CORPORATE REPORT

NO: R098 COUNCIL DATE: May 11, 2026

REGULAR COUNCIL

TO:	**Mayor & Council**	DATE:	**May 7, 2026**
FROM:	**General Manager, Engineering** **General Manager, Parks, Recreation & Culture** **General Manager, Public Safety** **General Manager, Planning & Development**	FILE:	**3150-01**
SUBJECT:	**2026 Development Cost Charge Bylaw and 2025 Development Cost Charge Background Report**		

RECOMMENDATION

The Engineering, Parks, Recreation & Culture Department, Public Safety, and Planning & Development Departments recommend that Council:

1. Receive this report for information;

2. Authorize the City Clerk to file *Surrey Development Cost Charge Bylaw, 2025, No. 21742*;

3. Endorse the 2026 Development Cost Charge Background Report, attached as Appendix "I";

4. Authorize the City Clerk to bring forward for the required readings a *Surrey Development Cost Charge Bylaw, 2026* (the "2026 DCC Bylaw"), attached as Appendix "II";

5. Authorize staff to forward a certified third reading of the 2026 DCC Bylaw to the Provincial Inspector of Municipalities for approval, authorizing the City to enact the 2026 DCC Bylaw ("Provincial Approval"); and

6. Upon Provincial Approval, authorize the City Clerk to bring forward the 2026 DCC Bylaw for final adoption.

INTENT

The purpose of this report is to obtain Council endorsement of the 2026 DCC Bylaw and 2026 Development Cost Charge ("DCC") Background Report, give the related 2026 DCC Bylaw the required readings, and authorize staff to submit the 2026 DCC Bylaw for Provincial Approval prior to final adoption by Council. The report also presents a 2025 DCC Reserve Account Status, including DCCs collected and expended in 2025 along with the status of DCC reserve balances as required by Section 569 of the *Local Government Act*.

BACKGROUND

In 2025, the City made substantial changes to the City's 2024 DCC Bylaw No. 21174, in response to Provincial housing legislation, resulting in the 2025 DCC Bylaw No. 21742 (see Recommendation No. 2) which emphasized reducing DCC rates by re-prioritizing infrastructure and park acquisitions needed in the next ten years. This 2025 DCC Bylaw was introduced in July 2025 and submitted to the Province for review. Due to job action at the Province, review of the DCC Bylaw was delayed and the review period was prolonged through to February 2026. As a result of these delays, there was an opportunity to move past the 2025 DCC Bylaw, update the DCC program further, and introduce the 2026 DCC Bylaw.

DISCUSSION

2026 DCC Bylaw Update

The 2026 DCC Bylaw builds on work from 2025 by further simplifying the rate schedules. This includes:

- Transition to DCC rates based on building form, rather than zoning;
- Combination of Arterial and Collector Road DCCs to a Transportation DCC;
- Review and update of area specific DCC rates in City Centre, Anniedale-Tynehead, and Redwood Heights; and
- Harmonization of commercial DCC rates in Highway 99 to a per square foot rate that is consistent with the City-Wide DCC schedule.

Last year, the Province updated their DCC Best Management Practices Guide. One of the best practices is the preparation of a DCC Background Report that outlines the basis for the 2026 DCC Bylaw preparation and rate calculation. The 2026 DCC Background Report has been attached as Appendix "I".

The 2026 DCC Bylaw largely applies cost charges uniformly across the City as City-Wide rates, which are most representative for all development. A comparison of the common City-Wide DCC rates between the 2023 DCC Bylaw, the 2024 DCC Bylaw, and the 2026 DCC Bylaw is provided in Table 1:

Table 1: Comparison of City Wide DCC Rates

Development Type	2023 DCC Rate (Bylaw No. 21174)	2024 DCC Rate (Bylaw No. 21742)	2026 DCC Rate (New Bylaw)	Rate Unit
SSMUH Lot	$53,154	$55,260	$51,633	per lot
Townhouse	$28.47	$29.63	$27.15	per ft^2
Low Rise	$32.14	$33.47	$30.72	per ft^2
High Rise	$31.83	$33.18	$30.30	per ft^2
Commercial	$14.09	$14.59	$14.63	per ft^2
Industrial	$105,400 ($4.84/ft^2)	$108,406 ($4.98/ft^2)	$114,222 ($5.24/ft^2)	per acre (per ft^2)[1]

1. Per square foot rate is based on 50% lot coverage to provide a comparable value to other municipal rates

As a result of the workplan update, the 2026 residential DCCs are a reduction of 7 to 9% below 2024 rates. This is largely due to a decrease in program value for Parks Acquisition and Improvements and Collector Roads, and an increase in DCC reserves. This decrease was not possible for commercial and industrial developments that do not pay Park DCCs and have generally lower DCCs than residential development.

Reductions to industrial land DCCs were made in some of the specific NCP plan areas that previously had supplementary DCCs to pay for significant infrastructure that was local to the plan area. A comparison of industrial development charges is provided as follows:

Table 2: Comparison of Industrial DCC Rates in NCP Areas

Development Type	2023 DCC Rate (Bylaw No. 21174)	2024 DCC Rate (Bylaw No. 21742)	2026 DCC Rate (New Bylaw)	Rate Unit
Anniedale-Tynehead	$174,750	$182,296	$114,222	per acre
Highway 99	$125,654	$131,057	$139,667	per acre
Campbell Heights	$182,012	$183,832	$125,433	per acre
South Campbell Heights	$0	$0	$216,700	per acre

Substantial reductions in industrial DCCs were achieved in Anniedale-Tynehead due to an update to the Stage 1 NCP in April 2026, which added more density to the plan area and reduced the costs for infrastructure development. The Campbell Heights industrial DCC rate decreased based on advancement of some transportation capital plan projects and reduction of some utility projects in 2025. South Campbell Heights, as a new plan area, reflects the higher cost of servicing lands that are a longer distance from core services.

A comparison has been made between Surrey's 2026 DCCs and three other growth-oriented municipalities as follows:

Table 3: Comparison of Surrey DCC rates with Langley, Coquitlam and Burnaby

Development Type	Surrey 2026 DCC Rate (New)	Langley Twp 2024 DCC Rate	Coquitlam 2025 DCC Rate	Burnaby 2024 DCC Rate	Rate Unit
SSMUH	$51,633	$87,615	$64,396	$54,870	per lot
Townhouse	$47,513	$58,592	$38,537	$37,423	per unit (based on 1,750 ft²)
Low Rise	$27,648	$53,044	$24,435	$37,423	per unit (based on 900 ft²)
High Rise	$18,180	$38,934	$24,435	$25,360	per unit (based on 600 ft²)
Commercial	$14.63	$14.49	$12.17	$24.07	per ft²
Industrial	$114,222 ($5.24/ft²)	$4.61	$6.71	$10.40	per ft²

1. Per square foot rate is based on 50% lot coverage to provide a comparable value to other municipal rates

In comparison to Township of Langley, City of Coquitlam, and City of Burnaby, Surrey's proposed 2026 DCC rates are similar or lower that these municipalities with growth demands and a mix of new and redevelopment. Surrey's rates are lowest in terms of high-rise developments, where Surrey provides a large number of units per year, leading to lower DCC rate per unit. Higher DCC rates are seen for townhomes; however, due to Surrey's per square foot charge, the actual cost per unit is variable and would be lower than the comparables for a smaller 1,200 ft.^{2} unit (a total of $32,580).

The updates to the 2026 DCC Bylaw and rates reflect the changes to the housing market, new Provincial legislation, and the rising cost of delivering projects. While working within the current Council-endorsed Engineering Servicing Plan and reflecting current DCC revenues and reserves, it was possible to deliver lower DCC rates for residential housing and non-residential development in some of Surrey's area specific NCP plan areas.

2025 DCC Reserve Account Status

As required by Section 569 of the *Local Government Act*, local governments each year must report:

a) The amount of DCCs received;
b) The expenditures from the DCC reserve funds;
c) The balance in the DCC reserve account at the start and at the end of the applicable year; and
d) Any waivers and reductions under Section 563 (2) [development for which charges may be waived or reduced].

DCCs paid in 2025 would be due to completed subdivision and building permit applications issued in 2025, based on the rates established in either the 2024 DCC Bylaw or the previous bylaws, depending on instream protection eligibility requirements and the partial DCC payment option provided in these Bylaws and as required by the *Local Government Act*.

The City is diligent in their allocation and use of DCCs to help support growth in the City. The current total available DCC funding is $362 million based on the total foreseeable DCC revenue of $435 million, as noted in Table 1 of Appendix "III", less $73 million in the form of future year receivables as shown in Table 2 of Appendix "III". Much of the $362 million in available funding is already assigned to projects in progress.

Over 2025, the total DCC reserve increased by approximately $36 million. This is primarily due to a $41 million decrease in spending rather than high DCC revenues. The decrease in spending can be attributed to delays in a few key projects, a lull prior to initiating larger spending for the 72 Avenue Extension Project and other projects, and an overall slowdown in Parkland Acquisition.

Legal and Finance Review

This report has been reviewed by Legal and Finance Department.

CONCLUSION

The proposed DCC bylaw provides updated cost charges for development that are consistent with planned growth projects and projected growth for a ten-year period. Total DCC contributions, less expenditures in 2025 have resulted in larger increases in DCC reserves for the water utility, collector roads, park acquisition, and park improvements. The remaining DCC reserves have either remained relatively close to 2024 year-end values or have been drawn down over 2025.

Scott Neuman, P.Eng.
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

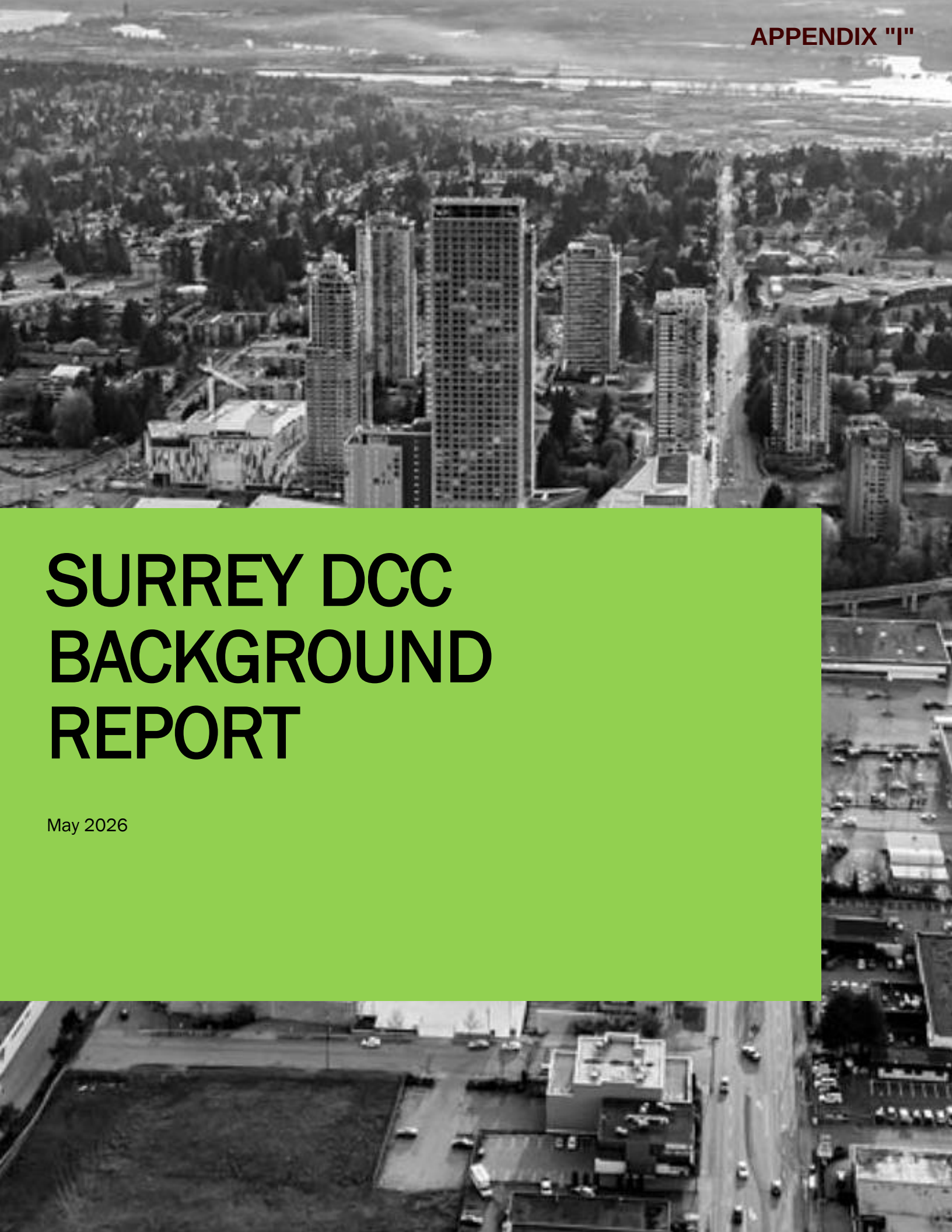
Brian Edwards
General Manager,
Public Safety

Ron Gill, MA MCIP, RPP
General Manager,
Planning & Development

DM/cc

Appendix “I” - 2026 DCC Background Report
Appendix “II” - 2026 Development Cost Charge Bylaw
Appendix "III” - 2025 Reserve Account Status

APPENDIX "I"



SURREY DCC BACKGROUND REPORT

May 2026

Executive summary

The City of Surrey has been operating a DCC program since 1978. In that time, Surrey grew from a community of about 120,000 to a projected population of about 740,000, or more than 600% growth. As the largest municipality in Metro Vancouver by area, Surrey has the potential for significant growth, with Surrey becoming the largest city by population and the first million resident city in British Columbia in the next ten years.

