



BUILDING A SINGLE-FAMILY HOME

COST GUIDE FOR INFILL PROJECTS



The City of Port Coquitlam has created this guide to support the construction of new single-family infill homes within existing neighbourhoods.

This guide explains some of the potential expenses to property owners and developers, including:

- **Offsite costs** to connect new homes to existing infrastructure and utilities.
- **Potential costly upgrades** to City infrastructure to accommodate the increased demand.

Other municipal costs may also apply, including permitting fees (development cost charges do not apply to infill housing). It is important to understand all possible costs and follow all applicable rules and regulations to ensure the project is safe and financially sustainable.

OFFSITE COSTS AND INFRASTRUCTURE UPGRADES

All new homes are subject to offsite costs for work outside the property to connect new housing to existing infrastructure.

Common offsite costs include upgrades to storm, sanitary and water services, street lighting, curbs, roads, sidewalks and third-party utility connections (e.g., BC Hydro). These costs vary for each project depending on the location and the state of the existing infrastructure.



POTENTIAL REQUIRED UPGRADES

Road Improvements

- Upgrades to roads and lanes to comply with the subdivision servicing bylaw.
- May include widening, paving, and signage.

Utility Connections

- Water/Storm/Sanitary: Connecting to municipal systems and upgrading existing mains to meet new bylaw requirements.
- Underground utility connections (e.g. electricity, telecommunications and cable) by third-party agencies.
- Natural gas installation and upgrades if necessary (gas connections are the responsibility of the developer, handled separately from this process).

Sidewalks and Pedestrian Access

- Construction or upgrades to sidewalks and pathways for safe access.

Other Requirements/Charges

- Corner properties may be required to dedicate a triangle-shaped area at the corner for road/intersection purposes (known as a corner cut dedication), as well as access from lanes.
- Developers may be required to dedicate land to meet City development requirements, along with any additional documentation, such as geotechnical, archeological and environmental reports, as necessary.

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UPGRADING OLDER INFRASTRUCTURE

In some cases—particularly in more established neighbourhoods—developers will be required to conduct testing at their own expense to determine if the existing infrastructure has the capacity for the proposed new home.

If the infrastructure does not meet current bylaw standards and have capacity for the new home, the developer will be required to pay or construct for upgrades that could add more than \$100,000 to \$200,000 to their costs.

We encourage developers to consult a professional engineer to understand potential costs related to their project. Development Engineering staff are also available to answer questions at 604.927.5420 or deveng@portcoquitlam.ca.

TYPICAL OFFSITE COSTS

This table provides a general estimate of offsite costs per each new unit associated with common required upgrades. The typical cost of infrastructure upgrades may range from \$10,000 to \$20,000 per metre of the property's street frontage.

However, costs will vary for each development and may be significantly higher based on the required upgrades and additional complexities.

Please seek guidance from a professional engineer to obtain a clearer understanding of offsite costs for your project.

SAMPLE SCENARIO

This scenario shows the cost of varying types of offsite works for a recently constructed home in Port Coquitlam:

- New single-family home
- Oxford Heights neighbourhood (central Port Coquitlam, north side)
- Lot size of 373 sq.m.
- Street frontage of 10 sq.m.

It is important to seek professional advice before proceeding with your development to fully understand your site's unique potential offsite costs.

Offsite Works	Approx. Cost Per Property*
Sidewalk	\$300 sq.m.
Curb & gutter	\$128/m
Street lighting	\$15,000 per luminaire
Conduit	\$100/m
Sanitary main	Discuss with Engineer
Storm main	Discuss with Engineer
Water	\$1,200/m
Hydro & Tel underground	Discuss with third-party utilities

* Subject to change.

Offsite Works	Cost
Water	\$12,000
Sanitary	\$0
Storm	\$10,000
Roads	\$12,750
Sidewalks	\$4,500
Curb & gutter - boulevard	\$2,180
Street lighting	\$8,500
Lane access*	\$35,000
Hydro & Tel underground	\$20,000
Total Cost	\$104,930
Natural gas**	TBD

* For corner lots with lane access on two sides, recent examples include more than \$100,000 in additional offsite costs.

** Gas connections are the responsibility of the developer.



GENERAL INFO & REQUIREMENTS: portcoquitlam.ca/building or Planning staff at 604.927.5442 or planning@portcoquitlam.ca

INFRASTRUCTURE COSTS: Development Engineering staff at 604.927.5420 or deveng@portcoquitlam.ca

IN PERSON: Visit the City Hall Annex at #200-2564 Shaughnessy St.