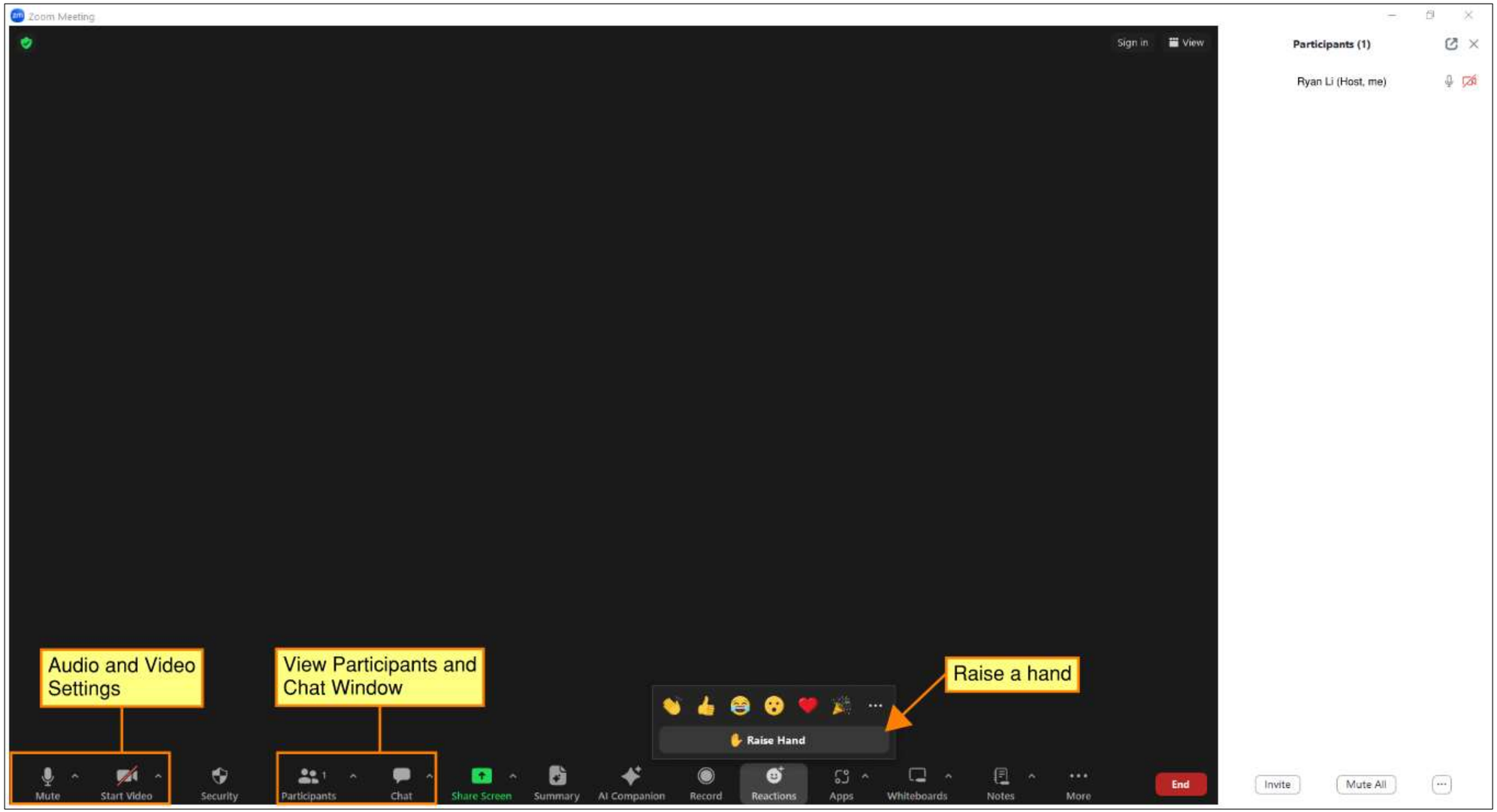
Development Cost Charge (DCC) and Amenity Cost Charge (ACC) – Public Information Session

August 6, 2025

Land Acknowledgement

We recognise and respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. We acknowledge that colonialism has made invisible their histories and connections to the land. As a City, we are learning and building relationships with the people whose lands we are on.

Meeting Guide



Agenda

- Introduction
- Purpose and Background
- DCC Overview
- ACC Overview
- Summary
- Additional Resources
- Q&A

Introduction

Introduction

City Staff

- Kwaku Agyare-Manu & Ryan Li (Engineering Services)
- Mike Watson (Planning and Development)

Purpose and Background

Purpose and Background

What are DCCs

- One-time charge collected from developers to fund future infrastructure (i.e., water, sanitary, storm water, transportation, parkland acquisition, police facilities, fire halls, and solid waste and recycling)
- Enabled under the *Local Government Act*
- Available since late 1970s
- New categories (i.e., police facilities, fire halls, and solid waste and recycling facilities) introduced as part of the Provincial Housing Legislation (late 2023)
- Associated with the anticipated population growth





Purpose and Background

What are ACCs

- One-time charge collected from developers to fund future community amenities-based infrastructure (e.g., libraries, community centres, urban spaces, etc.)
- Enabled under the *Local Government Act*
- Introduced as part of the Provincial Housing Legislation (late 2023)
- Associated with the anticipated population growth
- Similar to the DCC program; although, focused on amenities



Purpose and Background

Why update now?

- The Province of BC introduced new legislation (late 2023), in an effort to increase housing / development projects, and to increase density.
- Provincial housing legislation updates include:
  - Transit Oriented Development (TOD) areas;
  - Townhouses
  - Infill Housing (up to 6 dwelling units on a single-family lot)
- The Province has implemented updates to the DCC program, and introduced the ACC program to the development process as a funding source to help pay for future infrastructure (e.g., water, sewer, roads) and community amenities (e.g., libraries, community centres).

DCC Overview

DCC Overview

Basic DCC Calculation



- DCC Recoverable Costs – Capital costs of the anticipated civic infrastructure upgrades, to accommodate growth
- Growth – population growth forecast
- DCC Rate – Rate to be paid by the developer

DCC Summary

- Used to fund growth-related projects
- Accounts for the impact on infrastructure, because of the anticipated growth
- Paid by developers and are **not** a form of tax or fee to be paid directly by a resident

ACC Overview

ACC Overview

Basic ACC Calculation



- ACC Recoverable Costs – Capital costs of the anticipated infrastructure upgrades, to accommodate growth
- Growth – population growth forecast
- ACC Rate – Rate to be paid by the developer

ACC Summary

- Used to fund growth-related amenity projects
- Accounts for the impact on amenities-based infrastructure, because of the anticipated growth
- Paid by developers and are **not** a form of tax or fee to be paid directly by a resident

Summary

Summary

- ACCs and DCCs are charges used to fund growth-related projects (development)
- ACCs and DCCs account for the impact on civic and amenities-based infrastructure, because of the anticipated growth
- The anticipated growth is also a part of the Provincial housing legislation update requirements (i.e., TOD, Townhouses, Infill).
- ACCs and DCCs are paid by developers and are **not** new forms of taxes or fees to be paid by a directly by a resident.

Additional Resources

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- Our City, Our Homes (Official Community Plan Update) – https://www.beheardnewwest.ca/ourcityourhomes
- City of New Westminster's Financing Growth Webpage (includes further details regarding the City's DCC and upcoming ACC program) – https://www.newwestcity.ca/financing-growth

Q&A