To support this growth, Surrey's DCC program includes:

- Water distribution infrastructure;
- Sanitary sewer collection infrastructure;
- Drainage collection infrastructure;
- Transportation (roads and associated works) infrastructure;
- Parkland acquisition and improvement; and
- Fire services facilities.

Surrey's 2026 DCC Bylaw is based on the 2025 Engineering 10-Year Servicing Plan, and Parks and Fire Services capital plans and documents. Population and growth estimates are developed in conjunction with Surrey's Planning Department and are based on a combination of historical intake of building permits and subdivisions, and projected growth estimates developed under the Official Community Plan and Secondary Land-Use Plans or Neighbourhood Concept Plans (NCPs).

The DCC Bylaw is based on a 1% Municipal Assist Factor, which is not uncommon for Metro Vancouver municipalities, where the cost of new homes and buildings helps pay for growth related infrastructure.

The 2026 DCC Bylaw provides a simpler bylaw for implementation, having moved from zoning-based rate designations to development form designations. This together with a simpler Area Specific rate structure, built upon the City-wide rate provides a more clear and transparent understanding of DCC costs.

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INTRODUCTION

Development cost charges (DCCs) are charges collected by local governments to help pay for infrastructure expenditures required to service new growth and development. The British Columbia Local Government Act (LGA) provides the statutory authority for local governments to establish and collect DCCs. The purpose of DCCs is to assist the municipality in the provision of key infrastructure for new community growth, using funds that are collected as part of the cost of development rather than as part of parcel tax or utility revenues. Specifically, DCCs can only be used for a narrow range of infrastructure, that includes:

- providing, constructing, altering or expanding transportation, water, sewage and drainage infrastructure;
- providing and improving parkland; and
- providing and expanding fire protection, police and recycling facilities.

Municipalities wanting to collect DCCs must adopt a DCC bylaw that specifies the amount of the DCCs that will be collected. The charges may vary with respect to:

- different zones or different defined or specific areas;
- different land uses;
- different capital costs as they relate to different classes of development; and
- different sizes or different numbers of lots or units in a development.

Funds collected through DCCs must be deposited in separate reserve accounts. These funds may only be used to contribute towards the capital costs of the identified DCC works. The costs for capital works may include not only the actual construction costs and land/rights-of-way required for the works, but also the planning, engineering and legal costs which are directly related to the works.

Background

The first Surrey DCC Bylaw was enacted in 1978 and was established to support the development of “Public Open Space”, the South Westminster Industrial Area, and Manson Canal Drainage Area. The contemporary Surrey DCC program was developed in 2010 and has been updated regularly to reflect changes in the capital cost burden associated with growth-related projects throughout the city. Surrey has typically revised its DCC Bylaw along with its 10-year engineering servicing plan each year or two, which forms the basis for the majority of the DCC program. The last Surrey DCC Bylaw update was completed in 2024. A bylaw update was initiated in 2025, and the process was prolonged into 2026. This report outlines the 2026 Surrey DCC program which is founded on the 2025 Engineering 10-year Servicing Plan, fire services capital program, and parks acquisition and improvement plan.

Current DCC Bylaw

Surrey's current DCC Bylaw, Bylaw No. 21174 was adopted on May 6, 2024. The current DCC Bylaw provides for:

- Water Infrastructure;
- Sanitary Sewer Infrastructure;
- Drainage Infrastructure;
- Arterial Roads Infrastructure;
- Collector Roads Infrastructure; and
- Park Acquisition and Improvements.

The 2024 DCC program is established based on the 2023 10-Year Engineering Servicing Plan and a Parkland Acquisition Program from that time. The bylaw considers exemption for subsidizing rental developments under ownership or management of public bodies (like BC Housing) but does not provide for additional exemptions beyond those outlined in the Local Government Act or Community Charter.

The 2024 Bylaw utilized designations in the Surrey Zoning Bylaw.

DCC TIME HORIZON AND GROWTH PROJECTIONS

City-Wide Development Cost Charges are collected to assist in funding the City's 10-year servicing strategies for engineering infrastructure, parkland acquisition and improvements, and fire protection facilities. Accordingly, residential and non-residential growth expected to occur over the same 10-year period was analyzed to support the calculation of DCC rates.

The growth analysis is informed by long-range planning inputs, including adopted land use policies and planned densities, as well as population and housing forecasts. These long-range projections were reviewed and tested against recent development activity, including building permit issuance, subdivision approvals, and occupancy trends over the past five years, and refined using judgment based on observed market conditions and development capacity.

This approach resulted in a set of balanced and verifiable residential and non-residential growth projections, which form the basis for the growth assumptions used in calculating the city-wide DCC rates.

The overall growth projections for 10-year period is provided in the following Table 1.

Table 1: 10 Year Growth Estimates for City-Wide DCC Rates

Development Type	10-Year Growth Projections	
Small Scale Multi-Unit Housing (SSMUH) Subdivision Lot	2,000	Lots
Townhouse	7,100	Units
Low-Rise Apartment	12,880	Units
High-Rise Apartment	19,320	Units
Industrial	495	Acres
Commercial	3,575,000	Sq.Ft.

The City-Wide growth estimates are utilized in the DCC calculations, provided in Appendix A of this report.

Area-Specific Growth Projections

For Secondary Land-Use Plans, referred to as Neighbourhood Concept Plans (NCPs) or Local Area Plans (LAPs) areas in Surrey, the cost of infrastructure can exceed the expected revenues to be recovered through City-wide DCC rates. In these cases, the City applies area-specific DCC premiums in addition to the City-wide rates to help fund the required infrastructure.

These areas are generally greenfield locations with limited existing servicing, where major infrastructure is typically delivered in response to development rather than through the City's standard 10-year servicing program. In these areas, the cost of the infrastructure burden is tested against the build out units in the Plan to ensure that the burden is not disproportionately higher than the rest of the City.

Areas where the infrastructure burden exceeds general City-Wide DCCs have an area-specific DCC that may only apply to one or two servicing costs (e.g. Drainage, or Parkland Acquisition). The growth for the area-specific DCC areas is summarized in Table 2. The growth projections are based on the latest updates to the plan areas based on the current proposed OCP and recent revisions to plans.

Table 2: Area-Specific DCC Growth Estimates (at Buildout)

Development Type	City Centre	Anniedale-Tynehead	Highway 99 Corridor	Campbell Heights	South Campbell Heights	Redwood Heights	Darts Hill
Small Scale Multi Unit Housing (Units)		417				227	124
Townhouse (Units)		8,109				2,602	2,254
Apartments - High Rise (Units)	21,739	0					

Development Type	City Centre	Anniedale-Tynehead	Highway 99 Corridor	Campbell Heights	South Campbell Heights	Redwood Heights	Darts Hill
Apartments - Low Rise (Units)	34,101	19,404				4,070	1,243
Commercial (sq.ft.)	1,437,000	709,000	1,698,840			86,498	89,598
Industrial (acre)		115	85	445	337		

Given that only some of services are charged area specific DCC premiums, the growth estimates in the DCC calculations reflect where growth is either attributed to City-Wide DCCs, or Area Specific DCCs.

Changes have been made to the way Area Specific DCCs are presented in this Bylaw, and the extent to which area specific DCCs are applied in each Plan Area. For 2026, Area Specific DCCs are shown as an additional charge to the base City-Wide DCCs. Previously, these values were shown as a total value in each rate schedule.

Each of the Area-Specific DCC rates were re-assessed for the proposed bylaw based on utilizing current DCC reserve funds, better understanding of proposed growth in plan areas, and accounting for additional grant funding utilized to support infrastructure programs. Based on these factors, DCC rates were updated, and the changes are summarized in the following Table 3.

Table 3: Summary of Area-Specific DCC Premium Changes

Plan Area	Area-Specific DCCs Under Previous Bylaws	Area-Specific DCC Premiums Under New Bylaw
City Centre	Property acquisition for collector and arterial roads	Property acquisition for collector and arterial roads
Anniedale–Tynehead	Water, Sewer, Transportation, Drainage, Parkland Acquisition	None
Highway 99 Corridor	Water, Sewer, Transportation, Parkland Acquisition	Water, Transportation
Campbell Heights	Water, Sewer, Transportation, Drainage	Transportation
Redwood Heights	Water, Sewer, Parkland Acquisition	Parkland Acquisition
Darts Hill	Drainage	Drainage
South Campbell Heights	N/A	Sewer

Overall, Area Specific DCC rates in City Centre remain in effect but were reduced substantially due to a decrease in program value, an increase in growth and a longer DCC time horizon for that service. A new land-use plan was introduced for Anniedale-Tynehead in 2026, leading to increased growth units. Based on this foreseen growth, an Area Specific DCC was no longer needed as all infrastructure could be supported by the City-Wide DCC rates. In Highway 99 and Campbell Heights, the Area Specific DCCs for some of the piped infrastructure was no longer

required based on a combination of additional DCC reserves along with a decrease in program value. Area-Specific DCCs were also no longer required for piped infrastructure in Redwood Heights based on external funding to advance water projects, and slightly higher density for the plan area.

Impact Ratios

To equitably allocate growth-related infrastructure costs between different types of development, impact ratios (also referred to as equivalency factors) are applied. These ratios translate diverse development forms into common units of demand for each infrastructure system.

Key normalization approaches include:

- population-based equivalents for water, sanitary sewer, and parkland, reflecting relative occupancy levels by housing type;
- trip generation–based factors for transportation infrastructure, recognizing that some land uses generate more traffic demand than others;
- equivalent drainage units (EDUs) derived from impervious areas or runoff coefficients for stormwater infrastructure;
- observed service levels for fire services associated with development types; and
- employment or floor-area equivalents for non-residential uses where demand correlates with building size or site area.

This approach ensures that development contributes to infrastructure costs in proportion to the demand it places on municipal systems. Impact ratios used to determine the proposed DCC rates are summarized in Table 4 below:

Table 4: Summary of Impact Ratios

Development Type	Water/Sewer	Transportation	Drainage	Parkland Acquisition	Fire Protection
Small Scale Multi-Unit Housing (SSMUH) Subdivision Lot [1]	5.1	6.5	1.0	2.0	10.0
Townhouse	3.2	3.8	0.6	4.0	4.4
High-Rise Apartment	2.0	2.0	0.1	2.0	2.0
Low-Rise Apartment	2.5	3.1	0.3	2.4	2.7
Commercial	1.3	2.4	0.5	-	1.0
Industrial	13.0	14.6	5.7	-	10.0

1. *The SSMUH impact ratios for a subdivided lot, which includes a single-family dwelling and a secondary suite. Additional units in duplexes and houseplexes are charged an additional per-square-foot rate for additional primary and accessory dwelling units.*

The impact ratios used follow the approach used by Surrey since about 2010. With the addition of new services, such as Fire Protection, new impact ratios were developed based on current growth trends, capital program values, and the anticipated service demand associated with each development type.

