

CITY OF NEW WESTMINSTER

DEVELOPMENT COST CHARGE BYLAW UPDATE 2025

BACKGROUND REPORT

NOVEMBER, 13 2025

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CONTENTS

EXECUTIVE SUMMARY	III
1.0 BACKGROUND	1
2.0 DCC KEY ELEMENTS.....	2
3.0 GROWTH PROJECTIONS AND EQUIVALENCIES.....	4
3.1 Residential Growth Projections.....	4
3.2 Non-Residential Growth Projections.....	4
3.3 Equivalencies.....	5
4.0 DCC PROJECTS AND COSTS.....	6
4.1 DCC Projects.....	6
4.2 DCC Costs.....	6
4.3 Interest on Long-term Debt.....	7
5.0 DCC RATES	8
6.0 CONSULTATION.....	10
6.1 Interested Parties' Consultation	10
7.0 DCC IMPLEMENTATION.....	11
7.1 Bylaw Exemptions.....	11
7.2 DCC Waivers and Reductions.....	11
7.3 Collection of Charges.....	11
7.4 Collection of DCCs on Redeveloped or Expanded Developments.....	12
7.5 In-Stream Applications.....	12
7.6 Continuous Improvement Recommendations	13

APPENDICES

APPENDIX A: DCC PROGRAMS AND CALCULATIONS

APPENDIX B: CITY OF NEW WESTMINSTER DEVELOPMENT COST CHARGES BYLAW, NO.8327, 2022

APPENDIX C: CITY OF NEW WESTMINSTER DEVELOPMENT COST CHARGES AMENDMENT BYLAW, NO. 8539, 2025

TABLES

Table 1: DCC Key Elements.....2

Table 2: Residential Growth by Dwelling Type, City-Wide (20 years) 4

Table 3: Non-Residential Growth by Land Use, City-Wide (20 years)..... 4

Table 4: Equivalencies, City-Wide.....5

Table 5: DCC Program Overview and Capital Costs (Mainland).....6

Table 6: DCC Program Overview and Capital Costs (Queensborough).....7

Table 7: DCC Rate Comparison, Mainland.....8

Table 8: DCC Rate Comparison, Queensborough8

Table 9: Mainland Proposed DCC Rates.....9

Table 10: Queensborough Proposed DCC Rates9

EXECUTIVE SUMMARY

In 2024, the City of New Westminster (City) initiated the process of updating their Development Cost Charge (DCC) Bylaw. The City most recently updated their DCC Bylaw in 2024 through a minor update using a Consumer Price Index inflationary increase of 4.3%. The last major DCC update occurred in 2022 that revised Transportation, Water, Drainage, and Sanitary Sewer DCC rates. The Parks program was not updated at that time as the City was completing updates to its Parks planning. This proposed DCC Program is focused on a targeted update to the Parks DCC program and the addition of the new Fire Protection and Police DCC Programs.

A DCC bylaw update is appropriate when there is significant new information on costs and infrastructure needed to service growth. Given the legislative changes to the *Local Government Act* and the updated Parks DCC planning, the City is in a strong position to update its bylaw.

This DCC update involved the following:

- Review of the existing Parks program and removal of outdated projects
- Compilation of updated of eligible Parks DCC projects, cost estimates, and appropriate benefit allocations
- Establishment of Fire Protection and Police programs and determining eligible DCC projects, cost estimates, and appropriate benefit allocations
- Review of appropriate DCC cost collection (city-wide vs. area specific charge)
- Incorporating Provincial legislative changes into the City's development finance practices

It should be noted that the material provided in the background report is meant for information only. Reference should be made to Bylaw No. 8327, 2022 for the specific DCC rates until the new bylaws have been adopted.

Table ES 1: Mainland Proposed DCC Rates

Land Use	Unit of Charge	Transportation	Drainage	Water	Sanitary Sewer	Parks [City Wide]	Fire Protection [City Wide]	Police [City Wide]	Proposed Rate (2025)
Single Detached - Residential	m ² parcel area	\$9.11	\$4.34	\$2.60	\$3.73	\$11.45	\$19.90	\$5.42	\$56.55
Townhouse Residential	m ² gross floor area	\$15.65	\$6.79	\$4.98	\$7.15	\$21.95	\$38.14	\$10.38	\$105.04
Apartment Residential	m ² gross floor area	\$22.31	\$6.99	\$6.83	\$9.83	\$30.14	\$52.37	\$14.25	\$142.72
Commercial – Retail	m ² gross floor area	\$33.17	\$5.16	\$3.30	\$4.75	\$14.57	\$25.31	\$6.89	\$93.15
Commercial – Office	m ² gross floor area	\$33.17	\$5.16	\$2.80	\$4.02	\$12.32	\$21.42	\$5.82	\$84.71
Industrial	m ² improved site area	\$3.45	\$3.63	\$1.14	\$1.64	\$5.04	\$8.76	\$2.38	\$26.04
Institutional	m ² gross floor area	\$6.63	\$4.84	\$2.80	\$4.02	\$12.32	\$21.42	\$5.82	\$57.84

Table ES 2: Queensborough Proposed DCC Rates

Land Use	Unit of Charge	Transportation	Drainage	Water	Sanitary Sewer	Parks [City Wide]	Fire Protection [City Wide]	Police [City Wide]	Proposed Rate (2025)
Single Detached - Residential	m ² parcel area	\$22.90	\$11.61	\$0.00	\$2.99	\$11.45	\$19.90	\$5.42	\$74.27
Townhouse Residential	m ² gross floor area	\$41.70	\$19.24	\$0.00	\$6.08	\$21.95	\$38.14	\$10.38	\$137.49
Apartment Residential	m ² gross floor area	\$40.42	\$13.47	\$0.00	\$5.67	\$30.14	\$52.37	\$14.25	\$156.32
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Commercial – Retail	m ² gross floor area	\$139.12	\$13.81	\$0.00	\$3.81	\$14.57	\$25.31	\$6.89	\$203.51
Commercial – Office	m ² gross floor area	\$139.12	\$13.81	\$0.00	\$3.22	\$12.32	\$21.42	\$5.82	\$195.71
Industrial	m ² improved site area	\$7.24	\$9.71	\$0.00	\$1.31	\$5.04	\$8.76	\$2.38	\$34.44
Institutional	m ² gross floor area	\$13.91	\$12.94	\$0.00	\$3.22	\$12.32	\$21.42	\$5.82	\$69.63

1.0 BACKGROUND

In 2024, the City of New Westminster (City) initiated the process of updating their Development Cost Charge (DCC) Bylaw. The City most recently updated their DCC Bylaw in 2024 through a minor update using a Consumer Price Index inflationary increase of 4.3%. The last major DCC update occurred in 2022 that revised Transportation, Water, Drainage, and Sanitary Sewer DCC rates. The Parks program was not updated at that time as the City was completing updates to its Parks planning. This proposed DCC Program is focused on a targeted update to the Parks DCC program and the addition of the new Fire Protection and Police DCC Programs.

A DCC bylaw update is appropriate when there is significant new information on costs and infrastructure needed to service growth. Given the legislative changes to the *Local Government Act (LGA)* and the updated Parks DCC planning, the City is in a strong position to update its bylaw.

This DCC update involved the following:

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- Incorporating Provincial legislative changes into the City's development finance practices

This DCC program was developed to be consistent with the following legislation, plans, and policy guides:

- *Local Government Act*
- Development Cost Charges Best Practices Guide, Ministry of Municipal Affairs
- Metro Vancouver 2050 Regional Growth Strategy
- City of New Westminster Official Community Plan (2017)
- City of New Westminster Development Cost Charge Bylaw No. 8546, 2024
- City of New Westminster Five Year Financial Plan, Bylaw No. 8501, 2025
- City of New Westminster Affordable Housing Strategy (2010)
- City of City New Westminster studies and plans including:
 - 30 Year Capital Infrastructure for Growth Plan
 - 10 Year Parks Implementation Plan
 - Fire Master Plan

It should be noted that the material provided in the background report is meant for information only. Reference should be made to Bylaw No. 8327, 2022 for the specific DCC rates until the new bylaws have been adopted.

2.0 DCC KEY ELEMENTS

The DCC Best Practices Guide (prepared by the Ministry of Municipal Affairs) stipulates key elements that should be considered when determining DCC rates. Table 1 outlines the key elements, decisions, and supporting rationale used in this update. The table also indicates whether the approach aligns with the Best Practices Guide.

