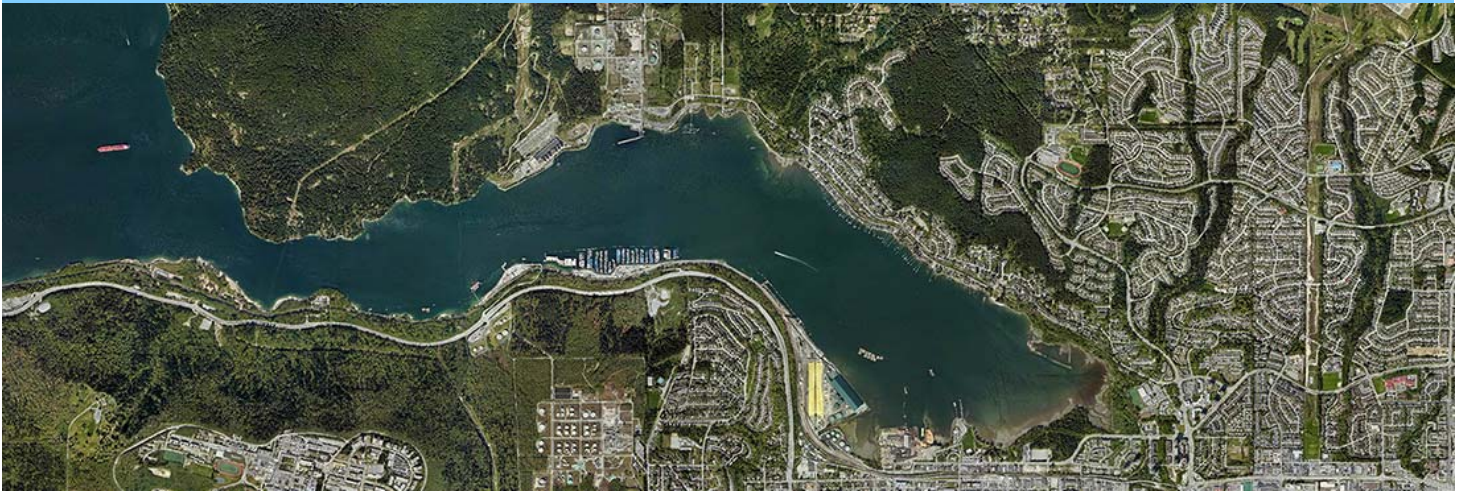


# DCC Information Session

## June 26, 2019



## Development Cost Charges (DCCs) are changing in Port Moody

Development Cost Charges are a method of fairly and equitably distributing growth-related infrastructure costs to developers. These infrastructure costs include upgrading our community's transportation systems, utilities such as water, sanitary and storm networks, and park infrastructure and acquisition to meet the needs of growth.

Port Moody's current DCCs have not changed since 1986. The projects that were used in the 1986 DCC program have now been completed or are obsolete. The City has information on new infrastructure projects fueled by growth. Construction and land costs have risen substantially and the current fee structure does not facilitate development to pay its share for growth-related infrastructure.

### Who Pays DCCs?

DCCs are paid by developers who:	DCCs are exempt for those who:
<ul style="list-style-type: none"> <li>• Create one or more new residential lot(s) (subdivisions)</li> <li>• Build a laneway home</li> <li>• Develop new office or retail building</li> <li>• Build a school, hospital or addition to one</li> <li>• Add to a commercial building (if &gt;\$50,000)</li> </ul>	<ul style="list-style-type: none"> <li>• Renovate a home</li> <li>• Add a secondary suite</li> <li>• Demolish and rebuild a home</li> <li>• Demolish a retail building and rebuild one the same size</li> <li>• Build a church or place of public worship</li> <li>• Develop in the 215 A Levy Area (Inlet Centre)</li> </ul>

DCCs are reduced 25% for development that is for-profit affordable rental housing and 50% for development that is not-for-profit rental housing.

## How are DCCs calculated?

Growth projections and land use as per the Official Community Plan (OCP), regional growth plans, and statistics are used to estimate growth. Capital infrastructure and parks master plans determine infrastructure needs for the anticipated growth. The cost of infrastructure that benefit growth is divided by the projected growth.

## When are DCCs paid?

For single family development, DCCs are paid at the subdivision stage. However, multifamily and Industrial, Commercial, and Institutional (ICI) development pay DCCs at the building permit stage.

## What are the new rates?

Land Use Designation	Measure	New Rates
Laneway Houses	Dwelling Unit	\$10,290
Single Family and Duplex	Dwelling Unit	\$33,453
Multi-Residential Townhouses	m <sup>2</sup>	\$143.80
Multi-Residential up to 6 Storeys	m <sup>2</sup>	\$117.81
Multi-Residential, Transit-Oriented Development, greater than 6 Storeys	m <sup>2</sup>	\$132.41
Commercial - General/Institutional	m <sup>2</sup>	\$47.37
Commercial – Transit Oriented Development	m <sup>2</sup>	\$34.12
Industrial	m <sup>2</sup>	\$40.85

## When do the new DCC rates take effect?

New DCC rates are anticipated to come into effect on November 4, 2019. However, legislature provides a mandated one year in-stream protection for building permit, subdivision, rezoning and development permit application that are complete and received by the City prior to November 4, 2019.

In-stream protection does not apply to any applications that have been denied, conditional approval has lapsed during the one year period and final approval has not been received prior to November 4, 2020.

Next Steps	Contact us
<ul style="list-style-type: none"><li>Bylaw goes back to Council for third reading in July 2019</li><li>Bylaw and supporting documents forwarded to the Province for approval</li><li>Bylaw goes to Council for fourth reading and adoption</li><li>New bylaw in effect by November 4, 2019</li></ul>	<p>Feedback can be provided via our online form at <a href="http://portmoody.ca/draftdccbylaw">portmoody.ca/draftdccbylaw</a> by July 5, 2019.</p> <p>For more information, please contact:</p> <p>Shashi Bandara Project Engineer, City of Port Moody <a href="mailto:sbandara@portmoody.ca">sbandara@portmoody.ca</a></p>