



City of Delta  
COUNCIL REPORT  
Regular Meeting

To: **Council**

From: **Finance Department**

Bylaw No(s): **8527**

Date: **September 24, 2025**

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**Final Consideration and Adoption of Bylaw No. 7560, 2017, Amendment No. 8527, 2025 (Development Cost Charges)**

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The following report has been reviewed and endorsed by the City Manager's Office.

▪ **RECOMMENDATION:**

THAT Bylaw No. 7560, 2017, Amendment Bylaw No. 8527, 2025 be finally considered and adopted.

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▪ **BACKGROUND:**

Delta Development Cost Charges Bylaw No.7560, 2017, Amendment Bylaw No. 8527, 2025 proposes a 2.6% increase to Development Cost Charge (DCC) rates, consistent with 2024 Vancouver Consumer Price Index (CPI). This amendment received first, second, and third readings on September 15, 2025.

▪ **DISCUSSION:**

The *Local Government Act* (LGA) permits an annual inflation increase to DCC rates, based on the local inflationary index. This minor DCC update can be completed without review from the Inspector of Municipalities and has a proposed effective date of January 1, 2026. This increase will help ensure Delta's rates keep pace with inflation with minimal financial impact on development projects.

As requested by Council, a comparative sample of regional DCC rates is included in Attachment B. If the bylaw is adopted, Delta's DCC rates will continue to be among the lowest of peer municipalities.

**Implications:**

Financial Implications - City of Delta collected an average of \$2.4 Million in DCC revenue from 2020 to 2024. The proposed 2.6% rate increase is estimated to generate an additional \$60,000 in DCC revenue annually. It is important to note that this estimated impact is subject to the scope of development and timing of application submissions. Annual DCC revenue may vary significantly, ranging from \$0.9 to \$3.4 Million between 2020 and 2024.

▪ **CONCLUSION:**

Staff propose to increase DCC rates by 2.6%, in line with 2024 Vancouver CPI. This minor DCC update can be completed without review from the Inspector of Municipalities or consultation with the development community. Delta's DCCs rates would continue to be among the lowest of peer municipalities. To facilitate the rate increase, staff recommend that Council finally adopt Delta Development Cost Charges Bylaw No. 7560, 2017, Amendment Bylaw No. 8527, 2025.



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▪ **ATTACHMENTS:**

- A. Development Cost Charges Bylaw No 7560, 2017 Amendment Bylaw No 8527, 2025
- B. DCC Comparative Sample