

CITY OF PORT COQUITLAM AMENITY COST CHARGE BYLAW



AGENDA

- Why ACCs?
- ACC Overview
- Proposed ACC Projects & Rates
- Community Comparisons
- Economic Analysis
- What Changes?
- Next Steps
- Discussion

WHY ACCS?

- Recent mandated changes to Provincial Legislation:
 - Allow a wider scope of services and amenities to be cost shared (Bill 46)
 - Density through small-scale multi-unit housing (SSMUH)
- Opportunity to provide consistency in collecting for community amenities through introduction of an Amenity Cost Charge Bylaw
- Replace voluntary Community Amenity Contributions with ACCs enabled through legislation



ACC OVERVIEW

WHAT ARE ACCs?

- Help communities recover the costs of amenities that provide social, cultural, heritage, recreational, or environmental benefits to a community
- Typically, a method for cost sharing major amenity project between new residents (ACCs) and existing users (taxes)
- Closely resemble Development Cost Charges
 - Charges for one-time capital costs
 - Growth-driven
- Regulated by the Province
 - Newer legislation (Bill 46)
 - Division 19.1 of the *Local Government Act*
 - ACC Best Practices Guide (March 2025)

WHAT WORKS CAN ACCs PAY FOR?

ACCs CAN BE USED TO FUND

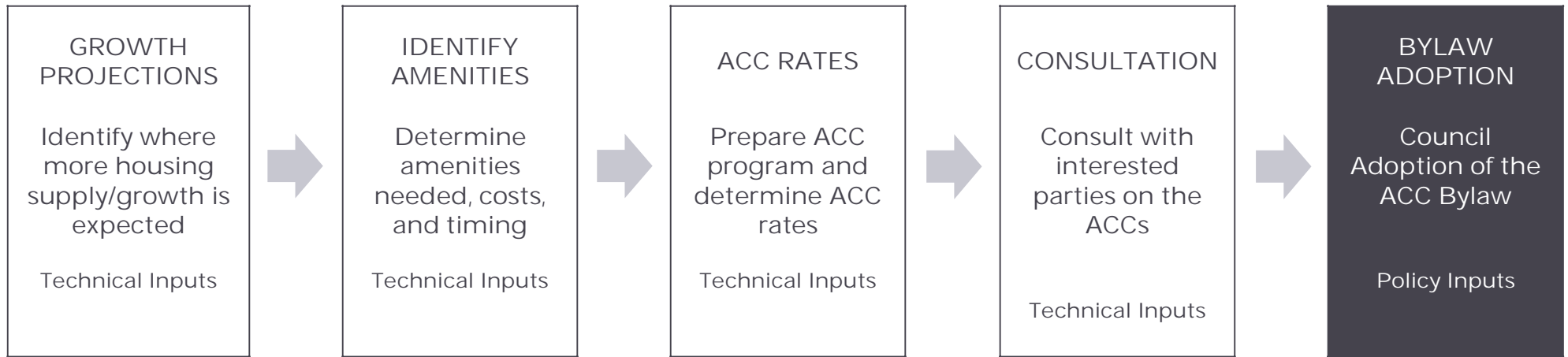
Amenities (non-exhaustive)

- Community, youth, or seniors' centre
- Recreation or athletic facility
- Library
- Childcare facility
- Public square

ACCs CANNOT BE USED TO FUND

- Projects otherwise eligible for DCCs
- Projects needed to serve the existing population (deficiencies, asset replacement), i.e., ACC projects must be growth-related
- Operations and Maintenance Costs

HOW IS THE ACC RATE DETERMINED?



