



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

February 26, 2026

Dear Development Industry Stakeholder,

Re: City of West Kelowna Development Cost Charges – 0% Adjustment for 2026

This letter is to provide information to stakeholders about the Development Cost Charges (DCC) Bylaw 0190.03 for 2026. Following a comprehensive review, the City of West Kelowna is proposing **no increase to the DCC's for 2026**, holding rates flat to support the local development community. The proposed 0% DCC adjustment for 2026 will be presented to Council for consideration, and we welcome your feedback ahead of the Council meeting.

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.

The City recognizes that DCC increases contribute to development costs and housing affordability. Holding rates steady this year helps address industry cost pressures while we complete our utility master plans (water, sanitary, stormwater, transportation) in anticipation of our major DCC bylaw update in 2027.

The 2026 DCC rates remain unchanged from 2025 and 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 cursive script 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	2026 Total
Single Family Residential Subdivision	Per Lot	\$27,497
Small Lot Residential Subdivision	Per Lot	\$24,041

SECTION 2

DEVELOPMENT COST CHARGES PAYABLE UPON ISSUANCE OF BUILDING PERMIT

Land Use	Unit of Charge	2026 Total
Small Residential	Per Unit	\$20,020
Apartment	Per m ² floor area	\$165.89
Carriage Home	Per m ² floor area	\$70.35
Commercial	Per m ² floor area	\$81.39
Industrial	Per m ² floor area	\$37.10
Institutional – care facility	Per bed	\$9,230
Institutional - other	Per m ² floor area	\$66.19
Campground	Per site	\$1,925
Golf Course	Per ha	\$24,410