



# City of Coquitlam Planning & Development

## Funding for Growth

Coquitlam is a fast-growing city in a rapidly developing and changing region. It is important to guide growth in a way that ensures new development is livable, attractive and contributes positivity to the community while making sure that infrastructure and amenities, like parks, are provided to keep pace with growth.

### Development Cost Charges

The City's main method to ensure new development contributes to providing necessary infrastructure and amenities is through Development Cost Charges (DCC).

DCCs are fees paid by developers on all new development either per housing unit or per square metre of new construction. DCC rates are set citywide by Council and the money goes into six specific funds to help pay for needed infrastructure:

- |                         |                   |
|-------------------------|-------------------|
| 1. Transportation       | 4. Drainage       |
| 2. Parkland Acquisition | 5. Sanitary Sewer |
| 3. Park Improvement     | 6. Water System   |



### When Do DCCs Apply?

- ❖ Subdividing Land
- ❖ Construction of a New Building
- ❖ Addition to an Existing Building

Each year City Council determines which capital projects DCCs will be spent on. This infrastructure is used by residents everyday and is important to support Coquitlam's high quality of life. However, Provincial legislation limits what services and amenities DCC funds can be spent on. Items that can **not** be funded by DCCs include:

- ❖ community facilities and recreation centres;
- ❖ fire stations;
- ❖ sport courts and spray parks;
- ❖ public art;
- ❖ public buildings;
- ❖ libraries;
- ❖ transit infrastructure;
- ❖ streetscape enhancements; and
- ❖ affordable housing.

### Other Growth Funded Programs

The City has two additional programs to raise funds from new development that can go towards various amenities that DCCs can not be spent on. Spending from these programs on amenities is determined by City Council.

- Density Bonus** – An optional financial contribution made by a developer when City Council approves additional density at the time of rezoning. The amount of additional density and financial contribution is set



out in the Zoning Bylaw. The financial contribution is a portion of the increased land value that occurs at the time of rezoning. In Coquitlam CAC's are only payable, on new floorspace below 2.5 Floor Area Ratio (FAR). Density Bonus contributions can be spent on a wide range of amenities and infrastructure as determined by City Council.

- Community Amenity Contribution (CAC)** – CACs are a voluntary contribution made by a developer at the time of rezoning. The CAC only applies to new residential density (additional, building floor area) associated with the rezoning application, and is used to help fund a specific amenity in the area. In Coquitlam CACs are only payable, on new floorspace below 2.5 FAR.





## Funding for Growth (continued)



### Subdivision Servicing

#### New Subdivision

In a brand new subdivision where there is no servicing in place, the developer is required to build all the streets, sidewalks, street lights, and water and sewer pipes; infrastructure needed to service the new area which is turned over to the City to maintain. The developer pays for this servicing and the costs are incorporated into the cost of the houses and/or condominiums, etc. Other infrastructure (e.g. electric power, telephone, cable) are also installed by the developer in coordination with these specific utilities.

#### Existing Neighbourhood

In an existing neighbourhood, new developments are required to:

- ❖ Upgrade the water and sewer infrastructure needed to service the new development;
- ❖ Upgrade the streets and lanes adjacent to their development to the current City standard (if not already done). This can include new curbs, sidewalks, street lights and street trees.

All of the requirements for these street improvements are outlined in the City's *Subdivision and Development Servicing Bylaw*.

- ❖ In addition, some neighbourhoods have neighbourhood streetscape standards in order to achieve a specific neighbourhood character.
- ❖ New development can also be required to place existing overhead power and phone lines underground depending on BC Hydro requirements.

THIS INFORMATION HAS BEEN PREPARED TO PROVIDE INFORMATION ONLY. IT IS NOT A LEGAL DOCUMENT. IF ANY CONTRADICTION EXISTS BETWEEN THIS DOCUMENT AND THE RELEVANT CITY BYLAWS, CODES OR POLICIES, THE TEXT OF THE BYLAWS, CODES OR POLICIES SHALL BE THE LEGAL AUTHORITY.

### Connect with us:

City of Coquitlam Planning & Development Department

 [coquitlam.ca/development](http://coquitlam.ca/development)

 [planninganddevelopment@coquitlam.ca](mailto:planninganddevelopment@coquitlam.ca)  604-927-3430

[coquitlam.ca](http://coquitlam.ca)     

**Coquitlam**