

CITY OF PORT COQUITLAM PARKS DEVELOPMENT COST CHARGE UPDATE

Public Information Session
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AGENDA

- Why Update Now?
- Overview
- Parks DCC Projects and Rates
- Community Comparisons
- Next Steps
- Q&A

WHY UPDATE NOW?

- Parkland Acquisition and Development DCC bylaw has not been updated since 1999
- Best practice is to complete major updates every 3-5 years
- The proposed Parks DCC bylaw will complement the recent 2023 Utilities + Transportation DCC update

The City will not be updating the Utilities DCC Bylaw at this time and will be maintaining the utility DCC rates at the 2023 levels



OVERVIEW

WHAT ARE DCCs?

- Help communities recover the costs of **off-site infrastructure needed for growth**
- Based on the **principle of cost-sharing**, ensuring new development pays its share of growth-related infrastructure
- **Provincially-regulated** development finance tool
 - Part 14, Division 19 of the *Local Government Act*
 - DCC Best Practices Guide (March 2025)

WHAT PARKS PROJECTS ARE DCC-ELIGIBLE?

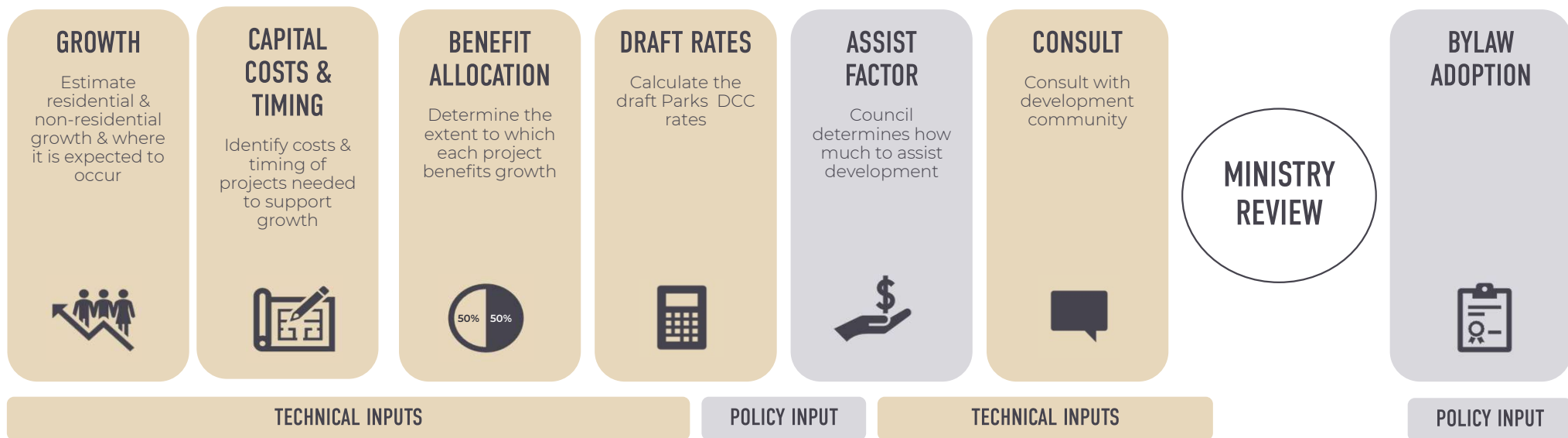
PARKS DCCs CAN BE USED TO FUND

- Parkland acquisition
- Park improvements:
 - Fencing
 - Landscaping
 - Drainage and irrigation
 - Trails
 - Restrooms
 - Changing rooms
 - Playground equipment
 - Playing field equipment

PARKS DCCs CANNOT BE USED TO FUND

- Off-street parking facilities
- Sports field lighting
- Artificial turf
- Sport courts
- New recreation buildings – eligible for collection under Amenity Cost Charges

HOW DO WE DETERMINE THE RATES?



