

Tuesday, July 11, 2023, 6:00 p.m.

Council Chambers

3rd Floor City Hall, 2580 Shaughnessy Street, Port Coquitlam, BC

Pages

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

2.1 Adoption of the Agenda

Recommendation:

That the Tuesday, July 11, 2023, Council Meeting Agenda be adopted as circulated.

3. CONFIRMATION OF MINUTES

None.

4. PROCLAMATIONS

None.

5. DELEGATIONS

None.

6. PUBLIC HEARINGS

6.1 Zoning Amendment Bylaw for 3431 Flint Street

See Council Agenda item 8.1 for information.

7. PUBLIC INPUT OPPORTUNITIES

7.1 Development Variance Permit for 3650 Westwood Street

See Council Agenda item 9.1 for information.

8. BYLAWS

8.1 Zoning Amendment Bylaw for 3431 Flint Street - Third Reading 4

Recommendation:

That Council give "Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2023, No. 4319", third reading with the requirement that prior to adoption, all conditions identified at second reading be met, to the satisfaction of the Director of Development Services.

8.2 2023 Development Cost Charge Bylaw - First Three Readings 32

Recommendation:

That Council give first three readings to "Development Cost Charge Bylaw, 2023, No. 4320".

8.3 Delegation of Authority Amendment Bylaw - First Three Readings 90

Recommendation:

That Council give "Delegation of Authority Bylaw, 2014, No. 3876, Amendment Bylaw, 2023, No. 4325" first three readings.

8.4 Smoking Control Amendment Bylaw and Accompanying Bylaw Notice Enforcement and Municipal Ticketing Information Utilization Amendment Bylaws - Adoption 92

Recommendation:

That Council adopt:

1. *"Smoking Control Amendment Bylaw, 2023, No. 4321"; and*
2. *"Bylaw Notice Enforcement Amendment Bylaw, 2023, No. 4322"; and*
3. *"Municipal Ticket Information Utilization Amendment Bylaw, 2023, No. 4323".*

8.5 Park, Facility and Public Spaces Amendment Bylaw - Adoption 112

Recommendation:

That Council adopt "Park, Facility and Public Spaces Bylaw, 2022, No. 4274, Amendment Bylaw, 2023, No. 4318".

9. REPORTS

9.1 Development Variance Permit for 3650 Westwood Street - Issuance 117

Recommendation:

That Council approve Development Variance Permit DVP000092 for 3650 Westwood Street.

10. NEW BUSINESS

11. OPEN QUESTION PERIOD

12. ADJOURNMENT

12.1 Adjournment of the Meeting

Recommendation:

That the Tuesday, July 11, 2023, Council Meeting be adjourned.

Zoning Amendment Bylaw for 3431 Flint Street - Third Reading

RECOMMENDATION:

That Council give Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2023, No. 4319, third reading with the requirement that prior to adoption, all conditions identified at second reading be met, to the satisfaction of the Director of Development Services.

PREVIOUS COUNCIL/COMMITTEE ACTION

On June 27, 2023, Council approved:

1. First two readings of “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2023, No. 4319” be given to amend the zoning designation of 3431 Flint Street from RS1 (Residential Single Dwelling 1) to RD (Residential Duplex) with site specific provisions to permit secondary suites; and,
2. Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:
 - a. Demolition of existing structures; and,
 - b. Completion of design and submission of securities and fees for off-site works and services.

On June 13, 2023, Committee of Council approved that the above recommendation be forwarded to Council for approval.

At the May 16, 2023, Committee of Council meeting, the following resolution was passed:

“That the Rezoning Application for 3431 Flint Street be referred back to staff for further investigation into a site-specific rezoning.”

REPORT SUMMARY

Notice of the Public Hearing for Zoning Amendment Bylaw No. 4319 was published in the Tri City News on June 29 and July 6, 2023, and mailed to residents and/or businesses within 122 m (400 ft.) of the subject property. At the time of writing this report (July 4th), no written comments had been received.

OPTIONS (✓ = Staff Recommendation)

	#	Description
✓	1	Give third reading to the Bylaw.
	2	Defer third reading of the Bylaw pending receipt of clarifying information (to be specified).
	3	Decline third reading of the Bylaw, which will retain the existing zoning designation for the site.

Zoning Amendment Bylaw for 3431 Flint Street - Third Reading

Attachment 1 – Bylaw 4319

Attachment 2 – Report to Committee, June 13, 2023

CITY OF PORT COQUITLAM
ZONING AMENDMENT BYLAW, 2023

Bylaw No. 4319

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

1. CITATION

This Bylaw is cited as “Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2023, No. 4319”.

2. ADMINISTRATION

2.1 The Zoning Map of the “Zoning Bylaw, 2008, No.3630” is hereby amended to reflect the following rezoning:

Civic Address: 3431 Flint Street

Legal Description: Lot 21 District Lot 465 Group 1 New Westminster District Plan 20482

From: RS1 (Residential Single Dwelling 1)

To: RD (Residential Duplex)

as shown on Schedule 1 attached to and forming part of this Bylaw.

2.2 Section I Definitions is amended as follows:

By removing the definition for **Secondary suite**, and adding the following new defined term:

“**Secondary suite** means a second dwelling unit located within a building otherwise used for a single or duplex residential use.”

2.3 Table 2.3 of Section II, Residential Zones Permitted Uses is amended as follows:

By removing the following:

Use	Zone
	RD
Secondary suite	

And adding the following:

Use	Zone
	RD
Secondary suite	S Note 13

Note 13. Secondary suites are permitted only on Lot 21 District Lot 465 Group 1 New Westminster District Plan 20482.

READ A FIRST TIME this 27th day of June, 2023
 READ A SECOND TIME this 27th day of June, 2023
 PUBLIC HEARING HELD this day of , 2023
 READ A THIRD TIME this day of , 2023

 Mayor

 Corporate Officer

RECOMMENDATION:

That Committee of Council recommend to Council:

1. *The zoning at 3431 Flint Street be amended from RS1 (Residential Single Dwelling 1) to RD (Residential Duplex) with site-specific provisions to permit secondary suites; and,*
2. *Prior to adoption of the amending bylaws, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a) *Demolition of existing structures; and,*
 - b) *Completion of design and submission of fees and securities for off-site works and services.*

PREVIOUS COUNCIL/COMMITTEE ACTION

At the May 16th, 2023 Committee of Council meeting, the following resolution was passed:

“That the Rezoning Application for 3431 Flint Street be referred back to staff for further investigation into a site-specific rezoning.”

REPORT SUMMARY

In keeping with Committee’s May 16th direction, staff have drafted a site-specific zoning bylaw amendment to accommodate the development of a duplex with secondary suites at 3431 Flint Street.


BACKGROUND AND DISCUSSION

At the Committee of Council meeting held May 16th, 2023, Committee noted concerns with the staff recommendation to bring forward a new zone and associated OCP amendments to permit development of duplex with secondary suites at 3431 Flint Street and to guide consideration of future proposals.