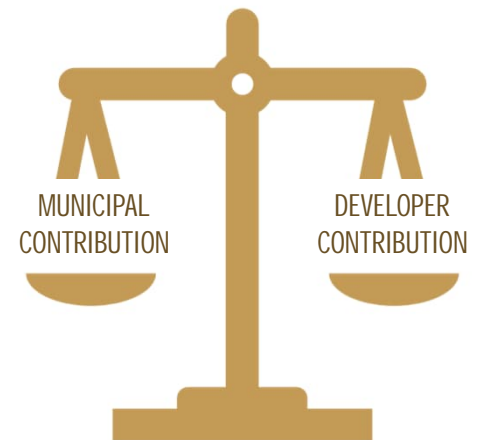
BENEFIT ALLOCATION

- Each project is assigned a benefit allocation (%) between 1 and 100%
- Projects that are not growth-driven (i.e., 0%) are ineligible for ACCs
- 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 governments to assist development for ACCs
- Assist amount must be made up through non-ACC revenue (general taxation)
- Council has complete discretion to set an assist factor between 1% (least assistance) and 99% (most assistance)
- The assist factor can vary by categories within the ACC program (e.g., daycares, libraries)



WHEN ARE ACCs COLLECTED?

- ACCs are paid by applicants for:
 - Applicants for subdivision approval to create low density development sites
 - Applicants for building permits to construct medium- and high-density residential uses



ACC LEVY: IN-STREAM PROTECTION

- Precursor or in-stream development applications are indefinitely exempt from the initial ACC bylaw and applicants will not pay ACCs until the City passes an amended ACC bylaw in future; the 12-month in-stream protection period starts only once the amended ACC bylaw is adopted.
- Legislation protection period for complete in-stream applications:
 - Building permit
 - Subdivision
 - Rezoning
 - Development permit applications (including development variance permits)

e.g., an application is considered in-stream if it meets the following requirements:

- ✓ It has been received
- ✓ It is complete by City standards
- ✓ It has been paid for



PROPOSED ACC RATES

WHERE DO ACCs APPLY?

- ACCs are proposed to be levied City-wide
 - This will align with existing Utilities DCC Bylaw and recently updated Parks DCC Program
- City-Wide ACC charge reflects that amenities benefit the entire City
- The City is proposing to collect ACCs on residential land uses only

ACC PROGRAM SUMMARY

Service	Total Capital Costs (\$M)	Benefit Allocation (%)	ACC Recoverable (\$M)	Municipal Assist Factor (%)	Municipal Costs (Benefit to Existing + 1% MAF) (\$M)
Amenities	133.6	47-75%	83.7	1%	49.9
Total*	\$133.6M		\$83.7M		\$49.9M

*Values may not total due to rounding

- 30-year time horizon

ACC PROJECT SUMMARY

- Baseball Field Improvements
- Artificial Turf
- Park Lighting & Fencing
- Community Flex Space (e.g., events, program space)
- Hyde Creek Recreation Centre – New Facility Expansion
- Pool Upgrades
- Public Art
- Sport Courts

PROPOSED ACC RATES

Land Use	Unit of Charge	Draft ACC Rates <i>(1% MAF)</i>
Single Family	Per Lot / Dwelling Unit	\$15,358
Ground Oriented Residential	Per Dwelling Unit	\$8,038
Multi Family Residential	Per Dwelling Unit	\$5,454