BENEFIT ALLOCATION

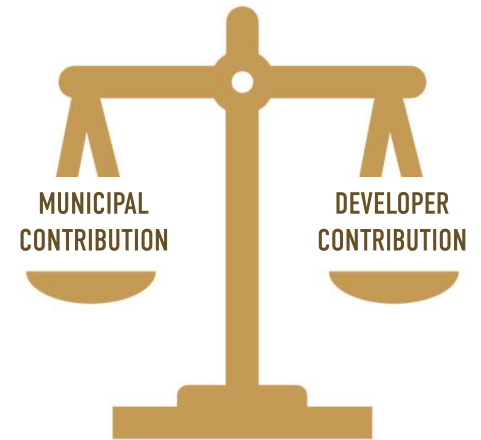
- Each project is assigned a benefit allocation (%) between 1 and 100%
- Projects that are not growth-driven (i.e., 0%) are ineligible for DCCs
- Percentage is based on the extent to which a project will benefit new development
- Ensures costs are shared equitably between the current and future population (benefiters)



MUNICIPAL ASSIST FACTOR

- Legislation requires local government to assist development for DCCs
- Assist amount must be **made up through other revenue sources** (e.g., taxation)
- **Council has complete discretion** to set an assist factor between 1% (least assistance) and 99% (most assistance)
- The assist factor is varied by:
 - Infrastructure program (e.g., roads, water, sewer)

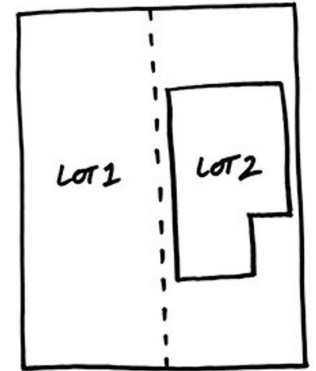
The assist factor cannot be varied by land use.



HOW AND WHEN ARE DCCs COLLECTED?

DCCs and must be paid by applicants at either:

- **subdivision approval** for single-detached residential development sites, or
- **building permits** for townhouse and apartment residential uses, commercial, industrial, and institutional development.



PROJECT EXAMPLE

ASSUMPTIONS

- \$1 Million (M) project cost
- 35% benefit allocation to new growth (i.e., 65% to existing users)
- 1% Municipal Assist Factor

PROJECT COST e.g., \$1M	BENEFIT ALLOCATION e.g., 35% benefit to growth		ASSIST FACTOR (1%) e.g., 1% assistance to developer		COST SHARE
DEVELOPER CONTRIBUTION	\$350K	-	\$3.5K	=	\$346.5K
CITY CONTRIBUTION	\$650K	+	\$3.5K	=	\$653.5K

IN-STREAM PROTECTION

New rates apply upon bylaw adoption, but in-stream protection may apply for eligible **complete** applications:

A complete application is one:

- ✓ That has been received
- ✓ Is complete
- ✓ Where fees have been paid

Subdivision *(LGA Sec. 511)*

- Subdivision application submitted before bylaw adoption and fee paid
- Exempt from new rates for 12 months
- Subdivision must be approved within that time

Building Permit *(LGA Sec. 568 and Sec 570.91)*

- Building permit issued within 12 months of adoption
- Requires precursor application (building, DP, or rezoning) submitted and paid before adoption
- Development must be fully within precursor area

STATUTORY EXEMPTIONS (UNDER LEGISLATION)

Outright exemptions:

- Buildings for public worship
- Development does not impose a new capital cost burden
- DCCs have been charged previously

Can be varied by Council:

- Building permits for $\leq \$50,000$
- Residential units $\leq 29\text{m}^2$ in size
- Fewer than 4 units, i.e. duplex/triplexes

The background of the slide is a light gray map of a city street grid. The grid consists of numerous thin lines representing streets, with some thicker lines indicating major thoroughfares. The pattern is dense and covers the entire area of the slide.