Table 1: DCC Key Elements

Key Element	City 2025 DCC Update	Rationale	Aligns with Best Practices Guide?
Time Horizon	20 Years	<ul style="list-style-type: none"> Aligns with ongoing OCP update, recent infrastructure assessments and plans 	✓
City- wide or area-specific charge	City-wide	<ul style="list-style-type: none"> Parks, Fire Protection and Police will apply City-wide as these programs provide a benefit to the City Transportation, Drainage, Water, and Sanitary Sewer will continue to apply within each of the specific service areas 	✓
Grant Assistance	None	<ul style="list-style-type: none"> No identified DCC projects include grant assistance 	✓
Developer Contribution	None	<ul style="list-style-type: none"> No identified DCC projects include a developer contribution 	✓
Financing	None	<ul style="list-style-type: none"> No identified DCC projects include financing 	✓
Benefit Allocation	100%	<ul style="list-style-type: none"> 100% benefit is allocated to projects required only to increase capacity due to growth or to service growth 	✓
Municipal Assist Factor	1%	<ul style="list-style-type: none"> The City is contributing 1% across all programs 	✓

Key Element	City 2025 DCC Update	Rationale	Aligns with Best Practices Guide?
Units of charge	Per square meter parcel area, per square meter gross floor area, and per square meter improved site area	<ul style="list-style-type: none"> • <i>Per square meter of parcel area</i> for single detached dwelling, at time of subdivision. • <i>Per square meter of gross floor area</i> for townhouse, apartment, commercial, and institutional uses as impact on infrastructure is expected to correlate most closely with floor space. • <i>Per square meter of improved site area</i> for industrial uses as impact on infrastructure is expected to correlate most closely with site area. 	✓

3.0 GROWTH PROJECTIONS AND EQUIVALENCIES

All growth projections were sourced from the City's 2022 update to the DCC Bylaw. This will align all DCC Programs on the same 20-year time horizon.

3.1 RESIDENTIAL GROWTH PROJECTIONS

Residential growth in the City is expected to be City-wide. Persons per unit assumptions reflect OCP modelling and recent trends in the City. Residential growth projections by density type for the 20-year time horizon is shown below in Table 2.

Table 2: Residential Growth by Dwelling Type, City-Wide (20 years)

Dwelling Type	Number of New Units	Persons per Unit	New Population
Single Detached Dwelling	290	3.80	1,102
Townhouse	1,079	2.70	2,913
Apartment	11,737	1.80	21,127
Total	13,106	-	25,142

3.2 NON-RESIDENTIAL GROWTH PROJECTIONS

Non-residential growth projections were informed by office, retail, and service commercial studies completed through the OCP and neighborhood plans. The non-residential growth projections used in this DCC update are shown in Table 3.

Table 3: Non-Residential Growth by Land Use, City-Wide (20 years)

Land Use	New Development	Units
Commercial – Retail	46,159	m ² total floor area
Commercial – Office	149,784	m ² total floor area
Industrial	42	ha gross site area
Institutional	37,535	m ² total floor area

3.3 EQUIVALENCIES

The equivalencies used to calculate DCC rates are the same as the 2022 DCC update. The equivalencies reflect expectations regarding relative impact. The City-Wide equivalencies are shown in Table 4 below.

Table 4: Equivalencies, City-Wide

Land Use	Unit	Parks (pop.)	Fire Protection & Police (pop.)
Single Detached	Per parcel/dwelling unit	3.80	3.80
Townhouse	Per dwelling unit	2.70	2.70
Apartment	Per dwelling unit	1.80	1.80
Commercial - Retail	Per m ² GFA	0.0130	0.0130
Commercial - Office	Per m ² GFA	0.0110	0.0110
Industrial	Per ha	45.00	45.00
Institutional	Per m ² GFA	0.0110	0.0110

Parks

Given the need for new park space and park development is generated largely by population increases and users in the industrial, institutional and commercial sector, the City will levy the Parks DCC on all land uses.

Fire Protection and Police

For residential demand, occupancy rates can be used to project demands for fire and police. For non-residential land uses, equivalent populations per square metre are established.

4.0 DCC PROJECTS AND COSTS

4.1 DCC PROJECTS

The DCC program was developed by reviewing recent infrastructure assessments and plans to identify growth-related projects. The existing parks DCC program was reviewed, and projects that are still required that have not yet been built were carried forward with updated cost estimates. The types of projects included in the DCC program are as follows:

- Parkland acquisition & park upgrades
- Fire Halls
- Police facility to service growth
- Master Plans

All projects included in the DCC program are owned and controlled by the City. A complete list of detailed projects and cost estimates is provided in **Appendix A**.

4.2 DCC COSTS

DCC rates are determined by applying the key elements, growth projections, and equivalencies described earlier in this report to projects that are DCC eligible and expected to be built within the specified DCC timeframe. An overview of the DCC costs by infrastructure type is provided below. Costs reflect 2025 dollars.

All park improvement costs include only DCC eligible components for park development as outlined in sec. 566(2)(b)(ii) of the *Local Government Act*.

Table 5: DCC Program Overview and Capital Costs (Mainland)

Service	Capital Costs (Millions)	Benefit Allocation ⁽²⁾	Municipal Assist Factor	DCC Recoverable (Millions)	Municipal Contribution (Millions) ⁽¹⁾
Transportation ⁽³⁾	\$84	13-50%	1%	\$27	\$57
Drainage ⁽³⁾	\$10	50-100%	1%	\$8	\$2
Water ⁽³⁾	\$78	100%	1%	\$7	\$0.1
Sanitary Sewer ⁽³⁾	\$10	100%	1%	\$10	\$0.1
Parks (City-Wide)	\$50	100%	1%	\$49.5	\$0.5
Fire Protection (City-Wide)	\$58	100%	1%	\$58	\$0.5
Police (City-Wide)	\$16	100%	1%	\$16	\$0.1
Total ⁽⁴⁾	\$236 M			\$175 M	\$61 M

⁽¹⁾Includes municipal assist factor and portion allocated to existing development.

⁽²⁾Benefit Factor has been set at 100% for Parks (City-Wide) Fire Protection (City-Wide) and Police(City-Wide) to reflect the notion that none of these projects would be pursued if growth were to stop today and all projects will be entirely for the benefit of new growth.

⁽³⁾ Transportation, Drainage, Water, and Sanitary Sewer are not being updated, the program details are from the 2022 update.

⁽⁴⁾ Figures may not add due to rounding.

Table 6: DCC Program Overview and Capital Costs (Queensborough)

Service	Capital Costs (Millions)	Benefit Allocation ⁽²⁾	Municipal Assist Factor	DCC Recoverable (Millions)	Municipal Contribution (Millions) ⁽¹⁾
Transportation ⁽³⁾	\$12	50-100%	1%	\$11	\$0.2
Drainage ⁽³⁾	\$11	25-100%	1%	\$5	\$6
Water ⁽³⁾	\$0.3	100%	1%	\$0.3	\$0.03
Sanitary Sewer ⁽³⁾	\$3	50-100%	1%	\$2	\$0.3
Parks (City-Wide)	\$50	100%	1%	\$49.5	\$0.5
Fire Protection (City-Wide)	\$58	100%	1%	\$58	\$0.5
Police (City-Wide)	\$16	100%	1%	\$16	\$0.1
Total ⁽⁴⁾	\$150 M			\$142 M	\$8 M

⁽¹⁾Includes municipal assist factor and portion allocated to existing development.

⁽²⁾Benefit Factor has been set at 100% for Parks (City-Wide) Fire Protection (City-Wide) and Police(City-Wide) to reflect the notion that none of these projects would be pursued if growth were to stop today and all projects will be entirely for the benefit of new growth.

⁽³⁾Transportation, Drainage, Water, and Sanitary Sewer are not being updated, the program details are from the 2022 update.

⁽⁴⁾Figures may not add due to rounding.

4.3 INTEREST ON LONG-TERM DEBT

No interest on long term debt is included.

5.0 DCC RATES

A comparison of existing and proposed DCC rates is included in Tables 7 and 8 below. Detailed proposed DCC rates are included in Table 9 and Table 10.

Table 7: DCC Rate Comparison, Mainland

Land Use	Unit of Charge	Existing Rate (2024)	Proposed Rate (2025)
Single Detached – Residential	parcel area	\$39.19	\$56.55
Townhouse Residential	m ² gross floor area	\$77.10	\$105.04
Apartment Residential	m ² gross floor area	\$82.88	\$142.72
Commercial – Retail	m ² gross floor area	\$46.37	\$93.15
Commercial – Office	m ² gross floor area	\$45.14	\$84.71
Industrial	m ² improved site area	\$9.86	\$26.04
Institutional	m ² gross floor area	\$18.28	\$57.84

Table 8: DCC Rate Comparison, Queensborough

Land Use	Unit of Charge	Existing Rate (2024)	Proposed Rate (2025)
Single Detached – Residential	parcel area	\$63.65	\$74.27
Townhouse Residential	m ² gross floor area	\$119.65	\$137.49
Apartment Residential	m ² gross floor area	\$108.60	\$156.32
Float Homes	m ² gross floor area	\$100.41	\$118.25
Commercial – Retail	m ² gross floor area	\$156.73	\$203.51
Commercial – Office	m ² gross floor area	\$156.15	\$195.71
Industrial	m ² improved site area	\$18.26	\$34.44
Institutional	m ² gross floor area	\$30.08	\$69.63

Table 9: Mainland Proposed DCC Rates

Land Use	Unit of Charge	Transportation	Drainage	Water	Sanitary Sewer	Parks [City Wide]	Fire Protection [City Wide]	Police [City Wide]	Proposed Rate (2025)
Single Detached - Residential	m ² parcel area	\$9.11	\$4.34	\$2.60	\$3.73	\$11.45	\$19.90	\$5.42	\$56.55
Townhouse Residential	m ² gross floor area	\$15.65	\$6.79	\$4.98	\$7.15	\$21.95	\$38.14	\$10.38	\$105.04
Apartment Residential	m ² gross floor area	\$22.31	\$6.99	\$6.83	\$9.83	\$30.14	\$52.37	\$14.25	\$142.72
Commercial – Retail	m ² gross floor area	\$33.17	\$5.16	\$3.30	\$4.75	\$14.57	\$25.31	\$6.89	\$93.15
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Industrial	m ² improved site area	\$3.45	\$3.63	\$1.14	\$1.64	\$5.04	\$8.76	\$2.38	\$26.04
Institutional	m ² gross floor area	\$6.63	\$4.84	\$2.80	\$4.02	\$12.32	\$21.42	\$5.82	\$57.84