In keeping with Committee’s direction at this meeting, staff have drafted an amendment to the RD zone to permit consideration of a duplex with secondary suites at 3431 Flint Street on a site-specific basis.

Rezoning Application for 3431 Flint Street – Further Information

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Recommend to Council that the zoning of 3431 Flint Street be amended from RS1 to RD, with a site-specific provision to allow for development of a duplex with secondary suites.
	2	Recommend to Council that the zoning of 3431 Flint Street be amended from RS1 to RD to permit a duplex development, but decline to support a site-specific provision to allow for secondary suites.
	3	Advise Council that Committee does not recommend rezoning 3431 Flint Street to allow for a duplex development.

ATTACHMENTS

Attachment 1: Draft Bylaw

Attachment 2: Staff report to Committee of Council dated May 16th, 2023

Lead author(s): Graeme Muir

CITY OF PORT COQUITLAM

ZONING AMENDMENT BYLAW, 2023

Bylaw No. XXXX

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

1. CITATION

This Bylaw is cited as "Zoning Bylaw, 2008, No. 3630, Amendment Bylaw, 2023, No. XXXX".

2. ADMINISTRATION

2.1 The Zoning Map of the "Zoning Bylaw, 2008, No.3630" is hereby amended to reflect the following rezoning:

Civic Address:

3431 Flint Street

Legal Description:

Lot 21 District Lot 465 Group 1 New Westminster District Plan 20482

From: RS1 (Residential Single Dwelling 1)

To: RD (Residential Duplex)

as shown on Schedule 1 attached to and forming part of this Bylaw.

2.2 Section I Definitions is amended as follows:

By removing the definition for **Secondary Suite**, and adding the following new defined term:

"**Secondary suite** means a second dwelling unit located within a building otherwise used for a single or duplex residential use."

2.3 Table 2.3 of Section II, Residential Zones Permitted Uses is amended as follows:

By removing the following:

Use	Zone
	RD
Secondary suite	

And adding the following:

Use	Zone
	RD
Secondary suite	S Note 13

Note 13. Secondary suites are permitted only on Lot 21 District Lot 465 Group 1 New Westminster District Plan 20482.

3. USE STYLE "HEADING 1" FOR THIS LEVEL.

3.1 Use Style "Heading 2" for this level.

3.1.1 Use Style "Heading 3" for this level.

READ A FIRST TIME this _____ day of _____, 2023

READ A SECOND TIME this _____ day of _____, 2023

Mayor

Corporate Officer

RECOMMENDATION:

That Committee of Council recommend to Council:

- 1. That Zoning Bylaw, 2008, No. 3630 be amended to include RD2 (Residential Duplex 2) to provide for a duplex with secondary suites;*
- 2. The zoning of 3431 Flint Street be amended from RS1 (Residential Single Dwelling 1) to RD2 (Residential Duplex 2);*
- 3. That the Official Community Plan, 2013, No. 3838 be amended to include policies to guide consideration of rezoning of property to the RD2 zone and the form and character of this new type of development; and*
- 4. Prior to adoption of the amending Zoning bylaws, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a) Demolition of existing structures; and*
 - b) Completion of design and submission of fees and securities for off-site works and services.*

REPORT SUMMARY

This report provides for consideration of a rezoning application to amend the zoning of 3431 Flint Street from RS1 (Residential Single Dwelling 1) to a new zone, RD2 (Residential Duplex 2) which would accommodate development of a duplex with secondary suites. The report also identifies to recommend additional policies to guide consideration of future applications for a duplex with secondary suites, as well as form and character guidelines and siting regulations. Staff support the application and recommended the proposed bylaw amendment proceed to Council for consideration.

BACKGROUND

Proposal: The applicant, Van Nguyen, has proposed to redevelop 3431 Flint Street with a two and a half storey duplex, each unit also containing a secondary suite.

Site Context: The 747 m² (8,041 ft²) site is located on the west side of Flint Street close to the corner of Dorset Ave. The site is relatively flat, not in the floodplain and currently developed with an older one and a half storey single residential home. There are three large trees at the rear of the property as well as an opened lane. The surrounding neighbourhood context consists of an older one and one and a half storey single residential homes and duplexes. Kwayhquitlum Middle School is located on the south-east corner of Flint Street and Dorset Avenue.

Rezoning Application for 3431 Flint Street



Location Map

Policy and Regulations: The land use designation in the Official Community Plan (OCP) for the site is Residential. The property is zoned RS1 – Residential Single Dwelling 1.

The RD (Residential Duplex) zone provides for two attached dwellings on one lot but does not permit the dwellings to contain secondary suites. A new RD2 (Residential Duplex 2) is proposed to accommodate the addition of secondary suites in duplex units.



The OCP housing policies encourage duplexes in areas designated Residential and provide for the consideration of rezoning properties to permit a duplex use if:

Rezoning Application for 3431 Flint Street

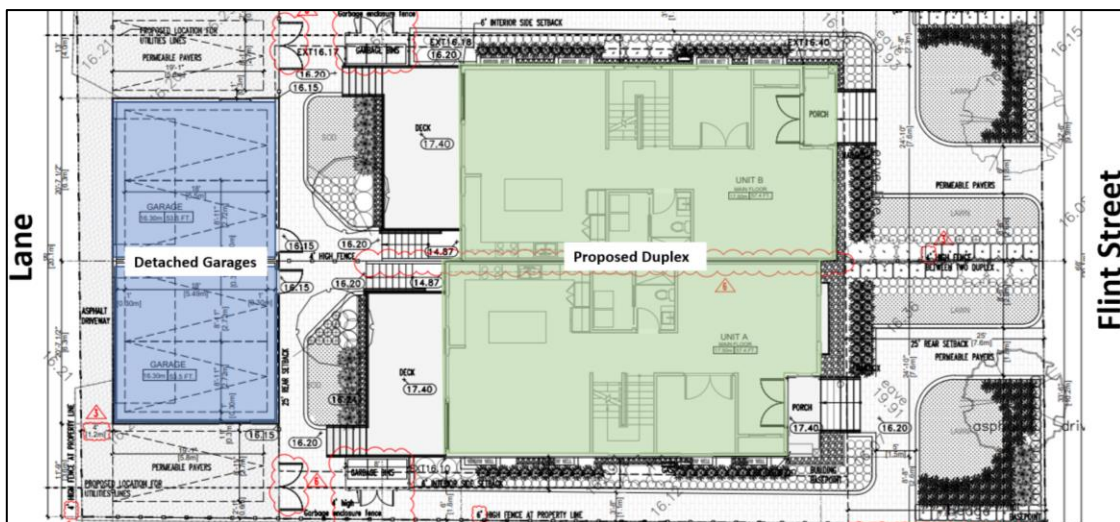
- there is no other site within 100 metres zoned to permit a duplex on the same street, fronting the same street or if it is a corner lot, and
- if the rezoning would result in public benefits such as dedication of lands, installation or extension of adjacent infrastructure to address gaps, retention of heritage-listed homes or landscape features or a superior quality design of buildings and landscaping that enhances fit with the established neighbourhood character.

