

Introduction to Amenity Cost Charges in Port Coquitlam

Port Coquitlam is proposing a new Amenity Cost Charge Program. Amenity Cost Charges (ACCs) are a newer development financing tool introduced by the Province through Bill 46 in late 2023 to help local governments fund essential community infrastructure. Unlike Development Cost Charges, which are reserved for "hard" infrastructure like roads, water, and sewers, ACCs specifically fund growth-related amenities that provide social, cultural, and recreational benefits. These funds allow the City to invest in vital projects such as community centers, libraries, childcare facilities, and public squares, ensuring that as our population grows, the quality of life for all residents is maintained and enhanced.

To ensure fairness and transparency, ACCs are calculated as a standardized, fixed-rate fee applied to new developments based on the number of units or square footage, providing both the City and developers with predictability for long-term financial planning. This model replaces Community Amenity Contributions, which were variable fees negotiated between the developer and the City.

ACC rates are determined by dividing the projected capital costs of new amenities by expected population growth. The City is required to contribute a Municipal Assist Factor, a portion of the amenity cost paid by the municipality rather than the developer. These funds can only be applied to the capital costs of new amenities and cannot be used for ongoing operations, maintenance, or repair of existing facilities.

To collect ACCs, the City must establish a bylaw in accordance with the process and requirements set out in the legislation. An ACC bylaw is required to set out the areas(s), land use types, amenities and amount of charges set per lot/unit or per square meter of floor area. The City will be required to produce an annual public report starting in 2027, detailing the total funds collected and the specific amenity projects those funds supported during the previous year.

Who Pays ACCs and How Much are they Charged?

ACCs are paid by developers, at the time of building permit issuance or subdivision. All new developments that add population, including single-family houses, duplexes, triplexes, townhouses, rowhouses, and apartments. Rental or strata residential projects will be charged according to their land use (apartment, townhouse, etc.). Municipalities may waive or discount charges for non-profit rental and eligible affordable units. At this time no waivers or discount charges are proposed.

ACC rates are developed by a provincial formula of dividing the costs of amenity projects by population. Economic analysis was conducted of the effect of ACC charges on potential developments, and the funds required for the associated ACC projects. The analysis found that development viability was influenced more significantly by multiple external factors such as market conditions and construction costs. In most scenarios the proposed ACC fees resulted in a modest reduction in developer profitability (in the range of 1 to 4%) for this moment in time. Over the long term, economic conditions are expected to normalize, supporting more favourable development activity.

Draft ACC Rates

Land Use	ACC Rate
Single-Family Dwelling	\$15,358 per lot
Ground-Oriented Multi Family (Townhouse, Multiplex)	\$8,038 per dwelling unit
Apartment	\$5,454 per dwelling unit
Commercial	\$0
Industrial	\$0
Institutional	\$0

ACC Program Costs Summary Table

The proposed ACC program includes fifteen projects and totals \$135M. The detailed project list can be found <https://www.portcoquitlam.ca/business-development/property-development-building/amenity-cost-charge-program>

Total Capital Program Costs	Total ACC Cost to Developers	Total Costs to Municipality
\$134M	\$84M	\$50M

When a local government adopts an ACC bylaw, charges do not apply to any development for which the local government has received a complete application for a building permit, development permit, or zoning bylaw amendment prior to the bylaw's adoption. If a local government amends its ACC bylaw and adjusts the charge amounts, applicants who have submitted complete applications are granted a 12-month exemption from the new ACC rates.

What Amenities will ACCs Fund in Port Coquitlam?

ACCs can fund capital costs associated with new or expanded community amenities needed as Port Coquitlam grows. Amenities include any facility or feature that provides social, cultural, heritage, recreational, or environmental benefits to a community. ACCs cannot fund hard infrastructure or other costs associated with Development Cost Charges.

The City has developed a proposed ACC Program that is informed by Council-approved strategies. Only amenities in the approved ACC Program can receive ACC funds. Council has reviewed and prioritized projects, considering development feasibility, flexibility, and cost. The City will publish an annual ACC Reserve Fund report, outlining collections, interest, and expenditures before June 30th of each year, starting in 2027.

Where are We Now? Timing of ACC Implementation

If adopted, the ACC Program will take effect in late June, 2026. The ACC program will follow a 5-year review cycle, with the first update in 2030. More frequent adjustments may occur in the first few years to refine population and cost estimates.

ACC Program Development and Maintenance Timeline

- **June 1** – Launch project webpage

- **June 2**– Comment period open
- **June 22** – Comment period close at noon
- **June 23** – Council Meeting with draft ACC Bylaw for Council consideration
- **June 30, annually** – Annual ACC Reserve Fund Report brought to Council
- **Ongoing** – ACC Program update every 5 years

Comments can be submitted to planning@portcoquitlam.ca until noon on June 22, 2026.