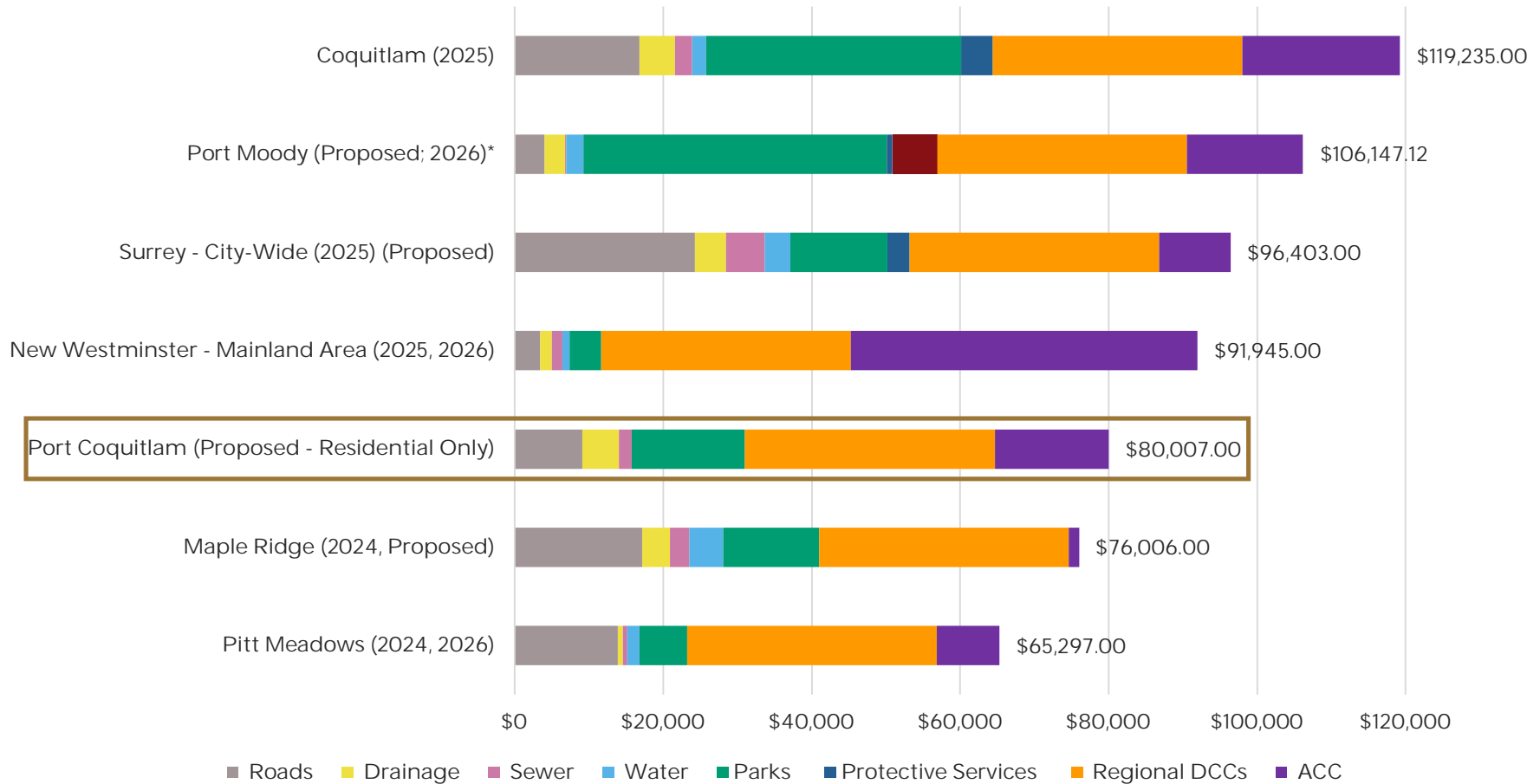


COMMUNITY COMPARISONS

WHAT IS THE UPTAKE OF ACC BYLAWS?

