Development Cost Charges and Amenity Cost Charges for Small-Scale Multi-Unit Housing



The City of Burnaby's Development Cost Charges (DCC) and Amenity Cost Charges (ACC) help fund infrastructure and amenities to support growth. New bylaws adopted in June 2024 introduced one-time DCC and ACC fees that need to be paid when a new lot is created for subdivisions, or when a building permit is issued.

- DCCs fund growth-related roads, infrastructure, parkland purchases and improvements, fire protection, police, and solid waste and recycling facilities.
- ACCs fund growth-related community amenities like recreational facilities, community centres, libraries, childcare facilities and public spaces.

This guide will help you estimate the DCCs and ACCs for common types of small-scale multi-unit housing (SSMUH) developments.

Note: This brochure is provided for informational purposes only. In the case of discrepancies between the information provided here and the city's cost charges bylaws, the cost charges bylaws will prevail.

How are DCCs and ACCs for SSMUHs calculated?

For subdivisions, the DCCs and ACCs are calculated based on the number of lots created:

- (low density residential rate) x (net new lots created) = total charges

For building permits, the DCCs and ACCs are calculated based on the net chargeable units and the applicable density rate. For low density residential, only primary units are subject to DCCs and ACCs. For medium and high density residential, all dwelling units, including accessory units (such as secondary suites) are subject to the DCCs and ACCs.

Density	Density eligibility criteria	Charges calculation
Low	a) Maximum 1 building on the lot AND b) Maximum 2 primary units on the lot	(low density residential rate) x (# of primary units)
Medium	a) i) More than 1 building on the lot or ii) more than 2 primary units on the lot AND b) Units are not connected by shared corridor/ hallway	(medium density residential rate) x (# of dwelling units)
High	a) Multiple dwelling units AND b) Accessible via common corridor/hallway AND c) Shared entrance facilities	(high density residential rate) x (# of dwelling units)

The current DCC and ACC rates are available at **Burnaby.ca/ACC-DCC**

Credits for demolished buildings

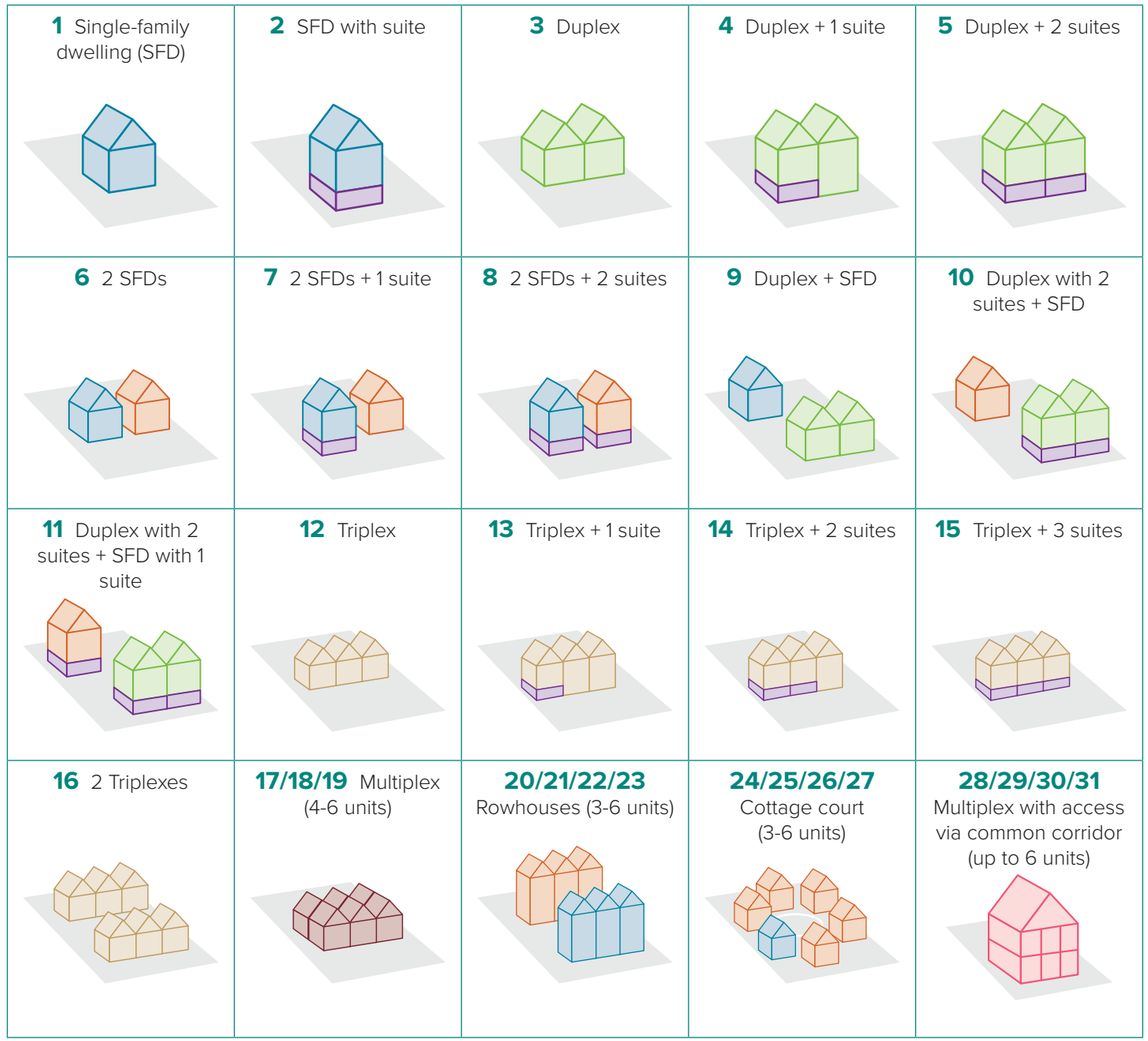
DCC and ACC fees are applied on a net new unit basis, meaning that credit is provided for the existing construction that is removed from the site.