DCC PROGRAM DEVELOPMENT

The DCC program is developed based on:

- 10-Year Engineering Servicing Plan;
- Parks Strategic Plan; and
- Fire Services Capital Plan.

These plans outline the requirements for each service and foreseen demand for more infrastructure or facilities. These plans, along with the historical development DCC program and input through internal and external consultation have led to the final program values for the 2026 DCC Bylaw.

Table 5: Summary of DCC Eligible Costs

DCC Program Service	Total Growth Program Value
Water	$108,440,000
Sewer	$157,088,000
Drainage	$151,646,000
Transportation	$546,363,000
Parkland Acquisition and Improvement	$413,205,000
Fire Services	$56,000,000
City Centre	$43,000,000
Highway 99 Corridor (Water)	$3,615,000
Highway 99 Corridor (Transportation)	$38,115,000
Campbell Heights (Transportation)	$69,700,000[1]
Redwood Heights (Parkland Acquisition)	$135,814,000
Darts Hill (Drainage)	$28,464,000
South Campbell Heights	$39,886,000

1. See page 88 of 10-Year Servicing Plan – Incorrect value shown in Table 6.1

Water, Sewer and Drainage

The water, sewer and drainage utilities program costs are all developed from the Engineering 10-Year Servicing Plan. In the plan, each utility capital plan is comprised of component programs that are summarized in the calculations in Appendix A, with more detail available in the 10-Year Servicing Plan (Appendix B). The percentage of eligible costs varies by program as each project is assessed independently based on the amount of growth capacity is provided, which typically ranges from about 20% eligible growth costs to 100% eligible costs, and is typically assessed as follows:

- Water projects as assessed based on pipe capacity (diameter) for utility upgrades (new pipe area / original pipe area), and would be 100% growth for a new feeder main that does not replace an existing main;
- Sewer and Drainage projects are typically estimated at 20% DCC funding for replacement of sewers with nominally larger sewers to accommodate growth; and
- Sewer and Drainage projects providing a doubling of capacity are attributed 50% to DCCs; and
- Sewer and Drainage projects providing new capacity for growth are attributed 100% DCC funding.

Eligible costs are usually associated with larger feeder watermains, trunk sanitary and storm sewers, and increased capacity for pumping facilities. Costs could also include land costs, rights-of-way and easement acquisition, and associated professional fees with designing and delivering the new assets.

Transportation

The transportation growth plan was previously separated into Arterial Roads and Collector Roads. To further streamline the DCC program, the two roads' programs were brought together as a Transportation service, consistent with most municipalities. This was done to simplify the project management and tracking of the two types of projects, and to allow better prioritization of projects that could lead to more effective use of DCC funding.

The transportation DCC capital plan includes 12 component programs as outlined in the calculations in Appendix A. All projects that support these programs are detailed in the Engineering 10-year Servicing Plan. The program includes new road connections, road upgrades, intersection improvements, major road infrastructure (e.g. bridges), pedestrian and active transportation facilities, and road network development.

For transportation projects, DCC contribution are assessed on the provision of "new lanes". A brand-new collector or arterial road would be 100% DCC funded, and doubling of lanes would be

50% DCC funded. Other combinations of added lanes and off-road cycling or multi-use path capacity would be attributed similarly.

Park Acquisition and Improvements

Park Acquisition and Improvements include the purchase of land for new parks, including improvements to bring parkland up to a basic and usable standard, and purchase of Green Infrastructure Network (GIN) as part of the City's Biodiversity Conservation Strategy (BCS). The allowable parkland improvements include fencing, landscaping (including grading), drainage, irrigation, trails, restrooms, changing rooms, as well as playground and playfield equipment. More complex park facilities, such sports courts or facilities, or lighting are not eligible expenses.

In order to develop the park acquisition plan, the Parks department has developed a property acquisition list that includes parcels identified through development of NCPs and LAPs, as well as park initiatives identified through the Parks Strategic Plan, through the Biodiversity Conservation Strategy, the Greenways Master Plan, the Urban Forest Management Strategy, the Natural Areas Management Plan, as well as other planning documents. The park acquisition list is not a public facing document as it is a long-range aspirational planning document that is not intended to influence decisions surrounding private lands. For the 2026 DCC Bylaw, the time horizon and density of parkland needs was reviewed and revised. This led to a 10-year program value of about $413 million.

Park acquisition and improvements are 100% DCC funded for new parks, unless there is supporting "other funding" that can supplement the project.

Fire Services Facilities

The Fire Service Facilities DCC is new to the 2026 DCC Bylaw, as fire service facilities had not previously been included as a growth-related cost prior to 2026. The current Fire Service Facilities Capital Plan includes one new fire hall for City Centre, relocation and expansion of one fire hall, and expansion of four existing fire halls. As a city with a rapidly growing population and evolving public safety needs, the Fire Service Facilities DCC will support expanded service throughout the City.

Fire Service Facilities have been assessed on facility floor area. Where a new fire station is constructed leading to an increase in services, 100% DCC funding is attributed. For a replacement and increase in size, only the increase in facility size as a percentage is attributed to DCC funding.

Internal and External Financing

Surrey utilizes a combination of internal and external financing to support the DCC program. When grants or internal funding is available, they are identified under "Other Funding Sources" in the

DCC calculations, or they are incorporated at the project development stage within the 10-year servicing plan. Examples include:

- consideration of TransLink funding in projects at the 10-year plan level which may decrease DCC funding required;
- inclusion of approved capital funding for a fire hall project as "Other Funding Sources" to reduce the overall capital program; or
- inclusion of Federal housing stimulus funding as "Other Funding Sources" to reduce the cost of project funding required.

Details of all the DCC programs are provided in Appendix A of this report, with supplemental reports available on the Surrey website.

DCC RATES

DCC rates are calculated first on a City-Wide basis. Appendix A of this report provides detailed program values, application of DCC reserves and Municipal Assist Factor (MAF), and development of the DCC base charge. The DCC base charge is a function of the funding required (program cost) less the MAF and DCC reserves, divided by the sum–product of growth units and impact ratio. The base charge, multiplied by the impact ratio provides the expected DCC rate per unit associated with the development type, and then the rate is derived by normalized by the typical development size where applicable (e.g. square feet).

The general City-Wide DCC rates are summarized in Table 6 for the 2023 Bylaw, the 2024 Bylaw, and the proposed 2026 bylaw.

Table 6: Comparison of City Wide DCC Rates

Development Type	2023 DCC Rate	2024 DCC Rate	2026 DCC Rate	Rate Unit
SSMUH Lot	$53,154	$55,260	$51,633	per lot
Townhouse	$28.47	$29.63	$27.15	per ft^2
Low Rise	$32.14	$33.47	$30.72	per ft^2
High Rise	$31.83	$33.18	$30.30	per ft^2
Commercial	$14.09	$14.58	$14.63	per ft^2
Industrial	$105,400	$108,406	$114,222	per acre

Overall, it can be seen that DCC rates for residential developments decreased slightly between 2024 and 2026. This decrease was due to capital cost reductions for both the Transportation Program (Collector Roads) and Park Acquisition and Improvement, as well as slight increases in some development units. Overall commercial and industrial rates are a modest increase as

Collector Roads and Park DCCs are not sensitive to those development types and the volume of development is much lower for both commercial and industrial as compared to residential development.

CONSULTATION AND ENGAGEMENT

Surrey has an ongoing consultation program for Development Cost Charges. Information is posted on the City website, and Surrey is active with development-based organizations like the Urban Development Institute (UDI).

Since 2024, Surrey has enacted its own Development Approval Process Improvement Committee (DAPIC) this is a Council Committee with the goal of engaging and working with the development community to identify and address barriers and issues associated implementing development in Surrey. This committee includes a range of residential, commercial and industrial developers over a range of scales. This committee meets twice a month and regular updates and presentations on Development Cost Charges and other issues made.

DCC POLICY AND IMPLEMENTATION CONSIDERATIONS

The 2026 DCC Bylaw replaces the 2024 DCC Bylaw but is substantially the same as the previous bylaw.

Major changes include:

- Alignment of Bylaw Effective Date to the date of Bylaw adoption.
- Clarification that DCCs would be applicable to four units or fewer.
- Introduction of the South Campbell Heights area.
- Revision of the DCC schedules to reference development type rather than zoning.
- Merging of the Arterial and Collector Road DCCs to a Transportation DCC.
- Presentation of the Area Specific DCCs as supplementary to city-wide DCCs.
- Revision of DCC rate schedules to meet current program and reserve values.

APPENDIX A: DCC CALCULATIONS

City of Surrey - 10 Year Capital Plans (Citywide)

Water Plan

Program Description	Program No.	Timing	Program Cost ($)	Other Funding Sources ($)	Net Municipal Cost ($)	Growth (%)	Total DCC Eligible Costs ($)
Water Planning and Studies	1600	1-10 Years	$898,000	$0	$898,000	88%	$791,000
Distribution Mains (<=300mm)	1602		$111,408,000	$0	$111,408,000	21%	$23,367,000
Supply Works and Feeder Mains	1610		$137,969,000	$0	$137,969,000	60%	$82,942,000
DCW Upsizing	1620		$2,000,000	$0	$2,000,000	67%	$1,340,000
		Total	**$252,275,000**	**$0**	**$252,275,000**	**-**	**$108,440,000**

Water DCC Calculation	
Program Total	$108,440,000
Program Total (w/o MAF)	$107,355,600
Funding Available	$23,516,116
Funding Required	$83,839,484
Equivalent Units	111,823
DCC Base Charge	$750

Land Use	Growth Units *	Size (sq.ft.)	Impact Ratio	DCC Rate	Unit
Small Scale Multi Unit Housing	1,952		5.1	$3,830	/lot
Townhouse	6,630	1,550	3.2	$1.55	/sq.ft. of DU
Apartments - High Rise	19,320	700	2.0	$2.14	/sq.ft. of DU
Apartments - Low Rise	12,330	950	2.5	$1.98	/sq.ft. of DU
Commercial (sq.ft.)	3,575	1,000	1.3	$0.97	/sq.ft. of BA
Industrial (acre)	495		13.0	$9,747	/acre

** 10-Year growth from Redwood Heights plan excluded, as it is covered under a separate area-specific program.*

City of Surrey - 10 Year Capital Plans (Citywide)

Sewer Plan

Program Description	Program No.	Timing	Program Cost ($)	Other Funding Sources ($)	Net Municipal Cost ($)	Growth (%)	Total DCC Eligible Costs ($)
Sewer Planning and Studies	1630	1-10 Years	$2,650,000	$0	$2,650,000	59%	$1,575,000
Sewer Mains	1632		$176,276,000	$0	$176,276,000	48%	$85,363,000
Sewer Facilities	1644		$69,453,000	$0	$69,453,000	83%	$57,416,000
DCW Upsizing and Connections	1650		$12,384,000	$0	$12,384,000	97%	$11,984,000
Land Acquisition	1658		$1,200,000	$0	$1,200,000	63%	$750,000
		Total	**$261,963,000**	**$0**	**$261,963,000**	**-**	**$157,088,000**

Sewer DCC Calculation	
Program Total	$157,088,000
Program Total (w/o MAF)	$155,517,120
Funding Available	$32,269,046
Funding Required	$123,248,074
Equivalent Units	109,034
DCC Base Charge	$1,130

Land Use	Growth Units *	Size (sq.ft.)	Impact Ratio	DCC Rate	Unit
Small Scale Multi Unit Housing	1,952		5.1	$5,764	/lot
Townhouse	6,630	1,550	3.2	$2.33	/sq.ft. of DU
Apartments - High Rise	19,320	700	2.0	$3.23	/sq.ft. of DU
Apartments - Low Rise	12,330	950	2.5	$2.97	/sq.ft. of DU
Commercial (sq.ft.)	3,575	1,000	1.3	$1.47	/sq.ft. of BA
Industrial (acre)	295		13.0	$14,695	/acre

** 10-Year growth from Redwood Heights and South Campbell Heights plans excluded, as it is covered under a separate area-specific program.*

City of Surrey - 10 Year Capital Plans (Citywide)