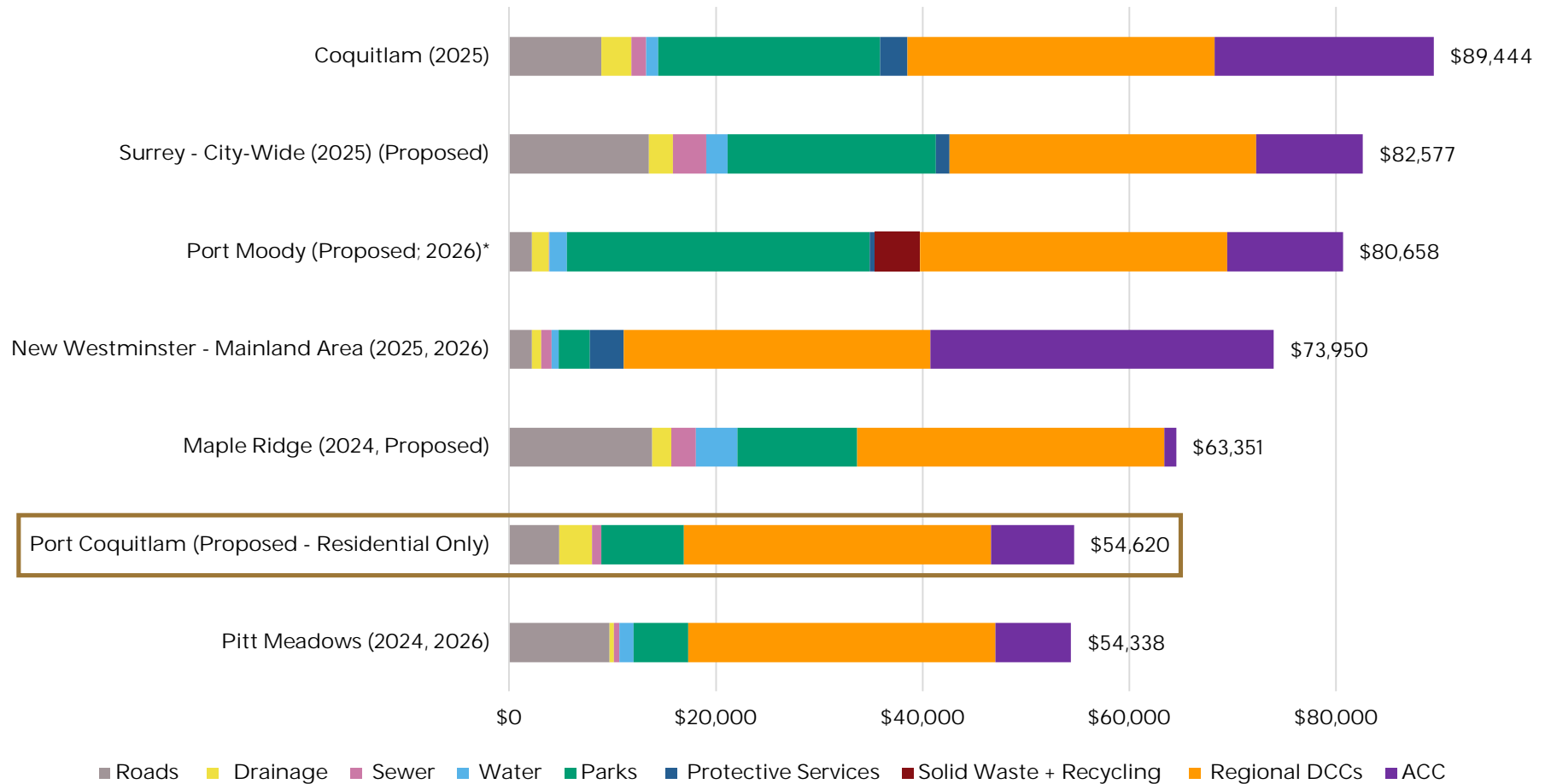
- Communities that have proposed or adopted ACC rates:
 - Abbotsford
 - Burnaby
 - Comox (Proposed)
 - Coquitlam
 - Courtenay (Proposed)
 - District of North Vancouver
 - Langley (Township)
 - Nanaimo (Proposed)
 - New Westminister
 - Maple Ridge (Proposed)
 - Mission
 - Oak Bay
 - Peachland (Proposed)
 - Pitt Meadows
 - Port Moody (Proposed)
 - Richmond (Proposed)
 - Sidney (Proposed)
 - Surrey (Proposed)
 - Victoria
- All communities charge ACCs on a municipal-wide basis

SINGLE FAMILY (PER UNIT)