PROPOSED PARKS DCC RATES

SUMMARY OF KEY CHANGES

- Updated Parks DCC Program
 - Parks DCC to be charged on City-Wide basis moving forward
 - Previous Park DCC Bylaw charged on Area-1 and Area-2 basis
- Parks DCC rates to be incorporated into the 2023 Utilities DCC Bylaw
- 20-year time horizon for Parks DCC Program

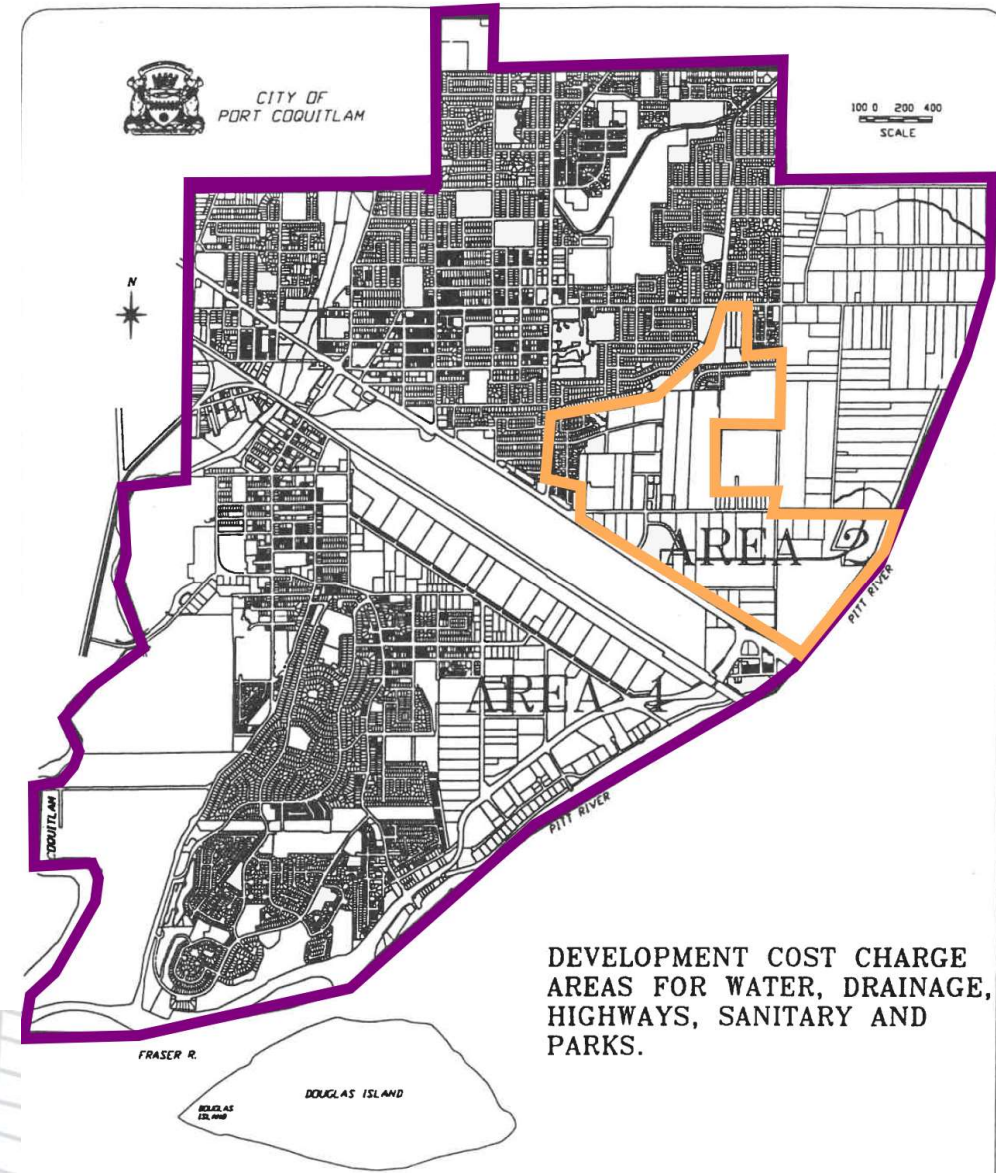
CITY-WIDE VS. AREA-SPECIFIC

Existing Parks DCC Bylaw:

- Area 1: City-Wide
- Area 2: Riverwood & Dominion Triangle Development Area

New Bylaw:

- **Proposing to levy DCCs City-wide**
- **Merge with the 2023 DCC Bylaw**



PARKS PROGRAM DETAILS

Examples of projects include:

- Park planning and studies
- Trail network development
- Active recreation parks
- Neighborhood and city parks
- Park washrooms and changerooms
- Parkland acquisition

PARKS DCC CAPITAL COST SUMMARY

Service	Total Capital Costs (\$M)	Benefit Allocation	DCC Recoverable Costs (\$M)	Municipal Costs (\$M) (Benefit to Existing+ 1% MAF*)
Parks	\$99M	31 -100%	\$67M	\$32M
TOTAL**	\$99M		\$67M	\$32M

*As determined by Council

BENEFIT ALLOCATION APPROACHES

- Parks DCC Projects benefit allocation ranges from 31-100%
 - 31% reflects the anticipated population growth rate
 - 50-75% reflects projects in growth areas
 - 100% reflects projects only required due to growth

DRAFT PARKS DCC RATES

Land Use	Unit of Charge	Existing Parks [Area 1]	Existing Parks [Area 2]	Proposed Parks [City-Wide]
Single Family	per dwelling unit/lot	\$3,132.00	\$368.00	\$15,253.00
Ground-Oriented Multi Family	per dwelling unit	\$1,788.00	\$210.00	\$7,983.00
Multi Family	per dwelling unit	\$1,788.00	\$210.00	\$5,417.00
Commercial	per m2 gross floor area	\$1.28	\$1.28	\$25.66
General/Light Industrial	per m2 gross floor area	\$1.28	\$1.28	\$12.83
Heavy Industrial	per ha site area	\$6,334.00	\$6,334.00	\$128,294.42
Institutional	per m2 gross floor area	\$1.28	\$1.28	\$14.25

