



CITY OF  
**Pitt Meadows**  
The *Natural* Place

## Staff Report to Council

Engineering and Operations

FILE: 08-3150-01/18

**DATE:** November 06, 2018  
**TO:** Mayor and Council  
**FROM:** Samantha Maki, Project Engineer  
**SUBJECT:** Development Cost Charge Amendment Bylaw – Update

**Date of Meeting – November 13, 2018**

**RECOMMENDATION(S):** THAT Council:

- A. Receive the staff report titled 'Development Cost Charge Amendment Bylaw – Update' dated November 6, 2018 prior to considering adoption of the Development Cost Charge Imposition Amendment Bylaw No.2809.
- B. Other.

**CHIEF ADMINISTRATIVE OFFICER COMMENT/RECOMMENDATION:**

**PURPOSE**

The purpose of this report is to provide the history regarding the City's Development Cost Charges (DCCs) and associated bylaw amendments prior to Council's consideration of adopting the Development Cost Charge Imposition Amendment Bylaw No. 2809.

☒ Information Report

☐ Direction Report

☐ Decision Report

**DISCUSSION**

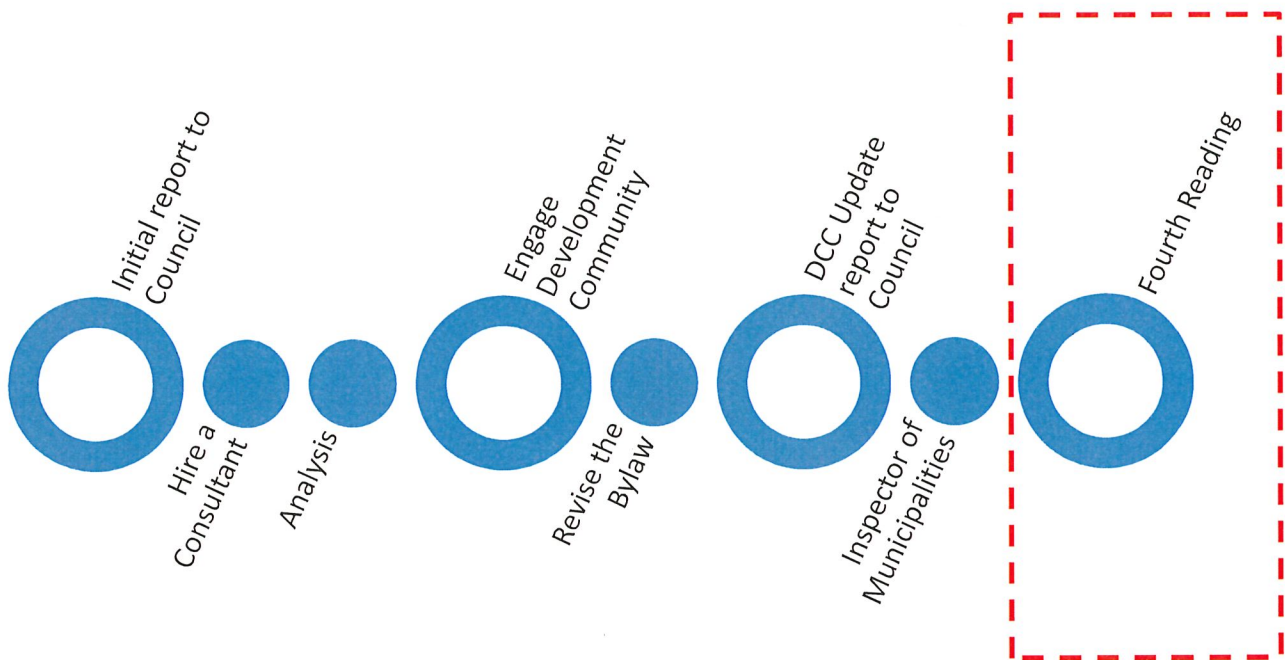
**Background:**

Development Cost Charges are fees that municipalities choose to collect from new developments to offset some of the infrastructure expenditures incurred in servicing new developments and added maintenance to existing infrastructure. DCC eligible infrastructure projects include sewer, water drainage, parks and roads. These fees are paid through the City's approval/permit processes for single family, multi-family, commercial, industrial and institutional developments.

DCCs do not include costs to maintain current infrastructure that serves the existing population. There must be growth due to the proposed development. If a local government establishes a DCC Bylaw (the bylaw that gives authority to collect fees), the bylaw must be approved by the Provincial the Inspector of Municipalities.

In the 2017 business planning process, staff identified a project to update the Development Cost Charge Bylaw. The current Development Cost Charge Bylaw Imposition No. 2382 includes DCC rates for water, sanitary, storm drainage, minor roads and major roads and was last updated in 2009. The Province recommends that development cost charge Bylaws are revised every 5 years in order to ensure Bylaws accurately reflect current growth estimates and refined infrastructure plans.

The figure below outlines the process to consider DCC updates and the City is currently at the final stage. As outlined in the City's Procedure Bylaw No.2690 and enforced by Legislation, a proposed bylaw cannot be further debated after the first three readings have been given.



A brief timeline of the different stages is outlined below:

1. **Initial Report to Council** – the initial report was brought forth to Council on April 11, 2017 and Council requested inclusion of transportation projects associated with the Golden Ears Business Park and the grade separated rail crossing at Kennedy Rd and Harris Rd in the DCCs.
2. **Hire Consultant** – Urban Systems was selected as the Consultant on May 17, 2017.
3. **Analysis** - Staff reviewed community growth projections and correlated them to infrastructure requirements. Projects included in the 2009 DCC bylaw were reviewed and amended as required. Each piece of new infrastructure was reviewed to determine it meets DCC eligibility requirements prior to inclusion. Using growth projections and updated capital project lists, Urban Systems recalculated the DCC rates based on the revised information and reviewed the current DCC Bylaw for language revisions. Urban System's 2017 Development Cost Charge Update background report is included for Council's review.

4. **Engage the Development Community** - DCC best practices recommend the development of DCC Bylaws to be a public process with input from the development community. Staff worked with Urban Systems to host a development community information session on March 14, 2018. The City did not receive any written comments regarding the proposed DCC updates.
5. **Revise Bylaw** - The Bylaw was revised to include updated projects and growth projections.
6. **DCC Update Report to Council** - On June 19, 2018, Staff requested three readings of the Development Cost Charge Imposition Amendment Bylaw No. 2382 to obtain approval in principal prior to sending to the Inspector of Municipalities for approval.
7. **Inspector of Municipalities** - The Inspector of Municipalities has provided statutory approval of the amended bylaw and it is now ready for adoption.

### **Relevant Policy, Bylaw or Legislation:**

Development Cost Charge Bylaw Imposition No. 2382

Development Cost Charge Imposition Amendment Bylaw No. 2809

Procedure Bylaw No.2690

### **Analysis:**

The Urban Systems background report provides an in-depth analysis and is included as Attachment A. A comparison of the 2009 rates and the 2018 rates are shown in the table below:

**Table 5  
DCC Rate Comparison**

<b>Land Use</b>	<b>Unit</b>	<b>Previous Rate (2009)</b>	<b>Final Rate (2018)</b>
Single Family Residential	per dwelling unit	\$6,849.52	\$9,646.29
Single Family Residential on Agricultural Land	per dwelling unit	\$5,370.02	\$8,178.52
Two-Family, Three-Family or Townhouse Residential	per dwelling unit	\$4,830.63	\$6,839.24
Apartment Residential	per dwelling unit	\$3,750.75	\$5,403.28
Rural Residential	per dwelling unit	\$4,457.33	\$7,314.47
Institutional	per m <sup>2</sup> of gross floor area	\$7.47	\$11.06
Institutional (Drainage)	per m <sup>2</sup> of proposed development area	\$2.05	\$1.94
Commercial	per m <sup>2</sup> of gross floor area	\$21.25	\$31.31
Commercial (Drainage)	per m <sup>2</sup> of proposed development area	\$2.05	\$1.94
Industrial	per m <sup>2</sup> of proposed development area	\$12.92	\$18.17
Intensive Agriculture	per m <sup>2</sup> of proposed development area	\$3.25	\$4.67

The majority of rates are increasing, except for Institutional Drainage and Commercial Drainage use. Urban Systems confirmed that these rates align with the rest of Metro Vancouver. While the City may align with the rest of Metro Vancouver communities, a community by community comparison of DCC rates is not appropriate. DCC rates for identified projects are based on the specific value of the project and our growth rate. Unlike many Metro Vancouver communities, Pitt Meadows does not have the same growth rate due to limits associated with 85% of the community being located in the Agricultural Land Reserve and that a significant portion of the community is built out with limited greenfield development opportunities.

The table below outlines the DCCs for each land use category:



Table ES 1  
Final DCC Rates

Development	Major Roads	Minor Roads	Sanitary	Water	Drainage	Total Development Cost Charge <sup>(1)</sup>	
Single Family Residential	\$6,700.70	\$481.20	\$986.57	\$613.77	\$864.05	\$9,646.29	per unit
Single Family Residential on Agricultural Land	\$6,700.70	-	-	\$613.77	\$864.05	\$8,178.52	per unit
Two-Family, Three-Family or Townhouse Residential	\$4,690.49	\$336.84	\$770.76	\$479.51	\$561.64	\$6,839.24	per unit
Apartment Residential	\$4,020.42	\$288.72	\$524.11	\$326.06	\$243.97	\$5,403.28	per unit
Rural Residential	\$6,700.70	-	-	\$613.77	-	\$7,314.47	per unit
Institutional	\$8.38	\$0.60	\$1.28	\$0.80	-	\$11.06	per m <sup>2</sup> of proposed gross floor area
Institutional	-	-	-	-	\$1.94	\$1.94	per m <sup>2</sup> of proposed development area
Commercial	\$25.13	\$1.80	\$2.70	\$1.68	-	\$31.31	per m <sup>2</sup> of proposed gross floor area
Commercial	-	-	-	-	\$1.94	\$1.94	per m <sup>2</sup> of proposed development area
Industrial	\$13.40	\$0.96	\$1.39	\$0.86	\$1.56	\$18.17	per m <sup>2</sup> of proposed development area
Intensive Agriculture	\$3.35	-	-	\$0.67	\$0.65	\$4.67	per m <sup>2</sup> of proposed development area

Note: (1) The City also levies Parks DCCs, which were not part of this DCC review and are not included in the totals above.

Additionally, the proposed bylaw changes are outlined in Attachment B. The Bylaw has been appropriately amended to ensure DCCs can be collected for development occurring on airport lands.

### **COUNCIL STRATEGIC PLAN ALIGNMENT**

- ☐ Corporate Excellence
 ☐ Economic Prosperity
 ☐ Community Livability  
☒ Transportation & Infrastructure
 ☐ Not Applicable

The City will work to ensure that the roads, facilities and systems that keep the city functional and people moving meet the core needs of our residents.

### **FINANCIAL IMPLICATIONS**

- ☒ None
 ☐ Budget Previously Approved  
☐ Other
 ☐ Referral to Business Planning

As per business plan.

### **PUBLIC PARTICIPATION**

- ☐ Inform
 ☒ Consult
 ☐ Involve
 ☐ Collaborate
 ☐ Empower

Comment(s):

Consultation with the development community occurred on May 14, 2018.

### **KATZIE FIRST NATION CONSIDERATIONS**

Referral    ☐ Yes    ☒ No

None identified.

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**SIGN-OFFS**

Written by:

S. Maki, Project Engineer

Reviewed by:

Mark Roberts, CAO

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**ATTACHMENT(S):**

- A. 2017 Development Cost Charge Update Background Report – Urban Systems – Dated June 8, 2018
- B. Consolidated Development Cost Charge Imposition Bylaw No. 2382 with proposed changes

# FINAL REPORT

Prepared for: City of Pitt Meadows

## 2017 Development Cost Charge Update

-132-

**URBAN**  
systems

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# 2017 Development Cost Charge Update

## Final Report

**Client:** City of Pitt Meadows  
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Pitt Meadows, BC V3Y 2B5

**Prepared by:** Urban Systems Ltd.  
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Phone: (604) 235-1701



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Prepared by: Sara Stevens, MCIP, RPP

**Date issued:** June 8, 2018

**Project No.:** 1343.0016.01

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## APPENDICES

- Appendix A DCC Program and Calculations
- Appendix B DCC Program Maps
- Appendix C Public Consultation Materials
- Appendix D Existing City of Pitt Meadows Development Cost Charge Bylaw No. 2382, 2009  
(Amendment Bylaw No. 2520, 2011)
- Appendix E Proposed City of Pitt Meadows Development Cost Charge Bylaw No. 2809, 2018

## EXECUTIVE SUMMARY

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The City of Pitt Meadows is undertaking a major update of its Development Cost Charge (DCC) Bylaw as the last major review was conducted in 2009. As the DCC best practice is to conduct a major review of the DCC bylaw every five years, the City deemed it necessary to complete a major update now. Since the last major update in 2009, construction costs have increased, new information has become available on anticipated growth and related infrastructure needs, and Provincial legislation has been amended to allow DCC waivers/reductions,

The 2009 review included updates to transportation, drainage, sanitary, and water DCCs, but not DCCs related to parks. DCCs for parks were last updated in 2015 based on the Parks, Recreation and Master Plan which included updates to land and construction costs. Parks DCCs are not part of this update as they have been recently updated.

The City of Pitt Meadows provided all cost and growth estimates for this update. City staff also identified projects (based on recent infrastructure planning documents) for inclusion in the DCC program and identified completed projects to remove from the program.

Final DCC rates for the City of Pitt Meadows are provided in Table ES 1.