Table 10: Queensborough Proposed DCC Rates

Land Use	Unit of Charge	Transportation	Drainage	Water	Sanitary Sewer	Parks [City Wide]	Fire Protection [City Wide]	Police [City Wide]	Proposed Rate (2025)
Single Detached - Residential	m ² parcel area	\$22.90	\$11.61	\$0.00	\$2.99	\$11.45	\$19.90	\$5.42	\$74.27
Townhouse Residential	m ² gross floor area	\$41.70	\$19.24	\$0.00	\$6.08	\$21.95	\$38.14	\$10.38	\$137.49
Apartment Residential	m ² gross floor area	\$40.42	\$13.47	\$0.00	\$5.67	\$30.14	\$52.37	\$14.25	\$156.32
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Commercial – Office	m ² gross floor area	\$139.12	\$13.81	\$0.00	\$3.22	\$12.32	\$21.42	\$5.82	\$195.71
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Institutional	m ² gross floor area	\$13.91	\$12.94	\$0.00	\$3.22	\$12.32	\$21.42	\$5.82	\$69.63

6.0 CONSULTATION

6.1 INTERESTED PARTIES' CONSULTATION

The draft DCC rates were presented to Council in May 2025. During the meeting Council considered whether the DCCs:

- Are excessive in relation to the capital cost of prevailing standards of service;
- Will deter development; and
- Discourage the development of reasonably priced housing or serviced land

Council recommended staff proceed with two levels of engagement, which included the following:

1. Direct engagement with developers in the City. This group was invited to an information session where the draft DCC rates and program were presented.
2. Informed engagement for stakeholders through an information session and posting the draft DCC rates and program on the City's website with an option to submit questions and written feedback.

The first information session was conducted with the development community (July 9, 2025), and the second session was conducted with the public (August 6, 2025), there were eight (8), and nine (9) attendees, respectively. The information sessions included a presentation outlining the DCC update and proposed updated DCC rates.

Feedback from the interested parties' discussion listed above provided some insights to the project team. Key feedback included the following:

- Concerns around interaction with other development finance tools (e.g., ACC, Density Bonus)
- Concern around a DCC Waivers and Reductions Bylaw
- Concerns around the timeline for the next DCC update

This feedback was taken to Council in August 2025 for consideration.

7.0 DCC IMPLEMENTATION

7.1 BYLAW EXEMPTIONS

The *Local Government Act (LGA)* is clear that a DCC cannot be levied if the proposed development does not impose new capital cost burdens on the City or if a DCC has already been paid in regard to the same development. However, if further expansion for the same development creates new capital cost burdens or uses up capacity, the DCCs can be levied on the additional development to capture costs.

The *LGA* further restricts levying DCCs at the time of building permit issuance if:

- The building permit is for a place of public worship as per the Community Charter; or
- The value of the work authorized by the building permit does not exceed \$50,000 or a higher amount as prescribed by bylaw; or
- Unit size is no larger than 29 sq. m. and only for residential use.

The City will maintain the thresholds as set out by the *LGA* and will not charge on building permits less than \$50,000 in value or for residential units no larger than 29 square metres. Changes to the legislation allow local governments at building permit to charge DCCs at building permit on residential developments of fewer than four self-contained dwelling units, if such a charge is provided for in the local government's DCC bylaw. The City will continue to charge DCCs on fewer than four self-contained dwelling units at building permit.

7.2 DCC WAIVERS AND REDUCTIONS

The *LGA* provides local governments the discretionary authority to waive or reduce DCCs for certain types of development to promote affordable housing and low environmental impact development. The Best Practices Guide specifies the DCC program must remain whole which means for any waivers or reductions the City provides, this same value must be paid to the DCC reserves from municipal funds, not paid for by the rest of the development community. Waivers and reductions are typically defined in a DCC Waivers and Reduction Bylaw, separate from the DCC Bylaw as it does not need approval by the Inspector of Municipalities. At this time, the City does not have a DCC waivers and reductions bylaw.

7.3 COLLECTION OF CHARGES

Local governments can choose to collect DCCs at time of subdivision approval or building permit issuance, whichever comes first. Of the two possible collection times, subdivision approval occurs earlier in the process. The City will collect DCCs for Single Detached - Residential uses at time of subdivision approval. Collecting DCCs early will allow the City to ensure timely provision of infrastructure and services. DCCs for other residential land use categories will be collected at time of building permit (or at subdivision, whichever comes first). Non-residential land uses will also be levied DCCs at time of building permit (or at subdivision, whichever comes first) when floor area or site area will be known.

7.4 COLLECTION OF DCCS ON REDEVELOPED OR EXPANDED DEVELOPMENTS

When an existing building or development undergoes an expansion or redevelopment there is usually a need for additional DCC related infrastructure. The new developer / builder should pay the applicable DCCs based on the additional floor area for commercial, industrial, or institutional land uses at the DCC rates in the current DCC bylaw. In essence, the City is giving a DCC credit for the existing development or building. DCCs are only levied on the *new* development/ building area.

Note that if a single dwelling unit is replaced by another single dwelling unit, then no additional DCCs are payable. If a lot is subdivided into two, for example, to construct two small lot single dwelling units, then DCCs are payable on the one additional single dwelling lot.

7.5 IN-STREAM APPLICATIONS

Once the new DCC Bylaw has been adopted, the *LGA* provides special protection from rate increases for development applications that are submitted prior to the adoption date. There are two ways a developer can qualify for exclusion from the new DCC rates:

1. Pursuant to section 511 of the *LGA* (subdivision).

If the new DCC Bylaw is adopted after a subdivision application is submitted and the applicable subdivision fee is paid, the new DCC Bylaw has no application to the subdivision for 12 months after the DCC Bylaw is adopted. As such, if the subdivision is approved during the 12 months' in-stream period, the previous DCC rates apply. This only applies in cases where DCCs are levied at subdivision.

OR

2. Pursuant to section 568 of the *LGA* (building permits).

The new DCC Bylaw is not applicable to a construction, alteration, or extension if: (a) a building permit is issued within 12 months of the new DCC Bylaw adoption, AND (b) either a building permit application, a development permit application or a rezoning application associated with the construction (defined as "precursor application") is in stream when the new DCC Bylaw is adopted, and the applicable application fee has been paid. The development authorized by the building permit must be entirely within the area subject to the precursor application.

The above is a summary of sections 511 and 568 of the *LGA* and not an interpretation or an explanation of these sections. Developers are responsible for complying with all applicable laws and bylaws and seeking legal advice as needed.

Note: One-year in-stream protection is based on the adoption date of the DCC bylaw, not the effective date.

7.6 CONTINUOUS IMPROVEMENT RECOMMENDATIONS

7.6.1 REBATES AND CREDITS

The City should establish a policy to guide staff in the collection of DCCs and the use of DCC credits and rebates as stipulated in the *LGA* and referenced in the DCC Best Practice Guide. There may be situation in which it is not in the best interests of the City to allow an owner to build DCC services outside their subdivision or development. Building such services may start or accelerate development in areas where the City is not prepared to support, or DCC reserves are not sufficient. Policies for DCC credits, rebates and latecomer agreements are often drafted to assist staff in development financing.

7.6.2 DCC MONITORING AND ACCOUNTING

The City will review its tracking system to monitor the DCC program. The tracking system monitors the status of the project from the conceptual stage through to its final construction. The tracking system includes information about the estimated costs, the actual construction costs, and the funding sources for the projects. The construction costs are informed by the tender prices received, and the land costs based on the actual price of utility areas and or other land and improvements required for servicing purposes. The tracking system indicates when projects are completed, or partially completed, their actual costs, and new projects that are added to the program.

7.6.3 DCC REVIEWS

To keep the DCC program as current as possible, the City should review its program annually. Based on its annual review, the City may make minor amendments to the DCC rates. The City should apply a CPI inflationary factor, as permitted by legislation, annually (to a maximum of four years). Typically, a major amendment to the DCC program and rates is recommended every three to five years. All DCC Bylaw amendments require approval from the Ministry, with the exception of CPI adjustments.

The background of the page is a light gray map of a city street grid. A solid red rectangular box is positioned in the upper left quadrant, containing the title text. The text is white and bold. The word 'APPENDIX A' is underlined.

APPENDIX A

DCC Program and Calculations

**CITY OF NEW WESTMINSTER
CITY-WIDE PARKS
DRAFT DCC PROGRAM**

Project Number	Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5) = Col. (4) x MAF	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Project Name	Cost Estimate (2024\$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor	DCC Recoverable	Total Municipal Responsibility
					1%		
Totals		\$50,046,797		\$50,046,797	\$500,468	\$49,546,329	\$500,468

Urban Notes

-Benefit Allocation has been set at 100% based on the notion that none of these projects would be pursued if growth were to stop today and all projects will be entirely for the benefit of new growth.