TOTAL PROPOSED DCC RATES

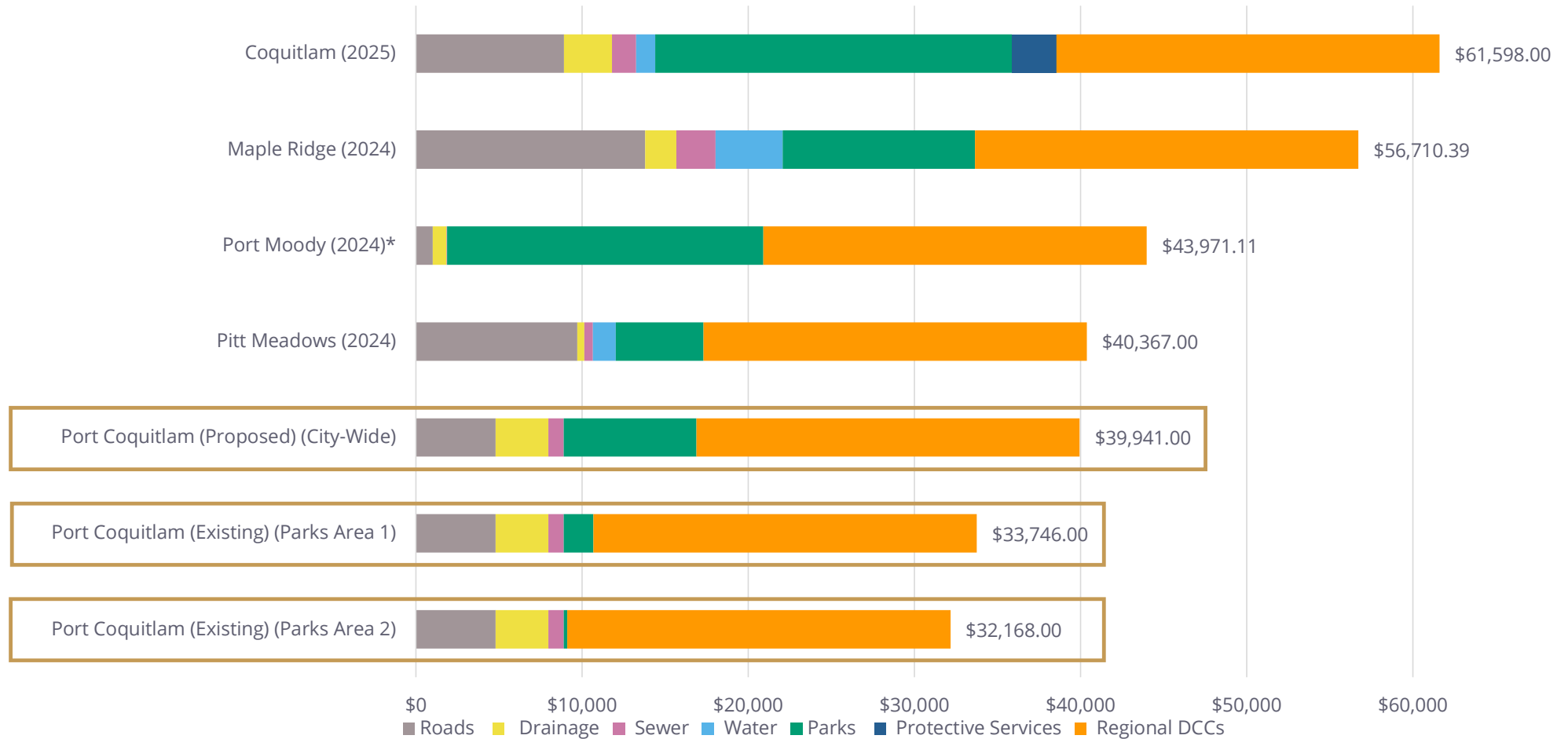
Land Use	Transportation	Water	Sanitary Sewer	Drainage	Proposed Parks	Total Draft DCC Rate*	
Single Family	\$9,119.00	\$0	\$1,772.00	\$4,871.00	\$15,253.00	\$31,015.00	du/lot
Ground-Oriented Multi Family	\$4,799.00	\$0	\$927.00	\$3,171.00	\$7,983.00	\$16,880.00	du
Multi Family	\$3,216.00	\$0	\$629.00	\$1,608.00	\$5,417.00	\$10,870.00	du
Commercial	\$73.43	\$0	\$2.98	\$19.30	\$25.66	\$121.37	m ² GFA
General/Light Industrial	\$27.36	\$0	\$1.49	\$25.27	\$12.83	\$66.95	m ² GFA
Heavy Industrial	\$43,146.00	\$0	\$14,904.00	\$76,280.00	\$128,294.42	\$262,623.42	ha GSA
Institutional	\$47.99	\$0	\$1.66	\$38.14	\$14.25	\$102.04	m ² GFA