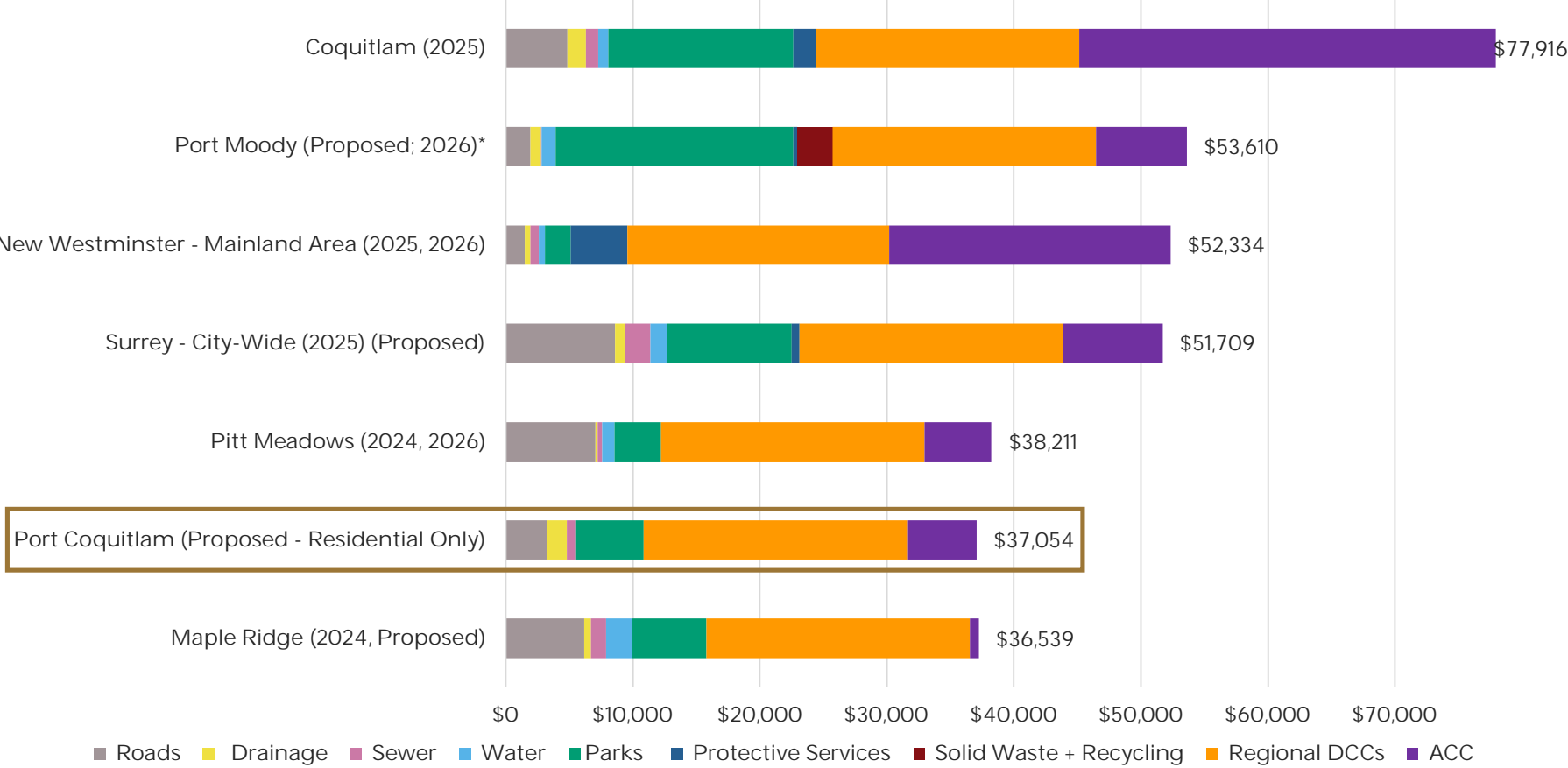
*Community is undertaking DCC update

GROUND ORIENTED MULTI-FAMILY (TOWNHOUSE) (PER UNIT)



*Community is undertaking DCC update

MULTI-FAMILY (APARTMENT) (PER UNIT)