Through the development permit process, the proposal would be subject to guidelines within the Intensive Residential and Environmental Conservation Permit Areas. These objectives include the orderly development of the area and encourage coordination of the siting, form, and volume of intensive residential buildings and areas for parking, storage, and landscaping.

The British Columbia Building Code was revised in 2019 to permit secondary suites in row homes and side-by-side duplexes. The Code prohibits the suites from being strata-titled or otherwise subdivided.

Project Description: The proposed side-by-side duplex would be two and a half storeys in height. The unit configuration provides for two primary units, each with a living space of 195 sq. m (2,100 ft²) on two main floors. Each unit also contains a 74 sq. m (803 ft²) secondary suite located in a full height basement.

The duplex building has been oriented towards Flint Street with both units having a prominent pedestrian entrance in the front with vehicular access from the rear lane. The secondary suites are accessed off the rear of the property with an alternative walkway along the side of the building from the front of the property. Each secondary suite has landscaped useable outdoor space in front of the garage. Each unit has a two-car detached garage and a separate parking pad for a total of six parking spaces.



Site Plan

Rezoning Application for 3431 Flint Street

The overall architectural style of the duplex is modern with variable roof lines incorporated in the design and the second storey stepped back to soften the building massing. The secondary suites have been well integrated into the basement design, providing sufficient natural light throughout the units. The cladding material proposed includes Hardie panel and wood grained longboard siding. The building design is harmonious with duplex units differentiated through subtle differences in cladding materials, colours and window design. The rendering below illustrates the proposed design.



Rendering of the proposed duplex looking west along Flint Street



Rendering of the proposed duplex looking northeast from the rear

Project Profile

	Proposed RD2 Bylaw Regulations ¹	Proposed ²
Site Area	700 m ²	747 m ² (8041 ft ²)
Lot Width	18 m	20 m
Floor Area Ratio	0.55	0.53
Lot Coverage	40%	39%
Impervious surfaces	65%	49%
Secondary Suite Floor Area	40% (853 ft ²)	37% (803 ft ²)

¹ Refer to Zoning Bylaw No. 3630 and Parking and Development Management Bylaw No. 3525

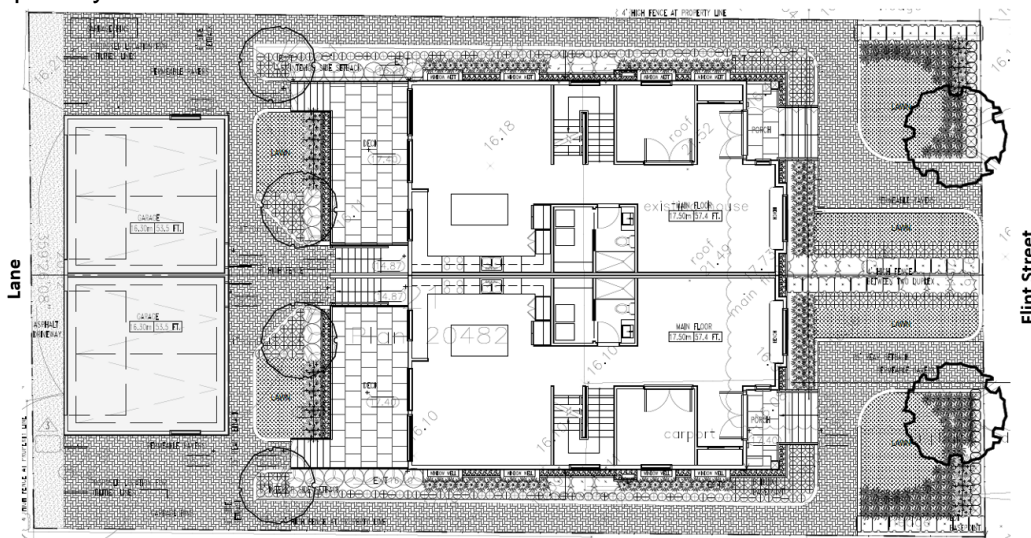
² Information provided by applicant

Rezoning Application for 3431 Flint Street

	Proposed RD2 Bylaw Regulations ¹	Proposed ²
Setbacks (to principle building)		
Front (Flint St)	7.5 m.	7.5 m.
Rear (lane)	7.5 m.	7.5 m.
Interior side (north)	1.8 m.	2.1 m.
Interior side (south)	1.8 m.	2.1 m.
Building Height	9.0 m.	7.45 m.
Parking Spaces	6	6
Principal dwelling	4 (2 per unit)	4
Secondary suites	2 (1 per unit)	2

Trees: There are two significant Norway Spruce trees at the rear of the property, located in the footprint of the proposed garage. Both trees were assessed at marginal health with exposed roots and sap sucker damage. The applicant has requested to remove these trees due to their poor health and conflict with the location of the proposed garage; the City’s arborist has inspected the trees and agrees with the assessment for removal. A dead tree located in the rear yard would also be removed. All removal and replacement of trees would be in accordance with the City’s Tree Bylaw.

Landscaping: The proposed landscape plan provides for a substantial amount of hardscaping paver materials integrated into a mix of trees, shrubs, groundcover and grassed lawns. The applicant has proposed a fence around the perimeter of the property and between the two duplex sides for increased privacy.



Proposed Landscape Plan

The design of the building and landscaping would be confirmed in Committee’s future consideration of the development permit, if the rezoning is approved. The applicant has submitted a development

permit application which indicates the form and character of the proposed development would comply with these guidelines.

Offsite Infrastructure and Services: Provisions for off-site improvements prior to adoption of the rezoning bylaw is recommended to ensure the requirements of the Subdivision Servicing Bylaw would be met. The required improvements would include road, sidewalk, street lighting, street trees and service upgrades along Flint Street and lane improvements to Dorset Avenue.

DISCUSSION

The City's OCP supports the provision to designate land for a variety of housing types to accommodate different housing needs for the growing population in Port Coquitlam. It encourages innovative approaches for infill development in areas designated for single residential, including policies which support duplexes and the provision of secondary suites in single residential homes. With the changes to the Code to safely provide for the inclusion of secondary suites in duplex buildings, there is an opportunity to consider how this form of housing could be incorporated in a manner that meets the needs of residents and is respectful of existing neighbourhoods. This includes consideration of matters such as parking, size, scale and design character of the building and landscaping, provision for private entrances and outdoor spaces for all residents and ensuring necessary infrastructure to accommodate the additional residents.

For the current application, staff note the wide size of the lot and the rear lane access allows for 6 side-by-side, independently accessible parking stalls intended to meet the needs of both principle units as well as the secondary suites. The building has been designed in a manner that is sensitive to the single residential character with appropriate size and massing and attractive street facades. The secondary suites are incorporated into the ground level with subtle entrances around the rear of the building and a unit size that is proportionate to its status as ancillary to the principal dwellings. Private outdoor space and direct pedestrian access to Flint Street is provided for both principle and secondary units. The site is located close to an area transitioning to smaller lot residential development, in close proximity to a school and bus route.