*Utility DCC rates per Development Cost Charge Bylaw 2023, No. 4320

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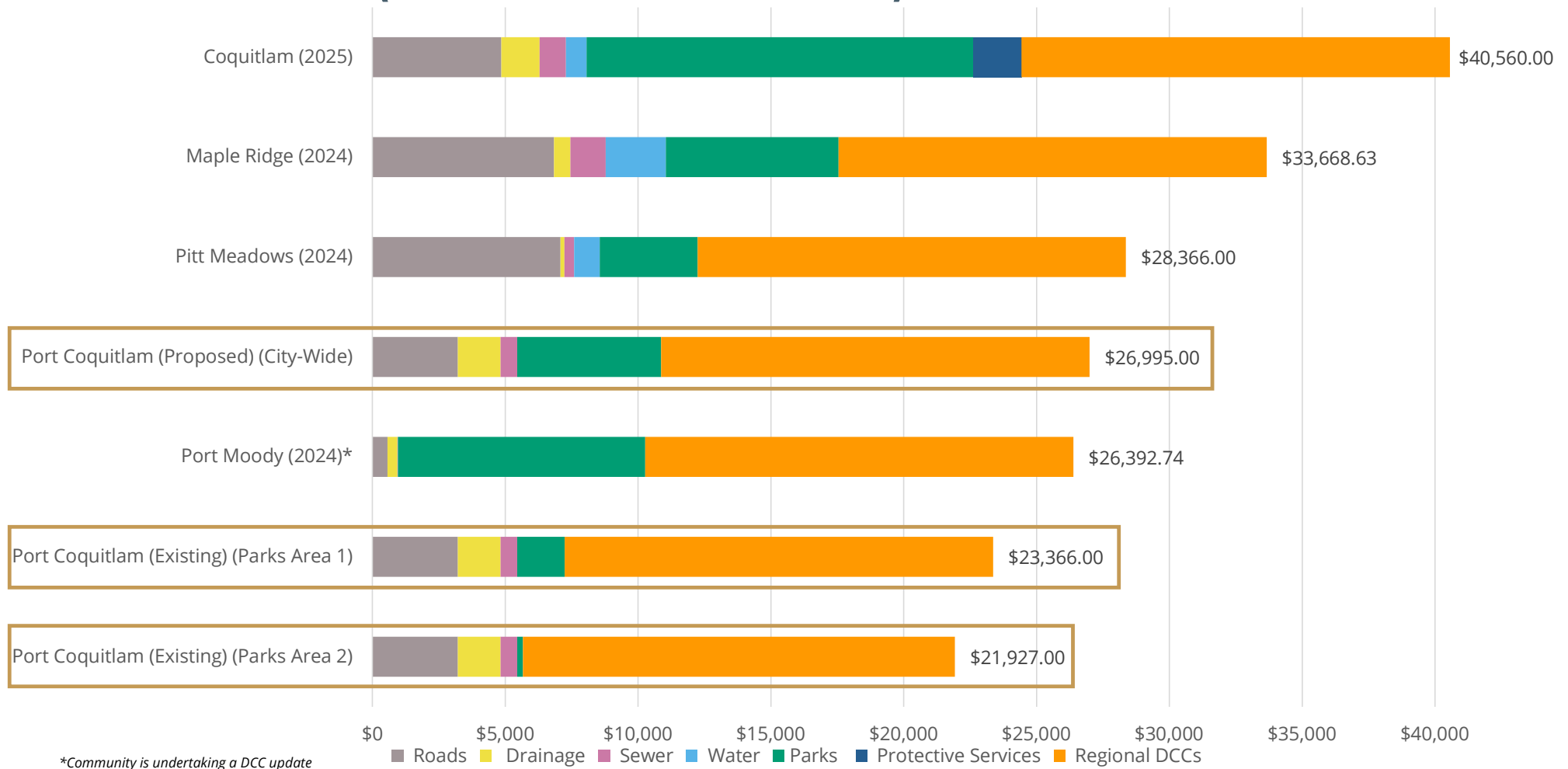
COMMUNITY COMPARISONS

TOWNHOUSE (PER DWELLING UNIT)

