

The Surrey Board of Trade attended the City of Surrey open house on Wednesday, January 8, 2020 on the updated Development Cost Charges (DCCs) rates. These rates will be applied to various developments that occur in Surrey and will be used to fund public projects.

Who pays DCCs?

Development applicants who apply for subdivision approval to create single family development lots will be paying the DCCs. Additionally, development applicants who apply for building permit approval to construct multi-family, commercial, industrial, and institutional developments will also pay DCCs. This applies to all applicants (including charities and not for profits).

What do DCCs fund?

The 2020-2029 10 Year Servicing Plan projects that are planned to be funded by DCCs include:

- 140 Street road improvements (100 Avenue to 104 Avenue)
- 64 Avenue road improvements (177 Street to Fraser Highway)
- 160 Street road improvements (Fraser Highway to 88 Avenue)
- 152 Street road improvements (40 Avenue to Serpentine River crossing)
- 20 Avenue road improvements (152 Street to King George Boulevard)
- 32 Avenue road improvements (154 Street to 160 Street)
- 20 Avenue overpass of Highway 99
- Quibble Creek sanitary pump station force main twinning (City Centre)
- Feeder water main replacement on 98 Avenue (128 Street to 137A Street)
- Trunk storm sewer diversion (196 Street near 64 Avenue)

Parkland is also being acquired as a result of funding from DCCs. A few examples include:

- 9910 Lyncean Drive (new parkland for a neighbourhood park in the Abbey Ridge NCP)
- 1916 176th Street (new parkland to expand Redwood Park)
- 18271 73rd Avenue (new parkland for a neighbourhood park in West Clayton)

How are DCCs calculated?

DCCs reflect the costs of projects in the 10 Year Servicing Plan and Parkland Acquisition Program. They also reflect the updated growth projections for the City.

There are two types of DCC rates:

- City-wide – applied to all new development in the City that is not subject to an area-specific DCC
- Area-specific – applied to certain areas in the City *Campbell Heights, Highway 99 Corridor, West Clayton, Anniedale -Tynehead, City Centre) are subject to an area-specific DCC that reflects the additional costs to develop in those areas.

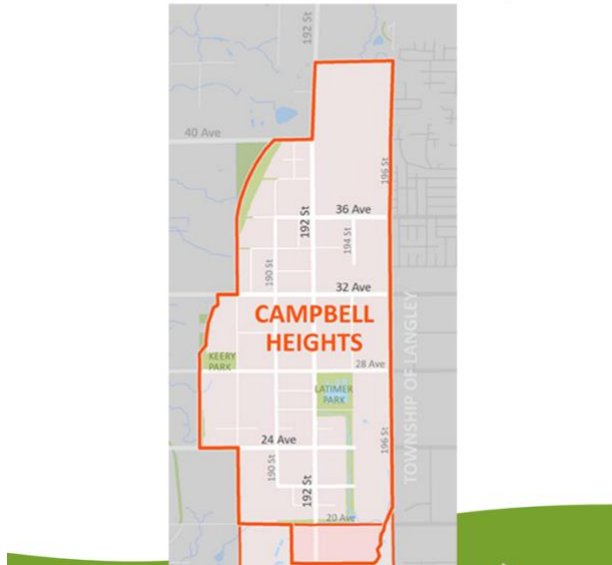
City-wide DCC rates:

Land Use	2018 DCC (Current)	2020 DCC (Proposed)	Increase (\$)
Single Family	\$41,220 / lot	\$43,586 / lot	\$2,366
Townhouse	\$21.28 / sq.ft.	\$22.12 / sq.ft.	\$0.84
Low Rise Apartment	\$24.18 / sq.ft.	\$25.43 / sq.ft.	\$1.25
High Rise Apartment (in City Centre)	\$15.49 / sq.ft.	\$16.34 / sq.ft.	\$0.85
Commercial	\$11.98 / sq.ft.	\$12.72 / sq.ft.	\$0.74
Industrial	\$91,807 / acre	\$94,216 / acre	\$2,409
Institutional	\$3.22 / sq.ft.	\$3.18 / sq.ft.	-\$0.04

Campbell Heights DCC rates:

Land Use	2018 DCC (Current)	2020 DCC (Proposed)	Increase (\$)
All Zones and Land Uses	\$147,837 / acre	\$162,136 / acre	\$14,299

Based on a 1% Municipal Assist Factor.



