

DEVELOPMENT COST CHARGE (DCC) BYLAW UPDATE

DRAFT DCC RATES

Land Use	Unit	Existing Rate (2012)	Proposed Rate (2020)	Change
Rural Residential	m ² GFA	\$47.80	\$39.00	-18%
Single Family - ULDR 1 ¹	Lot	\$41,193.00	\$37,770.00	-8%
Single Family - ULDR 2 ¹	Lot	\$37,188.00	\$37,770.00	2%
Single Family - ULDR 3 ¹	Lot	\$34,664.00	\$37,770.00	9%
Single Family - ULDR 4 ¹	Lot	\$31,225.00	\$37,770.00	21%
Single Family - ULDR 5 ¹	Lot	\$27,745.00	\$37,770.00	36%
Single Family - ULDR 6 ¹	Lot	\$25,182.00	\$37,770.00	50%
Single Family - ULDR 7 ¹	Lot	\$21,670.00	\$37,770.00	74%
Duplex ²	Dwelling unit	\$21,670.00	\$23,594.00	9%
Townhouse ³	Dwelling unit	\$20,549.20	\$18,492.00	-10%
Apartment ⁴	Dwelling unit	\$13,210.20	\$11,892.00	-10%
Congregate Care	m ² GFA	\$81.57	\$63.05	-23%
Commercial ⁵	m ² GFA	\$89.24	\$120.40	35%
Industrial ⁶	m ² GFA	\$45.89	\$69.12	51%
Institutional	m ² GFA	\$51.66	\$190.22	268%
Agricultural ⁷	m ² GFA	\$2.24	\$4.83	116%

Notes:

¹ Existing rates are based on density gradients but proposed rates are per lot regardless of density so only one DCC rate applies for all single family homes

² Existing rate assumes Single Family – ULDR 7 category for comparison

³ Existing Townhouse rate is based on average unit size of 170 m² where DCCs are charged on 140 m² and reflects existing High-density DCC rate due to typical townhouse densities. Proposed rate will apply on a per unit basis.

⁴ Existing Apartment rate is based on average unit size of 90 m² and reflects existing High-density DCC rate. Proposed rate will apply on a per unit basis.

⁵ Drainage portion of existing commercial rate is based on 1.0 FSR. Proposed commercial rate will apply on a m² gross floor area basis for all infrastructure categories.

⁶ Existing Industrial rate is based on 38.25% lot coverage of gross site area. Proposed rate will apply on a per m² gross floor area basis for all infrastructure categories.

⁷ Existing rate reflects General Agricultural rate for comparison. General Agricultural and Greenhouse Agricultural have been combined.