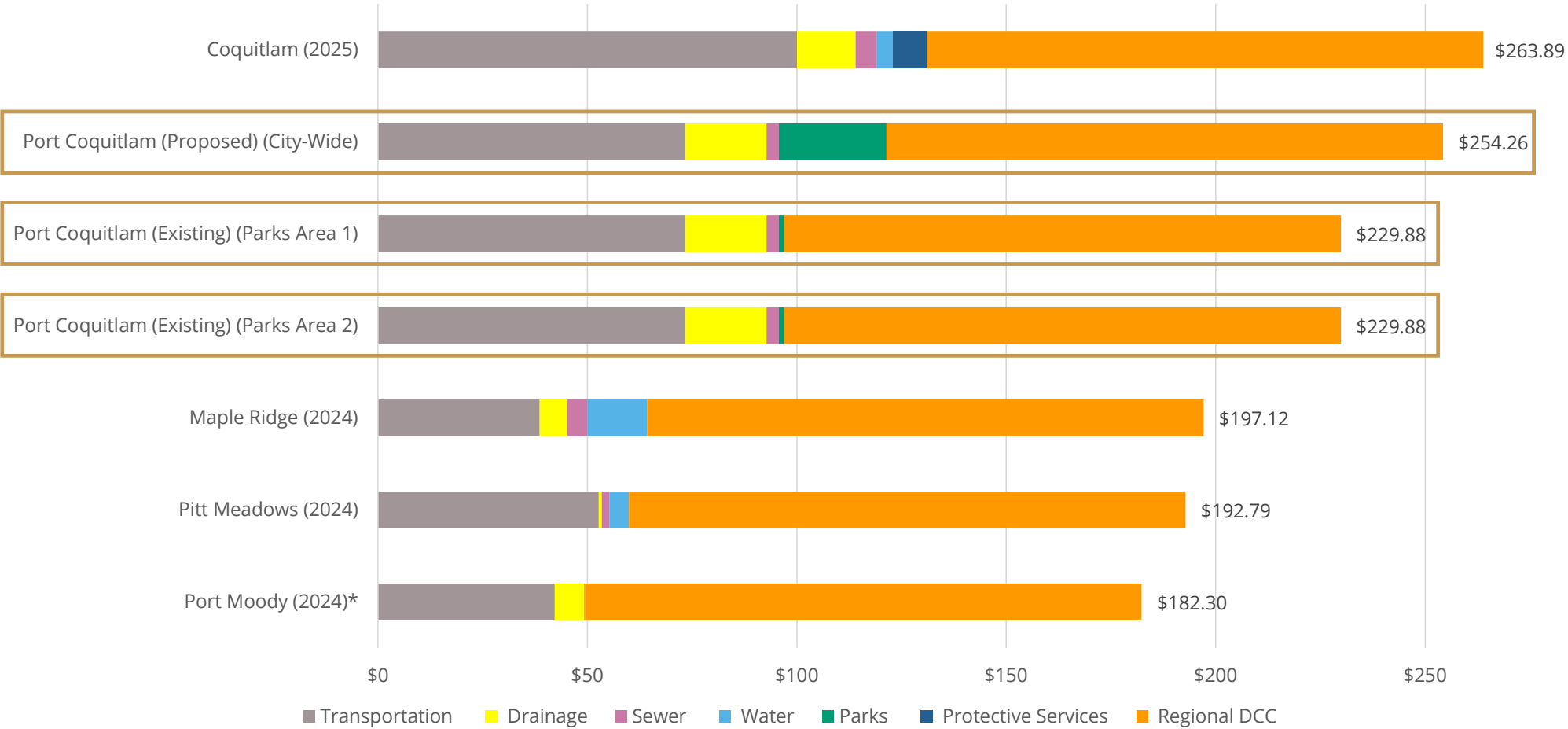


*Community is undertaking a DCC update

APARTMENT (PER DWELLING UNIT)



COMMERCIAL (PER SQUARE METRE GFA)



