



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: New Development Cost Charges Bylaw, No. 3256

File #: 0110

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From: Hirod Gill, P.Eng.  
Manager of Engineering Services

Date: April 8, 2024

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## RECOMMENDATION:

1. THAT “Development Cost Charges Bylaw, 2024, No. 3256” be read a First, Second, and Third time; and
2. THAT the proposed Bylaw No. 3256 be forwarded to the “Inspector of Municipalities” for review and approval.

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## PURPOSE:

The purpose of this report is to provide a summary of the proposed new Development Cost Charges (DCC) Bylaw No. 3256. The proposed Bylaw No. 3256 will require the Inspector of Municipalities’ (IoM) review and approval prior to Council’s consideration of adoption of the proposed DCC Bylaw No. 3256.

## POLICY/BYLAWS:

Current Development Cost Charges Bylaw, 2010, No. 2845.

## BACKGROUND:

The City of Langley’s current Development Cost Charges Bylaw No. 2845, which was adopted in 2012, requires updating to reflect the anticipated growth outlined in the City’s 2021 Official Community Plan (OCP) and to include new projects.

## Stakeholder Consultation

In July 2023, draft DCC rates were presented to Council seeking Council’s support and approval to proceed with conducting community engagement.

Following this meeting with Council, the public and the development community were informed of the City’s DCC Bylaw review and update. Information about the update was posted to the City’s website and a stakeholder engagement session was held in August 2023. All participants were invited to provide feedback to the City that provided important insights to the project team and considered in the finalization of the DCC program and the bylaw.

No feedback was received from the Urban Development Institute (UDI).

The recent provincial legislation (Bill 46) expands the eligible infrastructure classes that DCCs may be charged for, including various civic facilities. As the proposed Bylaw No. 3256 has been under review for some time and the existing DCC Bylaw is outdated, it is recommended that the proposed Bylaw No. 3256 proceed to adoption as developed and that further inclusions (such as facilities) be considered as a subsequent exercise in late 2024 through early 2025, to reflect the implications of the recent provincial legislation.

Table 1 compares the refined DCC rates with the ones presented to Council on July 24, 2023.

**Table 1: Proposed DCC Rates before and after Public Consultation**

Land Use	Unit	TOTAL (Proposed DCC Rates)	
		July 24, 2023	April 8, 2024
Single Family Residential	Per Lot	\$46,078	<b>\$45,563</b>
Townhouse	Per <i>Dwelling Unit</i>	\$32,858	<b>\$32,683</b>
Apartment	Per <i>Dwelling Unit</i>	\$21,335	<b>\$21,246</b>
Commercial	Per ft <sup>2</sup> <i>Gross Floor Area</i>	\$14.61	<b>\$14.46</b>
Industrial	Per ft <sup>2</sup> <i>Gross Floor Area</i>	\$6.07	<b>\$5.81</b>
Institutional	Per ft <sup>2</sup> <i>Gross Floor Area</i>	\$14.61	<b>\$14.46</b>

## **COMMENTS/ANALYSIS:**

The proposed Development Cost Charges (DCC) Bylaw No. 3256 will replace the current DCC Bylaw No. 2845 and will help pay for growth-related infrastructure in transportation, water, sewer, drainage, parkland acquisitions, and select park development projects necessary to support the 2021 OCP and ongoing development within the City.

After the public consultation in August 2023, this project paused for a few months to have the City's 2024-2028 Financial Plan approved by Council. An approved Financial Plan, Three Readings of the Bylaw, and a DCC background report are required when submitting the DCC Bylaw draft to the Inspector of Municipalities (IoM) for their review and approval, as required by legislation.

New DCC rates will be effective at bylaw adoption (i.e., Council's Fourth Reading) and the legislation provides one-year in-stream protection from new DCC rates beginning from the date of adoption of the new DCC Bylaw.

### **Inspector of Municipalities Submittal**

Staff are requesting Council to give Three Readings to the proposed new DCC Bylaw and staff will subsequently submit the draft Bylaw and background materials to the IoM for review and approval.

The IoM has already conducted a pre-review of the City's drafted DCC projects with no major concerns. City staff will be working with a representative of the Inspector of Municipalities to review the proposed DCC projects and address their questions.

City staff expect a smooth approval process from the IoM and anticipate adoption of the Bylaw by September 2024.

## **BUDGET IMPLICATIONS:**

Upon the City of Langley council approval, the City will be implementing the new DCC rates at Bylaw adoption to allow the City to manage the City's financial and capital plans more effectively for DCC eligible capital projects.

**ALTERNATIVES:**

1. Retain the current bylaw with the outdated DCC charges.
2. Defer the approval of the proposed DCC Bylaw No. 3256 to allow consideration of, and inclusion of DCC charges to reflect the implications of the recent provincial legislation, including facilities.

**Attachment:**

The new Development Cost Charges Bylaw, 2024, No. 3256.

Respectfully Submitted,

Concurrence:



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Hirod Gill, P.Eng.  
Manager of Engineering Services



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David Pollock, P.Eng.  
Director of Engineering, Parks & Environment

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer