

CITY OF PORT COQUITLAM
AMENITY COST CHARGE BYLAW, 2026

Bylaw No. 4449

WHEREAS a local government may, by bylaw pursuant to section 570.2 of the *Local Government Act*, impose amenity cost charges;

AND WHEREAS amenity cost charges may be imposed for the purpose of providing funds to assist the City to pay the capital costs of providing, constructing, altering, or expanding amenities to benefit, directly or indirectly, development for which the charges are imposed;

AND WHEREAS Council has considered the charges imposed by this bylaw in relation to future land use patterns and development, expected increases in population growth of residents, the City's financial plan, and how development designed to result may affect the capital costs of facilities or features;

AND WHEREAS in the opinion of the Council, the charges imposed by this Bylaw are related to capital costs attributable to projects included in the City's financial plan and long-term capital plans, and to capital projects consistent with the Official Community Plan.

NOW THEREFORE, the Council of the City of Port Coquitlam, in open meeting assembled, enacts as follows:

The Council of the Corporation of the City of Port Coquitlam enacts as follows:

1. CITATION

This bylaw may be cited as "Amenity Cost Charge Bylaw, 2026, No. 4449."

2. DEFINITIONS AND INTERPRETATION

- 2.1 This bylaw applies to all applications for Subdivisions and for issuance of a Building Permit for parcels located in the City of Port Coquitlam.
- 2.2 In the event of a conflict with any term of this bylaw with the provisions of the Local Government Act authorizing the imposition of amenity cost charges, this bylaw is to be interpreted so that it is consistent with the authority set out in the Local Government Act.
- 2.3 For the purposes of this bylaw, words or phrases that are not defined in this section shall have the meaning assigned to them in the Zoning Bylaw.

In this bylaw:

- a) **Building Permit** means any permit required under the City of Port Coquitlam Building and Plumbing Bylaw, 2009, No. 3710, as amended, or repealed and replaced from time to time.
- b) **City** means the Corporation of the City of Port Coquitlam.

- c) **Construction** includes building, erection, installation, repair, alteration, addition, enlargement, moving, relocating, reconstruction, demolition, removal, excavation, or shoring requiring a Building Permit.
- d) **Dwelling Unit** means a self-contained set of rooms, used or intended to be used as a residence by one family containing provisions for living, sleeping, cooking and sanitation, but does not include a secondary suite or accessory dwelling unit as defined in the Zoning Bylaw.
- e) **Ground-Oriented Multi Family** means residential development that contains multiple Dwelling Units sharing one or more common walls, with each having a private entrance from the exterior of the building including townhouse, rowhouse, triplex and duplex.
- f) **Lot** means any lot, parcel, block, or other area in which land is held or into which it is legally subdivided, and for certainty, includes a bare land strata lot under the *Strata Property Act*.
- g) **Multi Family** means residential development of a building that contains multiple Dwelling Units accessible via a common hallway, corridor, lobby or common parking areas, and includes apartments.
- h) **Single Family** means residential development that contains only one principal Dwelling Unit that is separate on all sides from any other building.
- i) **Subdivision** means a subdivision as defined in the *Land Title Act* or *Strata Property Act*.
- j) **Zone** means any of the zones into which the City is divided by the Zoning Bylaw.
- k) **Zoning Bylaw** means the City of Port Coquitlam Zoning Bylaw, 2008, No. 3630 as amended, or repealed and replaced from time to time.

3. AMENITY COST CHARGES

- 3.1 The amenity cost charges set out in Schedule “A” to this bylaw are hereby imposed on every person who obtains:
 - (a) approval of a Subdivision of land that results in two or more Lots on which the Zoning Bylaw permits the construction of a Single-Family Dwelling Unit;
 - (b) approval of a Building Permit authorizing the Construction of a Single-Family Dwelling Unit on an existing Lot; or
 - (c) approval of a Building Permit authorizing the Construction of Ground-Oriented Multi Family or Multi Family building or structure;

and the amenity cost charge shall be paid upon approval of a subdivision or issuance of a building permit, as the case may be.
- 3.2 The defined areas in which development is subject to amenity cost charges are

within the City's municipal boundary.

- 3.3 The amenities that will receive funding from amenity cost charges imposed by this bylaw are specified in Schedule "B".

4. EXEMPTIONS

- 4.1 Despite any other provision of this bylaw, an amenity cost charge is not payable:
- a) in relation to a Building Permit that authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction, alteration or extension, exempt from taxation under section 220(1)(h) or 224(2)(f) of the *Community Charter*;
 - b) in relation to affordable and special needs housing units that are required under an affordable and special needs housing zoning bylaw as defined under section 478(1) of the *Local Government Act*;
 - c) if no increase in the population of residents is expected to result from the development;
 - d) in respect of a particular amenity, if an amenity cost charge in respect of that amenity has previously been paid for the same development, unless further development is expected to result in an increase in the population of residents;
 - e) in respect of a capital cost charge for which a development cost charge may be imposed;
 - f) in relation to a development for any class of affordable housing prescribed by regulation; or,
 - g) The *Local Government Act* or any regulations thereunder provide that no amenity cost charge is payable.

5. CALCULATION OF APPLICABLE CHARGES

- 5.1 The amount of amenity cost charges payable in relation to a particular development shall be calculated using the applicable charges set out in Schedule "A" of this bylaw.
- 5.2 Where a type of residential development is not specifically identified in Schedule "A" the amount of amenity cost charges to be paid to the City shall be equal to the amenity cost charges that are payable for the most comparable type of development.
- 5.3 The City will consider provision of an amenity in lieu of an amenity cost charge payment in accordance with section 570.9 of the *Local Government Act*.

6. EFFECTIVE DATE

This Bylaw shall come into force and effect on the date of adoption.

7. SEVERABILITY

If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed, and the remainder of the bylaw remains valid.

READ A FIRST TIME this	23 rd day of	June, 2026
READ A SECOND TIME this	23 rd day of	June, 2026
READ A THIRD TIME this	23 rd day of	June, 2026
ADOPTED this	29 th day of	June, 2026

BRAD WEST

Mayor

CAROLYN DEAKIN

Corporate Officer

SCHEDULE "A"

	Unit	Amenities
Single Family	Per dwelling unit/lot	\$15,358
Ground-Oriented Multi Family	Per dwelling unit	\$8,038
Multi Family	Per dwelling unit	\$5,454

SCHEDULE “B”

List of Amenities:

1. Aggie Park - 3050 Chester St (next Mc Mitchell Park)
2. Cedar Drive Park - 950 Prairie Avenue
3. Evergreen Park - 3500 Cedar Dr
4. Gates Park - 2300 Reeve St
5. McLean Park – 3155 Wellington St.
6. Sun Valley - 3700 Hamilton St.
7. Terry Fox - 1269 Riverside Dr
8. Thompson Park - 1842 Morgan Ave
9. Community Flex Space
10. Hyde Creek Recreation Centre - New Facility Expansion
11. Robert Hope Pool Upgrade
12. Public Art
13. Northside Park Improvements
14. Sport Courts
15. Rowland Park