**CITY OF NEW WESTMINSTER
CITY-WIDE PARKS
DCC RATE CALCULATION**

A: Parks Calculation				
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)
	Estimated New Development	Unit	Population	Multiple
Single Detached	290	dwelling units	3.80	1,102
Townhouse	1,079	dwelling units	2.70	2,913
Apartment	11,737	dwelling units	1.80	21,127
Commercial				
Retail	46,159	m2 total floor area	0.0130	600
Office	149,784	m2 total floor area	0.0110	1,648
Industrial	42	ha gross site area	45.00	1,910
Institutional	37,535	m2 total floor area	0.0110	413
			Total Population Equivalent	29,713 (a)
B: Unit Parks DCC Calculation				
Net Parks DCC Program Recoverable		\$49,546,329	(b)	
Existing DCC Reserve Monies		\$16,255,581	(c)	
Net Amount to be Paid by DCCs		\$33,290,748	(d) = (b) - (c)	
DCC per Person		\$1,120.43	(e) = (d) / (a)	
C: Resulting Parks DCCs				
Single Detached		\$4,258.00 \$11.45	per dwelling unit per sq. m. parcel area	(e) x Col. (3)
Townhouse		\$3,025.00 \$21.95	per dwelling unit per sq. m. gross floor area	(e) x Col. (3)
Apartment		\$2,017.00 \$30.14	per dwelling unit per sq. m. gross floor area	(e) x Col. (3)
Commercial				
Retail		\$14.57	per m2 total floor area	(e) x Col. (3)
Office		\$12.32	per m2 total floor area	(e) x Col. (3)
Industrial		\$50,419.35 \$5.04	per ha gross site area per sq. m. gross floor area	(e) x Col. (3)
Institutional		\$12.32	per m2 total floor area	(e) x Col. (3)

**CITY OF NEW WESTMINSTER
CITY-WIDE FIRE PROTECTION
DRAFT DCC PROGRAM**

Project Number	Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5) = Col. (4) x MAF	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Project Name	Cost Estimate (2024\$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
F-001	New Downtown Fire Hall (approx. 23,000 sq. ft.)	\$25,450,000	100%	\$25,450,000	\$254,500	\$25,195,500	\$254,500
F-002	New Satellite Fire Hall #2 (approx. 19,500 sq. ft.)	\$16,740,000	100%	\$16,740,000	\$167,400	\$16,572,600	\$167,400
F-003	New Sapperton Green Fire Hall (approx. 15,300 sq. ft.)	\$16,240,000	100%	\$16,240,000	\$162,400	\$16,077,600	\$162,400
Totals		\$58,430,000		\$58,430,000	\$584,300	\$57,845,700	\$584,300

**CITY OF NEW WESTMINSTER
CITY-WIDE FIRE PROTECTION
DCC RATE CALCULATION**

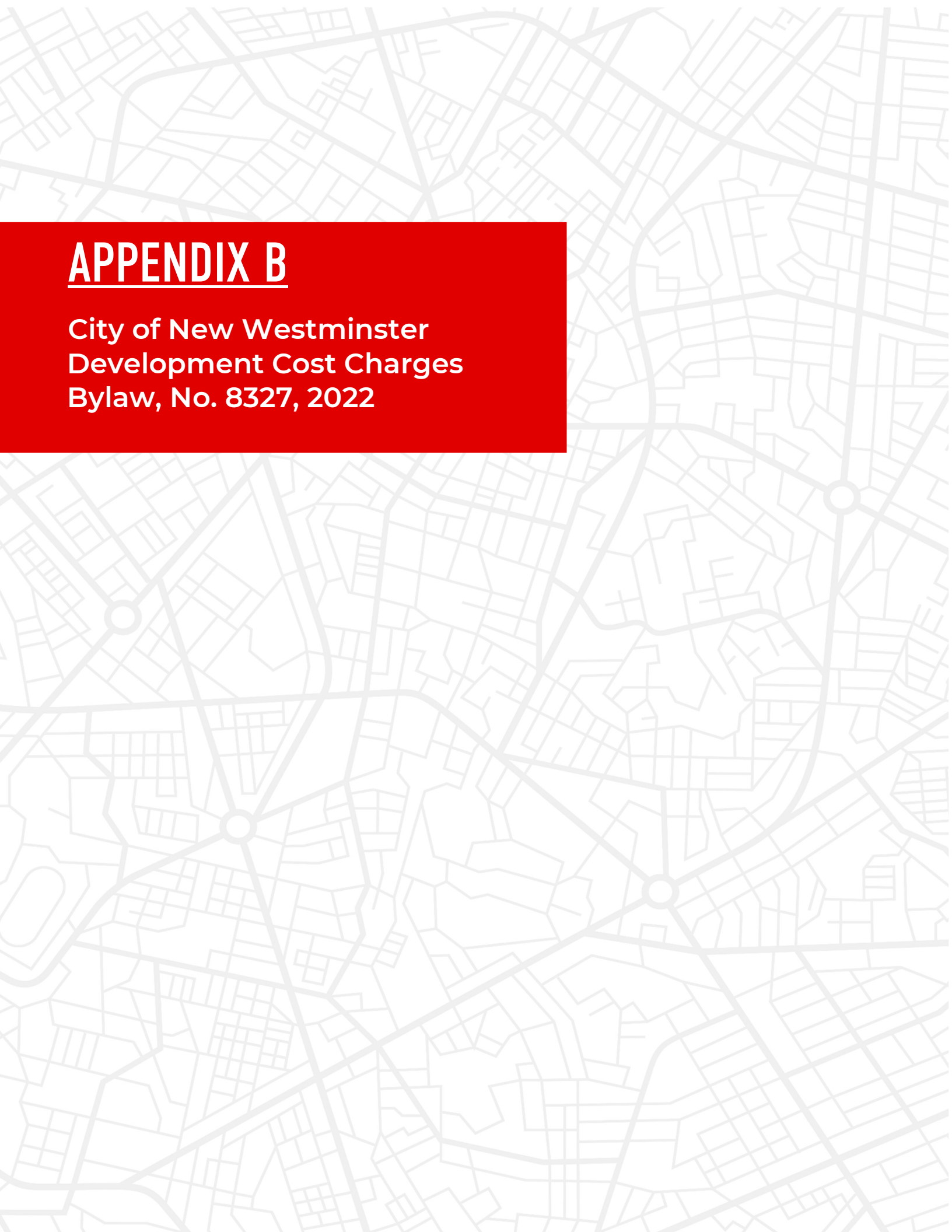
A: Fire DCC Calculation					
Land Use	Col. (1) Estimated New Development	Col. (2) Unit	Col. (3) Population	Col. (4) = (1) x (3) Multiple	Col. (5) = (4) / (a) % Population Equivalent
Single Detached	290	dwelling units	3.80	1,102	4%
Townhouse	1,079	dwelling units	2.70	2,913	10%
Apartment	11,737	dwelling units	1.80	21,127	71%
Commercial					
Retail	46,159	m2 total floor area	0.0130	600	2%
Office	149,784	m2 total floor area	0.0110	1,648	6%
Industrial	42	ha gross site area	45.00	1,910	6%
Institutional	37,535	m2 total floor area	0.0110	413	1%
			Total Population Equivalent	29,713 (a)	100%
B: Fire DCC Calculation					
Net Fire DCC Program Recoverable		\$57,845,700	(b)		
Existing DCC Reserve Monies		\$0	(c)		
Net Amount to be Paid by DCCs		\$57,845,700	(d) = (b) - (c)		
DCC per Person		\$1,946.84	(e) = (d) / (a)		
C: Resulting Fire DCCs					DCC Revenue Estimates
Single Detached		\$7,398.00 \$19.90	per dwelling unit per sq. m. parcel area	(e) x Col. (3)	\$2,145,420
Townhouse		\$5,256.00 \$38.14	per dwelling unit per sq. m. gross floor area	(e) x Col. (3)	\$5,671,224
Apartment		\$3,504.00 \$52.37	per dwelling unit per sq. m. gross floor area	(e) x Col. (3)	\$41,126,448
Commercial					
Retail		\$25.31	per m2 total floor area	(e) x Col. (3)	\$1,168,276
Office		\$21.42	per m2 total floor area	(e) x Col. (3)	\$3,208,371
Industrial		\$87,607.80 \$8.76	per ha gross site area per sq. m. gross floor area	(e) x Col. (3)	\$3,718,703
Institutional		\$21.42	per m2 total floor area	(e) x Col. (3)	\$804,002

CITY OF NEW WESTMINSTER
CITY-WIDE POLICE
DRAFT DCC PROGRAM

Project Number	Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5) = Col. (4) x MAF	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Project Name	Cost Estimate (2024\$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
P-001	Police Facility (approx.13,750 sq. ft.)	\$15,900,000	100%	\$15,900,000	\$159,000	\$15,741,000	\$159,000
Totals		\$15,900,000		\$15,900,000	\$159,000	\$15,741,000	\$159,000

