# Metro Vancouver Development Cost Charges 2026/2027 Rate Adjustments Frequently Asked Questions

May 22, 2026

## Background

At the April 15, 2026 Special Joint Board Meeting, the Boards gave early readings to amendment bylaws that would roll back Metro Vancouver's 2026 DCC rates to 2025 levels, lower the planned increase to 2027 DCC rates, and extend the move to growth fully paying for growth (a 1% assist factor) from 2027 to 2029.

Current 2026 DCC rates remain in effect until the amendment bylaws are approved by the Province and are adopted by the Boards. If adopted, the rates will apply going forward. There is no mechanism for retroactive adjustments or refunds.

Staff have received questions on this issue. A public webinar was held May 13, 2026. This FAQ reflects the questions heard.

## Frequently Asked Questions

**1. What are the revised 2026 and 2027 DCC rates and are there any changes to the 1% assist factor?**

The proposed adjusted rates for 2026 and 2027 are in the table below. These are not final until adopted by the Metro Vancouver Boards.

| GVWD - Water DCC | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2026 | | | | 2027 | | | | | |
| | Existing 2026 | Proposed 2026 | Change | % Change | Existing 2027 | Proposed 2027 | Change | % Change |
| Assist factor | 15% | 45% | | | 1% | 22% | | |
| Residential Lot | | | | | | | | |
| Development Unit | $ 16,926 | $ 10,952 | $ (5,974) | -35% | $ 19,714 | $ 15,532 | $ (4,182) | -21% |
| Townhouse | $ 15,206 | $ 9,839 | $ (5,367) | -35% | $ 17,710 | $ 13,954 | $ (3,756) | -21% |
| Apartment | $ 10,495 | $ 6,791 | $ (3,704) | -35% | $ 12,223 | $ 9,630 | $ (2,593) | -21% |
| Non-Residential | $ 8.19 | $ 5.30 | $ (2.89) | -35% | $ 9.54 | $ 7.51 | $ (2.03) | -21% |

| MVRD - Parkland DCC | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2026 | | | | 2027 | | | | | |
| | Existing 2026 | Proposed 2026 | Change | % Change | Existing 2027 | Proposed 2027 | Change | % Change |
| Assist factor | 50% | 75% | | | 1% | 37% | | |
| Residential Lot | | | | | | | | |
| Development Unit | $ 981 | $ 491 | $ (490) | -50% | $ 1,943 | $ 1,237 | $ (706) | -36% |
| Townhouse | $ 884 | $ 442 | $ (442) | -50% | $ 1,751 | $ 1,114 | $ (637) | -36% |
| Apartment | $ 606 | $ 303 | $ (303) | -50% | $ 1,199 | $ 763 | $ (436) | -36% |
| Non-Residential | $ 0.48 | $ 0.24 | $ (0.24) | -50% | $ 0.94 | $ 0.60 | $ (0.34) | -36% |

*Continued…*

| GVS&DD -Sewer DCC | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2026 | | | | 2027 | | | | | |
| | Existing 2026 | Proposed 2026 | Change | % Change | Existing 2027 | Proposed 2027 | Change | % Change |
| Assist factor | 10% | 16% | | | 1% | 8% | | |
| Vancouver Sewerage Area | | | | | | | | |
| Residential Lot | | | | | | | | |
| Development Unit | $ 11,290 | $ 10,498 | $ (792) | -7% | $ 12,476 | $ 11,553 | $ (923) | -7% |
| Townhouse | $ 10,316 | $ 9,593 | $ (723) | -7% | $ 11,400 | $ 10,557 | $ (843) | -7% |
| Apartment | $ 6,772 | $ 6,298 | $ (474) | -7% | $ 7,484 | $ 6,930 | $ (554) | -7% |
| Non-Residential | $ 5.70 | $ 5.30 | $ (0.40) | -7% | $ 6.30 | $ 5.83 | $ (0.47) | -7% |
| North Shore Sewerage Area | | | | | | | | |
| Residential Lot | | | | | | | | |
| Development Unit | $ 10,478 | $ 9,760 | $ (718) | -7% | $ 11,557 | $ 10,718 | $ (839) | -7% |
| Townhouse | $ 9,658 | $ 8,996 | $ (662) | -7% | $ 10,652 | $ 9,879 | $ (773) | -7% |
| Apartment | $ 6,448 | $ 6,005 | $ (443) | -7% | $ 7,111 | $ 6,595 | $ (516) | -7% |
| Non-Residential | $ 5.37 | $ 5.00 | $ (0.37) | -7% | $ 5.92 | $ 5.49 | $ (0.43) | -7% |
| Lulu Island West Sewerage Area | | | | | | | | |
| Residential Lot | | | | | | | | |
| Development Unit | $ 6,152 | $ 5,683 | $ (469) | -8% | $ 6,855 | $ 6,308 | $ (547) | -8% |
| Townhouse | $ 5,333 | $ 4,927 | $ (406) | -8% | $ 5,943 | $ 5,469 | $ (474) | -8% |
| Apartment | $ 3,806 | $ 3,516 | $ (290) | -8% | $ 4,241 | $ 3,903 | $ (338) | -8% |
| Non-Residential | $ 2.76 | $ 2.55 | $ (0.21) | -8% | $ 3.08 | $ 2.83 | $ (0.25) | -8% |
| Fraser Sewerage Area | | | | | | | | |
| Residential Lot | | | | | | | | |
| Development Unit | $ 12,311 | $ 11,443 | $ (868) | -7% | $ 13,613 | $ 12,601 | $ (1,012) | -7% |
| Townhouse | $ 10,775 | $ 10,015 | $ (760) | -7% | $ 11,914 | $ 11,028 | $ (886) | -7% |
| Apartment | $ 7,855 | $ 7,302 | $ (553) | -7% | $ 8,686 | $ 8,040 | $ (646) | -7% |
| Non-Residential | $ 5.82 | $ 5.41 | $ (0.41) | -7% | $ 6.43 | $ 5.95 | $ (0.48) | -7% |