Table ES 1  
Final DCC Rates

Development	Major Roads	Minor Roads	Sanitary	Water	Drainage	Total Development Cost Charge <sup>(1)</sup>	
Single Family Residential	\$6,700.70	\$481.20	\$986.57	\$613.77	\$864.05	\$9,646.29	per unit
Single Family Residential on Agricultural Land	\$6,700.70	-	-	\$613.77	\$864.05	\$8,178.52	per unit
Two-Family, Three-Family or Townhouse Residential	\$4,690.49	\$336.84	\$770.76	\$479.51	\$561.64	\$6,839.24	per unit
Apartment Residential	\$4,020.42	\$288.72	\$524.11	\$326.06	\$243.97	\$5,403.28	per unit
Rural Residential	\$6,700.70	-	-	\$613.77	-	\$7,314.47	per unit
Institutional	\$8.38	\$0.60	\$1.28	\$0.80	-	\$11.06	per m <sup>2</sup> of proposed gross floor area
Institutional	-	-	-	-	\$1.94	\$1.94	per m <sup>2</sup> of proposed development area
Commercial	\$25.13	\$1.80	\$2.70	\$1.68	-	\$31.31	per m <sup>2</sup> of proposed gross floor area
Commercial	-	-	-	-	\$1.94	\$1.94	per m <sup>2</sup> of proposed development area
Industrial	\$13.40	\$0.96	\$1.39	\$0.86	\$1.56	\$18.17	per m <sup>2</sup> of proposed development area
Intensive Agriculture	\$3.35	-	-	\$0.67	\$0.65	\$4.67	per m <sup>2</sup> of proposed development area

Note: (1) The City also levies Parks DCCs, which were not part of this DCC review and are not included in the totals above.

## PART 1. BACKGROUND

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The City of Pitt Meadows is completing a major update to its Development Cost Charge Bylaw because:

- The last major update was completed in 2009 (parks was updated in 2015 and is not part of this update)
- DCC best practice is to conduct a major DCC bylaw review every five years
- Construction costs have risen
- Some previous projects have been completed
- The City has updated information on growth and related infrastructure needs
- Changes to Provincial legislation now provide municipalities with new abilities to waive/reduce DCCs

This DCC update involved:

- Review and update of growth projections
- Review and update of eligible projects and costs
- Consultation with stakeholders and the public

This DCC program was developed to be consistent with the following legislation, plans, and policy guides:

- Local Government Act
- Development Cost Charges Best Practices Guide
- City of Pitt Meadows Official Community Plan, 2007
- Development Cost Charges Bylaw No. 2382, 2009 (Amendment Bylaw No. 2520, 2011)
- City of Pitt Meadows Five Year Capital Plan

It should be noted that the material provided in the background report is meant for information only. Reference should be made to the current Bylaw No. 2382, 2009 (Amendment Bylaw No. 2520, 2011) for rates until a new DCC bylaw has been adopted.



## PART 2. DCC KEY ELEMENTS

The Development Cost Charge Best Practices Guide (prepared by the Ministry of Municipal Affairs and Housing) stipulates key elements that should be considered when determining DCC rates. Table 1 outlines the key elements, decisions, and supporting rationale used in this update. Table 1 also indicates whether the proposed approach aligns with the Best Practices Guide.

**Table 1**  
**DCC Key Elements**

Key Element	Proposed DCC Update	Rationale	Aligns with Best Practices Guide?
Time Frame	20 Years	<ul style="list-style-type: none"> <li>Aligns with OCP and capital planning time frames</li> </ul>	✓
City-wide or area-specific charge	City-wide and area-specific	<ul style="list-style-type: none"> <li>The water and major road DCC programs are levied City-wide and the sanitary, minor roads and drainage DCC programs are levied in specific areas. The City-wide programs provide a benefit to all growth within the City. The sanitary and minor roads programs are levied in one specific area and drainage another specific area, as only those areas will benefit from these services.</li> </ul>	✓
Grant Assistance	Yes	<ul style="list-style-type: none"> <li>No identified DCC projects include grant assistance. Three projects include cost-sharing arrangements but do not rely on grant assistance. <sup>(1)</sup></li> </ul>	✓
Developer Contribution	None	<ul style="list-style-type: none"> <li>No identified DCC projects include a developer contribution <sup>(1)</sup></li> </ul>	✓
Interim Financing	None	<ul style="list-style-type: none"> <li>No financing is included on any DCC projects</li> </ul>	✓
Benefit Allocation	10-100%	<ul style="list-style-type: none"> <li>Majority of projects are 21-27% allocation to reflect estimated population growth or 100% allocation to provide exclusive benefit to new development. Benefit allocations that</li> </ul>	✓



Key Element	Proposed DCC Update	Rationale	Aligns with Best Practices Guide?
		reflect estimated population growth vary by infrastructure type as they reflect the percentage of total trip ends (roads) and equivalent population (sanitary) of new growth compared to existing population (Major Roads – 27%; Minor Roads 25%; Sanitary 21%). <sup>2</sup>	
Municipal Assist Factor	All infrastructure types – 1%	<ul style="list-style-type: none"> <li>Pitt Meadows is contributing the minimum allowable assist factor to ensure the long- term financial sustainability of the City</li> </ul>	✓
Units of charge	Per dwelling unit; per square metre of proposed gross floor area; per square meter proposed development area	<ul style="list-style-type: none"> <li><i>Per dwelling unit</i> for single-family, two-family, three-family, townhouse residential, and apartment</li> <li><i>Per square metre of proposed gross floor area or per square metre of proposed development area</i> for industrial/commercial/institutional/ agricultural uses as impact on infrastructure is expected to best correlate with floor space or developable area depending on infrastructure type</li> </ul>	✓

**Notes:**

**(1) Projects Including Cost Sharing:**

The Major Roads DCC program includes three (3) projects that include cost-sharing arrangements: two grade separated rail crossings; and one intersection upgrade, where the highway intersects with arterial roads. Cost sharing details are discussed in Section 4.3.

**(2) Benefit Allocation Details for Projects set at less than 100% Benefit to Development:**

Major Roads

The benefit factor for Project MJT5 is 50% as the City has determined the project will benefit new and existing development equally, given the access to developable lands this road will provide.

#### Drainage

Carried forward from the 2009 update, the benefit factors for Projects ST8 and ST9 are determined as follows: 50% of costs are attributable to urban area, and of those costs, 20% are considered attributable to growth; therefore, the benefit factor is 20% of 50% = 10%. For Project ST10, 50% of costs are attributable to urban area, and of those costs, 80% are considered attributable to growth; therefore, the benefit factor is 80% of 50% = 40%.

## PART 3. GROWTH PROJECTIONS AND EQUIVALENCIES

### 3.1 Parcel by Parcel Analysis

Growth estimates (20 years) are based on population projections developed by the City through a parcel by parcel analysis of development potential for each DCC infrastructure type within City boundaries. The growth estimates also consider current trends in population growth. Each parcel in the City was analyzed through GIS to determine whether the parcel held development potential as per the Official Community Plan. The previous 2009 DCC update followed the same process for determining growth. Existing and estimated growth values are summarized in Table 2.

**Table 2**  
**City of Pitt Meadows Growth Estimates (20 years)**

Major Roads and Water					
Land Use	Base Unit	Existing Development	Estimated Growth Area	Estimated Loss Area	Total Area
Single Family Residential	Hectares	192.70	1.10	1.44	192.36
Two-Family, Three-Family or Townhouse Residential	Hectares	58.50	1.10	-	59.60
Apartment Residential	Hectares	10.90	-	-	10.90
Mixed Use	Hectares	2.10	1.71	-	3.81
Rural Residential	Hectares	123.00	448.20	-	571.20
Institutional	Hectares	80.10	-	-	80.10
Commercial	Hectares	49.60	21.40	0.68	70.32
Industrial	Hectares	79.40	81.50	-	160.90
Intensive Agriculture <sup>(1)</sup>	Hectares	44.30	Undetermined		
Airport	Hectares	12.90	33.30	-	46.20



**Table 2**  
**City of Pitt Meadows Growth Estimates (20 years) *cont.***

Minor Roads, Sanitary and Drainage					
Land Use	Base Unit	Existing Development	Estimated Growth Area	Estimated Loss Area	Total Area
Single Family Residential	Hectares	192.70	1.10	1.44	192.36
Two-Family, Three-Family or Townhouse Residential	Hectares	58.50	1.10	-	59.60
Apartment Residential	Hectares	10.90	-	-	10.90
Mixed Use	Hectares	2.10	1.71	-	3.81
Institutional	Hectares	80.10	-	-	80.10
Commercial	Hectares	49.60	21.40	0.68	70.32
Industrial	Hectares	79.40	81.50	-	160.90
Airport	Hectares	12.90	33.30	-	46.20

**Notes:**

- (1) Intensive Agriculture means greenhouses, retail nurseries, manufacturing and processing plants for agriculture related products, facilities used for intensive livestock purposes, and commercial businesses located within agricultural zones. Produce stands, temporary uses (fewer than 6 months) and retail less than 100 m<sup>3</sup> shall not be considered intensive agriculture.

### 3.2 Changes in Growth from Previous Update

No significant changes to the growth estimates have occurred since the previous update as the City has only seen minor land use changes. The growth estimates detailed above are based on the previous growth estimates and have been updated to reflect development that has occurred since the previous update.

### 3.3 Equivalencies

The equivalencies used in this update are the same as those in the 2009/10 update as there have been no significant changes in expectations regarding relative impact.

**Table 3**  
**Equivalencies per Hectare of Gross Site Area**

Land Use	Roads Major (trip ends)	Roads Minor (trip ends)	Drainage (impervious area)	Sewer (population)	Water (population)
Single Family Residential	15	15	0.50	48	48
Two-Family, Three- Family or Townhouse Residential	21	21	0.65	75	75
Apartment Residential	51	51	0.80	145	145
Rural Residential	1	-	-	-	3.2
Institutional	15	15	0.75	50	50
Commercial	30	30	0.75	70	70
Industrial	20	20	0.60	45	45
Intensive Agriculture	5	-	0.25	-	35

#### **Major and Minor Roads**

For major and minor road projects, the cost of development is distributed based on the trips generated by each land use.

#### **Drainage**

In general terms, the impact on the storm drainage system of developing a parcel of land is expressed as the amount of stormwater run-off that must be accommodated by the system. The accepted parameter for expressing imperviousness in stormwater run-off calculations is the "run-off coefficient". The run-off coefficient reflects the ratio between the impervious area on a parcel and the total area of the parcel.

#### **Sanitary and Water**

For residential demand, occupancy rates can be used to project demands for sanitary and water services. For non-residential land uses, an equivalency is used. Typically, the equivalency is based on population per gross area using average population densities. Equivalent populations per hectare have been used to calculate sanitary and water DCCs.



## PART 4. DCC PROJECTS AND COSTS

### 4.1 DCC Costs

DCC rates are determined by applying the key elements, growth projections and equivalencies described earlier in this report to projects that are DCC eligible and expected to be built within the specified DCC timeframe. The full DCC program and calculations are included in Appendix A. An overview of the DCC costs by infrastructure type is provided in Table 4.

**Table 4**  
**DCC Program Overview and Capital Costs**

Service	Total Capital Costs	Benefit Allocation	Municipal Assist Factor	DCC Recoverable Program Costs	Municipal Costs <sup>(1)</sup>
Major Roads	\$51.1 M	27-100 %	1%	\$26.7 M	\$24.4 M
Minor Roads	\$4.3 M	25-100%	1%	\$4.1 M	\$0.3 M
Drainage	\$12.7 M	10-100%	1%	\$3.2 M	\$9.5 M
Sanitary Sewer	\$3.2 M	21-100%	1%	\$2.2 M	\$0.9 M
Water	\$1.7 M	100%	1%	\$1.7 M	\$17,000
<b>Total</b>	<b>\$73.0 M</b>	<b>n/a</b>	<b>n/a</b>	<b>\$37.8 M</b>	<b>\$35.2 M</b>

Note: <sup>(1)</sup> Includes municipal assist factor and portion allocated to existing development.

### 4.2 Interest on Long-term Debt

No interest on long-term debt is included in the DCC program.

### 4.3 DCC Projects

The DCC program was developed by reviewing available planning studies and by also reviewing the previous program to remove existing projects and update costs. These projects were reviewed for DCC eligibility in consultation with City staff. Project details for each class of infrastructure is included below.

### **Major Roads**

A list of DCC major road projects was provided by the City of Pitt Meadows based on available planning studies. Projects for major roads include road widening, corridor improvement, grade separated rail crossings and active transportation upgrades (bus shelters, bike lanes, pedestrian crossings).

The major roads program includes three projects that are anticipated to be funded through cost-sharing agreements as follows:

- Projects MJT19-20 include the City's portion of these projects that will be on municipal Rights of Way, and the City will own and maintain their portion of these capital assets. Cost sharing for these projections will be negotiated with the Federal and Provincial Governments, and CP Rail, and will not be applied for through a competitive grant process.
- Project MJT23 relates to a section of Allan Way to Harris Road that will be maintained by the City. Cost sharing for these projections will be negotiated with the Federal and Provincial Governments and will not be applied for through a competitive grant process.

### **Minor Roads**

A list of DCC minor road projects was provided by the City of Pitt Meadows based on available planning studies. Projects for minor roads include new road ways and sidewalk installations and improvements.

### **Drainage**

A list of DCC drainage projects was provided by the City of Pitt Meadows based on available planning studies. Projects for storm drainage upgrades include culvert upgrades and conversions, new pipes and new pump station.

### **Sanitary**

A list of DCC sanitary projects was provided by the City of Pitt Meadows based on available planning studies. Projects for sanitary sewer infrastructure include pipe upsizing, pump station upgrades, and new gravity and sewer mains.

### **Water**

A list of DCC drainage road projects was provided by the City of Pitt Meadows based on available planning studies. Projects for water infrastructure consist of new water mains.

## PART 5. DCC RATES

### 5.1 DCC Rates

A comparison of current (2009) and updated DCC rates is provided in Table 5. Detailed updated DCC rates are included in Table 6. Note that Metro Vancouver DCCs apply to the City of Pitt Meadows but have not been included in these tables. DCCs for park land development are levied under a separate bylaw and are not included in these rates.

**Table 5**  
**DCC Rate Comparison**

Land Use	Unit	Previous Rate (2009)	Final Rate (2018)
Single Family Residential	per dwelling unit	\$6,849.52	\$9,646.29
Single Family Residential on Agricultural Land	per dwelling unit	\$5,370.02	\$8,178.52
Two-Family, Three-Family or Townhouse Residential	per dwelling unit	\$4,830.63	\$6,839.24
Apartment Residential	per dwelling unit	\$3,750.75	\$5,403.28
Rural Residential	per dwelling unit	\$4,457.33	\$7,314.47
Institutional	per m <sup>2</sup> of gross floor area	\$7.47	\$11.06
Institutional (Drainage)	per m <sup>2</sup> of proposed development area	\$2.05	\$1.94
Commercial	per m <sup>2</sup> of gross floor area	\$21.25	\$31.31
Commercial (Drainage)	per m <sup>2</sup> of proposed development area	\$2.05	\$1.94
Industrial	per m <sup>2</sup> of proposed development area	\$12.92	\$18.17
Intensive Agriculture	per m <sup>2</sup> of proposed development area	\$3.25	\$4.67



Table 6  
Final DCC Rates

Development	Major Roads	Minor Roads	Sanitary	Water	Drainage	Total Development Cost Charge <sup>(1)</sup>	
Single Family Residential	\$6,700.70	\$481.20	\$986.57	\$613.77	\$864.05	\$9,646.29	per unit
Single Family Residential on Agricultural Land	\$6,700.70	-	-	\$613.77	\$864.05	\$8,178.52	per unit
Two-Family, Three-Family or Townhouse Residential	\$4,690.49	\$336.84	\$770.76	\$479.51	\$561.64	\$6,839.24	per unit
Apartment Residential	\$4,020.42	\$288.72	\$524.11	\$326.06	\$243.97	\$5,403.28	per unit
Rural Residential	\$6,700.70	-	-	\$613.77	-	\$7,314.47	per unit
Institutional	\$8.38	\$0.60	\$1.28	\$0.80	-	\$11.06	per m <sup>2</sup> of proposed gross floor area
Institutional	-	-	-	-	\$1.94	\$1.94	per m <sup>2</sup> of proposed development area
Commercial	\$25.13	\$1.80	\$2.70	\$1.68	-	\$31.31	per m <sup>2</sup> of proposed gross floor area
Commercial	-	-	-	-	\$1.94	\$1.94	per m <sup>2</sup> of proposed development area
Industrial	\$13.40	\$0.96	\$1.39	\$0.86	\$1.56	\$18.17	per m <sup>2</sup> of proposed development area
Intensive Agriculture	\$3.35	-	-	\$0.67	\$0.65	\$4.67	per m <sup>2</sup> of proposed development area

Note: (1) The City also levies Parks DCCs, which were not part of this DCC review and are not included in the totals above

## 5.2 Changes in Rates from Previous Update

The new DCC rates differ from the previous rates due to the following:

- Construction and land costs have risen
- Growth estimates have been revised to reflect development since the previous update
- The relative size of each program has changed – for instance, the minor roads and water programs are smaller, but major roads and sanitary are much larger – this shift in program size results in uneven DCC increases across uses (i.e., not all uses experience the same percentage increase in DCCs)



## PART 6. STAKEHOLDER CONSULTATION

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The City of Pitt Meadows invited public input on the preliminary DCC program by hosting a presentation to both the public and members of the development community on March 14, 2018. The City did not receive any written comments regarding the proposed DCC update.

Public consultation materials and feedback is included in Appendix C.

## PART 7. DCC IMPLEMENTATION

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### 7.1 DCCs Levied by Other Authorities

In addition to the DCCs levied by the municipality, developers are required to pay additional charges levied by other authorities and collected by the City. In Pitt Meadows, Metro Vancouver (Greater Vancouver Regional District) levies regional DCCs in the Fraser Sewerage area.

School District No. 42 levies school site acquisition charges. These school site acquisition charges apply to all new residential development applications at either the subdivision stage (for single family / duplex lots) or at the building permit stage (for multiple family residential developments or for the residential component of mixed-use developments).

### 7.2 Bylaw Exemptions

The *Local Government Act (LGA)* is clear that a DCC cannot be levied if the proposed development does not impose new capital cost burdens on the City, or if a DCC has already been paid regarding the same development. However, if additional further expansion for the same development creates new capital cost burdens or uses up capacity, the DCCs can be levied for the additional costs.

The *LGA* further restricts the levying of the DCC at the time of application for a building permit if:

- The building permit is for a church or place of public worship as per the *Community Charter*, or
- The value of the work authorized by the building permit does not exceed \$50,000 or a higher amount as prescribed by bylaw; or
- Unit size is no larger than 29 sq.m. and only for residential use.

The City of Pitt Meadows exempts DCCs from work authorized by building permit that does not exceed \$100,000 as per Bylaw 2382, 2009 (amendment Bylaw 2520, 2011). Legislation allows local governments to levy DCCs on residential developments of fewer than four self-contained dwelling units, if such a charge is provided for in the local government's DCC bylaw. The City of Pitt Meadows levies DCCs on fewer than 4 units as per Bylaw 2382, 2009 (amendment Bylaw 2520, 2011) and will continue to do so.

### 7.3 DCC Waivers and Reductions

Changes to the *Local Government Act* in 2008 provide local governments the discretionary authority to waive or reduce DCCs for certain types of development to promote affordable housing and low impact development. The City has decided against providing any waivers/reductions at this time.

#### **7.4 Collection of Charges – Building Permit and Subdivision**

The City of Pitt Meadows will collect DCCs for single family (including those in agricultural zones), two-family, three-family, townhouse, apartment and rural residential development at time of subdivision approval (or if subdivision is not required, at building permit) and all other development will be levied DCCs at time of building permit. Of the two possible collection times, subdivision approval occurs earlier in the process. Collecting DCCs at subdivision for single family, two-family, three-family, townhouse, apartment and rural residential, where possible, will allow the City to ensure timely provision of infrastructure and services. For non-residential uses, DCCs will be collected at building permit when total floor area or proposed development area is known. Collecting DCCs based on floor area or development area (as specified by bylaw) will result in more equitable distribution of growth costs.

#### **7.5 Collection of DCCs on Redeveloped or Expanded Developments**

When an existing building or development undergoes an expansion or redevelopment there is usually a need for additional DCC related infrastructure. The new developer/ builder should pay the applicable DCCs based on the additional floor area/units for attached dwellings, multiple dwellings, commercial, industrial, institutional and agricultural land uses at the DCC rates in the current DCC bylaw. The City is giving a DCC credit for the existing development or building. DCCs are only levied on the new development/ building area.

If a single family residential unit is replaced by another single family residential unit then no additional DCCs are payable. If a lot is subdivided into two, for example, to construct two small lot single family residential units, then DCCs are payable on the one additional single family residential lot.

#### **7.6 In-Stream Applications**

The new DCC rates will be in force immediately after the updated Development Cost Charge Bylaw is adopted; however, the Local Government Act (LGA) provides special protection from rate increases for development applications that are submitted prior to the adoption date.

In-stream protection applies to both building permit and subdivision applications received prior to the adoption of the new DCC Bylaw. Protection is also extended to rezoning and development permit applications that are submitted prior to the adoption of the new DCC Bylaw and that will result in a building permit within 12 months of the adoption of the Bylaw. Division 19, Sections 511 and 568 of the LGA outline the criteria that must be met for an application to qualify for in-stream protection.

If an application meets the required criteria and is submitted prior to the adoption of the new DCC Bylaw, it will be provided protection from rate increases for a period of twelve months after the adoption date.



### **7.7 Rebates and Credits**

The City has an established policy or practise to guide staff in the collection of DCCs and the use of DCC credits and rebates as stipulated in the *LGA*. There may be situations in which it is not in the best interests of the City to allow an owner to build DCC services outside of their subdivision or development. Building such services may start or accelerate development in areas where the City is not prepared to support. Policies for DCC credits, rebates and latecomer agreements are often drafted to assist staff in development financing.

### **7.8 DCC Monitoring and Accounting**

To monitor the DCC Program, the City has developed a system that allows for tracking and accounting of DCC projects. The City should enter all the projects contained in the DCC program into this tracking system. The tracking system would monitor the status of the project from the conceptual stage through to its final construction. The tracking system would include information about the estimated costs, the actual construction costs, and the funding sources for the projects. The construction costs would be based on the tender prices received, and the land costs based on the actual price of utility areas and or other land and improvements required for servicing purposes. The tracking system would indicate when projects are completed, their actual costs, and would include new projects that are added to the program.

### **7.9 DCC Reviews**

To keep the DCC program as current as possible, the City should review its program annually. Based on its annual review, the City may make minor amendments to the DCC rates. Typically, a major amendment to the DCC program and rates is needed every 2 to 5 years.



## APPENDIX A

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### DCC Program and Calculations

**CITY OF PITT MEADOWS  
MAJOR ROADS DCC PROGRAM**

FINAL

Project No	Location	Description	Total Cost Estimate	Completed Work	Outstanding Work	% of Cost Sharing by Others	Cost Sharing by Others	Costs Allocated to Pitt Meadows	Benefit Factor	Benefit to New Dev.	Mun. Ass. Fac. 1%	DCC Recoverable	Total Municipal Responsibility <sup>(1)</sup>
MJT1	Harris Road - Lougheed to Hammond	Corridor Improvements	\$3,511,884	\$0	\$3,511,884	0%	\$0	\$3,511,884	27%	\$955,548	\$9,555	\$945,992	\$2,565,971
MJT2	Harris Road - Top of Hill to Airport Way	Repaving and sidewalk installation	\$1,850,000	\$0	\$1,850,000	0%	\$0	\$1,850,000	100%	\$1,850,000	\$18,500	\$1,831,500	\$18,500
MJT3	Pitt Meadows Bypass	McTavish Rd. to Kennedy Rd.	\$3,900,000	\$0	\$3,900,000	0%	\$0	\$3,900,000	100%	\$3,900,000	\$39,000	\$3,861,000	\$39,000
MJT4	Pitt Meadows Bypass	McTavish Rd. from Ford Rd. to CPR	\$2,175,000	\$0	\$2,175,000	0%	\$0	\$2,175,000	100%	\$2,175,000	\$21,750	\$2,153,250	\$21,750
MJT5	North Lougheed Connector	203rd St to Lougheed	\$4,750,000	\$0	\$4,750,000	0%	\$0	\$4,750,000	50%	\$2,375,000	\$23,750	\$2,351,250	\$2,388,750
MJT6	Airport Way Between Baynes Road and Golden Ears Way	Four Lane Road Widening	\$4,268,505	\$0	\$4,268,505	0%	\$0	\$4,268,505	100%	\$4,268,505	\$42,685	\$4,225,820	\$42,685
MJT7	Airport Way and Harris Road Intersection	Intersection Signalization	\$1,614,720	\$0	\$1,614,720	0%	\$0	\$1,614,720	100%	\$1,614,720	\$16,147	\$1,598,573	\$16,147
MJT8	Airport Way and Bonson Road Intersection	Intersection Signalization	\$1,449,940	\$0	\$1,449,940	0%	\$0	\$1,449,940	100%	\$1,449,940	\$14,499	\$1,435,441	\$14,499
MJT9	Airport Way and Southgate Road Intersection	Pedestrian Crossing	\$175,000	\$0	\$175,000	0%	\$0	\$175,000	27%	\$47,615	\$476	\$47,138	\$127,862
MJT10	Harris Road and Fieldstone Walk Intersection	Signalized Pedestrian Crosswalk	\$175,000	\$0	\$175,000	0%	\$0	\$175,000	27%	\$47,615	\$476	\$47,138	\$127,862
MJT11	Bonson Road @ Athletic Park Entrance	Marked Pedestrian Crosswalk	\$15,000	\$0	\$15,000	0%	\$0	\$15,000	27%	\$4,061	\$41	\$4,040	\$10,860
MJT12	Harris Road - East side between Fraser Way and Airport Way	Sidewalk Installation	\$126,254	\$0	\$126,254	0%	\$0	\$126,254	27%	\$34,352	\$344	\$34,008	\$92,246
MJT13	Harris Road - East and West side between Airport Way and Fieldstone Walk	Sidewalk Installation	\$216,568	\$0	\$216,568	0%	\$0	\$216,568	27%	\$58,825	\$589	\$58,335	\$158,233
MJT14	Sutton Avenue - North side between Lasser Road and Bonson Road	Sidewalk Installation	\$126,254	\$0	\$126,254	0%	\$0	\$126,254	27%	\$34,352	\$344	\$34,008	\$92,246
MJT15	Bonson Road - Between Sutton Avenue to Hammond Road	New Bike Lane	\$16,886	\$0	\$16,886	0%	\$0	\$16,886	27%	\$4,594	\$46	\$4,548	\$12,338
MJT16	Harris Road - Between Fraser Way and Airport Way	New Bike Lane	\$9,698	\$0	\$9,698	0%	\$0	\$9,698	27%	\$2,638	\$26	\$2,612	\$7,086
MJT17	Bonson Road	Two new bus shelters	\$80,000	\$0	\$80,000	0%	\$0	\$80,000	27%	\$21,767	\$218	\$21,548	\$58,451
MJT18	Airport Way - Between Harris Road and Bonson Road	Midblock Pedestrian Signal Crossing	\$175,000	\$0	\$175,000	0%	\$0	\$175,000	100%	\$175,000	\$1,750	\$173,250	\$1,750
MJT19	Harris Rd Rail Crossing	Grade Separated Rail Crossing	\$65,000,000	\$0	\$65,000,000	90%	\$58,500,000	\$6,500,000	27%	\$1,768,543	\$17,685	\$1,750,858	\$4,749,142
MJT20	Kennedy Rd Rail Crossing	Grade Separated Rail Crossing	\$50,000,000	\$0	\$50,000,000	95%	\$47,500,000	\$2,500,000	27%	\$680,209	\$6,802	\$673,407	\$1,828,593
MJT21	Lougheed Hwy and Harris Road / Allen Way	Intersection Upgrades	\$60,000,000	\$0	\$60,000,000	83%	\$49,800,000	\$10,200,000	27%	\$2,775,253	\$27,753	\$2,747,500	\$7,452,500
MJT22	Ford Road @ Ford Road Detour	Ford Road Extension	\$3,500,000	\$0	\$3,500,000	0%	\$0	\$3,500,000	27%	\$952,293	\$9,523	\$942,770	\$2,557,230
MJT23	Airport Way @ Baynes Road	Intersection reconfiguration	\$140,000	\$0	\$140,000	0%	\$0	\$140,000	27%	\$37,800	\$378	\$37,422	\$102,578
MJT24	Fraser Dike Road Extension	Road Construction	\$1,272,000	\$0	\$1,272,000	0%	\$0	\$1,272,000	100%	\$1,272,000	\$12,720	\$1,259,280	\$12,720
<b>TOTALS</b>			<b>\$206,874,338</b>	<b>\$0</b>	<b>\$206,874,338</b>		<b>\$155,800,000</b>	<b>\$51,074,338</b>		<b>\$26,952,837</b>	<b>\$269,528</b>	<b>\$26,683,309</b>	<b>\$24,391,029</b>

**Notes**

MJT5 includes has a benefit factor of 50% as the City has determined the project will benefit new and existing development equally, given the access to developable lands this road will provide.  
MJT19 includes 50% Federal Funding through Government of Canada's National Trade Corridors Fund, 33% provincial funding, 7% CP Rail Funding  
MJT20 includes 50% Federal Funding through Government of Canada's National Trade Corridors Fund, 33% provincial funding, 12% CP Rail Funding  
MJT21 includes 50% Federal Funding through Government of Canada's National Trade Corridors Fund, 33% provincial funding

# **CITY OF PITT MEADOWS MAJOR ROADS DCC CALCULATION**

FINAL

<b>A: Traffic Generation Calculation</b>						
Land Use	Col.(1)	Col.(2)	Col.(3)	Col.(4) = Col.(1) x Col.(3)	Col.(5) = Col.(4) / (a)	
	Total Estimated Development	Unit	Trip End Density	Trips	% of Trips	
Single Family Residential	1.1	ha site area	15	16.50	0.47%	
Townhouse Residential	1.1	ha site area	21	23.10	0.66%	
Apartment Residential	1.7	ha site area	51	87.21	2.48%	
Rural Residential	448.2	ha site area	1	448.20	12.76%	
Institutional	0.0	ha site area	15	0.00	0.00%	
Commercial	21.4	ha site area	30	642.00	18.27%	
Industrial	114.8	ha site area	20	2,296.00	65.36%	
Intensive Agriculture	0.0	ha site area	5	0.00	0.00%	
		(a)	Total Trip Ends	3,513.01	100.00%	
<b>B: Unit Road DCC Calculation</b>						
Net Road DCC Program Recoverable		\$26,683,308.58	(b)			
Existing DCC Reserve Monies		\$3,143,678.00	(c)			
Net Amount to be Paid by DCCs		\$23,539,630.58	(d) = (b) - (c)			
DCC per Trip End		\$6,700.70	(e) = (d) / (a)			
<b>C: Resulting Major Road DCCs</b>						
Land Use	Units per ha	DCC per ha			DCC per unit or area	
Single Family Residential	15.00	\$100,510.52	ha site area	(e) x Col.(3)	\$6,700.70	per lot
Single Family Residential on Agricultural Lands <sup>(1)</sup>					\$6,700.70	per lot
Rural Residential	1.00	\$6,700.70	ha site area	(e) x Col.(3)	\$6,700.70	per lot
Townhouse Residential	30.00	\$140,714.73	ha site area	(e) x Col.(3)	\$4,690.49	per unit
Apartment Residential	85.00	\$341,735.76	ha site area	(e) x Col.(3)	\$4,020.42	per unit
Institutional		\$100,510.52	ha site area	(e) x Col.(3)	\$8.38	per sq. m. of floor area <sup>(2)</sup>
Commercial		\$201,021.04	ha site area	(e) x Col.(3)	\$25.13	per sq. m. of floor area <sup>(3)</sup>
Industrial <sup>(4)</sup>		\$134,014.03	ha site area	(e) x Col.(3)	\$13.40	per sq. m. of site area
Intensive Agriculture		\$33,503.51	ha site area	(e) x Col.(3)	\$3.35	per sq. m. of site area

## Notes

- (1) Assumed to be the same as for Single Family Residential
- (2) FSR assumption for institutional = 1.2 as per direction from the City
- (3) FSR assumption for commercial = 0.8 as per direction from the City
- (4) Industrial includes airport lands and industrial lands elsewhere in the community.

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2018-05-24

**CITY OF PITT MEADOWS  
MINOR ROADS DCC PROGRAM**

FINAL

Project No	Location	Description	Total Cost Estimate	Completed Work	Outstanding Work	Benefit Factor	Benefit to New Dev.	Mun. Ass. Fac. 1%	DCC Recoverable	Tot. Mun. Responsibility <sup>(1)</sup>
MNT1	McMyn Road - North side of 12460 191 ST	Curb and Gutter with Sidewalk	\$40,440	\$0	\$40,440	100%	\$40,440	\$404	\$40,036	\$404
MNT2	Advent Road - in front of 19089 Advent Road	Sidewalk in front of the Church	\$21,919	\$0	\$21,919	100%	\$21,919	\$219	\$21,700	\$219
MNT3	Meadow Gardens Way and Extensions North - N. of Loughheed Hwy E. of Harris	New Roads Ways	\$2,244,000	\$0	\$2,244,000	100%	\$2,244,000	\$22,440	\$2,221,560	\$22,440
MNT4	Fraser Way - Harris to 19423 Fraser Way	Sidewalk Installation - North side, South Road widening and road/parking lot paving	\$997,500	\$0	\$997,500	100%	\$997,500	\$9,975	\$987,525	\$9,975
MNT5	19423 Fraser Way to 19483 Fraser Way - Both Sides	Sidewalk w/ C&G in front of PH Molds	\$81,000	\$0	\$81,000	100%	\$81,000	\$810	\$80,190	\$810
MNT6	Harris Road - Fraser Way to Airport Way	Sidewalk Installation - East Side	\$572,000	\$0	\$572,000	100%	\$572,000	\$5,720	\$566,280	\$5,720
MNT7	191 St. - South of McMyn	Sidewalk Installation - East Side	\$59,438	\$0	\$59,438	100%	\$59,438	\$594	\$58,844	\$594
MNT8	Bonson Rd	Sidewalk Installation - West Side	\$188,400	\$0	\$188,400	25%	\$46,791	\$468	\$46,323	\$142,077
MNT9	190A Ave between Ford Rd and 119B Ave	Sidewalk Installation - West Side	\$131,515	\$0	\$131,515	25%	\$32,663	\$327	\$32,336	\$99,179
<b>TOTALS</b>			<b>\$4,336,213</b>	<b>\$0</b>	<b>\$4,336,213</b>		<b>\$4,095,751</b>	<b>\$40,958</b>	<b>\$4,054,794</b>	<b>\$281,419</b>

Notes

(1) "Total Municipal Responsibility" equals percentage of costs allocated to existing development plus 1% municipal assist factor.



# CITY OF PITT MEADOWS MINOR ROADS DCC CALCULATION

FINAL

A: Traffic Generation Calculation						
Land Use	Col.(1)	Col.(2)	Col.(3)	Col.(4) = Col.(1) x Col.(3)	Col.(5) = Col.(4) / (a)	
	Total Estimated Development	Unit	Trip End Density	Trips	% of Trips	
Single Family Residential	1.10	ha site area	15	16.50	0.54%	
Townhouse Residential	1.10	ha site area	21	23.10	0.75%	
Apartment Residential	1.71	ha site area	51	87.21	2.85%	
Institutional	0.00	ha site area	15	0.00	0.00%	
Commercial	21.40	ha site area	30	642.00	20.95%	
Industrial	114.80	ha site area	20	2,296.00	74.91%	
		(a) Total Trip Ends		3,064.81	100.00%	
B: Unit Road DCC Calculation						
Net Road DCC Program Recoverable		\$4,054,793.63	( b )			
Existing DCC Reserve Monies		\$2,580,016.00	( c )			
Net Amount to be Paid by DCCs		\$1,474,777.63	( d )=( b )-( c )			
DCC per Trip End		\$481.20	( e ) = ( d )/( a )			
C: Resulting Minor Road DCCs (Cost per ha.)						
Land Use	Units per ha	DCC per ha			DCC per unit or area	
Single Family Residential	15.00	\$7,217.96	ha site area	(e) x Col.(3)	\$481.20	per lot
Townhouse Residential	30.00	\$10,105.14	ha site area	(e) x Col.(3)	\$336.84	per unit
Apartment Residential	85.00	\$24,541.05	ha site area	(e) x Col.(3)	\$288.72	per unit
Institutional		\$7,217.96	ha site area	(e) x Col.(3)	\$0.60	per sq. m. of floor area <sup>(1)</sup>
Commercial		\$14,435.91	ha site area	(e) x Col.(3)	\$1.80	per sq. m. of floor area <sup>(2)</sup>
Industrial <sup>(3)</sup>		\$9,623.94	ha site area	(e) x Col.(3)	\$0.96	per sq. m. of site area

**Notes**

(1) FSR assumption for institutional = 1.2 as per direction from the City

(2) FSR assumption for commercial = 0.8 as per direction from the City

(3) Industrial includes airport lands and industrial lands elsewhere in the community.

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2018-05-24

**CITY OF PITT MEADOWS  
SANITARY DCC PROGRAM**

FINAL

Project No	Location	Description	Total Cost Estimate	Outstanding Work	Benefit Factor	Benefit to New Dev.	Mun. Ass. Fac. 1%	DCC Recoverable	Tot. Mun. Responsibility <sup>(1)</sup>
S1	Meadow Gardens Way to North Loughheed Lift Station	New Gravity Main	\$1,161,000	\$1,161,000	100%	\$1,161,000	\$11,610	\$1,149,390	\$11,610
S2	North Loughheed Lift Station	Pump Station Upgrades	\$309,000	\$309,000	100%	\$309,000	\$3,090	\$305,910	\$3,090
S3	Sutton Road - Bonson to Harris	New Sanitary Main	\$554,700	\$554,700	100%	\$554,700	\$5,547	\$549,153	\$5,547
S4	Advent Rd. - Harris to 188	Upsizing old AC main	\$1,128,750	\$1,128,750	21%	\$233,388	\$2,334	\$231,054	\$997,696
<b>TOTALS</b>			<b>\$3,153,450</b>	<b>\$3,153,450</b>		<b>\$2,258,088</b>	<b>\$22,581</b>	<b>\$2,235,507</b>	<b>\$917,943</b>

Notes

(1) "Total Municipal Responsibility" equals percentage of costs allocated to existing development plus 1% municipal assist factor.

# CITY OF PITT MEADOWS SANITARY DCC CALCULATION

FINAL

A: Sanitary Calculation						
Land Use	Col.(1)	Col.(2)	Col.(3)	Col.(4) = Col.(1) x Col.(3)	% of Equivalent Population	
	Total Estimated Development	Unit	Population per Hectare	Equivalent Pop		
Single Family Residential	1.10	ha site area	48	52.80	0.75%	
Townhouse Residential	1.10	ha site area	75	82.50	1.17%	
Apartment Residential	1.71	ha site area	145	247.95	3.52%	
Institutional	0.00	ha site area	50	0.00	0.00%	
Commercial	21.40	ha site area	70	1498.00	21.26%	
Industrial	114.80	ha site area	45	5166.00	73.31%	
		(a)	Total Equiv. Pop	7047.25	100.00%	
B: Unit Sanitary DCC Calculation						
Net Sanitary DCC Program Recoverable		\$2,235,506.83	( b )			
Existing DCC Reserve Monies		\$62,825.00	( c )			
Net Amount to be Paid by DCCs		\$2,172,681.83	( d )=( b )-( c )			
DCC per Equivalent Population		\$308.30	( e ) = ( d )/( a )			
C: Resulting Sanitary DCCs						
Land Use	People per unit	DCC per ha			DCC per unit or area	
Single Family Residential	3.20	\$14,798.50	ha site area	(e) x Col.(3)	\$986.57	per lot
Townhouse Residential	2.50	\$23,122.66	ha site area	(e) x Col.(3)	\$770.76	per unit
Apartment Residential	1.70	\$44,703.80	ha site area	(e) x Col.(3)	\$524.11	per unit
Institutional		\$15,415.10	ha site area	(e) x Col.(3)	\$1.28	per sq. m. of floor area <sup>(1)</sup>
Commercial		\$21,581.15	ha site area	(e) x Col.(3)	\$2.70	per sq. m. of floor area <sup>(2)</sup>
Industrial <sup>(3)</sup>		\$13,873.59	ha site area	(e) x Col.(3)	\$1.39	per sq. m. of site area

**Notes**

- (1) FSR assumption for institutional = 1.2 as per direction from the City
- (2) FSR assumption for commercial = 0.8 as per direction from the City
- (3) Industrial includes airport lands and industrial lands elsewhere in the community.

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2018-05-24

**CITY OF PITT MEADOWS  
WATER DCC PROGRAM**

FINAL

Project No	Location	Description	Total Cost Estimate	Outstanding Work	Benefit Factor	Benefit to New Dev.	Mun. Ass. Fac. 1%	DCC Recoverable	Tot. Mun. Responsibility <sup>(1)</sup>
W1	Meadows Garden to Harris Road - Future Access Road	New Water Main	\$246,284	\$246,284	100%	\$246,284	\$2,463	\$243,821	\$2,463
W2	Sutton Road - Bonson to Harris	New Water Main	\$307,855	\$307,855	100%	\$307,855	\$3,079	\$304,776	\$3,079
W3	203 Street - Old Dewdney Trunk to Golden Ears Way	New Water Main	\$796,801	\$796,801	100%	\$796,801	\$7,968	\$788,833	\$7,968
W4	Fraser Dyke Road	Water main extension	\$365,000	\$365,000	100%	\$365,000	\$3,650	\$361,350	\$3,650
<b>TOTALS</b>			<b>\$1,715,940</b>	<b>\$1,715,944</b>		<b>\$1,715,940</b>	<b>\$17,159</b>	<b>\$1,698,780</b>	<b>\$17,159</b>

Notes

(1) "Total Municipal Responsibility" equals percentage of costs allocated to existing development plus 1% municipal assist factor.



# CITY OF PITT MEADOWS WATER DCC CALCULATION

FINAL

A: Water Calculation						
Land Use	Col.(1)	Col.(2)	Col.(3)	Col.(4) = Col.(1) x Col.(3)	% of Equivalent Population	
	Total Estimated Development	Unit	Population per Hectare	Equivalent Pop		
Single Family Residential	1.10	ha site area	48	52.80	0.62%	
Townhouse Residential	1.10	ha site area	75	82.50	0.97%	
Apartment Residential	1.71	ha site area	145	247.95	2.92%	
Rural Residential	448.20	ha site area	3.2	1,434.24	16.91%	
Institutional	0.00	ha site area	50	0.00	0.00%	
Commercial	21.40	ha site area	70	1,498.00	17.66%	
Industrial	114.80	ha site area	45	5,166.00	60.91%	
Intensive Agriculture	0.00	ha site area	35	0.00	0.00%	
		(a) Total Equiv. Pop		8,481.49	100.00%	
B: Unit Water DCC Calculation						
Net Water DCC Program Recoverable		\$1,698,780.31	(b)			
Existing DCC Reserve Monies		\$72,010.00	(c)			
Net Amount to be Paid by DCCs		\$1,626,770.31	(d) = (b) - (c)			
DCC per Equivalent Population		\$191.80	(e) = (d) / (a)			
C: Resulting Water DCCs						
Land Use	People per unit	DCC per ha			DCC per unit or area	
Single Family Residential	3.20	\$9,206.52	ha site area	(e) x Col.(3)	\$613.77	per lot
Single Family Residential on Agricultural Lands <sup>(1)</sup>	3.20	\$613.77	ha site area	(e) x Col.(3)	\$613.77	per lot
Rural Residential	3.20	\$613.77	ha site area	(e) x Col.(3)	\$613.77	per lot
Townhouse Residential	2.50	\$14,385.18	ha site area	(e) x Col.(3)	\$479.51	per unit
Apartment Residential	1.70	\$27,811.35	ha site area	(e) x Col.(3)	\$326.06	per unit
Institutional		\$9,590.12	ha site area	(e) x Col.(3)	\$0.80	per sq. m. of floor area <sup>(2)</sup>
Commercial		\$13,426.17	ha site area	(e) x Col.(3)	\$1.68	per sq. m. of floor area <sup>(3)</sup>
Industrial <sup>(4)</sup>		\$8,631.11	ha site area	(e) x Col.(3)	\$0.86	per sq. m. of site area
Intensive Agriculture		\$6,713.08	ha site area	(e) x Col.(3)	\$0.67	per sq. m. of site area

**Notes**

- (1) Density assumed to be the same as for Rural Residential
- (2) FSR assumption for institutional = 1.2 as per direction from the City
- (3) FSR assumption for commercial = 0.8 as per direction from the City
- (4) Industrial includes airport lands and industrial lands elsewhere in the community.

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2018-05-24

**CITY OF PITT MEADOWS  
DRAINAGE DCC PROGRAM**

FINAL

Project No	Location	Description	Total Cost Estimate	Outstanding Work	Benefit Factor	Benefit to New Dev.	Mun. Ass. Fac. 1%	DCC Recoverable	Tot. Mun. Responsibility <sup>(4)</sup>
ST1	Meadow Gardens Way E. of Hams and N. of Lougheed	New Storm Pipes	\$526,387	\$526,387	100%	\$526,387	\$5,264	\$521,123	\$5,264
ST2	Bonson Road N. of Lougheed Hwy.	New Storm Pipes	\$98,206	\$98,206	100%	\$98,206	\$982	\$97,224	\$982
ST3	Meadow Gardens Way N. of Lougheed W of Bonson	New Storm Pipes	\$353,543	\$353,543	100%	\$353,543	\$3,535	\$350,008	\$3,535
ST4	Meadow Gardens Way N. of Lougheed E of Bonson	New Storm Pipes	\$251,409	\$251,409	100%	\$251,409	\$2,514	\$248,894	\$2,514
ST5	Bonson Rd. & Lougheed Hwy. - N. of Lougheed	New Storm Pipes	\$39,283	\$39,283	100%	\$39,283	\$393	\$38,890	\$393
ST6	Harris Road N. of Fraser Way	Ditch to culvert conversion	\$306,406	\$306,406	100%	\$306,406	\$3,064	\$303,342	\$3,064
ST7	Fraser Way East of Harris Rd.	Ditch to culvert conversion	\$289,746	\$289,746	100%	\$289,746	\$2,897	\$286,848	\$2,897
ST8	Culvert Upgrades	Area #3	\$3,109,000	\$3,109,000	10%	\$310,900	\$3,109	\$307,791	\$2,801,209
ST9	Reichenbach P/S	New Pump Station	\$6,900,000	\$6,900,000	10%	\$690,000	\$6,900	\$683,100	\$6,216,900
ST10	Baynes P/S Upgrades	Mechanical trash rack	\$840,000	\$840,000	40%	\$336,000	\$3,360	\$332,640	\$507,360
<b>TOTALS</b>			<b>\$12,713,979</b>	<b>\$12,713,979</b>		<b>\$3,201,879</b>	<b>\$32,019</b>	<b>\$3,169,861</b>	<b>\$9,544,119</b>

Notes

(1) Benefit factors for items ST8, and ST9 determined as follows: 50% of costs attributable to urban area, of those costs, 20% are considered attributable to growth. Therefore, the benefit factor is 20% of 50% = 10%.

(2) Benefit factor for items ST10 determined as follows: 50% of costs attributable to urban area, of those costs, 80% are considered attributable to growth. Therefore, the benefit factor is 80% of 50% = 40%.

(4) "Total Municipal Responsibility" equals percentage of costs allocated to existing development plus 1% municipal assist factor.

# CITY OF PITT MEADOWS DRAINAGE DCC CALCULATION

FINAL

A: Drainage Impact Calculation						
Land Use	Col.(1)	Col.(2)	Col.(3)	Col.(4) = Col.(1) x Col.(3)		
	Total Estimated Development	Unit	Drainage Coefficient	Impervious Hectares	% Impervious Hectares	
Single Family Residential	1.10	ha site area	0.50	0.55	0.63%	
Single Family Residential on Agricultural Lands	0.00	ha site area			0.00%	
Townhouse Residential	1.10	ha site area	0.65	0.72	0.82%	
Apartment Residential	1.71	ha site area	0.80	1.37	1.56%	
Institutional	0.00	ha site area	0.75	0.00	0.00%	
Commercial	21.40	ha site area	0.75	16.05	18.33%	
Industrial	114.80	ha site area	0.60	68.88	78.66%	
Intensive agriculture	0.00	ha site area	0.25		0.00%	
		(a)	Total Imperviousness	87.56	100.00%	
B: Unit Drainage DCC Calculation						
Net Drainage DCC Program Recoverable		\$3,169,860.52	( b )			
Existing DCC Reserve Monies		\$900,085.00	( c )			
Net Amount to be Paid by DCCs		\$2,269,775.52	( d )=( b )-( c )			
DCC per Equivalent Drainage Unit		\$25,921.63	( e ) = ( d )/( a )			
C: Resulting Drainage DCCs						
Land Use	Units per ha	DCC per ha			DCC per unit or area	
Single Family Residential	15.00	\$12,960.81	ha site area	(e) x Col.(3)	\$864.05	per lot
Single Family Residential on Agricultural Lands <sup>(1)</sup>			ha site area	(e) x Col.(3)	\$864.05	per lot
Townhouse Residential	30.00	\$16,849.06	ha site area	(e) x Col.(3)	\$561.64	per unit
Apartment Residential	85.00	\$20,737.30	ha site area	(e) x Col.(3)	\$243.97	per unit
Institutional		\$19,441.22	ha site area	(e) x Col.(3)	\$1.94	per sq. m. of development area
Commercial		\$19,441.22	ha site area	(e) x Col.(3)	\$1.94	per sq. m. of development area
Industrial <sup>(2)</sup>		\$15,552.98	ha site area	(e) x Col.(3)	\$1.56	per sq. m. of development area
Intensive agriculture		\$6,480.41	ha site area	(e) x Col.(3)	\$0.65	per sq. m. of development area

Note

(1) Assumed to be the same rate as for Single Family Residential.

(2) Industrial includes airport lands and industrial lands elsewhere in the community.

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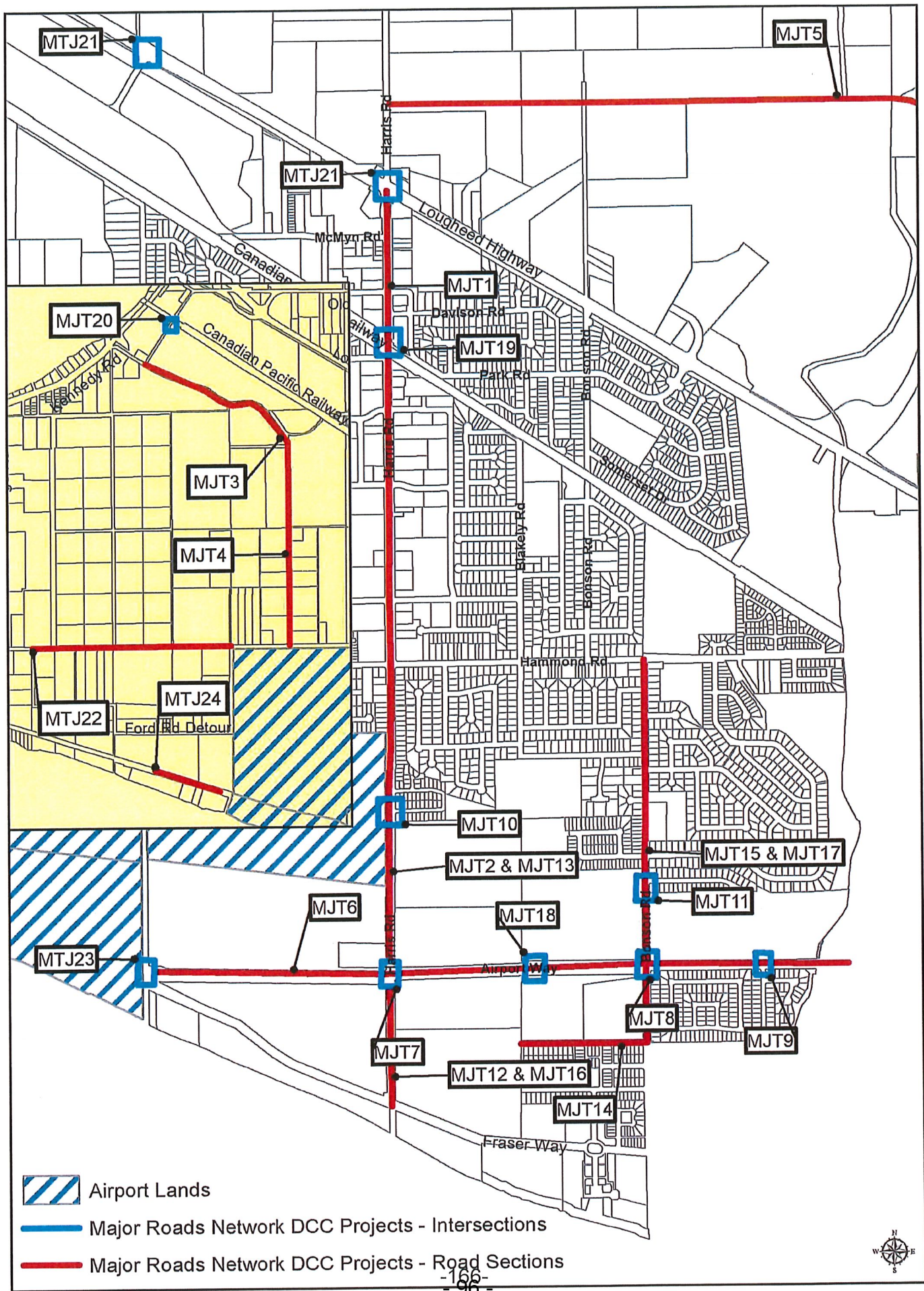
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## APPENDIX B