Transportation Plan

Program Description	Program No.	Timing	Program Cost ($)	Other Funding Sources ($)	Net Municipal Cost ($)	Growth (%)	Total DCC Eligible Costs ($)
New Road Connections	1000	1-10 Years	$443,417,000	$61,606,000	$381,811,000	77%	$295,841,000
Existing Road Improvement	1004		$49,544,000	$2,549,000	$46,995,000	87%	$40,744,000
Strategic Property Acquisition	1006		$27,000,000	$0	$27,000,000	100%	$27,000,000
Development Coordinated Improvements	1008		$13,500,000	$0	$13,500,000	78%	$10,500,000
Intersection Improvements	1012		$113,309,000	$2,395,000	$110,914,000	84%	$92,794,000
Road Paving	1016		$106,000,000	$55,500,000	$50,500,000	0%	$0
Major Road Infrastructure	1020		$84,678,000	$21,098,000	$63,580,000	69%	$44,059,000
Local Area Service (LAS)	1074		$600,000	$0	$600,000	0%	$0
Crosswalks and Traffic Calming	1108		$16,640,000	$120,000	$16,520,000	32%	$5,300,000
Active Transportation	1120		$79,616,000	$43,677,000	$35,939,000	78%	$28,125,000
Infrastructure Rehabilitation	1160		$30,470,000	$13,275,000	$17,195,000	0%	$0
Road Network Development	1505		$2,000,000	$0	$2,000,000	100%	$2,000,000
		Total	**$966,774,000**	**$200,220,000**	**$766,554,000**	**-**	**$546,363,000**

Transportation DCC Calculation	
Program Total	$546,363,000
Program Total (w/o MAF)	$540,899,370
Funding Available	$99,959,681
Funding Required	$440,939,689
Equivalent Units	123,344
DCC Base Charge	$3,575

Land Use	Growth Units *	Size (sq.ft.)	Impact Ratio	DCC Rate	Unit
Small Scale Multi Unit Housing	2,000		6.5	$23,123	/lot
Townhouse	7,100	1,550	3.8	$8.76	/sq.ft. of DU
Apartments - High Rise	5,520	700	2.0	$10.21	/sq.ft. of DU
Apartments - Low Rise	3,680	950	3.1	$11.59	/sq.ft. of DU
Commercial (sq.ft.)	3,575	1,000	2.4	$8.58	/sq.ft. of BA
Industrial (acre)	261	0	14.6	$52,174	/acre
Apartments - High Rise - CC	13,800	700	1.7	$8.89	/sq.ft. of DU
Apartments - Low Rise - CC	9,200	950	2.7	$10.08	/sq.ft. of DU

** 10-Year growth from Campbell Heights plan excluded, as it is covered under a separate area-specific program.*

City of Surrey - 10 Year Capital Plans (Citywide)

Drainage Plan

Program Description	Program No.	Timing	Program Cost ($)	Other Funding Sources ($)	Net Municipal Cost ($)	Growth (%)	Total DCC Eligible Costs ($)
Drainage Planning and Studies	1660	1-10 Years	$16,136,000	$5,462,000	$10,674,000	54%	$5,731,000
Existing System Upgrades	1662		$58,700,000	$2,306,000	$56,394,000	14%	$7,810,000
Lowlands Flood Control	1664		$176,920,000	$72,955,000	$103,965,000	16%	$17,033,000
Relief and Trunk Systems	1670		$106,154,000	$4,500,000	$101,654,000	52%	$52,417,000
Community Detention	1672		$45,321,000	$0	$45,321,000	100%	$45,096,000
Erosion and Revine Stabilization	1679		$9,717,000	$0	$9,717,000	20%	$1,948,000
DCW Upsizing	1680		$9,250,000	$0	$9,250,000	100%	$9,250,000
Land Acquisition	1688		$13,692,000	$0	$13,692,000	90%	$12,361,000
		Total	**$435,890,000**	**$85,223,000**	**$350,667,000**	**-**	**$151,646,000**

Drainage DCC Calculation	
Program Total	$151,646,000
Program Total (w/o MAF)	$150,129,540
Funding Available	$51,599,660
Funding Required	$98,529,880
Equivalent Units	16,800
DCC Base Charge	$5,865

Land Use	Growth Units *	Size (sq.ft.)	Impact Ratio	DCC Rate	Unit
Small Scale Multi Unit Housing	1,876		1.0	$5,865	/lot
Townhouse	6,650	1,550	0.6	$2.20	/sq.ft. of DU
Apartments - High Rise	19,320	700	0.1	$1.09	/sq.ft. of DU
Apartments - Low Rise	12,570	950	0.3	$1.86	/sq.ft. of DU
Commercial (sq.ft.)	3,575	1,000	0.5	$3.19	/sq.ft. of BA
Industrial (acre)	495		5.7	$33,443	/acre

** 10-Year growth from Darts Hill plan excluded as it is covered under a separate area-specific program.*

City of Surrey - 10 Year Capital Plans (Citywide)

Parkland Acquisition Plan

Program Description	Timing	Gross Project Cost ($)	Other Funding Sources ($)	Net Municipal Cost ($)	Growth (%)	Total DCC Eligible Costs ($)
Parkland Improvements	1-10 Years	$20,070,000	$0	$20,070,000	100%	$20,070,000
Parkland Acquisition - Community and Neighbourhood Parks						
Cloverdale (West Clayton, Clayton Transit Oriented Area, Cloverdale)		$65,593,000	$0	$65,593,000	100%	$65,593,000
Fleetwood (Fleetwood Transit Oriented Area)		$26,219,000	$0	$26,219,000	100%	$26,219,000
Guildford (Guildford Plan, Abbey Ridge Plan)		$136,990,000	$0	$136,990,000	100%	$136,990,000
Newton (Newton Town Centre, Newton-King George Blvd, South Newton)		$26,463,000	$0	$26,463,000	100%	$26,463,000
South Surrey (Grandview Heights, Semiahmoo Town Centre)		$67,738,000	$0	$67,738,000	100%	$67,738,000
Whalley (City Centre)		$37,666,000	$0	$37,666,000	100%	$37,666,000
Parkland Acquisition - BCS/Nature Preserve		$32,466,000	$0	$32,466,000	100%	$32,466,000
	Total	**$413,205,000**	**$0**	**$413,205,000**	**-**	**$413,205,000**

Parkland Acquisition DCC Calculation	
Program Total	$413,205,000
Program Total (w/o MAF)	$409,072,950
Funding Available	$75,535,964
Funding Required	$333,536,986
Equivalent Units	76,557
DCC Base Charge	$4,357

Land Use	Growth Units	Size (sq.ft.)	Impact Ratio	DCC Rate	Unit
Small Scale Multi Unit Housing	2,000		2.0	$8,888	/lot
Townhouse	7,100	1,550	4.0	$11.13	/sq.ft. of DU
Apartments - High Rise	5,520	700	2.0	$12.45	/sq.ft. of DU
Apartments - Low Rise	3,680	950	2.4	$11.14	/sq.ft. of DU
Apartments - High Rise - CC	13,800	700	0.9	$5.35	/sq.ft. of DU
Apartments - Low Rise - CC	9,200	950	1.4	$6.24	/sq.ft. of DU

City of Surrey - 10 Year Capital Plans (Citywide)

Fire Protection Plan

Project Description	Fire Hall No.	Timing	Project Cost ($)	Other Funding Sources ($)	Net Municipal Cost ($)	Growth (%)	Total DCC Eligible Costs ($)
City Centre (New Fire Hall)	3	1-10 Years	$41,000,000		$41,000,000	100%	$41,000,000
9200 152 St (Relocate)	6		$41,000,000	$30,000,000	$11,000,000	64%	$7,000,000
Panorama Ridge (Bay Expansion)	11		$3,000,000	$2,000,000	$1,000,000	100%	$1,000,000
South Surrey (Bay Expansion)	13		$3,000,000		$3,000,000	100%	$3,000,000
Clayton (Bay Expansion)	15		$3,000,000	$2,000,000	$1,000,000	100%	$1,000,000
Fleetwood (Bay Expansion)	18		$3,000,000		$3,000,000	100%	$3,000,000
		Total	**$94,000,000**	**$34,000,000**	**$60,000,000**	**-**	**$56,000,000**

Fire Protection DCC Calculations	
Program Total	$56,000,000
Program Total (w/o MAF)	$55,440,000
Funding Available	$0
Funding Required	$55,440,000
Equivalent Units	133,737
DCC Base Charge	$415

Land Use	Growth Units	Size (sq.ft.)	Impact Ratio	DCC Rate	Unit
Small Scale Multi Unit Housing	2,000		10.0	$4,163	/lot
Townhouse	7,100	1,550	4.4	$1.18	/sq.ft. of DU
Apartments - High Rise	19,320	700	2.0	$1.18	/sq.ft. of DU
Apartments - Low Rise	12,880	950	2.7	$1.18	/sq.ft. of DU
Commercial (sq.ft.)	3,575	1,000	1.0	$0.42	/sq.ft. of BA
Industrial (acre)	495		10.0	$4,163	/acre

City of Surrey - Capital Plan - City Centre

Program Description	Program No.	Timing	Program Cost ($)	Other Funding Sources ($)	Net Municipal Cost ($)	Growth (%)	Total DCC Eligible Costs ($)
Transportation - City Centre - Property Acquisition	1021	Development Driven	$43,000,000	$0	$43,000,000	100%	$43,000,000
		Total	**$43,000,000**	**$0**	**$43,000,000**	**-**	**$43,000,000**

Land Use	Assumed Size (sq.ft.)	Citywide DCC Rate					Unit
		Water	Sewer	Transportation	Drainage	Parkland	
Small Scale Multi Unit Housing		$3,830	$5,764	$23,123	$5,865	$8,888	/lot
Townhouse	1,550	$1.55	$2.33	$8.76	$2.20	$11.13	/sq.ft. of DU
Apartments - High Rise	700	$2.14	$3.23	$10.21	$1.09	$12.45	/sq.ft. of DU
Apartments - Low Rise	950	$1.98	$2.97	$11.59	$1.86	$11.14	/sq.ft. of DU
Commercial (sq.ft.)		$0.97	$1.47	$8.58	$3.19	$0.00	/sq.ft. of BA
Industrial (acre)		$9,747	$14,695	$52,174	$33,443	$0	/acre

Land Use	Estimated Growth Units (Buildout)	DCC Revenue				
		Water	Sewer	Transportation	Drainage	Parkland
Small Scale Multi Unit Housing		$0	$0	$0	$0	$0
Townhouse		$0	$0	$0	$0	$0
Apartments - High Rise	21,739	$32,564,648	$49,151,314	$155,366,846	$16,586,666	$189,453,206
Apartments - Low Rise	34,101	$64,143,755	$96,215,633	$375,467,739	$60,256,255	$360,889,613
Commercial (sq.ft.)	1,437,000	$1,393,890	$2,112,390	$12,329,460	$4,584,030	$0
Industrial (acre)		$0	$0	$0	$0	$0
Total		**$98,102,293**	**$147,479,337**	**$543,164,045**	**$81,426,951**	**$550,342,819**

Service	Estimated DCC Revenue ($) - Citywide Rates	DCC Eligible Cost ($)	
Water	$98,102,293	N/A	
Sewer	$147,479,337	N/A	
Transportation	$543,164,045	N/A	
Drainage	$81,426,951	N/A	
Parkland	$550,342,819	N/A	
Property Acquisition	$0	$43,000,000	*Citywide rate not sufficient. Additional Area-Specific rate required.*

City Centre - Area Specific DCC Calculations

Parkland Acquisition	
Program Total	$43,000,000
Program Total (w/o MAF)	$42,570,000
Funding Available	$13,723,912
Funding Required	$28,846,088
Equivalent Units	132,651
DCC Base Charge	$217

Land Use	Growth Units	Size (sq.ft.)	Impact Ratio	DCC Rate	Unit
Townhouse	0	1,550	3.8	$0.53	/sq.ft. of DU
Apartments - High Rise	21,739	700	1.7	$0.54	/sq.ft. of DU
Apartments - Low Rise	34,101	950	2.7	$0.61	/sq.ft. of DU
Commercial (sq.ft.)	1,437	1,000	2.4	$0.52	/sq.ft. of BA

City of Surrey - Capital Plan - Anniedale Tynehead

Program Description	Program No.	Timing	Program Cost ($)	Other Funding Sources ($)	Net Municipal Cost ($)	Growth (%)	Total DCC Eligible Costs ($)
Water	1621	Development Driven	$22,076,000	$0	$22,076,000	100%	$22,076,000
Sewer	1641		$37,828,000	$0	$37,828,000	100%	$37,828,000
Transportation	1021		$124,448,000	$0	$124,448,000	100%	$124,448,000
Drainage	1676		$33,347,000	$0	$33,347,000	100%	$33,347,000
Parkland Acquisition	-		$105,393,000	$0	$105,393,000	100%	$105,393,000
		Total	**$323,092,000**	**$0**	**$323,092,000**	**-**	**$323,092,000**

Land Use	Assumed Size (sq.ft.)	Citywide DCC Rate					Unit
		Water	Sewer	Transportation	Drainage	Parkland	
Small Scale Multi Unit Housing		$3,830	$5,764	$23,123	$5,865	$8,888	/lot
Townhouse	1,550	$1.55	$2.33	$8.76	$2.20	$11.13	/sq.ft. of DU
Apartments - High Rise	700	$2.14	$3.23	$10.21	$1.09	$12.45	/sq.ft. of DU
Apartments - Low Rise	950	$1.98	$2.97	$11.59	$1.86	$11.14	/sq.ft. of DU
Commercial (sq.ft.)		$0.97	$1.47	$8.58	$3.19	$0.00	/sq.ft. of BA
Industrial (acre)		$9,747	$14,695	$52,174	$33,443	$0	/acre

Land Use	Estimated Growth Units (Buildout)	DCC Revenue				
		Water	Sewer	Transportation	Drainage	Parkland
Small Scale Multi Unit Housing	417	$1,596,727	$2,403,012	$9,639,979	$2,445,119	$3,705,407
Townhouse	8,109	$19,482,113	$29,286,015	$110,105,360	$27,652,031	$139,894,139
Apartments - High Rise	0	$0	$0	$0	$0	$0
Apartments - Low Rise	19,404	$36,498,924	$54,748,386	$213,647,742	$34,286,868	$205,352,532
Commercial (sq.ft.)	709,000	$687,730	$1,042,230	$6,083,220	$2,261,710	$0
Industrial (acre)	115	$1,120,905	$1,689,925	$6,000,010	$3,845,945	$0
Total		**$59,386,399**	**$89,169,567**	**$345,476,311**	**$70,491,673**	**$348,952,078**

Service	Estimated DCC Revenue ($) - Citywide Rates	DCC Eligible Cost ($)	
Water	$59,386,399	$22,076,000	*Citywide rate sufficient. Area-Specific rate not required.*
Sewer	$89,169,567	$37,828,000	*Citywide rate sufficient. Area-Specific rate not required.*
Transportation	$345,476,311	$124,448,000	*Citywide rate sufficient. Area-Specific rate not required.*
Drainage	$70,491,673	$33,347,000	*Citywide rate sufficient. Area-Specific rate not required.*
Parkland	$348,952,078	$105,393,000	*Citywide rate sufficient. Area-Specific rate not required.*

City of Surrey - Capital Plan - Highway 99 Corridor

Program Description	Program No.	Timing	Program Cost ($)	Other Funding Sources ($)	Net Municipal Cost ($)	Growth (%)	Total DCC Eligible Costs ($)
Water	1619	Development Driven	$3,615,000	$0	$3,615,000	100%	$3,615,000
Sewer	1639		$2,837,000	$0	$2,837,000	100%	$2,837,000
Transportation	1019		$41,875,000	$3,760,000	$38,115,000	100%	$38,115,000
Drainage	1669		$217,000	$0	$217,000	100%	$217,000
Parkland Acquisition	-		$3,937,000	$3,937,000	$0	100%	$0
		Total	**$52,481,000**	**$7,697,000**	**$44,784,000**	**-**	**$44,784,000**

Land Use	Assumed Size (sq.ft.)	Citywide DCC Rate					Unit
		Water	Sewer	Transportation	Drainage	Parkland	
Small Scale Multi Unit Housing		$3,830	$5,764	$23,123	$5,865	$8,888	/lot
Townhouse	1,550	$1.55	$2.33	$8.76	$2.20	$11.13	/sq.ft. of DU
Apartments - High Rise	700	$2.14	$3.23	$10.21	$1.09	$12.45	/sq.ft. of DU
Apartments - Low Rise	950	$1.98	$2.97	$11.59	$1.86	$11.14	/sq.ft. of DU
Commercial (sq.ft.)		$0.97	$1.47	$8.58	$3.19	$0.00	/sq.ft. of BA
Industrial (acre)		$9,747	$14,695	$52,174	$33,443	$0	/acre

Land Use	Estimated Growth Units (Buildout)	DCC Revenue				
		Water	Sewer	Transportation	Drainage	Parkland
Small Scale Multi Unit Housing		$0	$0	$0	$0	$0
Townhouse		$0	$0	$0	$0	$0
Apartments - High Rise		$0	$0	$0	$0	$0
Apartments - Low Rise		$0	$0	$0	$0	$0
Commercial (sq.ft.)	1,698,840	$1,647,875	$2,497,295	$14,576,047	$5,419,300	$0
Industrial (acre)	85	$828,495	$1,249,075	$4,434,790	$2,842,655	$0
Total		**$2,476,370**	**$3,746,370**	**$19,010,837**	**$8,261,955**	**$0**

Service	Estimated DCC Revenue ($) - Citywide Rates	DCC Eligible Cost ($)	
Water	$2,476,370	$3,615,000	*Citywide rate not sufficient. Additional Area-Specific rate required.*
Sewer	$3,746,370	$2,837,000	*Citywide rate sufficient. Area-Specific rate not required.*
Transportation	$19,010,837	$38,115,000	*Citywide rate not sufficient. Additional Area-Specific rate required.*
Drainage	$8,261,955	$217,000	*Citywide rate sufficient. Area-Specific rate not required.*
Parkland	$0	$0	

Highway 99 Corridor - Area Specific DCC Calculations

Water	
Program Total	$3,615,000
Program Total (w/o MAF)	$3,578,850
Funding Available	$85,466
Funding Required	$3,493,384
Equivalent Units	3,313
DCC Base Charge	$1,054

Land Use	Growth Units	Size (sq.ft.)	Impact Ratio	DCC Rate	City Wide Rate	Additional Rate	Unit
Commercial (sq.ft.)	1,699	1,000	1.3	$1.37	$0.97	$0.40	/sq.ft. of BA
Industrial (acre)	85		13.0	$13,706	$9,747	$3,959	/acre

Transportation	
Program Total	$38,115,000
Program Total (w/o MAF)	$37,733,850
Funding Available	$10,900,596
Funding Required	$26,833,254
Equivalent Units	5,317
DCC Base Charge	$5,047

Land Use	Growth Units	Size (sq.ft.)	Impact Ratio	DCC Rate	City Wide Rate	Additional Rate	Unit
Commercial (sq.ft.)	1,699	1,000	2.4	$12.11	$8.58	$3.53	/sq.ft. of BA
Industrial (acre)	85		14.6	$73,660	$52,174	$21,486	/acre

City of Surrey - Capital Plan - Campbell Heights

Program Description	Program No.	Timing	Program Cost ($)	Other Funding Sources ($)	Net Municipal Cost ($)	Growth (%)	Total DCC Eligible Costs ($)
Transportation	1017	Development Driven	$89,095,000	$19,395,000	$69,700,000	100%	$69,700,000
		Total	**$89,095,000**	**$19,395,000**	**$69,700,000**	**-**	**$69,700,000**

Land Use	Assumed Size (sq.ft.)	Citywide DCC Rate					Unit
		Water	Sewer	Transportation	Drainage	Parkland	
Small Scale Multi Unit Housing		$3,830	$5,764	$23,123	$5,865	$8,888	/lot
Townhouse	1,550	$1.55	$2.33	$8.76	$2.20	$11.13	/sq.ft. of DU
Apartments - High Rise	700	$2.14	$3.23	$10.21	$1.09	$12.45	/sq.ft. of DU
Apartments - Low Rise	950	$1.98	$2.97	$11.59	$1.86	$11.14	/sq.ft. of DU
Commercial (sq.ft.)		$0.97	$1.47	$8.58	$3.19	$0	/sq.ft. of BA
Industrial (acre)		$9,747	$14,695	$52,174	$33,443	$0	/acre

Land Use	Estimated Growth Units (Buildout)	DCC Revenue				
		Water	Sewer	Transportation	Drainage	Parkland
Small Scale Multi Unit Housing		$0	$0	$0	$0	$0
Townhouse		$0	$0	$0	$0	$0
Apartments - High Rise		$0	$0	$0	$0	$0
Apartments - Low Rise		$0	$0	$0	$0	$0
Commercial (sq.ft.)		$0	$0	$0	$0	$0
Industrial (acre)	445	$4,337,415	$6,539,275	$23,217,430	$14,882,135	$0
Total		**$4,337,415**	**$6,539,275**	**$23,217,430**	**$14,882,135**	**$0**

Service	Estimated DCC Revenue ($) - Citywide Rates	DCC Eligible Cost ($)	
Water	$4,337,415	N/A	
Sewer	$6,539,275	N/A	
Transportation	$23,217,430	$69,700,000	*Citywide rate not sufficient. Additional Area-Specific rate required.*
Drainage	$14,882,135	N/A	
Parkland	$0	N/A	

Campbell Heights - Area Specific DCC Calculations

Transportation	
Program Total	$69,700,000
Program Total (w/o MAF)	$69,003,000
Funding Available	$40,796,653
Funding Required	$28,206,347
Equivalent Units	445
DCC Base Charge	$63,385

Land Use	Growth Units	Impact Ratio	DCC Rate	City Wide Rate	Additional Rate	Unit
Industrial (acre)	445	1.0	$63,385	$52,174	$11,211	/acre

City of Surrey - Capital Plan - South Campbell Heights

Program Description	Program No.	Timing	Program Cost ($)	Other Funding Sources ($)	Net Municipal Cost ($)	Growth (%)	Total DCC Eligible Costs ($)
Sewer	1645	Development Driven	$39,886,000	$0	$39,886,000	100%	$39,886,000
		Total	**$39,886,000**	**$0**	**$39,886,000**	**-**	**$39,886,000**

Land Use	Assumed Size (sq.ft.)	Citywide DCC Rate					Unit
		Water	Sewer	Transportation	Drainage	Parkland	
Small Scale Multi Unit Housing		$3,830	$5,764	$23,123	$5,865	$8,888	/lot
Townhouse	1,550	$1.55	$2.33	$8.76	$2.20	$11.13	/sq.ft. of DU
Apartments - High Rise	700	$2.14	$3.23	$10.21	$1.09	$12.45	/sq.ft. of DU
Apartments - Low Rise	950	$1.98	$2.97	$11.59	$1.86	$11.14	/sq.ft. of DU
Commercial (sq.ft.)		$0.97	$1.47	$8.58	$3.19	$0.00	/sq.ft. of BA
Industrial (acre)		$9,747	$14,695	$52,174	$33,443	$0	/acre

Land Use	Estimated Growth Units (Buildout)	DCC Revenue				
		Water	Sewer	Transportation	Drainage	Parkland
Small Scale Multi Unit Housing		$0	$0	$0	$0	$0
Townhouse		$0	$0	$0	$0	$0
Apartments - High Rise		$0	$0	$0	$0	$0
Apartments - Low Rise		$0	$0	$0	$0	$0
Commercial (sq.ft.)		$0	$0	$0	$0	$0
Industrial (acre)	337	$3,284,739	$4,952,215	$17,582,638	$11,270,291	$0
Total		**$3,284,739**	**$4,952,215**	**$17,582,638**	**$11,270,291**	**$0**

Service	Estimated DCC Revenue ($) - Citywide Rates	DCC Eligible Cost ($)	
Water	$3,284,739	N/A	
Sewer	$4,952,215	$39,886,000	*Citywide rate not sufficient. Additional Area-Specific rate required.*
Transportation	$17,582,638	N/A	
Drainage	$11,270,291	N/A	
Parkland	$0	N/A	

South Campbell Heights - Area Specific DCC Calculations

Sewer	
Program Total	$39,886,000
Program Total (w/o MAF)	$39,487,140
Funding Available	$0
Funding Required	$39,487,140
Equivalent Units	337
DCC Base Charge	$117,173

