



Second Narrows Water Supply Tunnel

Metro Vancouver Development Cost Charges

WHERE ARE WE GOING?

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metrovancouver

DIRECTION FROM THE METRO VANCOUVER BOARD

Expedite Move to having Growth Pay for Growth

Metro Vancouver Service	Current State	Future Plan
Water Services	50% Assist Factor with Interest	1% Assist Factor with Interest
Liquid Waste Services	17.5% Assist Factor with Interest	1% Assist Factor with Interest
Regional Parks Land Acquisition	No DCCs	1% Assist Factor with Interest

Background Research

Public Engagement



RESEARCH ON MUNICIPAL DCCs

Consultants conducted a regional and Canada-wide survey of how DCCs are used by municipalities:

- Services provided that use DCCs
- Bylaw updates
- Application of charges – area specific vs municipal-wide
- Discretionary Exemptions
- DCC amounts charged

APPLICATION OF CHARGES: AREA-SPECIFIC VS. MUNICIPAL-WIDE

Metro Vancouver Member Jurisdictions

Metro Vancouver Local Municipalities	Municipal Wide Charges	Area-specific Charges	Year of Most Recent By-law
Metro Vancouver	Water	Wastewater	2022
Village of Anmore	All services provided		2005
Bowen Island Municipality		Parkland	1999
City of Burnaby		Non-res open space Non res grade separations/ overpass	1998
City of Coquitlam	All services provided		2022
City of Delta	Roads Parks	Water Wastewater Stormwater	2018
City of Langley	All services provided		2012
Township of Langley	All services provided		2020
City of Maple Ridge	All services provided		2018
City of New Westminster		All services provided	2022
City of North Vancouver	All services provided		2016