**CITY OF NEW WESTMINSTER
CITY-WIDE POLICE
DCC RATE CALCULATION**

A: Police DCC Calculation					
Land Use	Col. (1) Estimated New Development	Col. (2) Unit	Col. (3) Population	Col. (4) = (1) x (3) Multiple	Col. (5) = (4) / (a) % Population Equivalent
Single Detached	290	dwelling units	3.80	1,102	4%
Townhouse	1,079	dwelling units	2.70	2,913	10%
Apartment	11,737	dwelling units	1.80	21,127	71%
Commercial Retail Office	46,159	m2 total floor area	0.0130	600	2%
	149,784	m2 total floor area	0.0110	1,648	6%
Industrial	42	ha gross site area	45.00	1,910	6%
Institutional	37,535	m2 total floor area	0.0110	413	1%
			Total Population Equivalent	29,713 (a)	100%
B: Unit Police DCC Calculation					
Net Police DCC Program Recoverable		\$15,741,000 (b)			
Existing DCC Reserve Monies		\$0 (c)			
Net Amount to be Paid by DCCs		\$15,741,000 (d) = (b) - (c)			
DCC per Person		\$529.78 (e) = (d) / (a)			
C: Resulting Police DCCs					DCC Revenue Estimates
Single Detached		\$2,013.00 per dwelling unit \$5.42 per sq. m. parcel area	(e) x Col. (3)		\$583,770
Townhouse		\$1,430.00 per dwelling unit \$10.38 per sq. m. gross floor area	(e) x Col. (3)		\$1,542,970
Apartment		\$954.00 per dwelling unit \$14.25 per sq. m. gross floor area	(e) x Col. (3)		\$11,197,098
Commercial Retail Office		\$6.89 per m2 total floor area	(e) x Col. (3)		\$318,033
		\$5.82 per m2 total floor area	(e) x Col. (3)		\$871,742
Industrial		\$23,840.10 per ha gross site area \$2.38 per sq. m. gross floor area	(e) x Col. (3)		\$1,011,945
Institutional		\$5.82 per m2 total floor area	(e) x Col. (3)		\$218,454

The background of the entire page is a light gray map of a city street grid. The grid consists of numerous small, irregular polygons representing city blocks, connected by a network of lines representing streets. Some lines are thicker than others, possibly indicating major roads or highways. The overall pattern is a complex, interconnected web of lines and shapes.

APPENDIX B

**City of New Westminster
Development Cost Charges
Bylaw, No. 8327, 2022**

CORPORATION OF THE CITY OF NEW WESTMINSTER



DEVELOPMENT COST CHARGES BYLAW NO. 8327, 2022

(Adopted August 29, 2022)

This is a consolidation of the bylaws listed below. The amendment bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaws on this subject.

AMENDMENT BYLAW

8444, 2024 (repealed)

8456, 2024

EFFECTIVE DATE

April 1, 2024

August 1, 2024

The bylaw numbers highlighted in this consolidation refer to the bylaws that amended the principal Bylaw No. 8327, 2022. The number of any amending bylaw that has been repealed is not referred to in this consolidation.

Obtainable from the Legislative Services Department

CONSOLIDATED FOR CONVENIENCE ONLY
(July 17, 2024)

CORPORATION OF THE CITY OF NEW WESTMINSTER

BYLAW NO. 8327, 2022

A Bylaw to Impose Development Cost Charges

WHEREAS the City Council of the corporation of the City of New Westminster (“Council”) under authority provided by the *Local Government Act* R.S.B.C. 2015, c. 1, as amended (the “*Local Government Act*”), in particular section 559 thereof and regulations passed pursuant thereto and the general provisions of the *Community Charter* S.B.C 2003, c. 26 (the “*Community Charter*”), may by bylaw impose development cost charges; and

WHEREAS the development cost charges may be imposed for the purpose of providing funds to assist the City of New Westminster (the “City”) to pay the capital costs of providing, constructing, altering or expanding transportation, water, drainage, sanitary, and providing and improving park land to service directly and indirectly the development for which the charge is being imposed; and

WHEREAS the development cost charges established by this Bylaw will be used for the recited purposes; and

WHEREAS Council has taken into consideration the provisions of section 560 of the *Local Government Act*; and

WHEREAS the charges imposed by this bylaw are related to capital costs attributable to projects included in the City’s capital expenditure program and are consistent with the City of New Westminster Official Community Plan Bylaw No. 7925, 2017, as amended from time to time;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. General Provisions

- 1.1** This Bylaw may be cited as the "New Westminster Development Cost Charges Bylaw No. 8327, 2022".
- 1.2** The following schedules attached to this Bylaw form part of this Bylaw:
 - (a) Schedule A – The City of New Westminster Queensborough Transportation, Drainage, Water, Sanitary and Parkland DCC Boundary
 - (b) Schedule B – Queensborough Development Cost Charges

- (c) Schedule C – The City of New Westminster Mainland Transportation, Drainage, Water, Sanitary and Parkland DCC Boundary
- (d) Schedule D – Mainland Development Cost Charges

2. Effective Date and Transitional Provisions

2.1 This Bylaw will come into force on the *Effective Date*.

2.2 New Westminster Development Cost Charges Bylaw No. 7311, 2009 and all amendments thereto shall be repealed on the *Effective Date* except to the extent that sections 511 and/or 568 of the Local Government Act apply to:

- (a) a *Precursor Application* which is *in-stream* on the *Effective Date* and the associated Building Permit for the Precursor Application is issued within one-year after the *Effective Date*; or
- (b) a *Subdivision Application* that is *in-stream* on the *Effective Date* and is approved by the Approving Officer within one year after the *Effective Date*; or
- (c) a Building Permit Application that is *in-stream* on the *Effective Date* and is issued within one year after the *Effective Date*.

3. Definitions

3.1 In this Bylaw italicized words will have the meanings attributed to them as follows:

ADOPTION DATE means the date of adoption of this bylaw by Council for the *City*.

APARTMENT RESIDENTIAL means a building or portion of a building divided into three or more *dwelling units* with common or shared entrances or interior passageways, which provide access to the outside and which does not include a townhouse.

BUILDING PERMIT means any permit authorizing the construction, alteration or extension of a building or structure in the *City*.

CITY means the City of New Westminster.

COMMERCIAL - OFFICE means a building or portion of building designed and intended for *office* use, excluding offices for trade contractors.

COMMERCIAL - RETAIL means a building or portion of a building providing for the sale or rental of goods or services to the end user or for the servicing and repair of goods.

DEVELOPMENT means:

- (a) a *Subdivision* and a proposed *Subdivision*; or
- (b) the proposed construction, alteration, or extension of a building or structure for which a *Building Permit* is required.

DEVELOPMENT COST CHARGES or **DCC** means the applicable rates prescribed in Schedules “B” and “D”.

DWELLING UNIT means one or more habitable rooms designed, occupied or intended for use, including occupancy, by one or more persons as an independent and separate residence in which a facility for cooking, sleeping facilities and a bathroom are provided for the exclusive use of such person or persons.

EFFECTIVE DATE means the date on which this amended bylaw comes into force.

FLOAT HOME means a structure incorporating a flotation system, intended for use or being used or occupied for residential purposes, not primarily intended for, or usable in, navigation and does not include a water craft designed or intended for navigation.

GROSS FLOOR AREA means:

- (a) the floor area of the building or structure (measured from the outside edge of all exterior walls of the building or structure), less the floor area of the building or structure that is used or is intended to be used for vehicular and bicycle parking, bicycle end-of-trip facilities, vehicular access, maneuvering aisles, elevators and stairs; or
- (b) in the case of an alteration or extension of less than the entire building or structure, the portion of the building or structure to which the *Building Permit* applies (measured from the outside edge of any exterior walls in such portion of the building or structure), less the floor area of the building or structure that is used or is intended to be used for vehicular and bicycle parking, bicycle end-of-trip facilities, vehicular access, maneuvering aisles, elevators and stairs;

IMPROVED SITE AREA means the whole or a portion of the parcel to be improved for *industrial* purposes as part of the *development* authorized by a *building permit*, including all buildings, vehicular and pedestrian circulation areas,

loading, parking, storage, works, decorative areas and landscaped areas belonging to the *development*.

INDUSTRIAL means a lot used or intended to be used for *industrial* uses, including manufacturing, processing, treatment, assembly, disassembly, storage, utility, testing, wholesale, distribution, or servicing of goods and materials.

INSTITUTIONAL means:

- (a) a use providing for the gathering of persons for charitable, cultural, governance, philanthropic, religious, community recreation facilities, hospitals, mental health facilities, or educational purposes, or
- (b) Housing units for the accommodation of caretakers, staff, students and/or patients, provided that such housing units are part of the institutional complex and a restrictive covenant is registered against the title of the land in favour of the City to ensure that the housing units remain in the designated use.

IN-STREAM means an application submitted and accepted by the City as a legitimate application and all application fees have been paid, and where the application has not been declined or rejected by the City or withdrawn by the applicant.

LAND TITLE ACT means the Land Title Act, R.S.B.C 1996, c. 250, as amended.

MIXED-USE means a *development* in which the building or buildings are intended to be used for two or more uses.