In order to accommodate this form of development, staff would recommend:

- Amendments to the OCP Housing Policies to provide for the consideration of rezoning properties to permit a duplex with secondary suites in instances where the lot meets distance and public policies for a duplex, has rear lane access and can demonstrate provision for six side-by-side parking stalls accessed from the lane.
- Amendment to the Intensive Residential Development Permit Design Guidelines for duplex dwellings to add additional guidelines for duplex dwellings with secondary suites including: a design where the secondary suites are subtly incorporated and scaled appropriately; direct pedestrian connection from the street to the suite entrances and private outdoor space for the suite residents.

Rezoning Application for 3431 Flint Street

- Amendments to the City's Zoning Bylaw to create a new zone that would permit secondary suites within a residential duplex zone– RD2 (Residential Duplex 2). Staff recommend this zone be crafted with similar siting regulations as the standard RD zone, but with a larger size to ensure adequate space for independently accessible parking stalls and outdoor space for all suites.

Staff believe the proposal provides for a valuable new form of infill housing development in a sensitive and attractive manner. Approval is recommended.

FINANCIAL IMPLICATIONS

The redevelopment will likely increase the assessed value of the property, resulting in increased property taxation for the City.

PUBLIC CONSULTATION

A sign providing notification of the application is posted on-site. To date, Planning staff have not received any comments in association with the rezoning application. If the application proceeds to Public Hearing, the city would provide notification by mail to residents located within 120m of the site and advertise the Public Hearing in the newspaper.



Staff conducted a site visit on May 2nd, 2023 to ensure that the sign is in good standing on the subject property.

OPTIONS (✓ = Staff Recommendation)

	#	Description
✓	1	Recommend to Council that the zoning of 3431 Flint Street be amended from RS1 to RD2 to allow for development of a duplex with secondary suites, and that the OCP be amended to include policies to guide the location and design of this new form of development.
	2	Obtain additional information prior to making a decision on the application.
	3	Advise Council that Committee does not recommend rezoning 3431 Flint Street to allow for a duplex with secondary suites.

ATTACHMENTS

Attachment 1: Arborist Report

Lead author(s): Graeme Muir



Huckleberry

Landscape Design

Arborist Report ***3431 Flint Street*** ***Port Coquitlam***

Prepared for:
Herbie Kalsi
604-616-1225
7porche@gmail.com

October 29, 2021

Prepared by:
Anne Kulla
ISA Certified Arborist PN-6263A
ISA Tree Risk Assessment Qualified
Member BCLNA

Tony Zang
ISA Certified Arborist PN-9004A
ISA Tree Risk Assessment Qualified
Bachelor of Urban Forestry

Huckleberry Landscape Design

9756 Crown Crescent, Surrey, BC

604-724-3025 | anne@huckleberrylandscape.ca

Subject Property Address: 3431 Flint Street, Port Coquitlam

Property Inspection Date: October 27, 2021

Submittal Date: October 29, 2021

Summary:

Huckleberry Landscape Design was retained by Herbie Kalsi to assess and make recommendations for the retention and protection of trees at 3431 Flint Street, Port Coquitlam.

The existing house is to be demolished and a new duplex is to be built in its place. The property faces Flint street and has a laneway along the rear of it.

There are a total of three onsite trees associated with this property, of which two qualify as significant trees based on their size. One non-significant tree has already died, while the other two significant trees located are within the proposed garage and cannot be accommodated. As such, all three onsite trees will be recommended for removal.

All services for each duplex are to enter from the lane and will not interfere with any retained trees.

A total of three trees are recommended for removal and based on Port Coquitlam's Tree Bylaw, five replacement trees will be required. Based on the available planting area, four replacement trees are recommended for planting on the property. Any replacement trees not planted are to be given to the City as cash-in-lieu.

Tree Retention/Removal Table

	<i>Total # of Trees</i>	<i>Retained</i>	<i>Removed</i>	<i>Total Replacements</i>
<i>On Site Significant Trees</i>	2	0	2	4
<i>On Site Non-Significant Trees</i>	1	0	1	1
<i>City Trees</i>	0			
<i>Offsite Trees</i>	0	0	0	0
<i>Total</i>	3	0	3	5

**Only trees of bylaw-size (≥ 15 cm DBH) & Parks Trees are considered in the Tree Retention/Removal Summary Table.*

3431 Flint St, Port Coquitlam | October 29, 2021

Assignment:

Huckleberry Landscape Design was hired to:

- Inspect and inventory any trees over 15cm diameter
- Make recommendations for tree removal, retention and protection
- Provide a written report of the findings for the landowner and City as part of a Building Permit application

Methodology:

The trees were assessed using Basic Visual Assessment from the ground. Tools used for assessment may include: binoculars, rubber mallet for sounding and a small trowel for minimal removal of soil around roots.

What we are looking for during a visual inspection:

- Any structural defects or injuries
- Signs or symptoms of disease, infections or insect infestations
- The height of the tree and spread of the canopy
- Color and density of the foliage

The inspection provides us with an idea of the overall condition of the tree. The *Tree Inventory and Risk Assessment Table* near the end of this report states these findings.

Site Conditions and Tree Locations:

The site was visited on an overcast autumn. The site is a single family home within a well established residential area. The site is mainly flat and has a laneway along the rear.

Tree Locations:

- Three onsite trees located in the backyard of the subject property

Arborist Observations:

All three onsite trees are located along the west property line in the backyard.



Full view of #224 (right), #225 (center) & #226 (left)

#224 – Norway Spruce (Significant Tree)

- 2 co-dominate leaders
- Minor internal dieback
- Sapsucker damage causing significant resinosis
- Within proposed garage and cannot be accommodated
 - Recommended for removal



Looking into canopy of #224 with significant resinosis from sapsucker damage

#225 – Norway Spruce (Significant Tree)

- Previously topped at 10m from base
 - Multi-leader emerging from topping point
- 2 leaders failed on east side
- Minor lean east
- Sap sucker damage
- Girdled root on west side
- Large surface roots
- Within proposed garage and cannot be accommodated
 - Recommended for removal



Close up of failed leaders on east side of #225

#226 is a Western Hemlock (Non-Significant)

- Dead for a minimum of 1 year
- Top already snapped off
- Fungus sprouting along trunk
- Hangers in caught branches
- Recommended for removal



#226 fully dead

Replacement Trees:

A total of three trees are recommended for removal and based on Port Coquitlam's Tree Bylaw, five replacement trees will be required. Based on the available planting area, four replacement trees are recommended for planting on the property. Any replacement trees not planted are to be given to the City as cash-in-lieu.

Replacement Trees to be Planted		
Quantity	Common Name	Botanical Name
2	Eastern Redbud	<i>Cercis canadensis</i>
2	Flowering Dogwood	<i>Cornus florida</i>

Trees should be more than 3 metres to any foundation and more than 1 metre to property lines and should not interfere with visibility or services.

