



# SMALL-SCALE MULTI-UNIT HOUSING

## MUNICIPAL INFRASTRUCTURE COSTS GUIDE



In response to provincial legislation, B.C. local governments have updated their zoning bylaws, opening the door to a wider variety of housing types. The City of Port Coquitlam has jumped on board with forward-thinking amendments that unlock new possibilities for homeowners and developers, and more attainable housing options for the community.

One possibility is small-scale multi-unit housing (SSMUH) – multiple units of housing within a single residential property. The City's zoning bylaw now permits up to six SSMUH units on single residential properties, based on factors such as location, lot size and proximity to transit.

### SMALL-SCALE MULTI-UNIT HOUSING EXAMPLES



Secondary suites



Accessory dwelling units, e.g.  
garden suites, laneway/coach homes



Duplexes and triplexes

### WHAT TO KNOW BEFORE YOU BEGIN

This guide explains some of the potential expenses to property owners and developers planning to build small-scale multi-unit housing, including::

- **Offsite costs** to connect the new units to existing infrastructure and utilities.
- **Potential additional costly upgrades** to City infrastructure to accommodate the increased demand.
- **Development cost charges** levied to all new development to contribute toward infrastructure costs.

Additional municipal costs may also apply, including permitting fees. It is important that SSMUH developers understand all possible costs and follow all applicable rules and regulations to ensure their projects are safe and financially sustainable.

See back of this guide for SSMUH resources and contacts.

[portcoquitlam.ca/ssmuh](https://portcoquitlam.ca/ssmuh)

# OFFSITE COSTS AND INFRASTRUCTURE UPGRADES

All new SSMUH units 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.

## 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 single-family infrastructure has the capacity for the additional proposed units.

If the infrastructure does not meet current bylaw standards and have capacity for additional units, 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](mailto:deveng@portcoquitlam.ca).

Each new unit on a single-family property places additional demand on infrastructure that was originally intended for one home per property.

# OFFSITE COSTS AND INFRASTRUCTURE UPGRADES



## 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.

Costs would be similar for a SSMUH development because they are applied per property, not per unit.

*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
<b>Total Cost</b>	<b>\$104,930</b>
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.

# DEVELOPMENT COST CHARGES (DCCs)

Development Cost Charges are collected from all developers of new homes to contribute towards the cost of building infrastructure, parks and other services for new housing and development.

This is based on Subdivision Servicing Bylaw No. 2241, which seeks to reduce the cost of new property subdivision and servicing on the City and its taxpayers. SSMUH developments are subject to the five types of DCCs noted below (DCCs are not applied to new secondary suites or accessory buildings).

**Please note: the DCCs listed in the tables below are subject to change. Visit [portcoquitlam.ca/dcc](http://portcoquitlam.ca/dcc) to learn more and to view the bylaw with the most up-to date fees and information.**

## Municipal DCCs

	Unit	Transportation	Water	Drainage	Sanitary Sewer	Total
Single Family (New Subdivision)	Per dwelling unit/lot	\$9,119	\$0	\$4,871	\$1,772	<b>\$15,762</b>
Ground-Oriented Multi-family (Duplex/Triplex)	Per dwelling unit	\$4,799	\$0	\$3,171	\$927	<b>\$8,897</b>

## Metro Vancouver DCCs

	Water	Liquid Waste	Parkland Acquisition
Residential Lot Development Unit (New Subdivision)	\$10,952	\$11,443	\$491

## TransLink DCCs

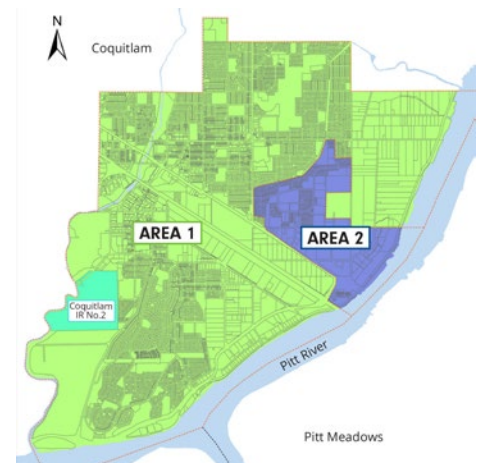
	Per dwelling unit
Single Family Dwelling (New Subdivision)	\$3,330
Duplex	\$2,765

## School Site Acquisition Charge (District No. 43)

	Per unit
Residential Development SFD Low Density (<21 units/gross ha.)	\$3,330

## Parkland Acquisition and Development DCCs

Area 1	Acquisition	Development	Total
Low Density Residential	\$2,764/unit	\$368/unit	<b>\$3,132/unit</b>
Ground-Oriented Multi Family (Duplex/Triplex)	\$1,578/unit	\$210/unit	<b>\$1,788/unit</b>
Area 2 (Riverwood)	Acquisition	Development	Total
Low Density Residential	\$0	\$368/unit	<b>\$368/unit</b>
Ground-Oriented Multi Family (Duplex/Triplex)	\$0	\$210/unit	<b>\$210/unit</b>



**GENERAL SSMUH INFO & REQUIREMENTS:** [portcoquitlam.ca/SSMUH](http://portcoquitlam.ca/SSMUH) or Planning staff at 604.927.5442 or [planning@portcoquitlam.ca](mailto:planning@portcoquitlam.ca)

**INFRASTRUCTURE COSTS:** Development Engineering staff at 604.927.5420 or [deveng@portcoquitlam.ca](mailto:deveng@portcoquitlam.ca)

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