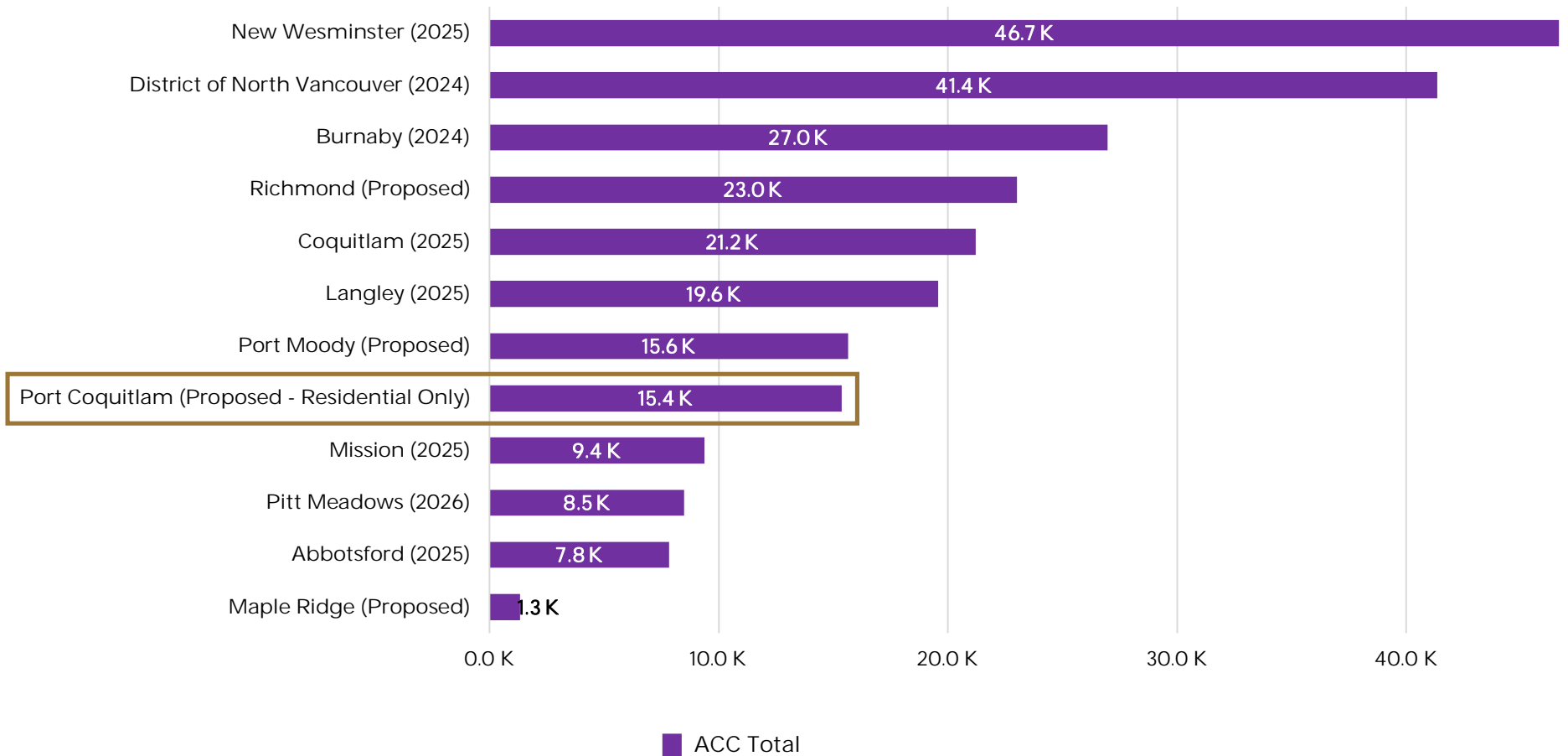


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