



City of West Kelowna

3731 Old Okanagan Highway, West Kelowna, British Columbia V4T 0G7
Tel.: 778-797-1000 Fax: 778-797-1001

February 4, 2025

Dear Development Industry Stakeholder,

Re: City of West Kelowna Development Cost Charges Inflation Adjustment 2025

This letter is to provide information to stakeholders about the upcoming amendments to the Development Cost Charges (DCC) Bylaw 0190.02, specifically a minor increase of 2.5% to the DCC's is proposed based on the average British Columbia and Canada Consumer Price Index (CPI) inflation for 2024.

DCC's are levied from most new developments to provide funding for growth related infrastructure upgrades, expansions, and acquisitions. Development costs are charged per lot, per dwelling unit, or per square meter of new development, for services such as drainage, parks, roads, sewer, and water, as established under the City of West Kelowna's Development Cost Charges Bylaw No. 0190.02. The most recent Bylaw was adopted by Council on August 23, 2022.

The DCC Best Practices Guide of BC recommends that "minor amendments to the DCC Bylaws should be made annually to reflect changes in construction costs, land values, and the status of government grants." BC's community charter (B.C. Reg. 130/2010) permits local governments to increase DCC's annually allowing modest adjustments in a timely manner without approval by the province if the increase does not exceed the annual average CPI.

As outlined in the City of West Kelowna 2022 DCC Background Report, the City should allow for smaller and more frequent increases to avoid waiting several years and having significant jumps in the DCC's. The process is relatively straight forward and can be done by having Council adopt an amendment to the DCC Bylaw. Once the Bylaw amendment is adopted by Council, any new development will be subject to the increased DCC's, while in-stream applications will have a 12-month grace period before the new DCC's apply. The 2025 DCC adjustment is proposed to be presented at Council in March 2025.

The updated DCC totals can be found in Schedule A attached to this letter.

Additional information about the 2022 DCC review process, Bylaws, and the DCC 20-year program can be found on the City's website at www.westkelownacity.ca/dcc.

Sincerely,

A handwritten signature in black ink that reads "Evan Sun".

Evan Sun, EIT
Infrastructure Engineer

SCHEDULE A

SECTION 1

DEVELOPMENT COST CHARGES PAYABLE UPON APPROVAL OF SUBDIVISION

Land Use	Unit of Charge	2024 Total	Proposed 2025 Total
Single Family Residential Subdivision	Per Lot	\$26,826	\$27,497
Small Lot Residential Subdivision	Per Lot	\$23,456	\$24,042

SECTION 2

DEVELOPMENT COST CHARGES PAYABLE UPON ISSUANCE OF BUILDING PERMIT

Land Use	Unit of Charge	2024 Total	Proposed 2025 Total
Small Residential	Per Unit	\$19,532	\$20,020
Apartment	Per m ² floor area	\$161.85	\$165.90
Carriage Home	Per m ² floor area	\$68.63	\$70.35
Commercial	Per m ² floor area	\$79.40	\$81.39
Industrial	Per m ² floor area	\$36.20	\$37.11
Institutional – care facility	Per bed	\$9,005	\$9,230
Institutional - other	Per m ² floor area	\$64.56	\$66.17
Campground	Per site	\$1,877	\$1,924
Golf Course	Per ha	\$23,814	\$24,409