Land Use	Growth Units	Impact Ratio	DCC Rate	City Wide Rate	Additional Rate	Unit
Industrial (acre)	337	1.0	$117,173	$14,695	$102,478	/acre

City of Surrey - Capital Plan - Redwood Heights

Program Description	Program No.	Timing	Program Cost ($)	Other Funding Sources ($)	Net Municipal Cost ($)	Growth (%)	Total DCC Eligible Costs ($)
Water	1619	Development Driven	$20,216,000	$6,000,000	$14,216,000	100%	$14,216,000
Sewer	1639		$19,788,000	$0	$19,788,000	100%	$19,788,000
Parkland Acquisition	-		$135,814,000	$0	$135,814,000	100%	$135,814,000
		Total	**$175,818,000**	**$6,000,000**	**$169,818,000**	**-**	**$169,818,000**

Land Use	Assumed Size (sq.ft.)	Citywide DCC Rate					Unit
		Water	Sewer	Transportation	Drainage	Parkland	
Small Scale Multi Unit Housing		$3,830	$5,764	$23,123	$5,865	$8,888	/lot
Townhouse	1,550	$1.55	$2.33	$8.76	$2.20	$11.13	/sq.ft. of DU
Apartments - High Rise	700	$2.14	$3.23	$10.21	$1.09	$12.45	/sq.ft. of DU
Apartments - Low Rise	950	$1.98	$2.97	$11.59	$1.86	$11.14	/sq.ft. of DU
Commercial (sq.ft.)		$0.97	$1.47	$8.58	$3.19	$0.00	/sq.ft. of BA
Industrial (acre)		$9,747	$14,695	$52,174	$33,443	$0	/acre

Land Use	Estimated Growth Units (Buildout)	DCC Revenue				
		Water	Sewer	Transportation	Drainage	Parkland
Small Scale Multi Unit Housing	227	$868,561	$1,307,150	$5,243,794	$1,330,055	$2,015,605
Townhouse	2,602	$6,250,825	$9,396,401	$35,327,242	$8,872,138	$44,884,955
Apartments - High Rise		$0	$0	$0	$0	$0
Apartments - Low Rise	4,070	$7,655,450	$11,483,176	$44,811,450	$7,191,484	$43,071,574
Commercial (sq.ft.)	86,498	$83,903	$127,151	$742,149	$275,927	$0
Industrial (acre)		$0	$0	$0	$0	$0
Total		**$14,858,739**	**$22,313,878**	**$86,124,634**	**$17,669,604**	**$89,972,134**

Service	Estimated DCC Revenue ($) - Citywide Rates	DCC Eligible Cost ($)	
Water	$14,858,739	$14,216,000	*Citywide rate sufficient. Area-Specific rate not required.*
Sewer	$22,313,878	$19,788,000	*Citywide rate sufficient. Area-Specific rate not required.*
Transportation	$86,124,634	N/A	
Drainage	$17,669,604	N/A	
Parkland	$89,972,134	$135,814,000	*Citywide rate not sufficient. Additional Area-Specific rate required.*

Redwood Heights - Area Specific DCC Calculations

Parkland Acquisition	
Program Total	$135,814,000
Program Total (w/o MAF)	$134,455,860
Funding Available	$0
Funding Required	$134,455,860
Equivalent Units	20,658
DCC Base Charge	$6,509

Land Use	Growth Units	Size (sq.ft.)	Impact Ratio	DCC Rate	City Wide Rate	Additional Rate	Unit
Small Scale Multi Unit Housing	227	3,500	2.0	$13,279	$8,888	$4,391	/lot
Townhouse	2,602	1,550	4.0	$16.63	$11.13	$5.50	/sq.ft. of DU
Apartments - Low Rise	4,070	950	2.4	$16.65	$11.14	$5.51	/sq.ft. of DU

City of Surrey - Capital Plan - Darts Hill

Program Description	Program No.	Timing	Program Cost ($)	Other Funding Sources ($)	Net Municipal Cost ($)	Growth (%)	Total DCC Eligible Costs ($)
Drainage	1669	Development Driven	$30,964,000	$2,500,000	$28,464,000	100%	$28,464,000
		Total	**$30,964,000**	**$2,500,000**	**$28,464,000**	**-**	**$28,464,000**

Land Use	Assumed Size (sq.ft.)	Citywide DCC Rate					Unit
		Water	Sewer	Transportation	Drainage	Parkland	
Small Scale Multi Unit Housing		$3,830	$5,764	$23,123	$5,865	$8,888	/lot
Townhouse	1,550	$1.55	$2.33	$8.76	$2.20	$11.13	/sq.ft. of DU
Apartments - High Rise	700	$2.14	$3.23	$10.21	$1.09	$12.45	/sq.ft. of DU
Apartments - Low Rise	950	$1.98	$2.97	$11.59	$1.86	$11.14	/sq.ft. of DU
Commercial (sq.ft.)		$0.97	$1.47	$8.58	$3.19	$0.00	/sq.ft. of BA
Industrial (acre)		$9,747	$14,695	$52,174	$33,443	$0	/acre

Land Use	Estimated Growth Units (Buildout)	DCC Revenue				
		Water	Sewer	Transportation	Drainage	Parkland
Small Scale Multi Unit Housing	124	$474,864	$714,651	$2,866,912	$727,174	$1,101,981
Townhouse	2,254	$5,416,011	$8,141,487	$30,609,195	$7,687,241	$38,890,450
Apartments - High Rise		$0	$0	$0	$0	$0
Apartments - Low Rise	1,243	$2,337,205	$3,505,808	$13,680,914	$2,195,557	$13,149,731
Commercial (sq.ft.)	89,598	$86,910	$131,708	$768,747	$285,816	$0
Industrial (acre)		$0	$0	$0	$0	$0
Total		**$8,314,989**	**$12,493,654**	**$47,925,768**	**$10,895,787**	**$53,142,162**

Service	Estimated DCC Revenue ($) - Citywide Rates	DCC Eligible Cost ($)	
Water	$8,314,989	N/A	
Sewer	$12,493,654	N/A	
Transportation	$47,925,768	N/A	
Drainage	$10,895,787	$28,464,000	*Citywide rate not sufficient. Additional Area-Specific rate required.*
Parkland	$53,142,162	N/A	

Darts Hill - Area Specific DCC Calculations

Drainage	
Program Total	$28,464,000
Program Total (w/o MAF)	$28,179,360
Funding Available	$0
Funding Required	$28,179,360
Equivalent Units	1,855
DCC Base Charge	$15,194

Land Use	Growth Units	Size (sq.ft.)	Impact Ratio	DCC Rate	City Wide Rate	Additional Rate	Unit
Small Scale Multi Unit Housing	124	3,500	1.0	$15,194	$5,865	$9,329	/lot
Townhouse	2,254	1,550	0.6	$5.69	$2.20	$3.49	/sq.ft. of DU
Apartments - Low Rise	1,243	950	0.3	$4.81	$1.86	$2.95	/sq.ft. of DU
Commercial (sq.ft.)	90	1,000	0.5	$8.25	$3.19	$5.06	/sq.ft. of BA

CITY OF SURREY

BYLAW NO. 22021

A Bylaw to impose development cost charges.

.....

WHEREAS:

A. Pursuant to Part 14, Division 19 of the *Local Government Act*, S.B.C 2015, c.1, as amended Development Cost Charge Amendment Bylaw Approval Exemption Regulation, BC Reg 130/2010, and the regulations passed pursuant thereto, the Council of the City of Surrey may, by bylaw, impose development cost charges; and

B. Development cost charges may be imposed for the purpose of providing funds to assist the City of Surrey to pay the capital costs of

(a) providing, constructing, altering or expanding sewage, water, drainage, fire protection, police, highway and solid waste and recycling facilities, other than off-street parking facilities, and
(b) providing and improving park land

to service directly or indirectly, the development for which the charges are being imposed.

NOW THEREFORE, the Council of the City of Surrey, ENACTS AS FOLLOWS:

TITLE

1. This Bylaw may be cited for all purposes as "Surrey Development Cost Charge Bylaw, 2026, No. 22021".

DEFINITIONS AND INTERPRETATION

2. For the purposes of this Bylaw, unless the context otherwise requires:

"**Adoption Date**" means the date on which this Bylaw is adopted by Council;

"**Assisted Living Residence**" means a multiple unit residential building containing 45 Dwelling Units per acre or greater which is subject to a housing agreement pursuant to Section 483 of the *Local Government Act*, as amended, between the City of Surrey and the owner of the building, but does not include Not-for-Profit Rental Housing. The housing agreement will specify that the multiple unit residential building will:

(a) be occupied only by persons who are Qualified Occupants;
(b) be registered as an Assisted Living Residence under the *Community Care and Assisted Living Act*, S.B.C. 2002, c. 75, as amended; and
(c) not be strata-titled or further subdivided;

"**BA**" or "**Building Area**" means building area as defined by the total sum of all floor areas

enclosed or partially enclosed by the exterior perimeter of a building or structure including without limitation stairways, elevator shafts, storage rooms, mechanical rooms and basements, and excluding areas for parking that are provided as an accessory use to the building or structure;

"**Campbell Heights**" means the area of the City of Surrey shown in Section E.17(a) of Schedule "G" of the Surrey Zoning Bylaw;

"**City Centre**" means the area of the City of Surrey shown in Schedule E.30(a) of the Surrey Zoning Bylaw;

"***Community Charter***" means the *Community Charter*, SBC 2003, c.26, as amended;

"**Completed**" means, in the case of a subdivision, an application for which the servicing agreement is completed and signed, appropriate zoning is in place, all applicable fees and levies are paid, all conditions of approval are fulfilled, and the final plan of subdivision is ready for approval by the approving officer;

"**Darts Hill**" means the area of the City of Surrey shown in Section E.35(a) of Schedule "G" of the Surrey Zoning Bylaw;

"**Developed Area**" means that area of a lot containing any improvements for the accommodation of a building, accessory building, structure, storage or parking or circulation area, landscaping or anything to facilitate the permitted use;

"**DU**" or "**Dwelling Unit**" means dwelling unit as defined in the Surrey Zoning Bylaw;

"**Eligible Development**" means a development that is eligible in accordance with 563(1) of the *Local Government Act* for a rental housing development operated by public housing bodies prescribed in the *Residential Tenancy Act* and Regulations if the units are subject to a legal agreement securing rental tenure for a minimum period of 60 years, as accepted by the City, and is either:

(a) wholly owned and operated by a public housing body; or
(b) operated by a public housing body, pursuant to a legal agreement with the property owner;

"**Federal and Provincial Buildings**" means buildings or lots owned by the Provincial or Federal government for use by the Provincial or Federal government or crown corporations, excluding a Hospital operating under Federal or Provincial legislation, located in any zone;

"**Highway 99 Corridor**" means the area of the City of Surrey shown in Section E.20(a) of Schedule "G" of the Surrey Zoning Bylaw;

"**Hospital**" means a hospital, a private hospital, and/or a licensed community care facility as defined under the *Hospital Act*, R.S.B.C. 1996, c. 200, as amended, and a private mental hospital as defined under the *Mental Health Act*, R.S.B.C. 1996, c. 288, as amended;

"**In-Stream**" means, in reference to an application, not determined, rejected or withdrawn and:

(a) in the case of an application for subdivision, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the City of Surrey has been submitted and accepted by the City of Surrey as a complete application;
(b) in the case of an application for building permit, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the City of Surrey including without limitation all applicable architectural, structural, plumbing, electrical, mechanical and site drainage drawings has been submitted and accepted by the City of Surrey as a complete application;
(c) in the case of a rezoning application, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the City of Surrey has been submitted and accepted by the City of Surrey as a complete application; and
(d) in the case of an application for development permit, one for which the application form has been submitted, the application fees have been paid, and all supporting documentation required by the City of Surrey has been submitted and accepted by the City of Surrey as a complete application;

"**Issuable**" means, in the case of a building permit, an application which meets the requirements of an In-Stream application and for which:

(a) Council has approved any applicable rezoning and/or development permit and/or development variance permit;
(b) all required off-site legal encumbrances relating to engineering services have been registered at the Land Title Office on title to the lot;
(c) any plan, including a plan of subdivision, consolidation, or road dedication, that would affect the legal description of the lot has been registered at the Land Title Office on title to the lot;
(d) all review comments arising from the building permit application review process have been addressed to the satisfaction of the City of Surrey; and
(e) all applicable fees and levies have been paid;