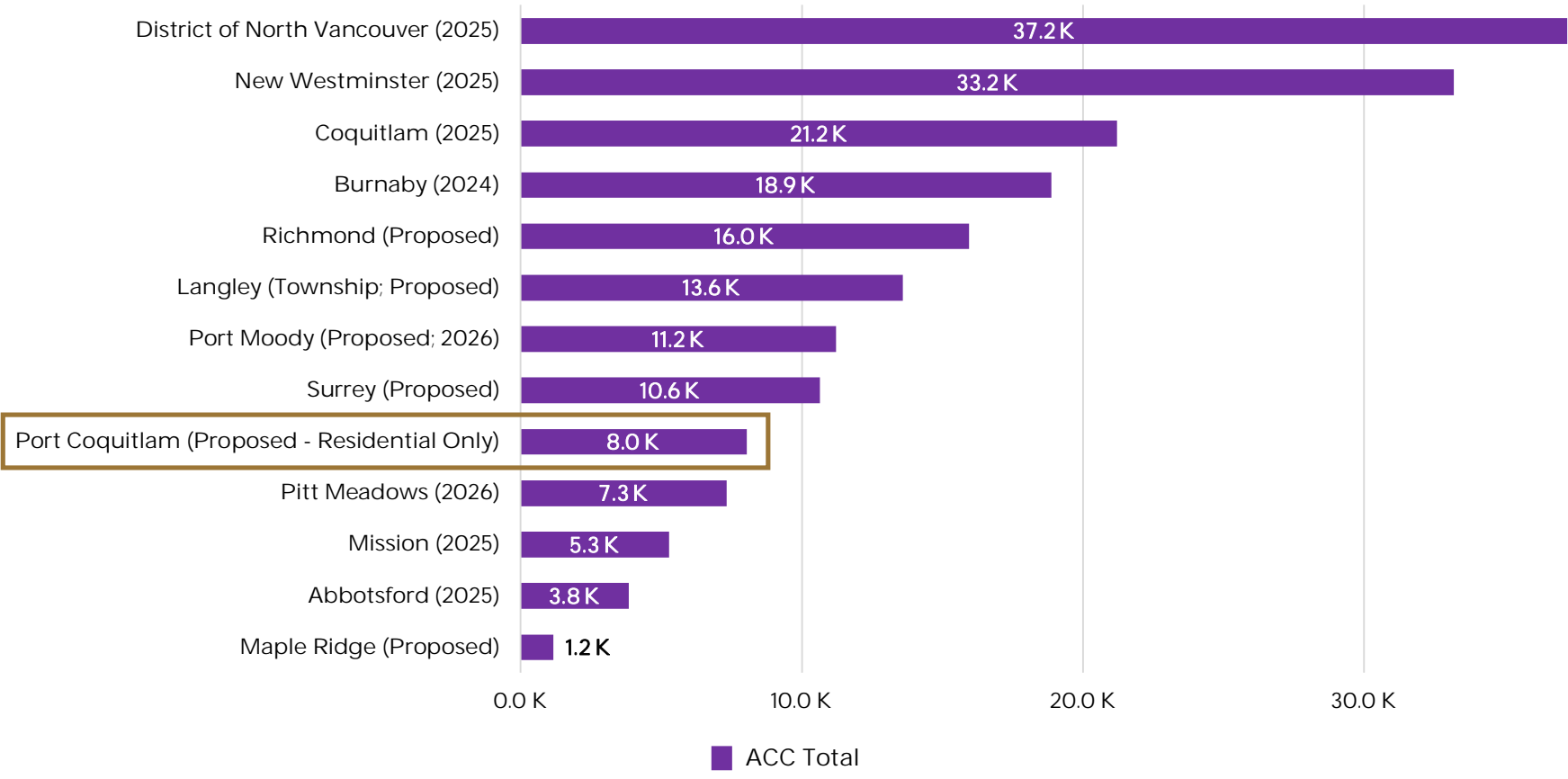