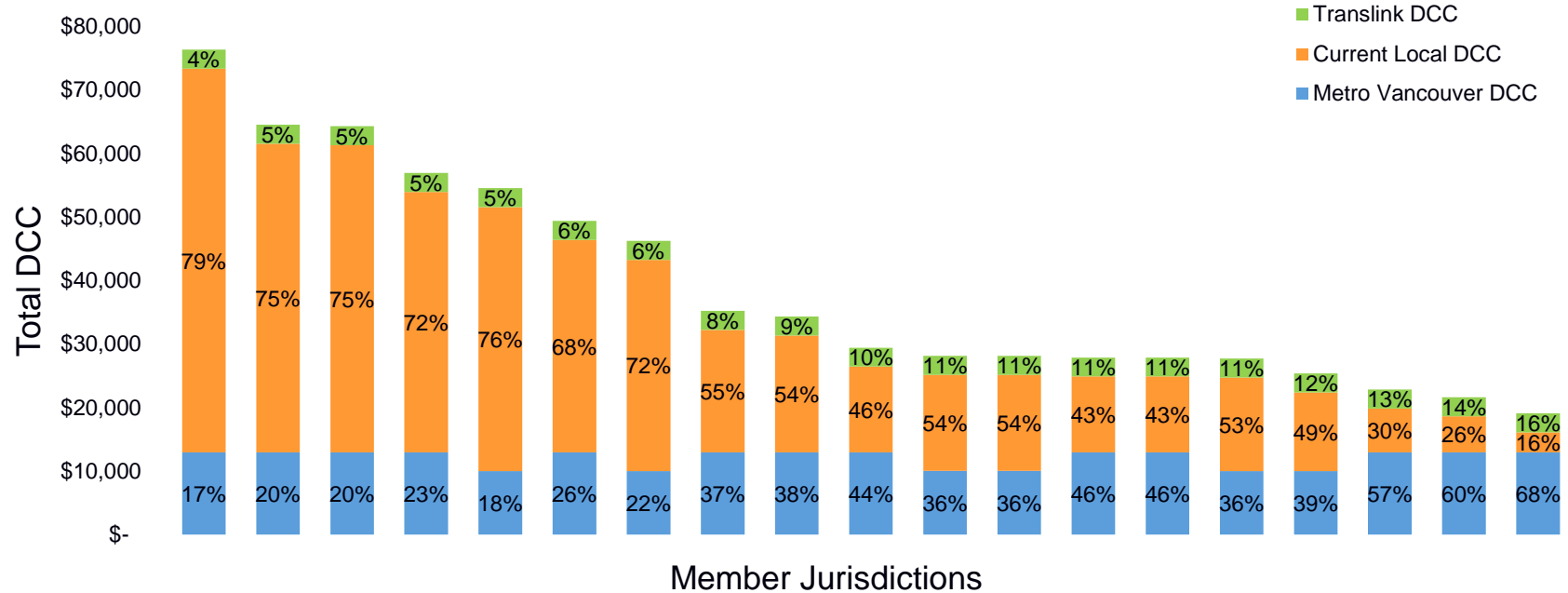
APPLICATION OF CHARGES: AREA-SPECIFIC VS. MUNICIPAL-WIDE

Metro Vancouver Member Jurisdictions

Metro Vancouver Local Municipalities	Municipal Wide Charges	Area-specific Charges	Year of Most Recent By-law
District of North Vancouver	All services provided		2022
City of Pitt Meadows		Minor Roads Drainage Sewer	2015, 2018
City of Port Coquitlam		Parkland	1999
City of Port Moody	All services provided		2019, 2020
City of Richmond	All services provided	Alexandra Area additional charges (all services provided)	2019
City of Surrey	All services provided	Various are-specific charges	2022
City of Vancouver	All services provided	All services provided	2007, 2008, 2018
District of West Vancouver		All services provided	1993
City of White Rock	All services provided		2016

TOTAL DCC BY MEMBER JURISDICTION

Single Family Dwellings



OBSERVATIONS

- Metro Vancouver and local municipalities developed DCCs in isolation of one another
- Inconsistency with respect to:
 - Structure and size of the charge
 - Timing of DCC bylaw updates
- Consistency with respect to:
 - Services provided in DCC by-laws
 - Discretionary exemptions (minimal)

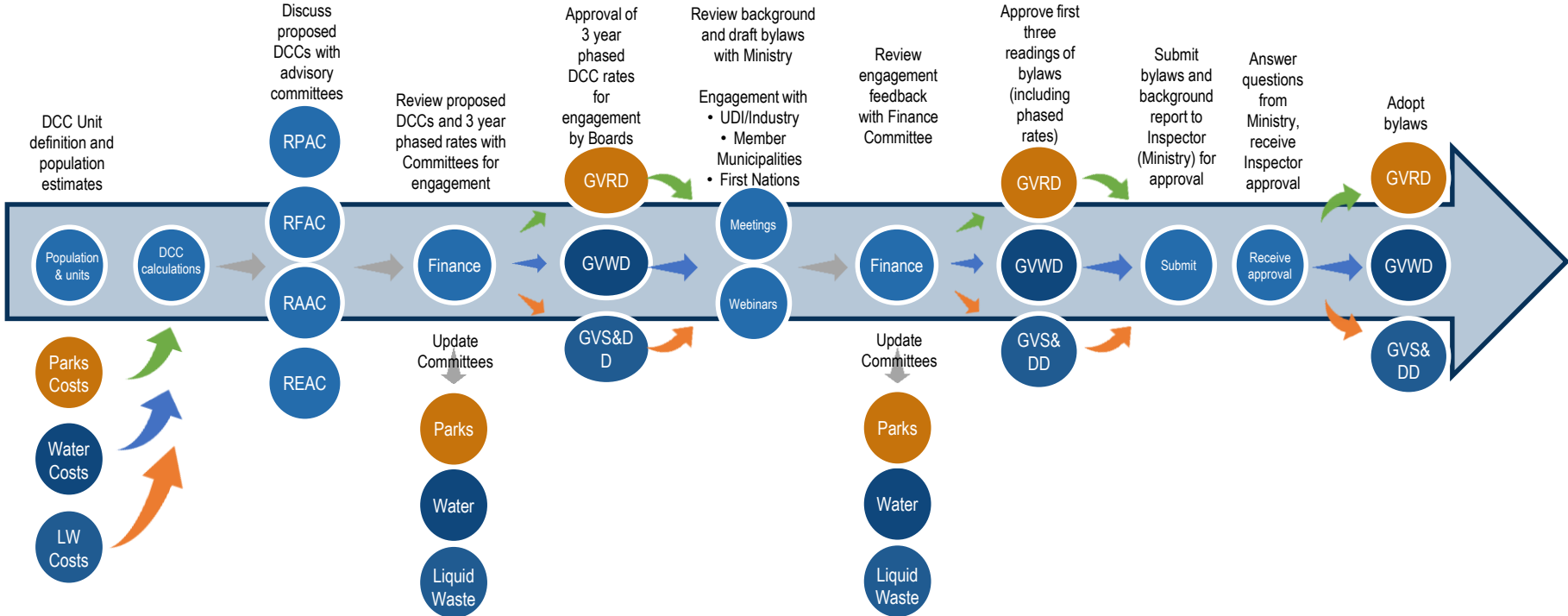
LOOKING AHEAD

Following recent Board direction, Metro Vancouver's next steps include:

- Examine other development types, e.g. multi-family, industrial/commercial
- Understand the economic impact of DCCs on the region
- Initiate the process to develop a DCC for Regional Parks
- Align the DCC update process for MV DCC's to simplify application and collection by member jurisdictions

DCC UPDATE PROCESS

- Relates to all 3 regional DCCs
- Metro (GVRD) Regional Parks
- Greater Vancouver Sewage and Drainage District
- Greater Vancouver Water District





New Westminster

Thank you

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Together we make our region strong