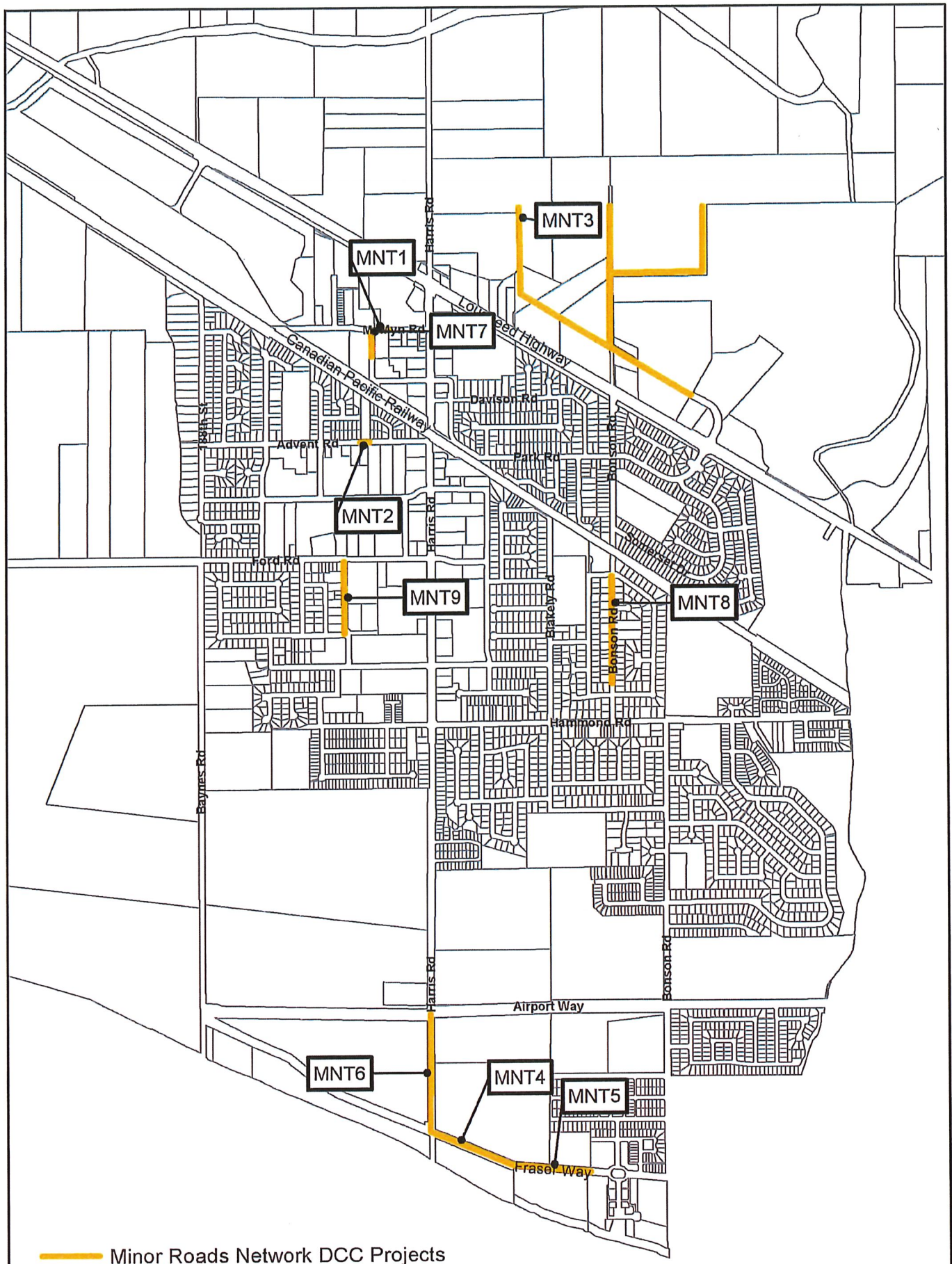
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### DCC Program Maps

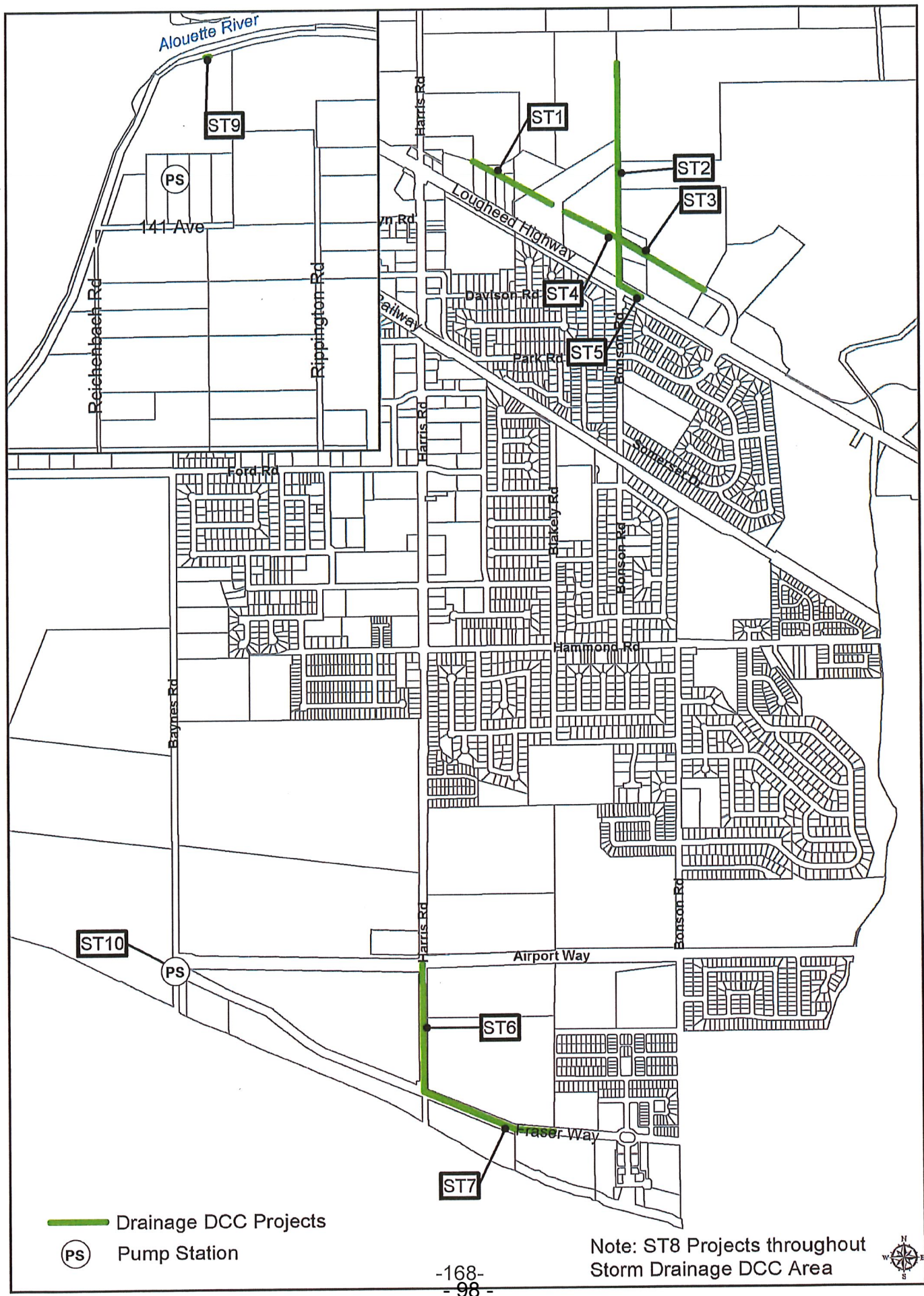




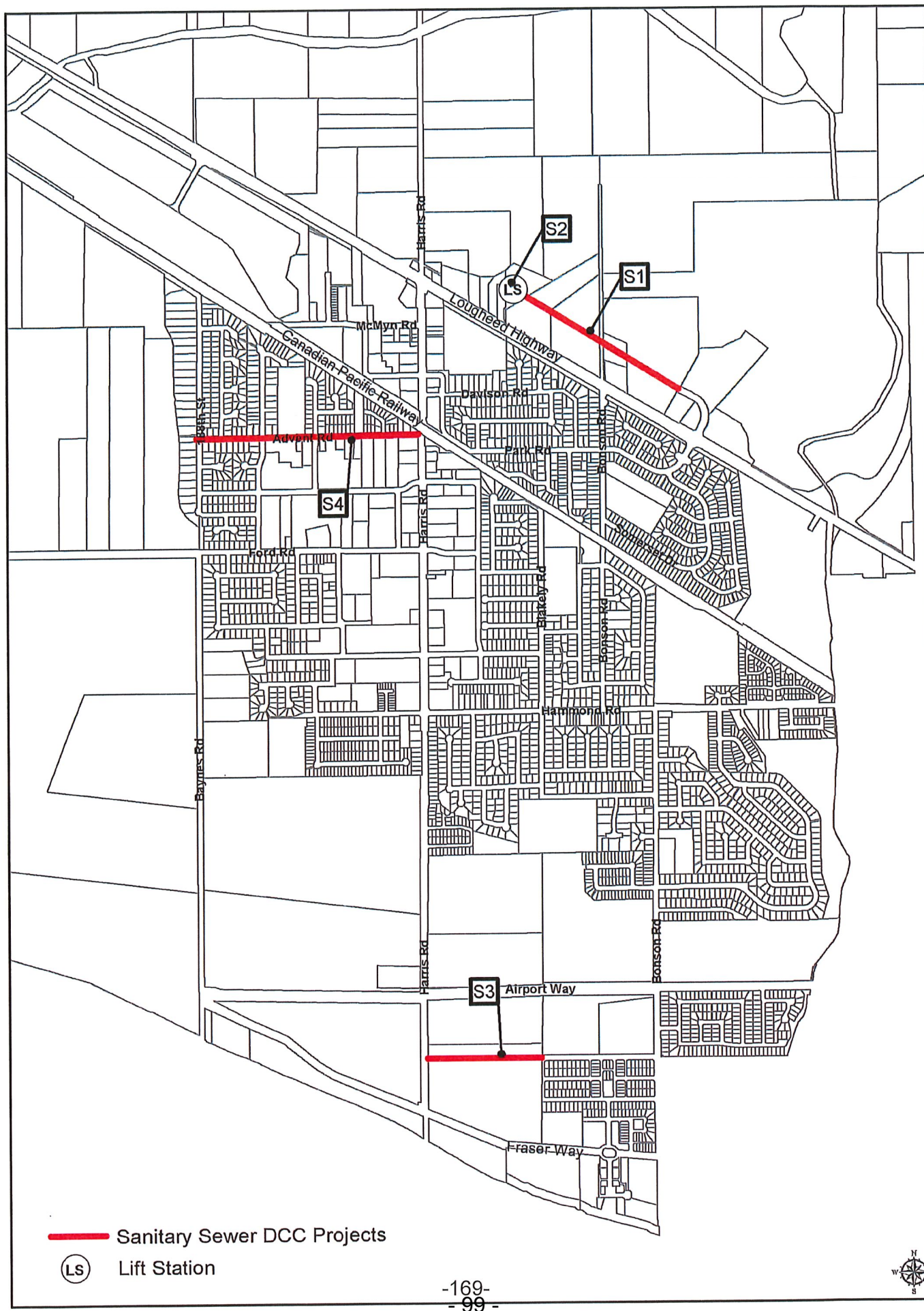


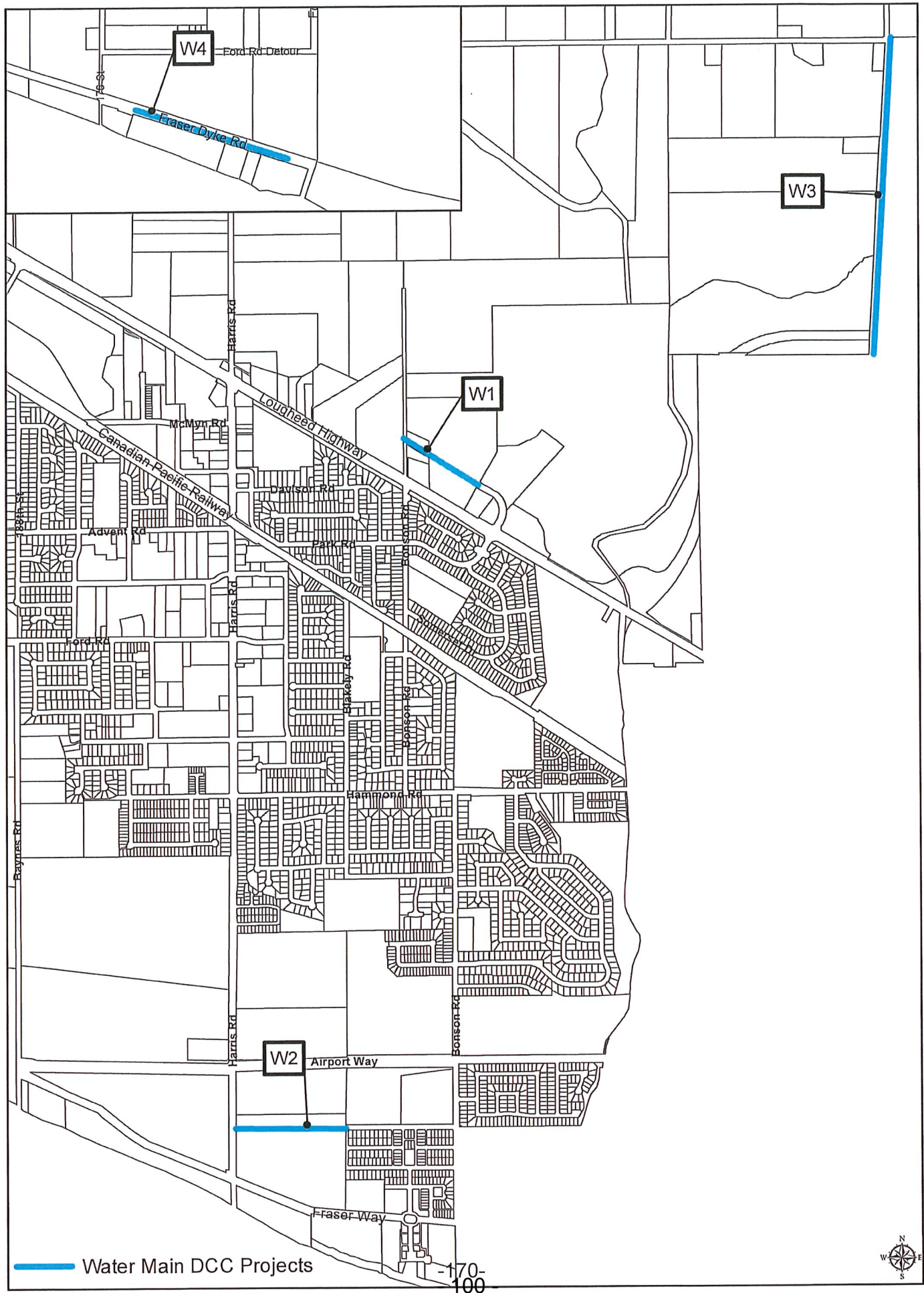














## APPENDIX C

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### Stakeholder Consultation Materials