All trees must be of a size as stated in the City of Port Coquitlam Tree Protection Bylaws; 2.0m in height for conifers and 5cm caliper for deciduous trees.

The final location of replacement trees is to be determined at time of planting.

The trees shall be planted to best landscaping standards as outlined in the latest edition of the BC Landscape Standard.

- Ensure the root ball is uniformly watered on day prior to planting, if possible.
- The planting hole shall be twice as wide as it is deep. The top of the root ball should be the same level or slightly higher than the top level of the hole. Plant root ball on a solid base in hole and fill hole with native soil. Some soil amender may be mixed in along with the native soil.
- Tamp backfill around roots to remove large air pockets.
- A 5 to 7.5cm layer of mulch may be applied around the planting area but must be kept 15cm away from trunk
- Create a water well by piling mulch around outside of planting hole to form a 'moat;
- Water thoroughly, allowing water to soak down to bottom of rootball.
- Water the newly planted tree once a week, making sure the water goes at least 20cm deep
- Stake tree if necessary, using current staking practices
- Regular maintenance should be adopted for one year after planting; this includes regular watering, pruning, and cultivating the planting area (weeding and loosening topsoil)

The opinions and recommendation presented above are based on the site visit made by the writer to view the trees on the dates noted above and are valid for these dates only. While every effort has been taken to assess accurately, the very nature of trees and the unpredictability of weather patterns make it impossible to unequivocally state the condition of the trees for the future.

October 29, 2021



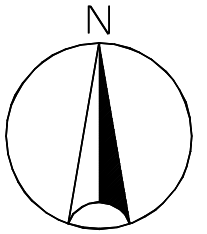
Anne Kulla
Certified ISA Arborist PN-6263A
Certified Tree Risk Assessment Qualification
Dipl. Horticulture, CLT
BCLNA member



Tony Zang
Certified ISA Arborist PN-9004A
Certified Tree Risk Assessment Qualification
Bachelor of Urban Forestry

Tree Inventory and Risk Assessment Table

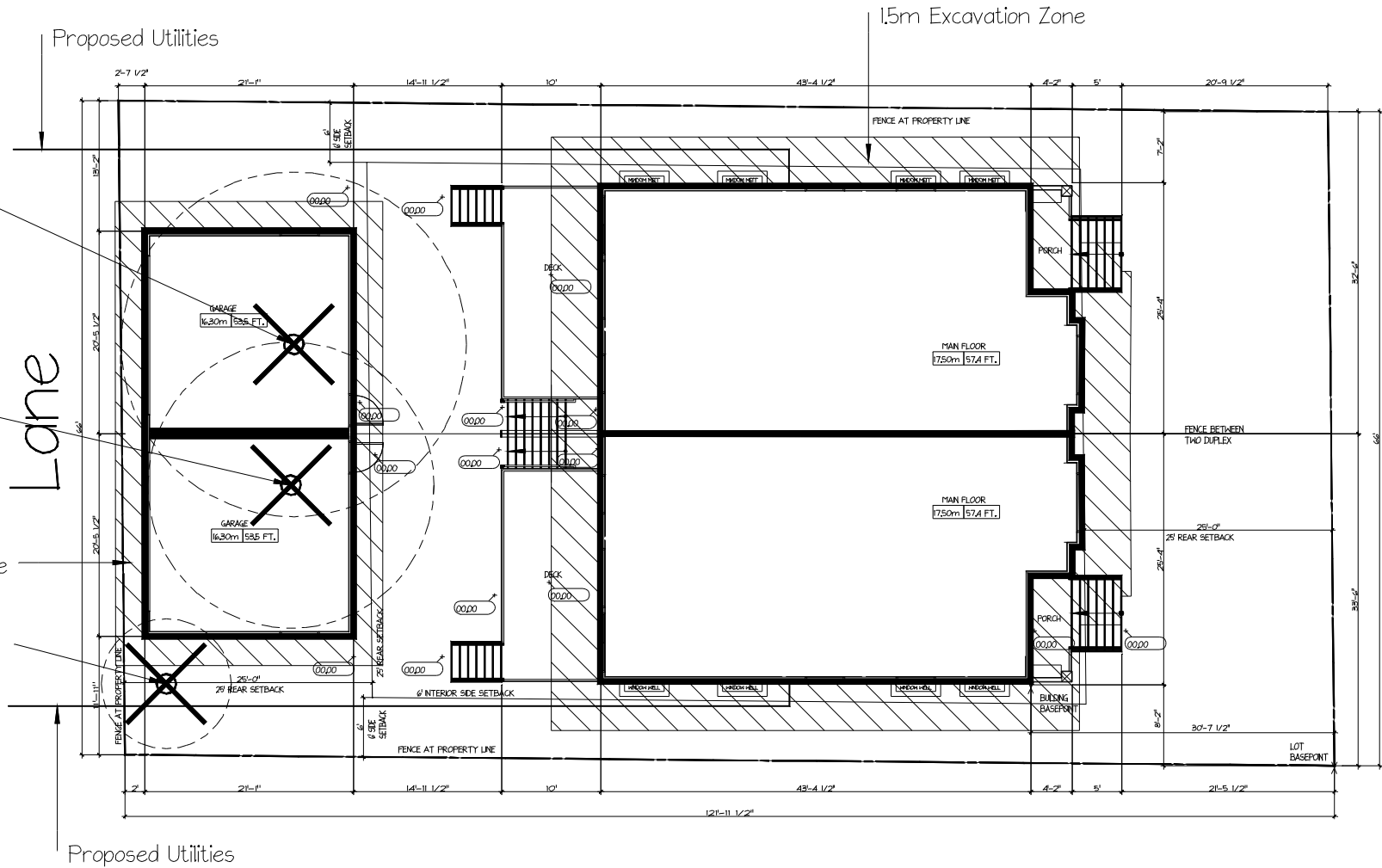
ID #	Surveyed Y/N	Location:	Botanical Name	Common Name	DBH (cm)	LCR (%)	Canopy (spread in m)	Condition (Structure, Health, TRAQ rating)	Comments	Retain/Remove	
1	224	Y	Backyard	<i>Picea abies</i>	Norway Spruce	81	70	12	2 leaders, minor dieback, sapsucker damage, significant resinosis	Within proposed garage	Remove
2	225	Y	Backyard	<i>Picea abies</i>	Norway Spruce	68	70	12	Previously topped at 10m, multi-stem, 2 leaders failed, sapsucker damage, minor lean east, girdled root west side, large surface roots	Within proposed garage	Remove
3	226	Y	Backyard	<i>Tsuga heterophylla</i>	Western Hemlock	29	-	6	Dead, hangers in canopy		Remove