"***Local Government Act***" means *Local Government Act*, SBC 2015, c. 1, as amended;

"**Minor Change**" means a change to the scope of work authorized by a building permit which results in an increase of five percent (5%) or less in the cumulative total Square Footage of the Dwelling Unit, the Building Area, the number of Dwelling Units within a building or on a lot, or the Developed Area of a lot;

Precursor Application" means, in relation to a building permit, that there is an:

(a) In-Stream building permit application;
(b) In-Stream development permit application and that the development authorized by the building permit is entirely within the area of land that is the subject of the application; or
(c) In-Stream rezoning application and that the development authorized by the building permit is entirely within the area of land to which the application relates;

"**Qualified Occupants**" means:

(a) a person who is a resident as defined under the *Community Care and Assisted*

Living Act, SBC 2002, c. 75, as amended; and

(b) a person who is employed to manage the Assisted Living Residence and their spouse, provided only one Dwelling Unit within the Assisted Living Residence is designated for this type of occupant;

"**Redwood Heights**" means the area of the City of Surrey shown in Section E.33(a) of Schedule "G" of the Surrey Zoning Bylaw;

"**Revision Permit**" means a revised building permit issued by the City of Surrey where the City of Surrey has accepted a proposed change to the scope of work originally authorized by a building permit;

"**Seniors Apartments**" means a multiple unit residential building with a minimum density of 45 Dwelling Units per acre and where there exists a housing agreement pursuant to Section 483 of the *Local Government Act*, as amended , between the City of Surrey and the owner specifying that the multiple unit residential building will be restricted to seniors, but does not include Not-for-Profit Rental Housing;

"**South Campbell Heights**" means the area of the City of Surrey shown in Section E.39(a) of Schedule "G" of the Surrey Zoning Bylaw;

"**Square Footage of the Dwelling Unit**" or "**sq. ft. of DU**" means the cumulative floor area measured from the outside edge of the exterior walls or sheathing of the Dwelling Unit and, where applicable, the centre line of the common walls dividing the Dwelling Units and shall include all the internal walls within each Dwelling Unit excluding parking areas (to a maximum of 250 square feet per parking space), crawl spaces less than or equal to 1.5 metres [5 ft.] clear height, balconies, canopies, terraces and sun decks;

"**Substantial Change**" means a change to the scope of work authorized by a building permit which results in either:

(a) an increase by more than five percent (5%) in the cumulative total Square Footage of the Dwelling Unit, the Building Area, the number of Dwelling Units within a building or on a lot, or the Developed Area of a lot; or

(b) a change to the zone or land use on which the development cost charges was based, as determined by the City of Surrey;

"**Surrey Zoning Bylaw**" means Surrey Zoning By-law, 1993, No. 12000, as amended; and

3. Words not specifically defined in this Bylaw shall have the same meaning as defined in Surrey Zoning Bylaw.

4. If any section, clause or phrase of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid portion shall be severed and the remainder of the Bylaw shall be deemed to have been enacted without the invalid portion.

DEVELOPMENT COST CHARGES

5. Every person who obtains: approval of a subdivision; or a building permit authorizing the construction, alteration or extension of a building or structure shall pay to the City of Surrey the development cost charges in the amounts set out in this Bylaw including all Schedule(s) as follows:

(a) Schedule A – City Wide;
(b) Schedule B – City Centre;
(c) Schedule C – Highway 99 Corridor, Campbell Heights, and South Campbell Heights;
(d) Schedule D – Redwood Heights; and
(e) Schedule E – Darts Hill.

6. Development cost charges shall be payable in the manner specified below:

(a) at the time of the approval for a subdivision by the approving officer, for agricultural, small-scale multi-unit housing subdivision lots, or all zones and land uses within Campbell Heights; and
(b) for all cases other than those described in section 6(a), at the time of the issuance for a building permit; and
(c) notwithstanding Section 561(5) of the *Local Government Act*, a development cost charge is payable for the construction, alteration or extension of a building that will, after the construction, alteration or extension, contain fewer than 4 self-contained dwelling units in the cases described in section 6(b).

EXEMPTIONS

7. Development cost charges are not payable if any of the following applies in relation to a development authorized by a building permit:

(a) the value of the work authorized by the permit does not exceed $100,000;
(b) the size of the Dwelling Unit is no greater than 312.2 ft² [29 m²]; and
(c) the permit authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction, alteration or extension, used for an Eligible Development.

MIXED USE AND COMPREHENSIVE DEVELOPMENTS

8. For mixed use developments, the development cost charges payable shall be calculated separately for each portion of the development contained in the building permit or subdivision application in accordance with the zones and land uses identified in the applicable Schedule(s). The total payable will be the sum of the development cost charges for each portion of the development.

9. Development cost charges payable for comprehensive development zones shall be calculated as specified in the applicable comprehensive development zone amendment to Surrey Zoning Bylaw.

CHANGES TO WORK AUTHORIZED BY A BUILDING PERMIT

10. If a Minor Change to a building permit is proposed, the development cost charges will be recalculated based on the increase in Building Area, Developed Area, or Dwelling Units (as applicable) using the rates in the Surrey Development Cost Charge Bylaw in effect at the time of issuance of the Revision Permit. The difference between the original development cost charges amount and the recalculated development cost charges amount shall be paid to the City of Surrey prior to the issuance of the Revision Permit.

11. If a Substantial Change to a building permit is proposed, the development cost charges will be recalculated on the entire project at the rates in the Surrey Development Cost Charge Bylaw in effect at the time of issuance of the Revision Permit. The difference between the original development cost charges amount and the recalculated development cost charges amount shall be paid to the City of Surrey prior to the issuance of the Revision Permit.

ADOPTION DATE AND TRANSITIONAL PROVISIONS

12. This Bylaw will come into force on the Adoption Date.

13. Surrey Development Cost Charge Bylaw, 2024, No. 21174 and all amendments thereto, is hereby repealed except in the case of:

    (a) applications for subdivision of lots that are In-Stream on the Adoption Date and which are Completed within one year of the Adoption Date;
    (b) building permits that are In-Stream on the Adoption Date and which are Issuable within one year of the Adoption Date; and
    (c) building permits on lots with a Precursor Application In-Stream on the Adoption Date and where the related building permit is Issuable within one year of the Adoption Date

    in which case Surrey Development Cost Charge Bylaw, 2026, No. 22021, and all amendments thereto, shall apply. Surrey Development Cost Charge Bylaw, 2024, No. 21174, and all amendments thereto, shall be wholly repealed one year from the Adoption Date.

PASSED FIRST READING on the th day of , 2026.

PASSED SECOND READING on the th day of , 2026.

PASSED THIRD READING on the th day of , 2026.

APPROVED BY THE DEPUTY INSPECTOR OF MUNICIPALITIES on the th day of , 2026.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 2026.

_____MAYOR

_____CLERK

SCHEDULE A

Surrey Development Cost Charge Bylaw, 2026, No. 22021

CITY WIDE DCC RATES

ADDITIONAL AREA-SPECIFIC CHARGES APPLY AS NOTED
IN SCHEDULES B, C, D, and E

No	Zones and Land Uses City Wide	DCC Components						Total	Units for Each Column
		Water	Sewer	Transportation	Drainage	Parkland Acquisition	Fire Protection		
	Agricultural								
1	Agriculture - Subdivision Lots	$3,830	$0	$23,123	$5,865	$3,555	$4,163	$40,536	/lot
2	Agriculture - Non-residential Building Area, in excess of 5,000 sq.ft.	$0.24	$0.00	$0.71	$0.16	$0.00	$0.10	$1.21	/sq.ft. of BA
	Small-Scale Multi-Unit Housing (SSMUH) Subdivision Lots; Rowhouses; and Manufactured Homes								
3	SSMUH Lots; and Rowhouses	$3,830	$5,764	$23,123	$5,865	$8,888	$4,163	$51,633	/lot (a)
4	Manufactured Home	$2,183	$3,286	$13,244	$3,343	$5,066	$2,373	$29,495	/pad or /DU
	SSMUH Building Area								
5	Building area in excess of 1st principal dwelling unit, with or without a secondary suite [except coach house or garden suite]	$1.55	$2.33	$4.38	$2.20	$5.57	$1.18	$17.21	/sq.ft. of BA (b)
6	Building area of coach house or garden suite without secondary suite	$0.62	$0.93	$3.50	$0.88	$4.45	$0.47	$10.85	/sq.ft. of BA (c)
	Multiple Residential								
7	Townhouse	$1.55	$2.33	$8.76	$2.20	$11.13	$1.18	$27.15	/sq.ft. of DU (d)
8	Low Rise Apartment - [except lines 9 and 12]	$1.98	$2.97	$11.59	$1.86	$11.14	$1.18	$30.72	/sq.ft. of DU (e)
9	Low Rise Apartment - [In City Centre, except line 12]	$1.98	$2.97	$10.08	$1.86	$6.24	$1.18	$24.31	/sq.ft. of DU (f)
10	High Rise Apartment - [except lines 11 and 12]	$2.14	$3.23	$10.21	$1.09	$12.45	$1.18	$30.30	/sq.ft. of DU (g)
11	High Rise Apartment - [In City Centre, except line 12]	$2.14	$3.23	$8.89	$1.09	$5.35	$1.18	$21.88	/sq.ft. of DU (h)
12	Seniors Apartments and Assisted Living Residences	$2.14	$3.23	$4.60	$1.09	$5.60	$1.18	$17.84	/sq.ft. of DU (i)
	Commercial								
13	Commercial - Ground floor - [except line 15]	$0.97	$1.47	$8.58	$3.19	$0.00	$0.42	$14.63	/sq.ft. of BA (j)
14	Commercial - All other floors except ground floor - [except line 15]	$0.86	$1.47	$5.36	$0.76	$0.00	$0.42	$8.87	/sq.ft. of BA (j)
15	Tourist Accomodation	$1,277	$1,921	$5,005	$1,349	$0	$420	$9,972	/pad (k)
	Industrial								
16	All Industrial Zones & Land Uses - Developed Area	$9,747	$14,695	$52,174	$33,443	$0	$4,163	$114,222	/acre (j)
17	All Industrial Zones & Land Uses - All other floors	$0.24	$0.32	$0.71	$0.16	$0.00	$0.10	$1.53	/sq.ft. of BA (j)
	Institutional								
18	Assembly Hall	$0.86	$1.31	$2.86	$1.76	$0.00	$0.42	$7.21	/sq.ft. of BA (j)
19	Public & Private Schools (to grade 12)	$0.86	$1.31	$2.86	$1.76	$0.00	$0.42	$7.21	/sq.ft. of BA (j)
20	Public & Private Schools (Post Secondary)	$0.86	$1.31	$5.72	$1.76	$0.00	$0.42	$10.07	/sq.ft. of BA (j)
21	Federal, Provincial and Municipal Buildings	$0.86	$1.31	$5.72	$1.76	$0.00	$0.42	$10.07	/sq.ft. of BA (j)
22	Special Care Housing; and Hospitals	$0.86	$1.31	$2.86	$1.76	$0.00	$0.42	$7.21	/sq.ft. of BA (j)
	Dwelling Units in Non Residential								
23	DU in Non Residential Zones	$1.98	$2.97	$11.59	$1.86	$11.14	$1.18	$30.72	/sq.ft. of DU (e)
24	DU in Non Residential Zones - [In City Centre]	$1.98	$2.97	$10.08	$1.86	$6.24	$1.18	$24.31	/sq.ft. of DU (f)

(a) Includes DCC charges for 1st principal dwelling unit, with or without a secondary suite.
(b) To a maximum of $30,118/DU.
(c) To a maximum of $8,680/DU.
(d) To a maximum of $47,513/DU.
(e) To a maximum of $41,472/DU.
(f) To a maximum of $32,819/DU.
(g) To a maximum of $37,875/DU.
(h) To a maximum of $27,350/DU.
(i) To a maximum of $22,300/DU.
(j) Dwelling Units within Non Residential Zones and Land Uses shall be charged the applicable rates in line 23.
(k) Rate to be charged per trailer pad or camping site in addition to rates of lines 13 and 14 for BA of any building.