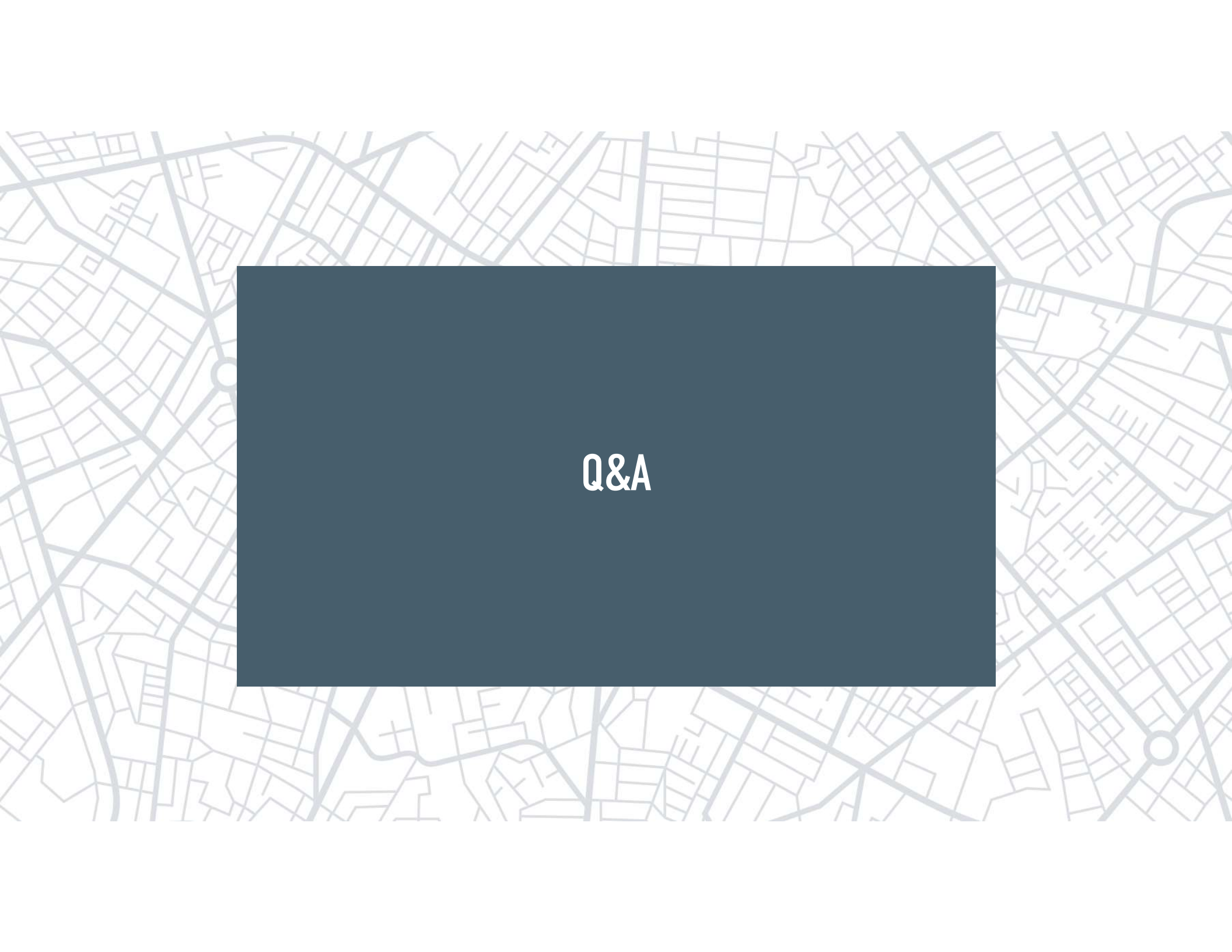
*Community is undertaking a DCC update



NEXT STEPS

NEXT STEPS

- Requesting feedback from interested parties until October 29, 2025, send written comments to dccbylaws@portcoquitlam.ca
- Present Parks DCC Bylaw to Council before end of 2025



Q&A