



Purpose of DCCs

When development creates more places for residents and employees in the city, they create demand for new or upgraded infrastructure and amenities. The City collects development cost charges (DCCs) from new development to help pay for the utility, transportation and park investments needed to serve this population and employment growth.

The City has collected DCCs for development in Queensborough since 1995 and in the Mainland since 2006. After a comprehensive review of DCCs, the City adopted [Development Cost Charges Bylaw No. 7311, 2009](#) in 2010. The DCC rates were last updated in 2015.

Determining DCC Rates

DCCs are charged at different rates depending on whether the development is located on the Mainland or in Queensborough.

DCC rates are calculated by projecting the amount of infrastructure investment needed to support expected growth in the City. The total cost of this infrastructure investment is divided by the expected amount of new floor space or developed land that will be added to the DCC area to calculate rates for each type of development. The DCCs are reviewed on an as-needed basis.

Collecting DCCs

DCCs for single detached houses are charged per square foot of lot area and are collected prior to subdivision approval.

DCCs for multi-unit residential and commercial development are charged per square foot of building area and are collected prior to issuance of a Building Permit.

DCCs for industrial development are charged per square foot of improved site area and are collected prior to issuance of a Building Permit.

DCC Exemptions

Developments that meet any of the following criteria are exempt from paying DCCs:

- New development that will create less than or equal to the same amount of floor space already developed on the site, and where the new floor space will be used for the same purpose as the previous development;
- Development that is exempt from taxation under the Community Charter;
- The value of the work authorized by the Building Permit does not exceed \$50,000; or
- Residential floor space that includes self-contained units that are no larger in area than 29 sq.m. (312.15 sq.ft.).

Allocation of DCC Money

DCCs are held in a special reserve fund until enough money is available to complete capital projects planned for in the DCC program. DCC projects are prioritized on the location and needs of growth. For example, the streetscape upgrades to Ewen Avenue were financed by DCCs.

Non-Municipal DCCs

The City collects the Regional Transportation Development Cost Charges (RTDCCs) on behalf of TransLink. The RTDCCs were introduced in 2018 and will be used to pay for improvements to the regional transportation system. These charges apply to all new developments and are collected prior to issuance of a Building Permit.

The City collects Greater Vancouver Sewerage and Drainage District (GVS & DD) Development Cost Charges on behalf of Metro Vancouver. These funds are used to pay for regional sanitary sewer and drainage works. GVS&DD DCCs apply to all new development and are collected prior to issuance of a Building Permit.

To learn more, visit www.newwestcity.ca/financing-growth.

Mainland Development Cost Charges

Area of Land Use	How Charge is Calculated	When Payable	Transportation	Drainage	Water	Sanitary	Park Acquisition and Development	Total DCC
Single Detached Residential Mainland	Parcel Area	Subdivision or Building Permit Approval	\$0.64	\$0.05	\$0.13	\$0.23	\$1.73	\$2.78
Townhouse Residential	Gross Floor Area	Building Permit Approval	\$1.25	\$0.9	\$0.29	\$0.49	\$3.79	\$5.91
Apartment Residential	Gross Floor Area	Building Permit Approval	\$1.12	\$0.06	\$0.25	\$0.43	\$3.29	\$5.15
Commercial	Gross Floor Area	Building Permit Approval	\$4.63	\$0.06	\$0.17	\$0.29	-	\$5.15
Office	Gross Floor Area	Building Permit Approval	\$1.62	\$0.06	\$0.14	\$0.24	-	\$2.06
Life/work	Gross Floor Area	Building Permit Approval	\$1.43	\$0.08	\$0.21	\$0.37	\$3.54	\$5.63
Industrial	Improved Site Area	Building Permit Approval	\$0.24	\$0.04	\$0.06	\$0.14	-	\$0.48

Queensborough Development Cost Charges

Area of Land Use	How Charge is Calculated	When Payable	Transportation	Drainage	Water	Sanitary	Park Acquisition and Development	Total DCC
Single Detached Residential Queensborough	Parcel Area	Subdivision or Building Permit Approval	\$1.20	\$0.27	\$0.00	\$0.42	\$2.33	\$4.23
Compact Lot Single Detached Residential	Parcel Area	Subdivision or Building Permit Approval	\$1.29	\$0.27	\$0.00	\$0.38	\$2.08	\$4.02
Townhouse Residential	Gross Floor Area	Building Permit Approval	\$2.73	\$0.56	\$0.00	\$0.85	\$4.69	\$8.83
Apartment Residential	Gross Floor Area	Building Permit Approval	\$2.65	\$0.39	\$0.00	\$0.79	\$4.37	\$8.21
Commercial	Gross Floor Area	Building Permit Approval	\$12.03	\$0.40	\$0.00	\$0.53	-	\$12.96
Office	Gross Floor Area	Building Permit Approval	\$4.92	\$0.40	\$0.00	\$0.45	-	\$5.77
Float Home	Gross Floor Area	Building Permit Approval	\$2.73	-	\$0.00	\$0.85	\$4.69	\$8.27
Industrial	Improved Site Area	Building Permit Approval	\$0.57	\$0.28	\$0.00	\$0.18	-	\$1.03