

# METRO VANCOUVER'S DEVELOPMENT COST CHARGE PROGRAM UPDATE (2025–2027)

## Metro Vancouver's DCC Program

Metro Vancouver collects development cost charges (DCCs) to recover the costs of regional growth-related infrastructure (water, wastewater and regional park land acquisition\*) that is needed to support our growing population.

The Metro Vancouver Board adopted its current DCC rates in March 2024 and considers DCCs to be a critical funding source for growth-related capital infrastructure in the region. Growth-related infrastructure represents a significant portion of Metro Vancouver's capital plan, and DCC revenues help reduce the burden on existing ratepayers and ensure that growth is helping to pay for growth in the region.

\*A small portion of the regional DCC program is allocated to expanding regional parks (land acquisition only) to support population growth.

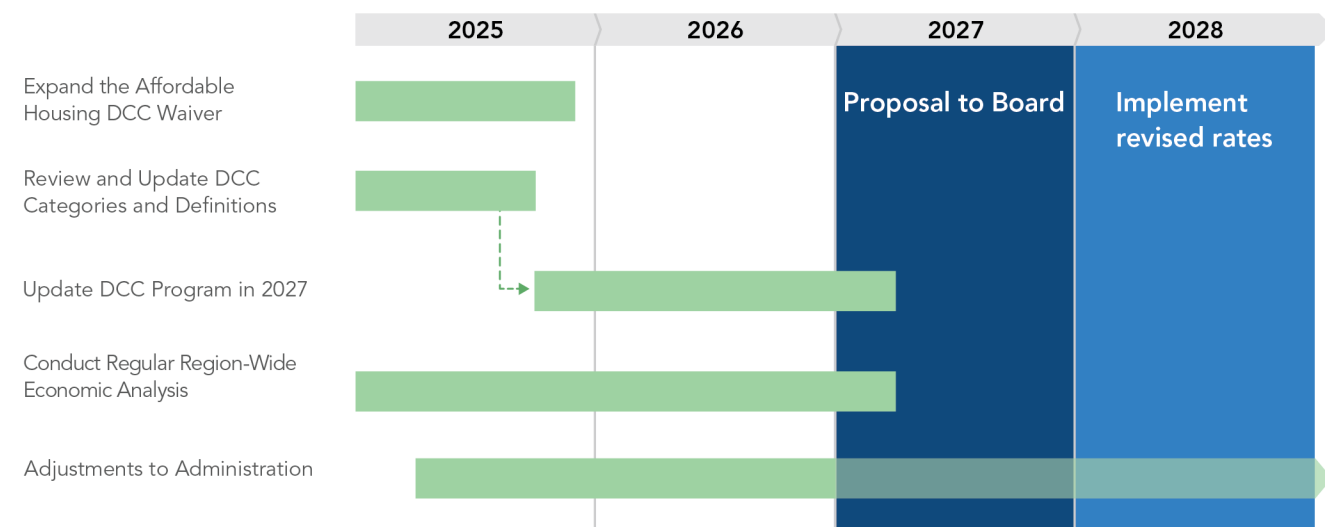
## Updating Metro Vancouver's DCC Program

Metro Vancouver is in the regular process of updating its Development Cost Charge (DCC) program, while also considering current social, political, and economic circumstances. This work is being integrated with the regular review and update of Metro Vancouver's Capital Plan, which will inform the proposed DCC rates to be presented at the May 2026 Board Meeting. The current update began in 2025 and will continue through 2027, with new rates taking effect in 2028.

### Drivers for this revision include:

- Commitment to continuous improvement and assessment of Metro Vancouver's DCC program
- Adjustments to the capital plan based on updated population and dwelling unit estimates
- Changing policy and legislative landscape (e.g. new definitions for different housing types)
- Commitments to the provincial and federal governments
- Feedback from the development community

## DCC Project Timeline



## Current Projects to Revise Metro Vancouver's DCC Program

### 1. Expand the Affordable Housing DCC Waiver to Include Inclusionary Units

**Objective:** Update the Affordable Housing DCC Waiver program and explore whether this waiver program should be expanded to include affordable housing units being delivered by the private sector (e.g. inclusionary housing units).

### 2. Review and Update DCC Categories and Definitions

**Objective:** Refine housing and non-residential categories and definitions to better reflect evolving housing forms and sizes. This includes:

- Updating residential housing types and consider unit types such as multiplex development and purpose-built rentals.
- Expanding the “non-residential use” categories to better account for different infrastructure demands of different land uses, including consideration of a separate rate and category for agricultural development.
- Introducing rates for agricultural developments (typically greenhouses) designed to result in a low environmental impact.

The engagement program for this project focuses on hearing from industry, agriculture, and member jurisdictions. Input will inform the policy options brought forward to the Board for consideration.

### 3. Update DCC Program in 2027

**Objective:** Update Metro Vancouver's DCC program based on integrating updated population and dwelling unit projections into the capital program, and incorporating any changes to categories from the update to DCC categories and definitions.

The engagement program for this project focuses on hearing from Metro Vancouver Boards, Committees, Advisory Committees, member jurisdictions, the Province, and industry. Input will inform the policy options brought forward to the Board for consideration.

### 4. Develop a Regional Economic Model for Development Charges Analysis

**Objective:** Establish a standardized approach to analyzing the financial impact of regional and, where possible, local development charges across the region.

Metro Vancouver will establish this process in collaboration with member jurisdictions and the development community.

### 5. Adjustments to Administration of the DCCs

**Objective:** Work with the development industry, member jurisdictions, and the Province to explore ways to reduce potential impacts of the DCC program on development. Considerations include extending in-stream protection and adjusting the timing of DCC collection. Implementing these measures will require provincial involvement and changes to legislation.

## Contact Us

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