## CITY OF PITT MEADOWS DEVELOPMENT COST CHARGE IMPOSITION

Bylaw No. 2382 and amendments thereto

### CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidation of the bylaws listed below. The amending bylaws have been consolidated with the original bylaws for convenience only.

Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaws on this subject.

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<u>BYLAW NO.</u>	<u>ADOPTED</u>
2382	February 16, 2010
2520	November 15, 2011

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The bylaw numbers in **bold** at the end of the clause refer to the bylaws that amended the principal bylaw.

**CITY OF PITT MEADOWS  
DEVELOPMENT COST CHARGE IMPOSITION  
BYLAW NO. 2382, 2009**

Page 2

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A Bylaw to Authorize the Imposition of Development Cost Charges

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**WHEREAS** pursuant to the authority of Section ~~933(1) and 933(2)~~ 559 of the *Local Government Act*, the Council may, by bylaw, impose development cost charges;

**AND WHEREAS** development cost charges may be imposed for the purpose of providing funds to assist the City in paying the capital cost of providing, constructing, altering or expanding sewage, water, drainage, and highway facilities (other than off-street parking facilities) and providing and improving park land, in order to service, directly or indirectly, the development in respect of which the charges are imposed;

**AND WHEREAS** Council is satisfied that the development cost charges imposed by this Bylaw are related to capital costs attributable to projects included in capital expenditure bylaws of the Corporation;

**AND WHEREAS** Council has considered future land use patterns and development, the phasing of works and services and the provision of park land described in the Official Community Plan and, in the consideration of Council, the charges imposed by this Bylaw

- (a) are not excessive in relation to the capital cost of prevailing standards of service in the City; Formatted: Tab stops: 3.79 cm, List tab + Not at 1.27 cm
- (b) will not discourage development designed to result in a low environmental impact in the City; Formatted: Tab stops: 2.53 cm, List tab + Not at 1.27 cm
- (c) will not deter development in the City; and Formatted: Tab stops: 2.53 cm, List tab + Not at 1.27 cm
- (d) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the City. Formatted: Tab stops: 2.53 cm, List tab + Not at 1.27 cm

**NOW THEREFORE** the Council of the City of Pitt Meadows, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. This Bylaw may be cited as the "Development Cost Charge Imposition Bylaw No. 2382, 2009". Formatted: Tab stops: 2.53 cm, List tab + Not at 1.27 cm
- 2. Subject to the exemptions specified in the *Local Government Act*, eEvery person who:
  - (a) obtains approval of subdivision of land ~~for single-family residential development~~ under the *Land Title Act* or the *Strata Property Act*, orFormatted: Tab stops: 2.53 cm, List tab + Not at 1.27 cm

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**CITY OF PITT MEADOWS  
DEVELOPMENT COST CHARGE IMPOSITION  
BYLAW NO. 2382, 2009**

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- (b) obtains a building permit, including a permit authorizing the construction, alteration or extension of a building that will, after the construction, alteration or extension, contain fewer than four (4) self-contained dwelling units and be put to no other use than the residential use in those dwelling units,

shall pay to the City a development cost charge for each of the services referred to in Schedules "A" to "E" inclusive provided that the land being subdivided or developed is located within the applicable map area. Schedules "A" to "E" inclusive and associated maps form part of this Bylaw.

*Please consult the Local Government Act for a full list of exemptions.*

3. For the purposes of calculating DCCs payable:

- (a) "intensive agriculture" means greenhouses, retail nurseries, manufacturing and processing plants for agriculture related products, facilities used for intensive livestock purposes, and commercial businesses located within agricultural zones. Produce stands, temporary uses (less than 6 months) and retail less than 100 m<sup>2</sup> shall not be considered intensive agriculture.

(b) "per unit" means:

- i. for single family residential — per additional parcel of land created by subdivision;
- ii. for two-family, three-family or townhouse residential — per dwelling unit in a two-family or three-family dwelling or townhouse building; and
- iii. for apartment residential — per dwelling unit in an apartment building.

- (c) "gross floor area" means the total area of all floors enclosed by the inside edge of the exterior walls of a building including without limitation, stairways, elevator shafts, storage and mechanical rooms.

(d) "development area" means:

- i. the area within the footprint of a proposed building or ~~structure; structure; and~~
- ii. ~~the areas between a property line and a proposed building or structure that are used to measure a front, rear or side yard setback; and~~
- iii. ~~ii.~~ any area of the parcel being developed that is improved for landscaping, parking, storage, loading and unloading.

4. Notwithstanding Section 2 of this Bylaw, no development cost charge is payable where:

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**CITY OF PITT MEADOWS  
DEVELOPMENT COST CHARGE IMPOSITION  
BYLAW NO. 2382, 2009**

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~~(a) a building permit 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 221(1)(h) or 224(2)(f) of the Community Charter, or~~

(b) the value of the work authorized by the building permit does not exceed \$100,000.00. (*Bylaw 2520, 2011*)

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~~5. The amount of any development cost charge imposed by this Bylaw shall be reduced where Section 563 s 933(7) or (8) of the Local Government Act operate, and in such circumstances the amount of the development cost charge payable shall be adjusted in the manner and to the extent provided in the Act.~~

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6.5. In the case of a comprehensive development, development cost charges shall be calculated separately for each use that is part of that comprehensive development, in accordance with Schedules "A" to "E" inclusive and the developer shall pay the sum total of the development cost charges calculated for each separate use.

7.6. The development cost charges imposed by this Bylaw shall be paid to the City at the following times:

- (a) where an application is made for the subdivision of land for single family residential development, at the time of approval of such subdivision; and
- (b) where an application is made for a building permit, at the time of approval of such building permit.

8.7. Development Cost Charges Imposition Bylaw, No. 2204, 2005 is hereby repealed.

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**CITY OF PITT MEADOWS  
DEVELOPMENT COST CHARGE IMPOSITION  
BYLAW NO. 2382, 2009**

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**SCHEDULE 'A'**

**Sanitary Sewer Collection**

The following development cost charges apply to development within the DCC boundary shown on Map "A" of this Bylaw:

LAND USE CATEGORY	DEVELOPMENT COST CHARGE AMOUNT
Single Family Residential	<del>\$986.57</del> <del>429.75</del> per unit
Two-Family, Three- Family or Townhouse Residential	<del>\$770.76</del> <del>335.74</del> per unit
Apartment Residential	<del>\$524.11</del> <del>228.30</del> per unit
Institutional	<del>\$1.280.56</del> per square metre of proposed gross floor area
Commercial	<del>\$2.701.18</del> per square metre of proposed gross floor area
Industrial	<del>\$1.390.60</del> per square metre of proposed development area

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CITY OF PITT MEADOWS  
DEVELOPMENT COST CHARGE IMPOSITION  
BYLAW NO. 2382, 2009

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MAP 'A'

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**CITY OF PITT MEADOWS  
DEVELOPMENT COST CHARGE IMPOSITION  
BYLAW NO. 2382, 2009**

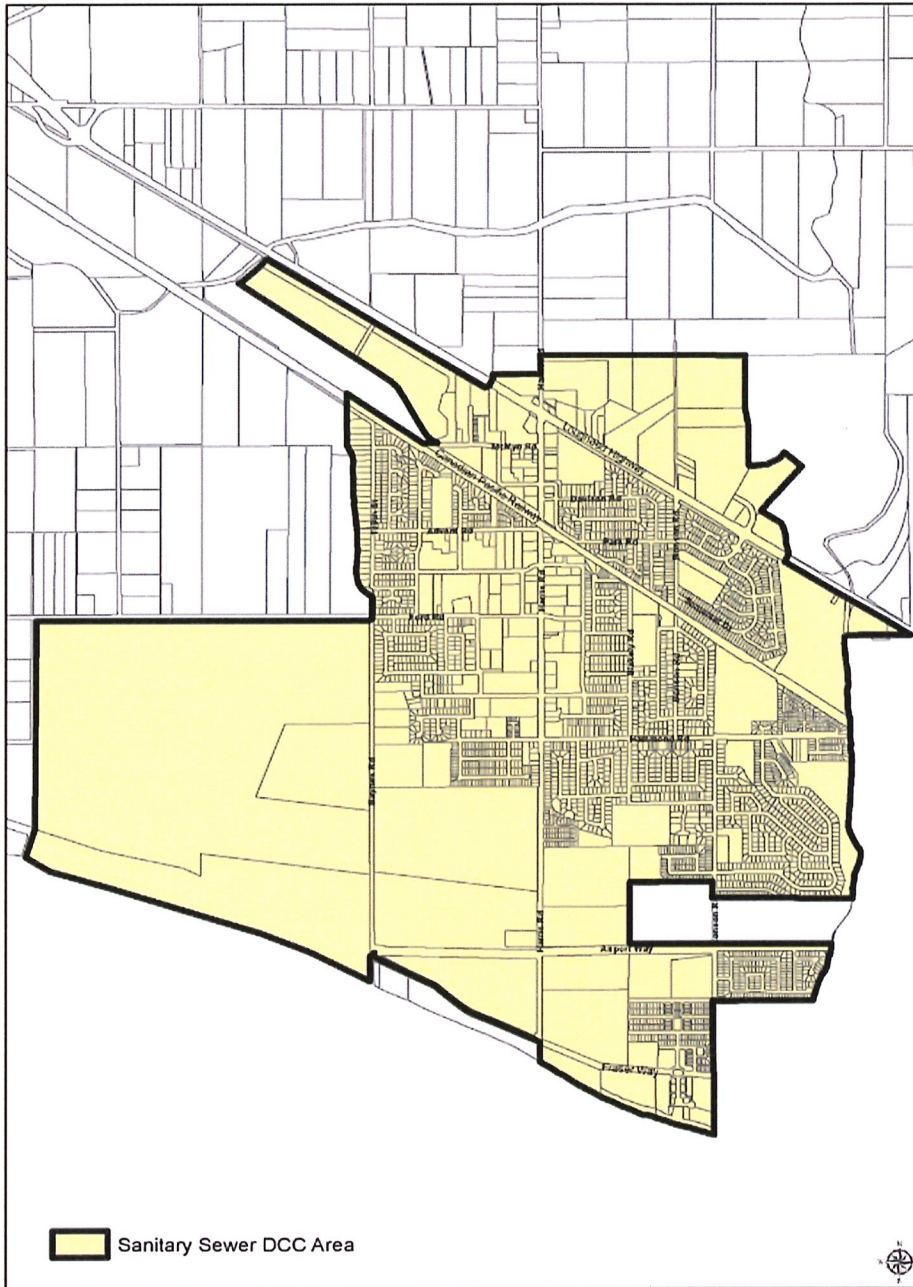
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DEVELOPMENT COST CHARGE IMPOSITION  
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**CITY OF PITT MEADOWS  
DEVELOPMENT COST CHARGE IMPOSITION  
BYLAW NO. 2382, 2009**

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**SCHEDULE 'B'**

**Storm Drainage**

The following development cost charges apply to development within the DCC boundary shown on Map "B" of this Bylaw:

LAND USE CATEGORY	DEVELOPMENT COST CHARGE AMOUNT
Single Family Residential*	<del>\$912.69</del> <u>864.05</u> per unit
Two-Family, Three- Family or Townhouse Residential	<del>\$593.25</del> <u>561.64</u> per unit
Apartment Residential	<del>\$257.70</del> <u>243.97</u> per unit
Institutional	<del>\$2.05</del> <u>1.94</u> per square metre of proposed development area
Commercial	<del>\$2.05</del> <u>1.94</u> per square metre of proposed development area
Industrial	<del>\$1.56</del> <u>1.64</u> per square metre of proposed development area
Intensive Agriculture	<del>\$0.68</del> <u>5</u> per square metre of proposed development area