PRECURSOR APPLICATION means:

- (a) an application for the issuance of a *Building Permit*, if
 - (i) the application has been submitted to the City as a complete and legitimate application, that includes completed application forms, submission of all required items, and payment of all applicable fees, or
- (b) an application for the issuance of a Development Permit if:
 - (i) the application has been submitted to the City as a complete and legitimate application, that includes a completed application form, submission of all required items, and payment of all applicable fees; and
 - (ii) the *development* authorized by the *Building Permit* is entirely within the area of land that is the subject of the application, or
- (c) an application for an amendment to the *Zoning Bylaw*, if

- (i) the application has been submitted by the City as a complete and legitimate application that includes a completed application form, submission of all required items, and payment of applicable fee, and
- (ii) the *development* authorized by the *building permit* is entirely within the area of land to which the application relates.

SINGLE DETACHED – RESIDENTIAL includes any dwelling unit which is or will be situated in a single building or structure containing one dwelling unit and no other principal uses, and which may include a secondary suite, carriage house, or laneway house that is constructed, altered or extended on a single parcel.

STRATA PROPERTY ACT means the Strata Property Act, S.B.C 1998, c. 43 as amended.

SUBDIVISION means the division of land into two or more parcels under the *Land Title Act* or the *Strata Property Act*.

SUBDIVISION APPLICATION means an application for *subdivision*, submitted and accepted by the *City* as a legitimate application, which includes a completed *subdivision application* form, submission of all required items, and payment of all applicable application fees.

TOWNHOUSE RESIDENTIAL means a building or portion of a building divided into two or more *dwelling units* where each *dwelling unit* has direct ground level access, or indirect ground level access by way of a staircase shared by not more than two *dwelling units* on the same storey, and each *dwelling unit* is attached to another *dwelling unit*.

ZONING BYLAW means Zoning Bylaw 6680, 2001 as amended or replaced from time to time.

4. Imposition of Development Cost Charges

4.1 Subject to Section 5, a person who obtains:

- (a) approval of *subdivision*; or
- (b) a *building permit* authorizing the construction, alteration or extension of a building or structure;

must pay to the *City* the applicable *development cost charges* set out in this Bylaw, at the time of the approval of the *subdivision* or the issuance of the *building permit*, as set out in Schedules “B” and “D”.

4.2 Where on Schedules “B” and “D” a *development cost charge* is described as being payable at either *subdivision approval* or *building permit* issuance, it shall be paid upon the earlier event.

5. Exemption from DCC

Development cost charges are not payable where:

- (a) exempted by statute and where the *building permit* authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction, alteration or extension, exempt from taxation under Section 220(1)(h) [statutory exemption for places of worship] or Section 224(2)(f) [permissive exemptions in relation to places of public worship] of the *Community Charter*;
- (b) the *development* does not impose new capital cost burdens on the *City*;
- (c) *development cost charges* have been previously paid for the *development* unless, as a result of further development, new capital cost burdens will be imposed on the *City*;
- (d) a *dwelling unit* size is less than or equal to 29 square metres and each unit is used only for a residential use; or
- (e) the *development* authorized by a *building permit* if the value of the work authorized by the permit does not exceed \$50,000 or such other amount as may be prescribed by provincial regulation.

6. Calculation of DCC

- (a) *Development cost charges* imposed under this Bylaw shall be calculated in accordance with the rates prescribed in Schedules “B” and “D”.
- (b) Where a *development* for which a *development cost charge* applies contains two or more uses such as in *mixed-use developments*, the *development cost charge* to be paid will be calculated separately for each use within the *development* and the total *development cost charge* to be paid will be the sum of the *development cost charges* for all uses within the *development*.

7. Payment of DCC

Development cost charges imposed under this Bylaw must be paid in full to the *City* as follows:

- (a) as a condition of the approval of the final plan of *subdivision* by the Approving Officer where the *subdivision* creates *Single-detached Residential* use parcels or bare land strata lots under the *Strata Property Act*; or
- (b) for all other types of *development* to which this Bylaw applies prior to the issuance of a *Building Permit* for the *Development*.

8. Severability

If any section, subsection, clause or phrase of this Bylaw is for any reason held to be invalid by a court of competent jurisdiction, the invalid portion shall be severed and the remainder of the Bylaw shall remain valid and enforceable in accordance with its terms.

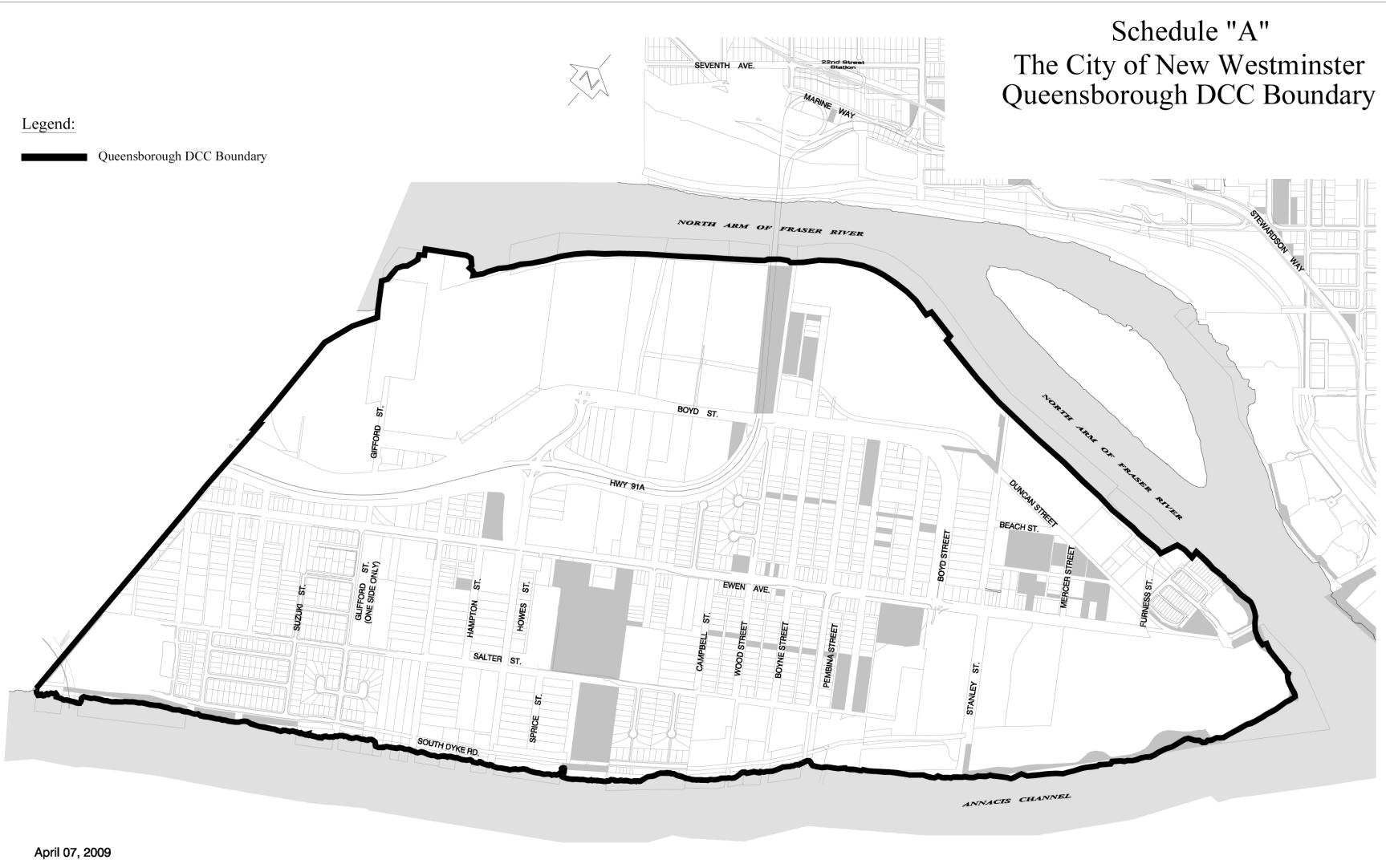
Adopted August 29, 2022

SCHEDULE "A"

Schedule "A" The City of New Westminster Queensborough DCC Boundary

Legend:

Queensborough DCC Boundary



April 07, 2009

Schedule "A" to Bylaw No. 8456

SCHEDULE "B" TO BYLAW NO. 8327

CITY OF NEW WESTMINSTER

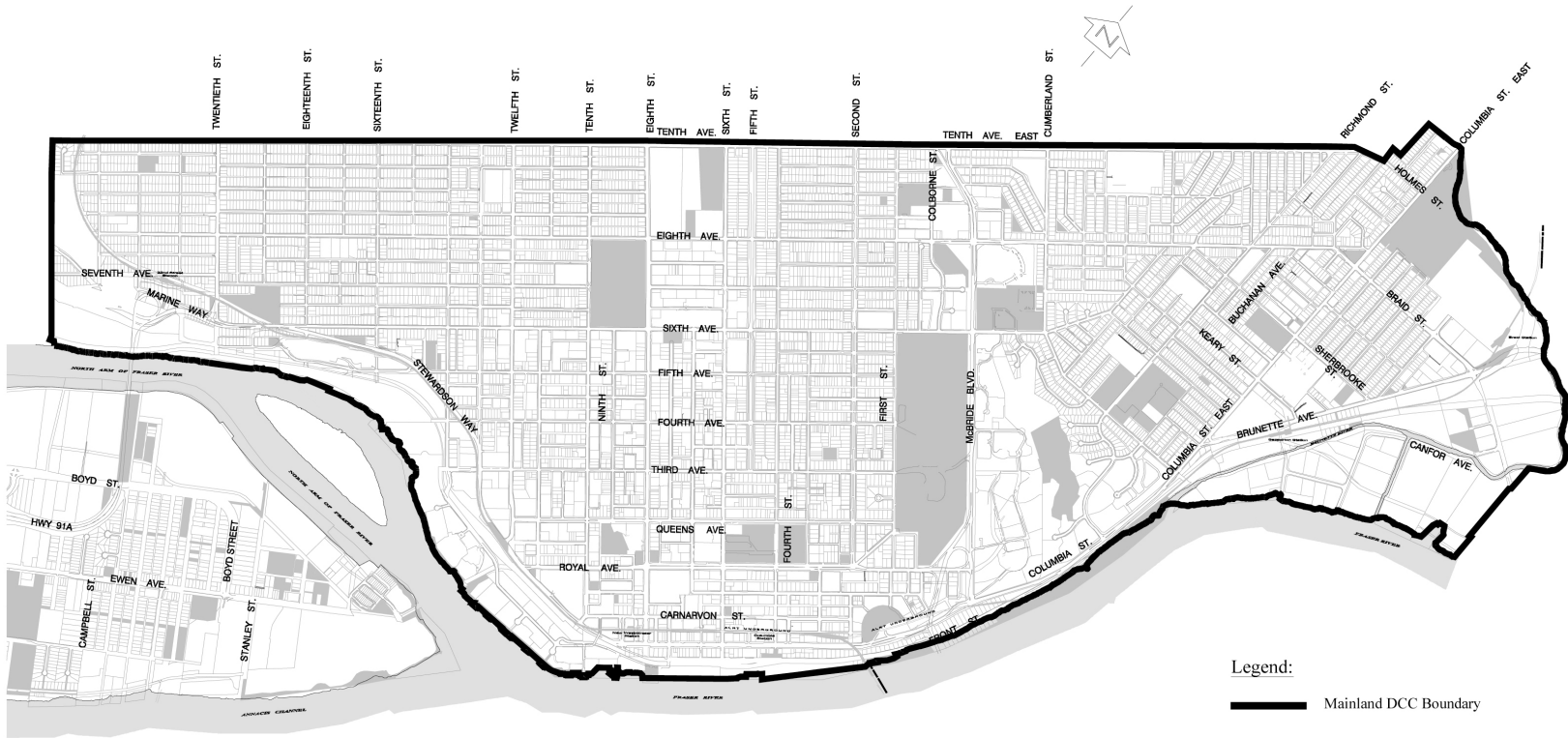
QUEENSBOROUGH DEVELOPMENT COST CHARGES

The following development cost charges apply to development within the DCC boundary shown on Schedule "A" of this Bylaw:

Area of Land Use	How Charge is Calculated	When Payable	Transportation by sq. m.	Drainage by sq. m.	Water by sq. m.	Sanitary Sewer by sq. m.	Parkland Acquisition and Development by sq. m.	Total DCC by sq. m.
Queensborough								
Single Detached – Residential	Parcel Area	Subdivision Approval/ Building Permit Approval	\$22.90	\$11.61	\$0.00	\$2.99	\$26.15	\$63.65
Townhouse Residential	Gross Floor Area	Building Permit Approval	\$41.70	\$19.24	\$0.00	\$6.08	\$52.63	\$119.65
Apartment Residential	Gross Floor Area	Building Permit Approval	\$40.42	\$13.47	\$0.00	\$5.67	\$49.04	\$108.60
Float Home	Gross Floor Area	Building Permit Approval	\$41.70	\$0.00	\$0.00	\$6.08	\$52.63	\$100.41
Commercial – Retail	Gross Floor Area	Building Permit Approval	\$139.12	\$13.81	\$0.00	\$3.81	\$0.00	\$156.73
Commercial – Office	Gross Floor Area	Building Permit Approval	\$139.12	\$13.81	\$0.00	\$3.22	\$0.00	\$156.15
Industrial	Improved Site Area	Building Permit Approval	\$7.24	\$9.71	\$0.00	\$1.31	\$0.00	\$18.26
Institutional	Gross Floor Area	Building Permit Approval	\$13.91	\$12.94	\$0.00	\$3.22	\$0.00	\$30.08

SCHEDULE "C"

Schedule "C" The City of New Westminster Mainland DCC Boundary



U:\Projects_VAN\2686\0001\01\CDrafting_Design_Analysis\CAD\dwg\ScheduleC208-09-23-2686\0001_01 Mainland Schedule C DCC Bylaw.dwg [Layout1] 19/2019 7:25:54 AM

April 07, 2009

Schedule "B" to Bylaw No. 8456

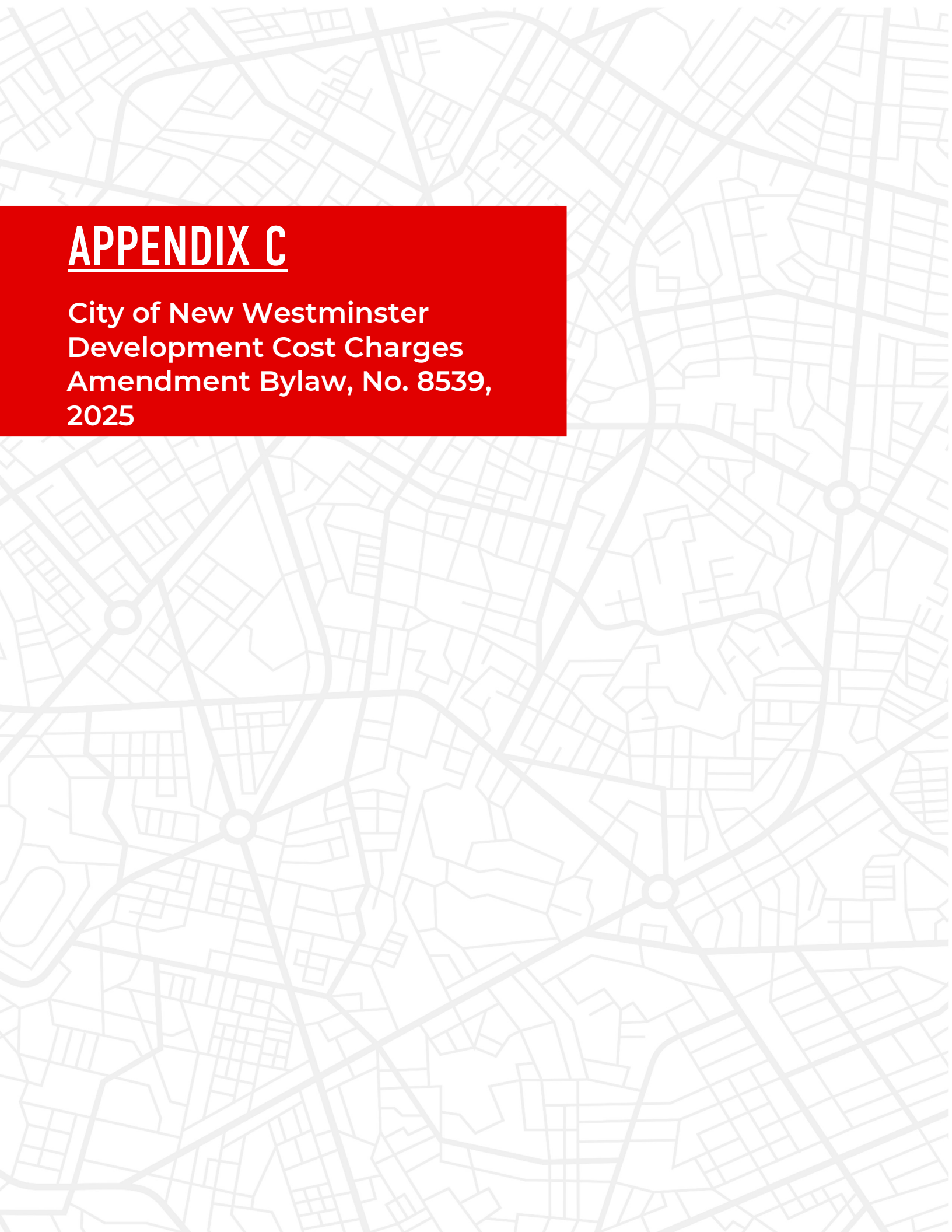
SCHEDULE "D" TO BYLAW NO. 8327

CITY OF NEW WESTMINSTER

MAINLAND DEVELOPMENT COST CHARGES

The following development cost charges apply to development within the DCC boundary shown on Schedule "C" of this Bylaw:

Area of Land Use	How Charge is Calculated	When Payable	Transportation by sq. m.	Drainage by sq. m.	Water by sq. m.	Sanitary Sewer by sq. m.	Parkland Acquisition and Development by sq. m.	Total DCC by sq. m.
Mainland								
Single Detached – Residential	Parcel Area	Subdivision Approval/ Building Permit Approval	\$9.11	\$4.34	\$2.60	\$3.73	\$19.41	\$39.19
Townhouse Residential	Gross Floor Area	Building Permit Approval	\$15.65	\$6.79	\$4.98	\$7.15	\$42.53	\$77.10
Apartment Residential	Gross Floor Area	Building Permit Approval	\$22.31	\$6.99	\$6.83	\$9.83	\$36.92	\$82.88
Commercial – Retail	Gross Floor Area	Building Permit Approval	\$33.17	\$5.16	\$3.30	\$4.75	\$0.00	\$46.37
Commercial – Office	Gross Floor Area	Building Permit Approval	\$33.17	\$5.16	\$2.80	\$4.02	\$0.00	\$45.14
Industrial	Improved Site Area	Building Permit Approval	\$3.45	\$3.63	\$1.14	\$1.64	\$0.00	\$9.86
Institutional	Gross Floor Area	Building Permit Approval	\$6.63	\$4.84	\$2.80	\$4.02	\$0.00	\$18.28

The background of the entire page is a light gray map of a city street grid. The grid consists of numerous thin lines representing streets, with some thicker lines indicating major thoroughfares. Several circular nodes are placed at intersections, likely representing transit stations or major roundabouts. The map is oriented with a grid of streets running roughly north-south and east-west.