#244 Norway Spruce, 81cm
Remove


#225 Norway Spruce, 68cm
Remove


#226 Western Hemlock, 29cm
Remove



Flint St


LEGEND

Retained Tree 

Removed Tree 

Critical Root Zone 

Tree Protection Barrier 

Excavation Zone 



Huckleberry
Landscape Design

604-724-3025
www.huckleberrylandscape.ca

Address: 3431 Flint Street, Port Coquitlam

Client Name: Herbie Kalsi

Project: New Development - Duplex

Drawing: Tree Plan

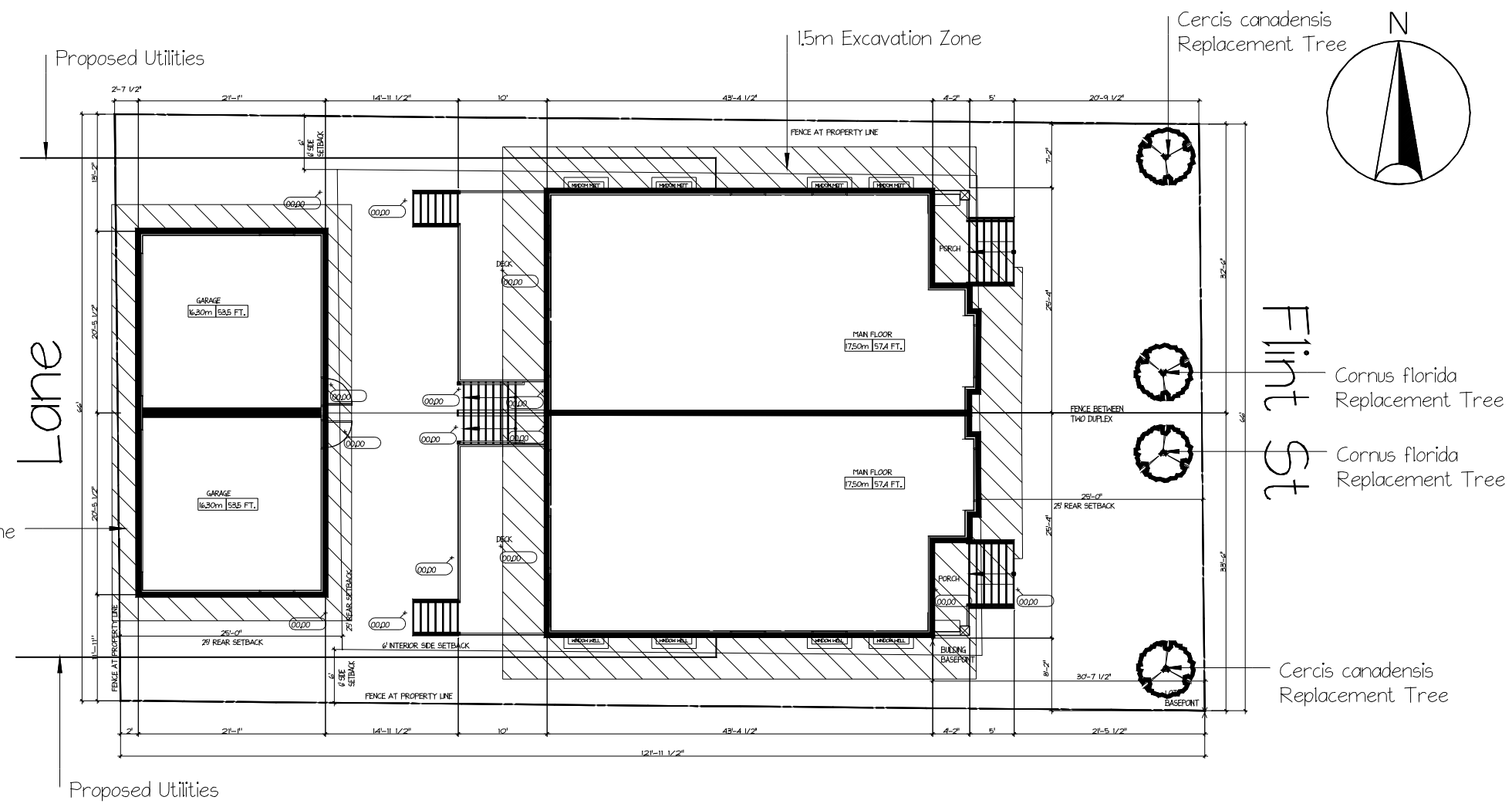
Drawing no: 1 of 2

Revision no:

Scale: 1 : 200

Date: Oct 29, 2021

Drawn by: TZ



LEGEND

Retained Tree	
Replacement Tree	
Critical Root Zone	
Tree Protection Barrier	
Excavation Zone	



Huckleberry
Landscape Design

604-724-3025
www.huckleberrylandscape.ca

Address: 3431 Flint Street, Port Coquitlam

Client Name: Herbie Kalsi	Project: New Development - Duplex
Drawing: Replacement Plan	Drawing no: 2 of 2 Revision no:
Scale: 1 : 200	Date: Oct 29, 2021 Drawn by: TZ

RECOMMENDATION:

That Council give first three readings to Development Cost Charge Bylaw, 2023, No. 4320.

PREVIOUS COUNCIL/COMMITTEE ACTION

A Development Cost Charge Bylaw Update project was approved as a one-time project with the 2020-2021 capital plan.

REPORT SUMMARY

This report provides information to support the adoption of a new Development Cost Charge Bylaw to replace the existing Water, Drainage, Sewage and Highway Development Cost Charge Bylaws.

BACKGROUND

Development cost charges (DCC's) help communities save for growth-related infrastructure. DCCs are the most common financial tool BC communities use to facilitate cost recovery of capital costs to ensure that growth pays for its fair share of growth-related infrastructure. Regular DCC updates help developers plan for future costs and fairly distribute costs to avoid placing a significant burden on some developers but little on others.

A major DCC bylaw update is appropriate when there is significant new information on growth and infrastructure needed to service growth. The City last updated its Water, Drainage, Sewerage and Highway DCC bylaws in 1993. Since then, the City has updated its Official Community Plan (OCP) and various infrastructure assessments and plans. These documents provide new information on anticipated growth and infrastructure needed to service growth and support updates to the DCC Bylaws.

The proposed updates apply to the following City infrastructure related bylaws:

- Water Facilities Development Cost Charge Bylaw, 1992, No. 2737
- Drainage Facilities Development Cost Charge Bylaw, 1992, No. 2738
- Highway Facilities Development Cost Charge Bylaw, 1992, No. 2739
- Sewage Facilities Development Cost Charge Bylaw, 1992, No. 2740

The Parkland Acquisition and Development Cost Charge Bylaw, 1998, No. 3182 is planned for an update after further work has been completed for a 20 year timeline, including scope, cost estimates, and benefit allocations. The current Parks DCC bylaw will remain in place with charges levied on an area-specific basis, until it is updated.

2023 Development Cost Charge Bylaw

DISCUSSION

DCC rates are determined by applying key elements, growth projections and equivalencies to projects that are DCC eligible and expected to be constructed within the specified DCC time horizon.

An overview of the DCC costs by infrastructure type is provided in Table 1.