West Clayton DCC rates:

Land Use	2018 DCC (Current)	2020 DCC (Proposed)	Increase (\$)
Single Family	\$3,601 / lot	\$3,765 / lot	\$164
Townhouse	\$1.59 / sq.ft.	\$1.61 / sq.ft.	-\$0.02
Low Rise Apartment	\$1.37 / sq.ft.	\$1.34 / sq.ft.	-\$0.03
Commercial	\$1.52 / sq.ft.	\$1.79 / sq.ft.	\$0.27
Institutional	\$1.08 / sq.ft.	\$1.21 / sq.ft.	\$0.13

Based on a 1% Municipal Assist Factor.

The DCC rates above represent the premium to the City-wide DCC rates to be paid for sewer and drainage in West Clayton.



Highway 99 Corridor DCC rates:

Land Use	2018 DCC (Current)	2020 DCC (Proposed)	Increase (\$)
All Commercial Zones & Land Uses	\$230,442 / acre	\$253,278 / acre	\$22,836
All Industrial Zones & Land Uses	\$111,991 / acre	\$113,101 / acre	\$1,110

Based on a 1% Municipal Assist Factor.



Anniedale-Tynehead DCC rates:

Land Use	2018 DCC (Current)	2020 DCC (Proposed)	Increase (\$)
Single Family	\$42,151 / lot	\$44,390 / lot	\$2,239
Townhouse	\$22.60 / sq.ft.	\$23.65 / sq.ft.	\$1.05
Low Rise Apartment	\$25.52 / sq.ft.	\$26.67 / sq.ft.	\$1.15
High Rise Apartment	\$20.14 / sq.ft.	\$21.05 / sq.ft.	\$0.91
Commercial	\$15.84 / sq.ft.	\$16.82 / sq.ft.	\$0.98
Industrial	\$140,713 / acre	\$150,403 / acre	\$9,690
Institutional	\$4.30 / sq.ft.	\$4.74 / sq.ft.	\$0.44

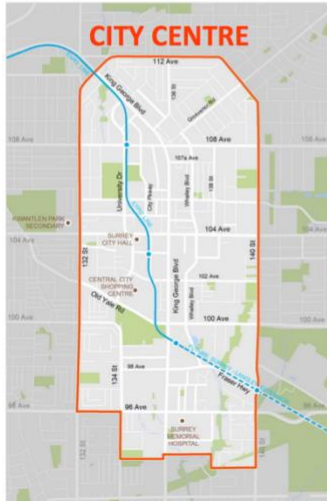
Based on a 1% Municipal Assist Factor.



City Centre DCC rates:

Land Use	2018 DCC (Current)	2020 DCC (Proposed)	Increase (\$)
Townhouse	\$2.83 / sq.ft.	\$3.10 / sq.ft.	\$0.27
Low Rise Apartment	\$2.62 / sq.ft.	\$2.87 / sq.ft.	\$0.25
High Rise Apartment	\$2.09 / sq.ft.	\$2.29 / sq.ft.	\$0.20
Commercial	\$2.79 / sq.ft.	\$3.06 / sq.ft.	\$0.27
Institutional	\$1.78 / sq.ft.	\$1.95 / sq.ft.	\$0.17

Based on a 1% Municipal Assist Factor.



The DCC rates above represent the premium to the City-wide DCC rates to be paid for transportation in City Centre.

FOR MORE INFORMATION: <https://www.surrey.ca/files/2020DCCUpdatePresentationBoards.pdf>