



December 2025: Metro Vancouver's DCC Program Update Continues

Metro Vancouver is in the regular process of updating its development cost charge (DCC) program, while also considering current social, political, and economic circumstances. The Metro Vancouver DCC Program Update includes five projects, and this email is intended to keep you current on progress. For further information visit the [project website](#) or reach out to staff at dccs@metrovancover.org.

Project 1: Expand the Affordable Housing DCC Waiver to Include Inclusionary Units

Affordable DCC Waiver implementation begins January 1, 2026

- Metro Vancouver's Not-for-Profit Rental Housing Amendment Bylaw No. 1430, 2025 extends DCC waivers to Inclusionary Housing Units. It also expands waivers for student housing and streamlines administration.
- Metro Vancouver will be holding webinars for member jurisdiction staff and the public in December and January to share information about the changes and answer questions.
- [Report](#): Presented to the MVRD Board on November 28, 2025 (starts on page 557).
- Find more information on the [webpage](#).

Project 2: Review and Update DCC Categories and Definitions

Updates to the Metro Vancouver DCC categories and definitions

- Metro Vancouver's Boards recently endorsed updates to development cost charge categories and definitions.

- The engagement program included workshops with member jurisdiction staff, workshops with industry, and a survey and outreach to key sectors and organizations.
- Metro Vancouver is moving forward with using the new categories for non-residential uses and updated definitions for housing types.
- [Report](#): Presented to the MVRD/GVWD/GVS&DD Boards on October 3, 2025 (starts page 533).
- Find more information on the [project website](#).

Project 3: Update DCC program in 2027

Regional Long Range Population Projections complete and Updates to Capital Planning underway

- Metro Vancouver updates population projections annually to support long-range planning for housing, infrastructure, utilities, and transit.
- These projections are developed with member jurisdictions and regional agencies, using the latest demographic data, economic indicators, and government policy inputs such as federal immigration targets. The 2025 projections, which look out to 2050, were received by the Metro Vancouver Boards in September 2025.
- Metro Vancouver is using these projections to update its Capital Plans.
- Draft DCC rates will be brought to the Boards for consideration to initiate engagement with member jurisdictions, the development community, the agricultural sector, and the public in spring 2026.
- [Report](#): Presented to the MVRD Board on October 3, 2025 (starts page 308).
- Find more information on the [website](#).

Project 4: Develop a Regional Economic Model for Development Charges Analysis

Creation of a Regional Economic Model for all Development Charges underway

- Work on a regional economic model began in Q4 2025, in collaboration with member jurisdictions, TransLink, the Province, the development community, and the agricultural sector.
- This project will support an assessment of development viability across the region, including the effects of municipal, regional, and other government charges and requirements as well as other macro-economic factors. The model will support Metro Vancouver in assessing the impacts of DCCs to inform decision-making and be a resource for members to do the same.
- Working groups were convened in Q4 2025.
- [Report](#): Presented to the MVRD / GVWD / GVS&DD Boards on October 31, 2025 (starts page 157).

Project 5: Adjustments to administration of the DCCs

- Provincial legislation (Bill 13), extending in-stream protection for Metro Vancouver’s DCCs from 12 to 24 months, was passed in May 2025 bringing the in-stream extension period from March 22, 2025 to March 22, 2026 into law.
- New provincially regulated installment schedule adopted June 30, 2025 and effective January 1, 2026 to allow 25% at Building Permit stage, 75% at occupancy or 4 years for Metro Vancouver and municipal DCCs.
- At the beginning of November, the federal government released its new budget, which included the following provision ([Budget 2025 – Canada Strong, page 102](#)): Funding will focus on housing-enabling infrastructure (e.g., roads, water/wastewater), health-related infrastructure, and infrastructure at colleges and universities. To access these funds, provinces and territories must agree to cost-match federal funding and substantially reduce development charges, while avoiding other taxes that hinder housing supply.
 - At this time, it is not clear how the federal government intends to operationalize this part of the budget with provincial governments.

This mailing is provided to keep you up to date. Further editions are planned for May, June, and September 2026 to align with key project milestones. At anytime, you can reach out to staff at dccs@metrovancover.org, or phone the Metro Vancouver Information Centre at 604-432-6200.

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Metro Vancouver is a diverse organization that plans for and delivers regional utility services, including water, sewers and wastewater treatment, and solid waste management. It also monitors and regulates air quality, plans for urban growth, manages a regional parks system, provides affordable rental housing, and serves as a regional federation. The organization is a federation of 21 municipalities, one electoral area, and one treaty First Nation located in the region of the same name. The organization is made up of four separate legal entities, each governed by its own Board of Directors. Board directors are elected officials from member jurisdictions.

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