

FAQ DEVELOPMENT COST CHARGES (DCCs) Urban Multi-Family Building Permit

Q: What DCC charges apply?

A: Water, roads, parks, sewer, drainage, school site acquisition charges.

Q: When do I pay?

A: The charges are paid prior to the issuance of the building permit.

Q: How are the charges calculated?

A: Charges are per square meter of GFA (gross floor area.) School site acquisition is charged per dwelling unit.

Q: What does GFA mean?

A: Gross Floor Area (GFA) means the total area of all storeys in all buildings on a lot measured to the outside of the exterior walls of the building, excluding area used for vehicle parking.

Q: How much are DCCs?

First determine the density of the development.

How many units are being created (also known as dwelling units, DU)? _____ DU

What is the size of the development site in hectares? _____ ha

The density is the # of DU divided by the # of ha

_____ DU / _____ ha = _____ DU/ha

Now using the Density you can get the charge per m² GFA from the table below and then multiply the total \$ per m² GFA by the m² GFA of the building.

URBAN MULTI-FAMILY RESIDENTIAL		TOTAL per m ² GFA
MEDIUM DENSITY	17 to 45 DU/ha	\$108.67
HIGH DENSITY	>45 DU/ha	\$146.78

The City also collects the school site acquisition charge on behalf of the School District.

SCHOOL SITE ACQUISITION CHARGE	
DU/ha	\$/DU
1 to 20	\$626.00
21 to 50	\$564.00
51 to 125	\$501.00
126 to 200	\$438.00
201+	\$376.00



PLANNING & DEVELOPMENT SERVICES

Building Permits & Licences
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Q: Do I have to pay it all at one time?

A: Where the value of the DCCs exceeds \$50,000 then the developer has the option to pay 1/3 in cash up-front and the remainder 2/3 must be secured for with a Letter of Credit (LOC) to cash 1/3 at 1 year and 1/3 after 2 years.

Q: What about the existing house, do I get a credit?

A: Yes, the existing house will receive a credit for roads, parks, school site acquisition and any other City services that were connected.

Q: There was a house on the property a long time ago, do I get a credit for that?

A: DCC credits only apply if there was a house on the property within the last 10 years.

Q: I get my water from Clearbrook Waterworks, do I have to pay the Water DCC?

A: No, there will be a reduction in the Total \$ per m² charge, refer to the Bylaw for the amount.

Q: What about the underground parking?

A: DCCs are payable on parking structures as follows:

- Where a parking structure is connected to City water for the purpose of car washing or other specific uses, except sprinklers for fire-fighting, DCCs for city water, joint water (if within the map area) and sanitary will apply to those defined areas.
- DCCs for roads, drainage or sanitary shall not apply to areas used exclusively for vehicular parking, bicycle parking and drive aisles.
- DCCs shall apply to storage rooms, mechanical rooms in addition to lobbies, corridors, stairs and elevators situated within a parking structure.

For more information, visit the City's website at www.abbotsford.ca or email your questions to planning-info@abbotsford.ca.

Make sure to include your property address, so we can get all the specific information you requested.



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