**2. What are the long-term approaches to support DCC rate stability beyond 2029?**

Development Cost Charges are an important revenue source used to help fund growth-related infrastructure required to serve a growing region. DCCs ensure that new development contributes to the capital costs of infrastructure needed to support expansion to regional infrastructure such as water, sewer, and regional park acquisition to serve that development. Existing ratepayers pay for maintenance, replacement, regulatory upgrades and resilience requirement.

Metro Vancouver recognizes the importance of balancing infrastructure funding needs with housing affordability and development viability. As part of this work, the organization is actively advancing efforts to secure increased provincial and federal funding to support growth-related infrastructure. Additional senior government investment would help reduce reliance on DCCs over time and mitigate upward pressure on rates.

The DCC program is also subject to regular review. Metro Vancouver undertakes a comprehensive review of DCC rates and assumptions approximately every three years to ensure charges remain appropriate and aligned with updated growth forecasts, infrastructure costs, and funding sources.

**3. When are the Boards expected to consider adoption of the 2026/2027 amendment bylaws?**

Metro Vancouver's Boards have completed initial readings of the updated DCC amendment bylaws. The bylaws have now been submitted to the Province for review and approval, as required under legislation.

Once provincial approval is received, the bylaws will be brought back to the Metro Vancouver Boards for consideration of adoption. While timing is contingent on the Province's review process, it is anticipated that the Boards could consider adoption in July 2026.

**4. Will there be any retroactive relief when new rates approved?**

Metro Vancouver is bound by provincial legislation and existing bylaws. Local government DCC bylaws apply prospectively only; they cannot be applied retroactively, and there is no authority to issue refunds for permits already issued. As a result, normally Metro Vancouver's DCC rates come into effect on January 1 of each year. This situation is an exception as the Boards gave direction to make changes in April.

**5. How does Metro Vancouver define the split between growth and non-growth costs?**

Provincial Best Practices allow for two approaches to defining 'growth' related costs. One is a rule of thumb approach[1] where a project is either growth related or not. The other is a technical approach, which allows a more granular review of growth-related portions of projects. Historically, Metro Vancouver has utilized the rule of thumb approach, except for two large North Shore Wastewater Treatment Plant and Iona Wastewater Treatment Plant projects. For both projects, growth portions were estimated at under 10% of the project.

Going forward, the technical approach will be utilized for projects valued at $50 million or more. The growth-related components will be estimated and included in the growth capital plan. This change in approach does not materially affect the overall cost of the growth capital plan.

**6. Where can one find Metro Vancouver's Growth Capital Project Lists?**

The growth capital project lists can be found on Metro Vancouver's DCC webpage under the relevant sewer, water, or parkland bylaw section, listed under 'Resources'.

[1] Provincial DCC Best Practices Guide: *Rule of Thumb Approach* – this applies the test of whether the proposed infrastructure would proceed if there was no new development. If the answer is "no" then the project would have a very high development allocation and low to no benefit to existing allocation. The marginal costs associated with "oversizing" may be assessed in this manner. *Technical Approach* – where possible, quantifying an allocation of the benefit is suggested. If only a planning level of engineering analysis is available at the time of bylaw development, benefit could be estimated based on available technical data.

7. **What is the approach to borrowing for growth capital projects? With lower DCC rates, will taxpayers be footing the bill for the reduction?**

   Metro Vancouver borrows to fund growth capital projects. Over the long-term, the principal and interest on this borrowing are recovered through DCCs.

   With reduced DCC rates, current borrowing will increase and the associated financing costs, subject to future Board direction, will be recovered through future DCC charges.

8. **The Board report and slide presentation identify 'lost revenue'. What is this, and how are the costs recovered?**

   The reduced DCC rates for 2026/2027, and transition to 1% assist factor in 2029, create a funding gap of approximately $389M. This growth project capital funding gap will be addressed through higher borrowing for liquid waste and water projects and will be transferred to ratepayers for the regional parkland acquisition portion. Over the long term, the principal and interest on additional borrowing, subject to future Board direction, could be recovered through future DCC rates.

9. **Is the option to pay 25% of DCCs up front currently in force? Is there a minimum DCC fee benchmark to be eligible for paying 25% now and the rest over 4 years?**

   The DCC installment revision which allows, subject to certain conditions, payment of 25% at permit issuance and the remainder at the earlier of 4 years or occupancy, came into effect on January 1, 2026.

   A minimum DCC of $50,000 is required to qualify for installment payments. This $50,000 threshold is not cumulative; it must be met individually for each of the water, sewer, and parkland acquisition DCCs to be eligible for installment payments.

10. **What is the outlook through 2030? Also, when will the projected rates for those later years be released?**

    Metro Vancouver anticipates draft rates for 2028-2030 to be made public in June 2026. Subject to engagement and Board approval, the rates are expected to be finalized in 2027, and to come into effect January 1, 2028.

Sign up for Metro Vancouver's DCC mailing list to be notified of any updates or check back periodically to the website: Development Cost Charges | Metro Vancouver.