APPENDIX C

City of New Westminster
Development Cost Charges
Amendment Bylaw, No. 8539,
2025

**CORPORATION OF THE CITY OF NEW WESTMINSTER
BYLAW NO. 8539, 2025**

A Bylaw to Amend Development Cost Charges Bylaw No. 8327, 2022

The Council of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

Citation

1. This Bylaw may be cited for all purposes as “Development Cost Charges Bylaw No. 8327, 2022, Amendment Bylaw No. 8539, 2025.”

Amendments

2. Development Cost Charges Bylaw 8327, 2022, as amended, is further amended by:

- a. In clause four of the bylaw recitals, deleting:

“WHEREAS Council has taken into consideration the provisions of section 560 of the *Local Government Act*; and”

and replacing it with:

“WHEREAS Council has taken into consideration the provisions of Part 14: Division 19 of the *Local Government Act*; and”

- b. Deleting Schedule “B” in its entirety and replacing it with a new Schedule “B” attached to and forming part of this amendment bylaw as Schedule “A.”
- c. Deleting Schedule “D” in its entirety and replacing it with a new Schedule “D” attached to and forming part of this amendment bylaw as Schedule “B.”
- d. In Section 2 – Effective Date and Transitional Provisions

- i) In Subsection 2.1, deleting:

“This Bylaw will come into force on the *Effective Date*.”

and replacing it with:

“This Bylaw will come into force on the *Effective Date* except to the extent that sections 511 and/or 568 of the *Local Government Act* apply to:

- (a) a *Precursor Application* which is *in-stream* on the *Effective Date* and the associated Building Permit for the Precursor Application is issued within one-year after the *Effective Date*; or
- (b) a *Subdivision Application* that is *in-stream* on the *Effective Date* and is approved by the Approving Officer within one year after the *Effective Date*; or
- (c) a Building Permit Application that is *in-stream* on the *Effective Date* and is issued within one year after the *Effective Date*.”

ii) In Subsection 2.2, deleting:

“New Westminster Development Cost Charges Bylaw No. 7311, 2009 and all amendments thereto shall be repealed on the *Effective Date* except to the extent that sections 511 and/or 568 of the Local Government Act apply to:

- (a) a *Precursor Application* which is *in-stream* on the *Effective Date* and the associated Building Permit for the Precursor Application is issued within one-year after the *Effective Date*; or
- (b) a *Subdivision Application* that is *in-stream* on the *Effective Date* and is approved by the Approving Officer within one year after the *Effective Date*; or
- (c) a Building Permit Application that is *in-stream* on the *Effective Date* and is issued within one year after the *Effective Date*.”

And replacing it with:

“New Westminster Development Cost Charges Bylaw No. 7311, 2009 and all amendments thereto shall be repealed.”

e. In Section 3 – Definitions

i) Under the Effective Date definition, deleting:

“means the date on which this amended bylaw comes into force.”

and replacing it with:

“means the date on which this amended bylaw is adopted.”

f. In Section 6 – Calculation of DCC

- i) Adding the following after part (b):
- (c) "Where a type of *development* is not specifically identified in Schedule "B" or "D" the amount of *development cost charges* to be paid to the City shall be equal to the *development cost charges* that are payable for the most comparable type of *development*."

GIVEN FIRST READING THIS 25th day of August 2025.

GIVEN SECOND READING THIS 25th day of August 2025.

GIVEN THIRD READING THIS 25th day of August 2025.

Given third reading, as amended, this 15th day of December, 2025.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES THIS _____ day of _____ 2025.

Third reading rescinded this 15th day of December, 2025.

ADOPTED THIS _____ day of _____ 2025.

Mayor Patrick Johnstone

Hanieh Berg, Corporate Officer

I hereby certify that this is a true and exact copy of the original document, which has not been altered in any way.

Date 08/27/2025

HV

Hanieh Berg, Corporate Officer
City of New Westminster

I hereby certify that this is a true and exact copy of the original document, which has not been altered in any way.

Date 12/16/2025

Sarah Goddard

~~Hanieh Berg, Corporate Officer~~
City of New Westminster
Sarah Goddard, Assistant Corporate Officer

Schedule A to Bylaw 8539, 2025

SCHEDULE "B" to Bylaw 8327, 2022

CITY OF NEW WESTMINSTER

QUEENSBOROUGH DEVELOPMENT COST CHARGES

The following development cost charges apply to development within the DCC boundary shown on Schedule "A" to Bylaw 8327, 2022:

Area of Land Use	How Charge is Calculated	When Payable	Transportation by sq. m.	Drainage by sq. m.	Water by sq. m.	Sanitary Sewer by sq. m.	Parkland Acquisition and Development by sq. m. [City-Wide]	Fire Protection by sq. m. [City-Wide]	Police by sq. m. [City-Wide]	Total DCC by sq. m.
Queensborough										
Single Detached – Residential	Parcel Area	Subdivision Approval/ Building Permit Approval	\$22.90	\$11.61	\$0.00	\$2.99	\$11.45	\$19.90	\$5.42	\$74.27
Townhouse Residential	Gross Floor Area	Building Permit Approval	\$41.70	\$19.24	\$0.00	\$6.08	\$21.95	\$38.14	\$10.38	\$137.49
Apartment Residential	Gross Floor Area	Building Permit Approval	\$40.42	\$13.47	\$0.00	\$5.67	\$30.14	\$52.37	\$14.25	\$156.32
Float Home	Gross Floor Area	Building Permit Approval	\$41.70	\$0.00	\$0.00	\$6.08	\$21.95	\$38.14	\$10.38	\$118.25
Commercial – Retail	Gross Floor Area	Building Permit Approval	\$139.12	\$13.81	\$0.00	\$3.81	\$14.57	\$25.31	\$6.89	\$203.51
Commercial – Office	Gross Floor Area	Building Permit Approval	\$139.12	\$13.81	\$0.00	\$3.22	\$12.32	\$21.42	\$5.82	\$195.71
Industrial	Improved Site Area	Building Permit Approval	\$7.24	\$9.71	\$0.00	\$1.31	\$5.04	\$8.76	\$2.38	\$34.44
Institutional	Gross Floor Area	Building Permit Approval	\$13.91	\$12.94	\$0.00	\$3.22	\$12.32	\$21.42	\$5.82	\$69.63

Schedule B to Bylaw 8539, 2025

SCHEDULE "D" to Bylaw 8327, 2022

CITY OF NEW WESTMINSTER

MAINLAND DEVELOPMENT COST CHARGES

The following development cost charges apply to development within the DCC boundary shown on Schedule “C” to Bylaw 8327, 2022:

Area of Land Use	How Charge is Calculated	When Payable	Transportation by sq. m.	Drainage by sq. m.	Water by sq. m.	Sanitary Sewer by sq. m.	Parkland Acquisition and Development by sq. m. [City-Wide]	Fire Protection by sq. m. [City-Wide]	Police by sq. m. [City-Wide]	Total DCC by sq. m.
Mainland										
Single Detached – Residential	Parcel Area	Subdivision Approval/ Building Permit Approval	\$9.11	\$4.34	\$2.60	\$3.73	\$11.45	\$19.90	\$5.42	\$56.55
Townhouse Residential	Gross Floor Area	Building Permit Approval	\$15.65	\$6.79	\$4.98	\$7.15	\$21.95	\$38.14	\$10.38	\$105.04
Apartment Residential	Gross Floor Area	Building Permit Approval	\$22.31	\$6.99	\$6.83	\$9.83	\$30.14	\$52.37	\$14.25	\$142.72
Commercial – Retail	Gross Floor Area	Building Permit Approval	\$33.17	\$5.16	\$3.30	\$4.75	\$14.57	\$25.31	\$6.89	\$93.15
Commercial – Office	Gross Floor Area	Building Permit Approval	\$33.17	\$5.16	\$2.80	\$4.02	\$12.32	\$21.42	\$5.82	\$84.71
Industrial	Improved Site Area	Building Permit Approval	\$3.45	\$3.63	\$1.14	\$1.64	\$5.04	\$8.76	\$2.38	\$26.04
Institutional	Gross Floor Area	Building Permit Approval	\$6.63	\$4.84	\$2.80	\$4.02	\$12.32	\$21.42	\$5.82	\$57.85