Table 1: DCC Program Overview and Capital Costs

Service	Total Capital Costs	Benefit Allocation	Municipal Assist Factor	DCC Recoverable (\$M)	Municipal Contribution ⁽¹⁾
Transportation	\$100.4M	31-100%	1%	\$57.1M	\$43.3M
Water	\$16.5M	17-100%	1%	\$7.0M	\$9.5M
Drainage	\$74.5M	7-100%	1%	\$27.3M	\$47.2M
Sanitary Sewer	\$27.5M	17-100%	1%	\$9.7M	\$17.8M
Total ⁽²⁾	\$218.9 M			\$101.1 M	\$117.8 M

⁽¹⁾ Includes municipal factor and portion allocated to existing development.

⁽²⁾ Figures may not add due to rounding.

As the Parks DCC Bylaw is not being updated at this time, the proposed DCC rates with existing parks rates included are shown in Tables 2 and 3.

Table 2: DCC Rate Comparison – Area 1 (Including Parks Rates)

Land Use	Unit of Charge	Transportation	Water	Drainage	Sanitary Sewer	Parks [Existing Area 1]	Proposed Development Cost Charges
Single Family	dwelling unit / lot	\$9,119.00	\$0	\$4,871.00	\$1,772.00	\$3,132.00	\$18,894.00
Ground-Oriented Multi Family	dwelling unit	\$4,799.00	\$0	\$3,171.00	\$927.00	\$1,788.00	\$10,685.00
Multi Family	dwelling unit	\$3,216.00	\$0	\$1,608.00	\$629.00	\$1,788.00	\$7,241.00
Commercial	m ² GFA	\$73.43	\$0	\$19.30	\$2.98	\$1.28	\$96.99
General/Light Industrial	m ² GFA	\$27.36	\$0	\$25.27	\$1.49	\$1.28	\$55.40
Heavy Industrial	ha GSA	\$43,145.63	\$0	\$76,279.63	\$14,903.95	\$6,334.00	\$140,663.21
Institutional	m ² GFA	\$47.99	\$0	\$38.14	\$1.66	\$1.28	\$89.07

2023 Development Cost Charge Bylaw

Table 3: DCC Rate Comparison – Area 2 (Including Parks Rates)

Land Use	Unit of Charge	Transportation	Water	Drainage	Sanitary Sewer	Parks [Existing Area 2]	Proposed Development Cost Charges
Single Family	dwelling unit / lot	\$9,119.00	\$0	\$4,871.00	\$1,772.00	\$368.00	\$16,130.00
Ground-Oriented Multi Family	dwelling unit	\$4,799.00	\$0	\$3,171.00	\$927.00	\$210.00	\$9,107.00
Multi Family	dwelling unit	\$3,216.00	\$0	\$1,608.00	\$629.00	\$210.00	\$5,663.00
Commercial	m ² GFA	\$73.43	\$0	\$19.30	\$2.98	\$1.28	\$96.99
General/Light Industrial	m ² GFA	\$27.36	\$0	\$25.27	\$1.49	\$1.28	\$55.40
Heavy Industrial	ha GSA	\$43,145.63	\$0	\$76,279.63	\$14,903.95	\$6,334.00	\$140,663.21
Institutional	m ² GFA	\$47.99	\$0	\$38.14	\$1.66	\$1.28	\$89.07

Further details are available in the DCC Background Report (Attachment 1).

Consultation

DCC Bylaws must be sent to the Ministry of Communities for approval by the Inspector of Municipalities before adoption; consultation is one of the guiding principles in the DCC Best Practices Guide and the Ministry analysts look for this in reviewing the DCC bylaws. Conducting engagement with interested parties builds understanding about how DCCs are calculated, the process used to develop the rates, and assurance that the rates reflect infrastructure needed to support growth.

Two levels of recommended engagement were recommended:

1. Direct engagement with the Urban Development Institute (UDI), industry groups, developers, and business associations through an invite-only engagement session where they could ask questions directly to Urban Systems (the consultant), and the City.
2. Informed engagement for those indirectly impacted (such as the public) via the City website with an option to submit written feedback.

Staff posted information about the DCC Bylaw updates on the City website at: www.portcoquitlam.ca/dcc. An option to submit feedback was provided with a closing date of June 23, 2023.

2023 Development Cost Charge Bylaw

Urban Systems and City staff hosted an invite-only engagement session with industry groups, developers, and business associations on June 7, 2023. A presentation was provided along with an opportunity to ask questions. The feedback was positive and attendees expressed appreciation for the information provided. Questions were posed regarding the application of DCC's to the Kwikwetlem First Nation development, latecomer agreements, and the timing for adoption.

One written submission was received requesting information about the process and questions asked at the engagement session.

The DCC Background Report includes the findings from the consultation (Attachment 1).

Development Cost Charge Bylaw, 2023, No. 4320

A new Development Cost Charge Bylaw has been prepared to replace the existing Water, Drainage Sewerage and Highway Development Cost Charges Bylaws (Attachment 2). The new bylaw was prepared with 1% municipal assist, and without waivers or reductions at this time.

The DCC Bylaw can be amended in the future to include updated Parkland Acquisition and Development Cost Charges following the completion of work to scope projects, cost estimates and benefit allocations on a 20 year timeline. The current Parks DCC bylaw will remain in place with charges levied on an area-specific basis, until it is updated.

NEXT STEPS

Pending Council approval, the DCC Bylaw and DCC Background Report will be provided to the Ministry of Communities for review and approval by the Inspector of Municipalities. The anticipated review time is 6-8 weeks as no concerns were raised from a preliminary review.

Following Ministry approval, Development Cost Charge Bylaw, 2023, No. 4320 will be taken to Council for adoption. The anticipated timing is late September or October 2023.


New DCC rates are effective at bylaw adoption. However, legislation provides in-stream protection for building permit and subdivision applications as well as precursor applications such as re-zoning and development permits. To avoid new DCC charges: i) applications must be submitted prior to the adoption of the new DCC bylaw *and*: ii) building/subdivision permits must be granted within one year of the bylaw adoption; rezoning and development permit applications must result in building permit issuance within one year of the bylaw adoption.

2023 Development Cost Charge Bylaw

FINANCIAL IMPLICATIONS

Adoption of an updated DCC Bylaw allows the City to apply funds to growth related projects, both going forward and those in progress with the capital plan. This will reduce pressure on other infrastructure reserves.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Give first three readings to Development Cost Charge Bylaw, 2023, No. 4320.
	2	Provide alternate direction to staff.

ATTACHMENTS

Attachment 1: DCC Background Report

Attachment 2: Development Cost Charge Bylaw, 2023, No. 4320

Lead author(s): Melony Burton

CITY OF PORT COQUITLAM

DEVELOPMENT COST CHARGE BYLAW 2023

BACKGROUND REPORT

JUNE 19, 2023

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1089.0060.01

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EXECUTIVE SUMMARY

In late 2021, the City of Port Coquitlam (the City) initiated the process of updating its Transportation, Water, Drainage, and Sanitary Sewer Development Cost Charge (DCC) Bylaws. The DCC Bylaw was developed with growth information from the 2013 Official Community Plan and based on infrastructure needed to service growth identified through recently completed infrastructure assessments and plans.