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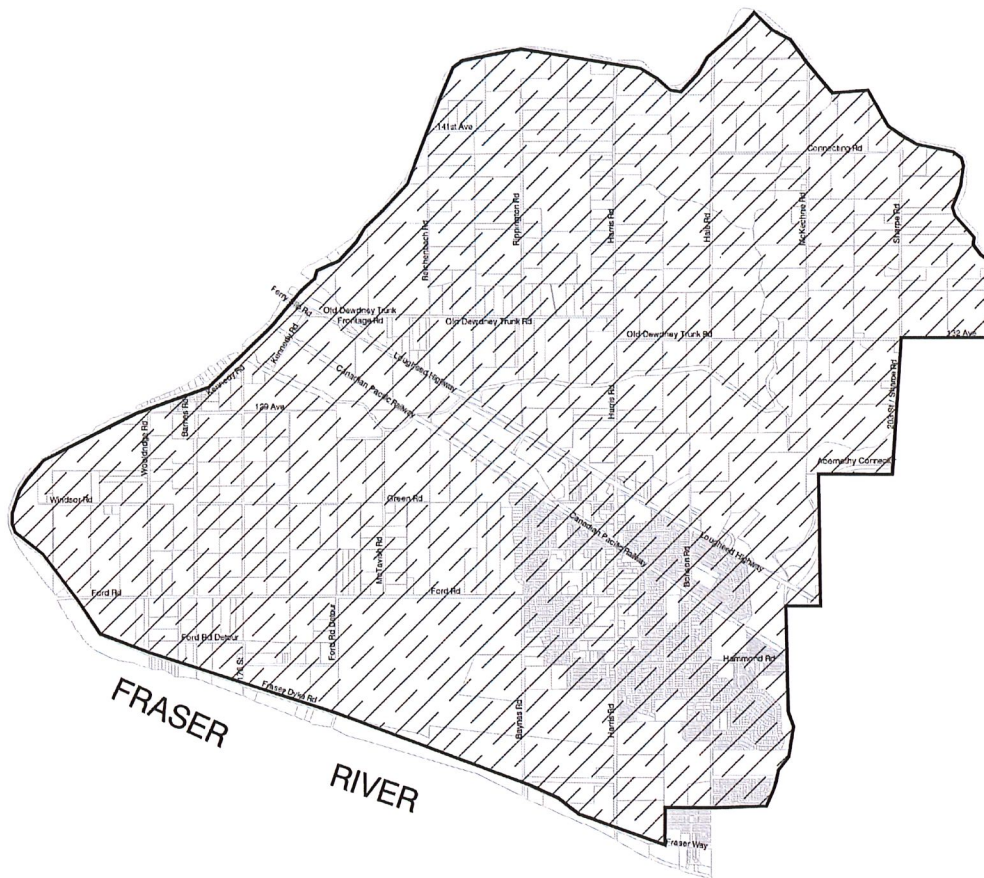
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\*Includes single family residential development in agricultural zones.



### MAP 'B'



Legend:



Storm Drainage DCC Area

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CITY OF PITT MEADOWS  
DEVELOPMENT COST CHARGE IMPOSITION  
BYLAW NO. 2382, 2009

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**CITY OF PITT MEADOWS  
DEVELOPMENT COST CHARGE IMPOSITION  
BYLAW NO. 2382, 2009**

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**SCHEDULE 'C'**

**Minor Roads**

The following development cost charges apply to development within the DCC boundary shown on Map "C" of this Bylaw:

LAND USE CATEGORY	DEVELOPMENT COST CHARGE AMOUNT
Single Family Residential	<del>\$1,049.75</del> <u>481.20</u> per unit
Two-Family, Three- Family or Townhouse Residential	<del>\$734.83</del> <u>336.84</u> per unit
Apartment Residential	<del>\$288.72</del> <u>629.85</u> per unit
Institutional	<del>\$1.34</del> <u>0.60</u> per square metre of proposed gross floor area
Commercial	<del>\$3.94</del> <u>1.80</u> per square metre of proposed gross floor area
Industrial	<del>\$2.40</del> <u>0.96</u> per square metre of proposed development area

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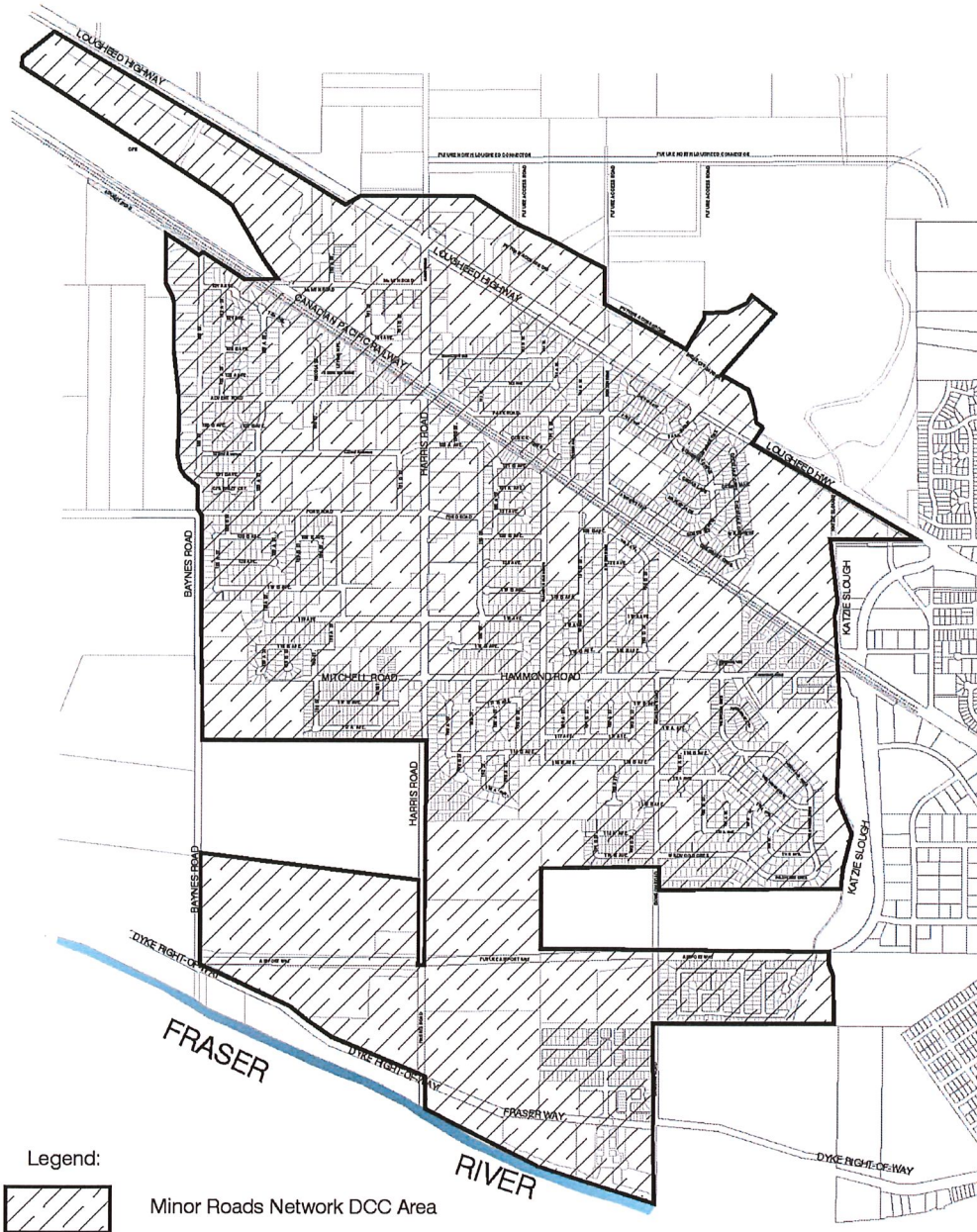
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MAP 'C'

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**CITY OF PITT MEADOWS  
DEVELOPMENT COST CHARGE IMPOSITION  
BYLAW NO. 2382, 2009**

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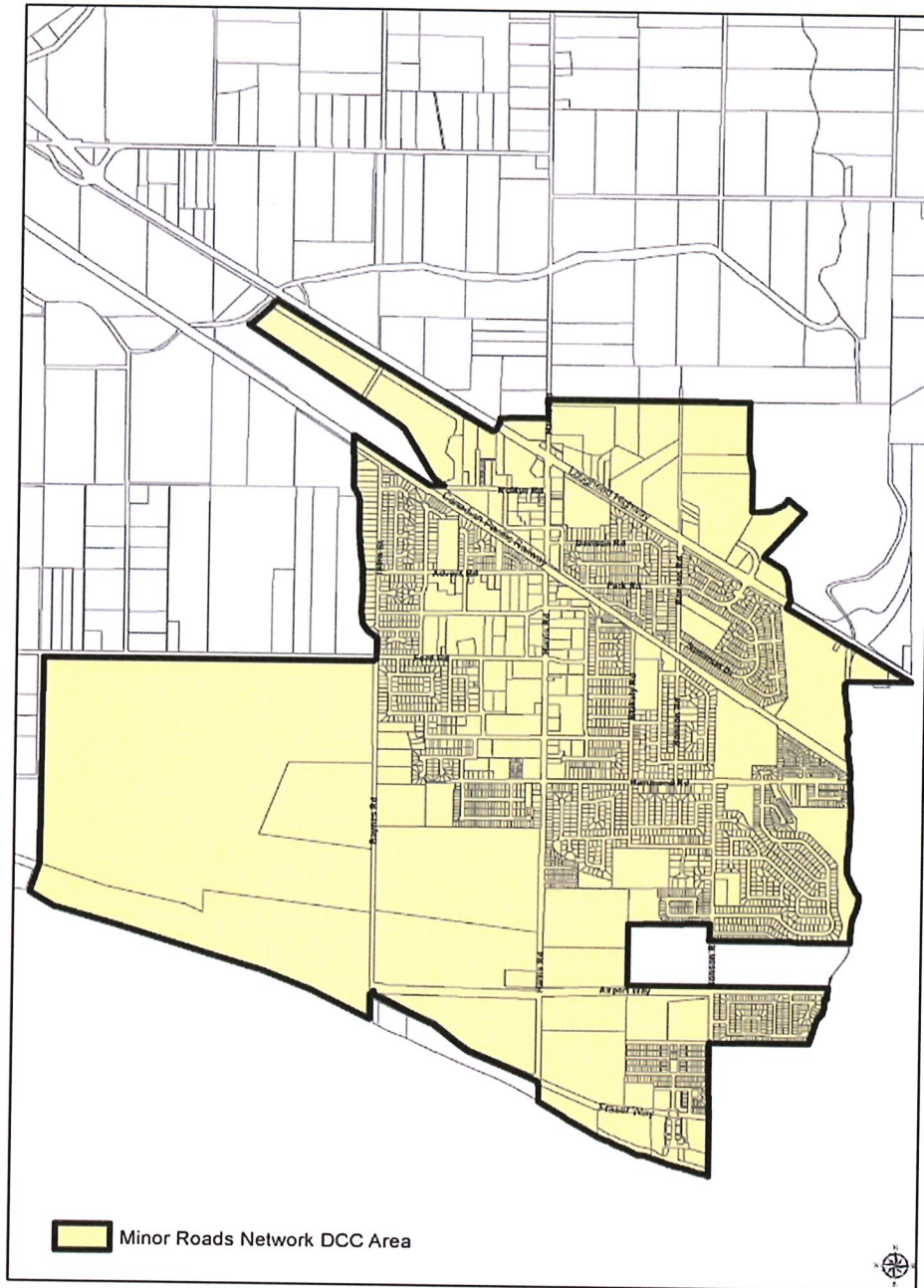


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DEVELOPMENT COST CHARGE IMPOSITION  
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**CITY OF PITT MEADOWS  
DEVELOPMENT COST CHARGE IMPOSITION  
BYLAW NO. 2382, 2009**

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**SCHEDULE 'D'**

**Major Roads**

The following development cost charges apply to development throughout the entire City.

LAND USE CATEGORY	DEVELOPMENT COST CHARGE AMOUNT
Single Family Residential*	<del>\$6,700.70</del> <del>3,882.84</del> per unit
Two-Family, Three- Family or Townhouse Residential	<del>\$4,690.49</del> <del>2,717.99</del> per unit
Apartment Residential	<del>\$4,020.42</del> <del>2,329.70</del> per unit
Institutional	<del>\$8.38</del> <del>4.85</del> per square metre of proposed gross floor area
Commercial	<del>\$25.13</del> <del>14.56</del> per square metre of proposed gross floor area
Industrial	<del>\$13.40</del> <del>7.77</del> per square metre of proposed development area
Intensive Agriculture	<del>\$3.35</del> <del>1.94</del> per square metre of proposed development area

\*Includes single family residential development in agricultural and rural residential zones.

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**CITY OF PITT MEADOWS  
DEVELOPMENT COST CHARGE IMPOSITION  
BYLAW NO. 2382, 2009**

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**SCHEDULE 'E'**

**Water Distribution**

The following development cost charges apply to development throughout the entire City.

LAND USE CATEGORY	DEVELOPMENT COST CHARGE AMOUNT
Single Family Residential*	<del>\$574.49</del> <u>13.77</u> per unit
Two-Family, Three- Family or Townhouse Residential	<del>\$448.82</del> <u>479.51</u> per unit
Apartment Residential	<del>\$326.06</del> <u>305.20</u> per unit
Institutional	\$0. <del>80</del> <u>75</u> per square metre of proposed gross floor area
Commercial	\$1. <del>68</del> <u>57</u> per square metre of proposed gross floor area
Industrial	\$0. <del>86</del> <u>4</u> per square metre of proposed development area
Intensive Agriculture	\$0. <del>67</del> <u>3</u> per square metre of proposed development area

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\*Includes single family residential development in agricultural and rural residential zones.