SCHEDULE B

Surrey Development Cost Charge Bylaw, 2026, No. 22021

CITY CENTRE - AREA SPECIFIC RATES IN ADDITION TO CITY WIDE RATES

No	Zones and Land Uses City Centre	DCC Components							Total	Units for Each Column
		Water	Sewer	Transportation	Drainage	Parkland Acquisition	Fire Protection	Property Acquisition for Arterial and Collector Road Network		
	Small-Scale Multi-Unit Housing (SSMUH) Subdivision Lots; and Rowhouses									
1	SSMUH Lots; and Rowhouses							$1,415	$1,415	/lot (a)
	SSMUH Building Area									
2	Building area in excess of 1st principal dwelling unit, with or without a secondary suite [except coach house or garden suite]							$0.53	$0.53	/sq.ft. of BA (b)
3	Building area of coach house or garden suite without secondary suite							$0.21	$0.21	/sq.ft. of BA (c)
	Multiple Residential									
4	Townhouse							$0.53	$0.53	/sq.ft. of DU (d)
5	Low Rise Apartment - [except line 7]							$0.61	$0.61	/sq.ft. of DU (e)
6	High Rise Apartment - [except line 7]							$0.54	$0.54	/sq.ft. of DU (f)
7	Seniors Apartments and Assisted Living Residences							$0.54	$0.54	/sq.ft. of DU (f)
	Commercial									
8	Commercial - Ground floor - [except lin 10]							$0.52	$0.52	/sq.ft. of BA (g)
9	Commercial - All other floors except ground floor - [except line 10]							$0.33	$0.33	/sq.ft. of BA (g)
10	Tourist Accomodation							$304	$304	/pad (h)
	Institutional									
11	Assembly Hall							$0.17	$0.17	/sq.ft. of BA (g)
12	Public & Private Schools (to grade 12)							$0.17	$0.17	/sq.ft. of BA (g)
13	Public & Private Schools (Post Secondary)							$0.35	$0.35	/sq.ft. of BA (g)
14	Federal, Provincial and Municipal Buildings							$0.35	$0.35	/sq.ft. of BA (g)
15	Special Care Housing; and Hospitals							$0.17	$0.17	/sq.ft. of BA (g)
	Dwelling Units in Non Residential									
16	DU in Non Residential Zones							$0.61	$0.61	/sq.ft. of DU (e)

(a) Includes DCC charges for 1st principal dwelling unit, with or without a secondary suite.
(b) To a maximum of $928/DU.
(c) To a maximum of $168/DU.
(d) To a maximum of $928/DU.
(e) To a maximum of $824/DU.
(f) To a maximum of $675/DU.
(g) Dwelling Units within Non Residential Zones and Land Uses shall be charged the applicable rates in line 16.
(h) Rate to be charged per trailer pad or camping site in addition to rates of lines 8 and 9 for BA of any building.
(i) All shaded cells have no Area Specific DCC in excess of Schedule A.

SCHEDULE C

Surrey Development Cost Charge Bylaw, 2026, No. 22021

HIGHWAY 99 CORRIDOR, CAMPBELL HEIGHTS, AND SOUTH CAMPBELL HEIGHTS - AREA SPECIFIC RATES IN ADDITION TO CITY WIDE RATES

No	Zones and Land Uses Highway 99 Corridor, Campbell Heights and South Campbell Heights	DCC Components						Total	Units for Each Column
		Water	Sewer	Transportation	Drainage	Parkland Acquisition	Fire Protection		
	Highway 99 Corridor								
1	All Commercial Zones & Land Uses - Building Area	$0.40		$3.53				$3.93	/sq.ft. of BA
2	All Industrial Zones & Land Uses - Developed Area	$3,959		$21,486				$25,445	/acre
	Campbell Heights								
3	All Industrial Zones & Land Uses - Developed Area			$11,211				$11,211	/acre
	South Campbell Heights								
4	All Industrial Zones & Land Uses - Developed Area		$102,478					$102,478	/acre

Notes:

(a) All shaded cells have no Area Specific DCC in excess of Schedule A.

SCHEDULE D

Surrey Development Cost Charge Bylaw, 2026, No. 22021

REDWOOD HEIGHTS - AREA SPECIFIC RATES IN ADDITION TO CITY WIDE RATES

Table 2 - Redwood Heights DCC Rates, In Excess of City Wide Rates

No	Zones and Land Uses Redwood Heights	DCC Components						Total	Units for Each Column
		Water	Sewer	Transportation	Drainage	Parkland Acquisition	Fire Protection		
	Small-Scale Multi-Unit Housing (SSMUH) Subdivision Lots; Rowhouses; and Manufactured Homes								
1	SSMUH Lots; and Rowhouses					$4,391		$4,391	/lot (a)
2	Manufactured Home					$2,503		$2,503	/pad or /DU
	SSMUH Building Area								
3	Building area in excess of 1st principal dwelling unit, with or without a secondary suite [except coach house or garden suite]					$2.75		$2.75	/sq.ft. of BA (b)
4	Building area of coach house or garden suite without secondary suite					$2.20		$2.20	/sq.ft. of BA (c)
	Multiple Residential								
5	Townhouse					$5.50		$5.50	/sq.ft. of DU (d)
6	Low Rise Apartment - [except line 7]					$5.51		$5.51	/sq.ft. of DU (e)
7	Seniors Apartments and Assisted Living Residences					$0.56		$0.56	/sq.ft. of DU (f)
	Commercial								
8	Commercial - Ground floor - [except line 10]							$0.00	/sq.ft. of BA
9	Commercial - All other floors except ground floor - [except line 10]							$0.00	/sq.ft. of BA
10	Tourist Accomodation							$0	/pad (g)
	Institutional								
11	Assembly Hall							$0.00	/sq.ft. of BA
12	Public & Private Schools (to grade 12)							$0.00	/sq.ft. of BA
13	Public & Private Schools (Post Secondary)							$0.00	/sq.ft. of BA
14	Federal, Provincial and Municipal Buildings							$0.00	/sq.ft. of BA
15	Special Care Housing; and Hospitals							$0.00	/sq.ft. of BA

Notes:

(a) Includes DCC charges for 1st principal dwelling unit, with or without a secondary suite.
(b) To a maximum of $4,813/DU.
(c) To a maximum of $1,760/DU.
(d) To a maximum of $9,625/DU.
(e) To a maximum of $7,439/DU.
(f) To a maximum of $700/DU.
(g) Rate to be charged per trailer pad or camping site in addition to rate of lines 8 and 9 for BA of any building.
(h) All shaded cells have no Area Specific DCC in excess of Schedule A.

SCHEDULE E

Surrey Development Cost Charge Bylaw, 2026, No. 22021

DARTS HILL - AREA SPECIFIC RATES IN ADDITION TO CITY WIDE RATES

No	Zones and Land Uses Darts Hill	DCC Components						Total	Units for Each Column
		Water	Sewer	Transportation	Drainage	Parkland Acquisition	Fire Protection		
	Small-Scale Multi-Unit Housing (SSMUH) Subdivision Lots; Rowhouses; and Manufactured Homes								
1	SSMUH Lots; and Rowhouses				$9,329			$9,329	/lot (a)
2	Manufactured Home				$5,317			$5,317	/pad or /DU
	SSMUH Building Area								
3	Building area in excess of 1st principal dwelling unit, with or without a secondary suite [except coach house or garden suite]				$3.49			$3.49	/sq.ft. of BA (b)
4	Building area of coach house or garden suite without secondary suite				$1.40			$1.40	/sq.ft. of BA (c)
	Multiple Residential								
5	Townhouse				$3.49			$3.49	/sq.ft. of DU (d)
6	Low Rise Apartment - [except line 7]				$2.95			$2.95	/sq.ft. of DU (e)
7	Seniors Apartments and Assisted Living Residences				$1.00			$1.00	/sq.ft. of DU (f)
	Commercial								
8	Commercial - Ground floor - [except line 10]				$5.06			$5.06	/sq.ft. of BA
9	Commercial - All other floors except ground floor - [except line 10]				$1.20			$1.20	/sq.ft. of BA
10	Tourist Accomodation				$2,146			$2,146	/pad (g)
	Institutional								
11	Assembly Hall				$2.80			$2.80	/sq.ft. of BA
12	Public & Private Schools (to grade 12)				$2.80			$2.80	/sq.ft. of BA
13	Public & Private Schools (Post Secondary)				$2.80			$2.80	/sq.ft. of BA
14	Federal, Provincial and Municipal Buildings				$2.80			$2.80	/sq.ft. of BA
15	Special Care Housing; and Hospitals				$2.80			$2.80	/sq.ft. of BA

Notes:

(a) Includes DCC charges for 1st principal dwelling unit, with or without a secondary suite.
(b) To a maximum of $6,108/DU.
(c) To a maximum of $1,120/DU.
(d) To a maximum of $6,108/DU.
(e) To a maximum of $3,983/DU.
(f) To a maximum of $1,250/DU.
(g) Rate to be charged per trailer pad or camping site in addition to rate of lines 8 and 9 for BA of any building.
(h) All shaded cells have no Area Specific DCC in excess of Schedule A.

Reserve Account Status

The financial transactions of each reserve account in 2025 were as follows:

Table 1: 2025 Financial Transactions

DCC Program [1]	Reserve Account Balance Dec. 31, 2024	Total DCC Expenditures in 2025	Total Contributions in 2025	Reserve Account Balance Dec. 31, 2025
Water	$23,955,706.73	$1,970,717.88	$6,084,874.30	$28,069,863.15
Drainage	$54,355,588.22	$5,750,900.46	$5,906,042.20	$54,510,729.96
Arterial Roads	$88,072,856.98	$26,405,428.74	$28,274,604.77	$89,942,033.01
Collector Roads	$31,877,032.97	$2,675,831.22	$7,035,465.39	$36,236,667.14
Sanitary Sewer	$42,299,346.61	$12,434,998.89	$8,814,397.92	$38,678,745.64
Parkland [2]	$62,038,289.96	$2,107,145.53	$33,963,767.28	$93,894,911.71
Parkland Development	$7,530,938.40	$741,411.48	$3,475,463.18	$10,264,990.10
Campbell Heights	$52,734,408.05	$4,820,716.93	$2,541,487.76	$50,455,178.88
Hwy 99 Corridor	$13,513,350.91	$197,489.34	$521,789.16	$13,837,650.73
Anniedale-Tynehead	$1,059,940.00	$0.00	$14,687.76	$1,074,627.76
West Clayton	$290,642.80	$0.00	$1,128,187.08	$1,418,829.88
Redwood Heights	$0.00	$0.00	$0.00	$0.00
Darts Hill	$0.00	$0.00	$0.00	$0.00
City Centre - Local Roads	$21,420,888.80	$8,340,040.67	$3,718,958.29	$16,799,806.42
TOTAL	**$399,148,990.43**	**$65,444,681.14**	**$101,479,725.09**	**$435,184,034.38**

Notes:

1. The values reported above do not include the value of the City's Municipal Assist Factor.
2. Program value includes funding for the City's Biodiversity Conservation Strategy ("BCS") which was introduced as a component of the Parkland Acquisition DCC rate in 2022.

A large portion of the DCCs recognized in reserve accounts are outstanding receivables since developers have the option to pay DCCs in over a three-year period. The value of these receivables was as follows:

Table 2: Value of Outstanding Receivables

DCC Program	Receivables included in Reserve Account Balance Dec. 31, 2024	Receivables Included in Reserve Account Balance Dec. 31, 2025
Water	$5,116,599.47	$4,553,746.67
Drainage	$3,573,106.65	$2,911,070.31
Arterial Roads	$22,913,480.75	$21,256,560.01
Collector Roads	$5,360,029.18	$4,962,458.99
Sanitary Sewer	$7,474,289.67	$6,409,700.04
Parkland	$26,066,741.93	$28,623,937.88
Parkland Development	$0.00	$0.00
Campbell Heights	$1,897,999.00	$210,794.04

DCC Program	Receivables included in Reserve Account Balance Dec. 31, 2024	Receivables Included in Reserve Account Balance Dec. 31, 2025
Highway 99 Corridor	$65,173.82	$32,586.89
Anniedale-Tynehead	$681,390.00	$340,695.00
West Clayton	$0.00	$705,860.08
Redwood Heights	$0.00	$0.00
Darts Hill	$0.00	$0.00
City Centre - Local Roads	$3,789,817.98	$3,075,894.86
TOTAL	$76,938,628.45	$73,083,304.77