ACC COMPARISONS

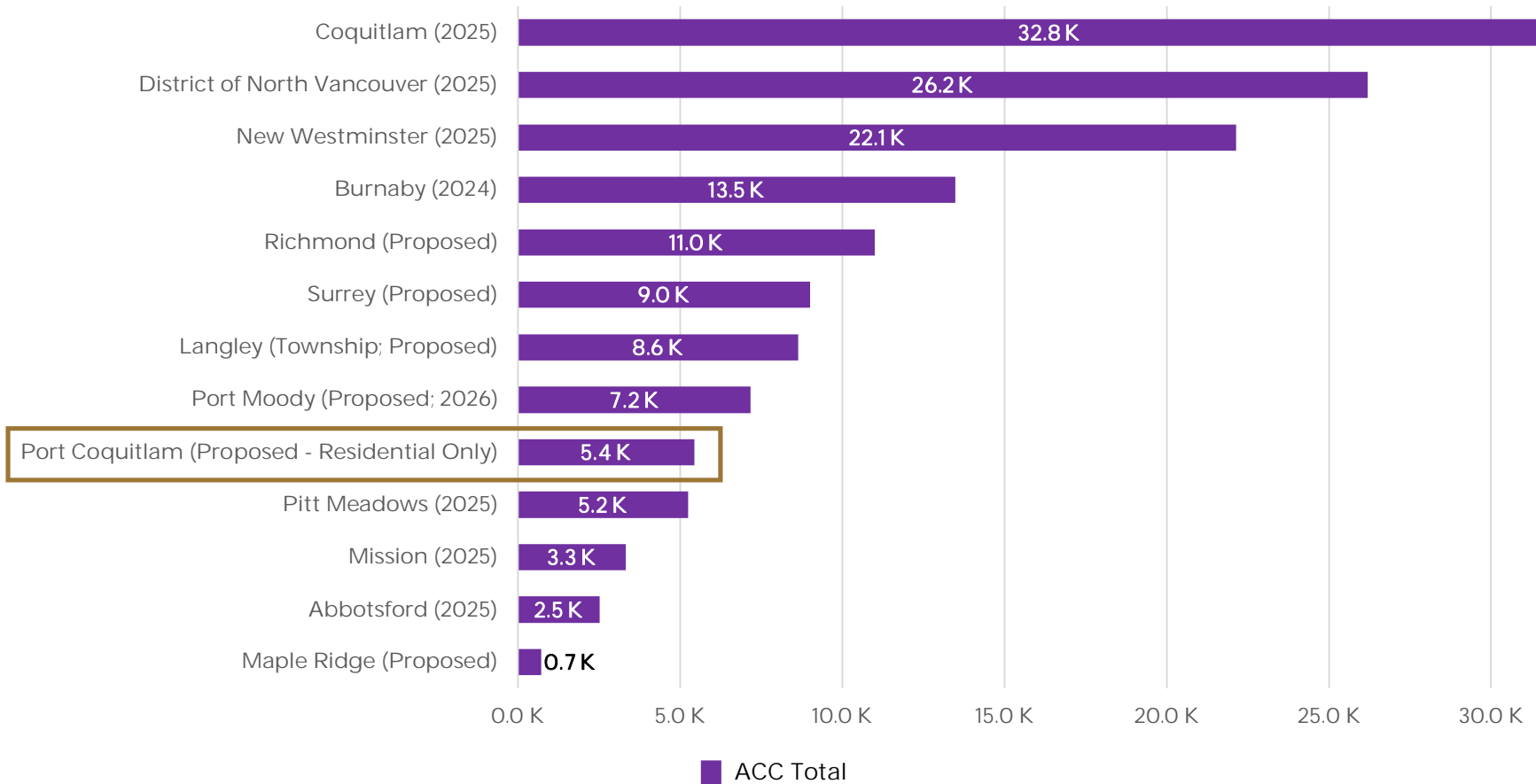
SINGLE FAMILY (PER UNIT)



GROUND ORIENTED MULTI-FAMILY (TOWNHOUSE) (PER UNIT)



MULTI-FAMILY (APARTMENT)(PER UNIT)





ECONOMIC ANALYSIS

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- City undertook economic analysis that included:
 - Developer interviews
 - Pro Forma modelling
- The proposed ACC rates result in a limited impact on profitability
 - Major drivers of costs include land, labor, construction, inflation and financing fees
- Results of the analysis were shared with Council, guided ACC project selection and development of ACC draft rates.



WHAT CHANGES?

WHY NOW? - CHANGES TO POCO'S AMENITY FUNDING STRUCTURE

- The City currently leverages Density Bonus and Community Amenities and Special Needs Housing Reserve contributions through the Zoning Bylaw and Density Bonus policy
- The Province has set a deadline of June 30, 2026, for local governments to bring existing density benefits zoning bylaws into compliance with legislative amendments (Bill 16)
- Introducing an Amenity Cost Charge bylaw provides the City the opportunity to collect amenity funds beyond what can be captured through density bonus under TOA legislation
 - Provides transparency and consistency to developers
 - Ensures financial stability for the City



ACC NEXT STEPS

NEXT STEPS

- Requesting feedback from interested parties until noon on June 22, 2026, send written comments to planning@portcoquitlam.ca
- Present ACC Bylaw to Council for consideration in late June 2026



DISCUSSION & QUESTIONS