City of Burnaby

Typical SSMUH forms

The following tables show typical housing forms permitted under the R1-SSMUH regulations in the City of Burnaby. For each image type, the corresponding number of units and applicable density type are noted in the table below. This information will help you estimate the total potential DCCs and ACCs for any given development configuration, net any credits for existing units on the development lot.

Note: Triplexes, multiplexes and low-rise apartments in the R1-SSMUH District are collectively regulated in the Zoning Bylaw as multiplex dwellings.



Legend



For additional information, visit **Burnaby.ca/ACC-DCC** or email development.finance@burnaby.ca

Figure #	Potential housing form	# of buildings	# of primary units	# of secondary suites	Total # of dwelling units	Density	Charges calculation
1	Single-family dwelling (SFD)	1	1	0	1	Low	(LDRR*) x (1 primary unit)
2	SFD with suite	1	1	1	2	Low	(LDRR) x (1 primary unit)
3	Duplex	1	2	0	2	Low	(LDRR) x (2 primary units)
4	Duplex + 1 suite	1	2	1	3	Low	(LDRR) x (2 primary units)
5	Duplex + 2 suites	1	2	2	4	Low	(LDRR) x (2 primary units)
6	2 SFDs	2	2	0	2	Medium	(MDRR**) x (2 total dwelling units)
7	2 SFDs + 1 suite	2	2	1	3	Medium	(MDRR) x (3 total dwelling units)
8	2 SFDs + 2 suites	2	2	2	4	Medium	(MDRR) x (4 total dwelling units)
9	Duplex + SFD	2	3	0	3	Medium	(MDRR) x (3 total dwelling units)
10	Duplex with 2 suites + SFD	2	3	2	5	Medium	(MDRR) x (5 total dwelling units)
11	Duplex with 2 suites + SFD with 1 suite	2	3	3	6	Medium	(MDRR) x (6 total dwelling units)
12	Triplex	1	3	0	3	Medium	(MDRR) x (3 total dwelling units)
13	Triplex + 1 suite	1	3	1	4	Medium	(MDRR) x (4 total dwelling units)
14	Triplex + 2 suites	1	3	2	5	Medium	(MDRR) x (5 total dwelling units)
15	Triplex + 3 suites	1	3	3	6	Medium	(MDRR) x (6 total dwelling units)
16	2 triplexes	2	6	0	6	Medium	(MDRR) x (6 total dwelling units)
17	Multiplex (4 units)	1	4	0	4	Medium	(MDRR) x (4 total dwelling units)
18	Multiplex (5 units)	1	5	0	5	Medium	(MDRR) x (5 total dwelling units)
19	Multiplex (6 units)	1	6	0	6	Medium	(MDRR) x (6 total dwelling units)
20	Rowhouses (3 units)	3	3	0	3	Medium	(MDRR) x (3 total dwelling units)
21	Rowhouses (4 units)	4	4	0	4	Medium	(MDRR) x (4 total dwelling units)
22	Rowhouses (5 units)	5	5	0	5	Medium	(MDRR) x (5 total dwelling units)
23	Rowhouses (6 units)	6	6	0	6	Medium	(MDRR) x (6 total dwelling units)
24	Cottage court (3 buildings)	3	3	0	3	Medium	(MDRR) x (3 total dwelling units)
25	Cottage court (4 buildings)	4	4	0	4	Medium	(MDRR) x (4 total dwelling units)
26	Cottage court (5 buildings)	5	5	0	5	Medium	(MDRR) x (5 total dwelling units)
27	Cottage court (6 buildings)	6	6	0	6	Medium	(MDRR) x (6 total dwelling units)
28	Multiplex with access via common corridor (3 units)	1	3	0	3	High	(HDRR***) x (3 total dwelling units)
29	Multiplex with access via common corridor (4 units)	1	4	0	4	High	(HDRR) x (4 total dwelling units)
30	Multiplex with access via common corridor (5 units)	1	5	0	5	High	(HDRR) x (5 total dwelling units)
31	Multiplex with access via common corridor (6 units)	1	6	0	6	High	(HDRR) x (6 total dwelling units)

*Low density residential rate (LDRR) **Medium density residential rate (MDRR) ***High density residential rate (HDRR)