The proposed DCC program is limited to the City's transportation, water, drainage, and sanitary sewer infrastructure. The City is not updating the Parks component until the completion of a new Parks Master Plan – which is expected to be initiated in the near future.

It should be noted that the material provided in the background report is meant for information only. Reference should be made to Bylaws No. 2737, 2738, 2739, 2740, and 3182, for the specific DCC rates until the new DCC Bylaws have been adopted.

The development of this DCC bylaw included the following:

- Review and update residential and non-residential growth estimates in the DCC program
- Review and update eligible DCC projects, cost estimates, and appropriate benefit allocations
- Review and adjust equivalencies to reflect new demand information
- Review and identify new land use categories to better align with impact on infrastructure and development trends the City is experiencing now and into the future
- Review and update the area-specific charge (Area 1 and 2) to a city-wide charge that reflects an appropriate benefitting area for the infrastructure needed to service growth

The proposed DCC program reflects a 1% municipal assist factor across all infrastructure categories. As the Park Acquisition and Development program was not updated, the comparison of existing and proposed rates provided in Tables ES 1 and ES 2 **do not include the existing parks rates.**

Table ES 1: DCC Rate Comparison – Area 1

Land Use	Unit of Charge	Existing Rate (1993) ⁽¹⁾	Proposed Rate (2023)	% Change
Single Family	dwelling unit / lot	\$3,512.00	\$15,762.00	349%
Ground-Oriented Multi Family	dwelling unit	\$3,061.00	\$8,897.00	191%
Multi Family	dwelling unit	\$3,061.00	\$5,453.00	78%
Commercial	m ² gross floor area	\$39.09	\$95.71	145%
General/Light Industrial	m ² gross floor area	N/A	\$54.12	N/A
Heavy Industrial	ha total site area	\$36,949.00	\$134,329.21	264%
Institutional	m ² gross floor area	N/A	\$87.79	N/A

⁽¹⁾ Parks is not included in this rate review.

Table ES 2: DCC Rate Comparison – Area 2

Land Use	Unit of Charge	Existing Rate (1993) ⁽¹⁾	Proposed Rate (2023)	% Change
Single Family	dwelling unit / lot	\$15,931.00	\$15,762.00	-1%
Ground-Oriented Multi Family	dwelling unit	\$13,796.00	\$8,897.00	-36%
Multi Family	dwelling unit	\$13,796.00	\$5,453.00	-60%
Commercial	m ² gross floor area	\$178.11	\$95.71	-46%
General/Light Industrial	m ² gross floor area	N/A	\$54.12	N/A
Heavy Industrial	ha total site area	\$155,225.00	\$134,329.21	-13%
Institutional	m ² gross floor area	N/A	\$87.79	N/A

⁽¹⁾ Parks is not included in this rate review.

Detailed proposed DCC rates **with the existing parks rates** included are shown in the following pages in Tables ES 3 and ES 4.

Table ES 3: Proposed DCC Rates – With Existing Area 1 Parks Rate

Land Use	Unit of Charge	Transportation	Water	Drainage	Sanitary Sewer	Parks [Existing Area 1]	Proposed Development Cost Charges
Single Family	dwelling unit / lot	\$9,119.00	\$0	\$4,871.00	\$1,772.00	\$3,132.00	\$18,894.00
Ground-Oriented Multi Family	dwelling unit	\$4,799.00	\$0	\$3,171.00	\$927.00	\$1,788.00	\$10,685.00
Multi Family	dwelling unit	\$3,216.00	\$0	\$1,608.00	\$629.00	\$1,788.00	\$7,241.00
Commercial	m ² GFA	\$73.43	\$0	\$19.30	\$2.98	\$1.28	\$96.99
General/Light Industrial	m ² GFA	\$27.36	\$0	\$25.27	\$1.49	\$1.28	\$55.40
Heavy Industrial	ha SA	\$43,145.63	\$0	\$76,279.63	\$14,903.95	\$6,334.00	\$140,663.21
Institutional	m ² GFA	\$47.99	\$0	\$38.14	\$1.66	\$1.28	\$89.07

Table ES 4: Proposed DCC Rates – With Existing Area 2 Parks Rate

Land Use	Unit of Charge	Transportation	Water	Drainage	Sanitary Sewer	Parks [Existing Area 2]	Proposed Development Cost Charges
Single Family	dwelling unit / lot	\$9,119.00	\$0	\$4,871.00	\$1,772.00	\$368.00	\$16,130.00
Ground-Oriented Multi Family	dwelling unit	\$4,799.00	\$0	\$3,171.00	\$927.00	\$210.00	\$9,107.00
Multi Family	dwelling unit	\$3,216.00	\$0	\$1,608.00	\$629.00	\$210.00	\$5,663.00
Commercial	m ² GFA	\$73.43	\$0	\$19.30	\$2.98	\$1.28	\$96.99
General/Light Industrial	m ² GFA	\$27.36	\$0	\$25.27	\$1.49	\$1.28	\$55.40
Heavy Industrial	ha SA	\$43,145.63	\$0	\$76,279.63	\$14,903.95	\$6,334.00	\$140,663.21
Institutional	m ² GFA	\$47.99	\$0	\$38.14	\$1.66	\$1.28	\$89.07

NOTES:

GFA = Gross Floor Area

SA = Total site Area

1.0 BACKGROUND

The City of Port Coquitlam (the City) last updated its Transportation, Drainage, Sanitary Sewer, and Water DCC bylaws in 1992, and these were adopted by Council in 1993. Since then, the City has updated its Official Community Plan (adopted in 2005 with substantive growth updates in 2013) and various infrastructure assessments and plans. These documents provide new information on anticipated growth and infrastructure needed to service growth and the City is in a strong position to update its DCC Bylaws.

A major DCC bylaw update is appropriate when there is significant new information on growth and infrastructure needed to service growth. Given the length of time since the previous DCC Bylaws were adopted, a major update was conducted that involved a fulsome review of all inputs to the DCC rate calculation including the following:

- Review and update residential and non-residential growth estimates in the DCC program
- Review and update eligible DCC projects, cost estimates, and appropriate benefit allocations
- Review and adjust equivalencies to reflect new demand information
- Review and identify new land use categories to better align with impact on infrastructure and development trends the City is experiencing now and into the future
- Review and update the area-specific charge (Area 1 and 2) to a city-wide charge that reflects an appropriate benefitting area for the infrastructure needed to service growth

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 Port Coquitlam Development Cost Charge Bylaws:
 - Water Facilities Development Cost Charge Bylaw, 1992, No. 2737
 - Drainage Facilities Development Cost Charge Bylaw, 1992, No. 2738
 - Highway Facilities Development Cost Charge Bylaw, 1992, No. 2739
 - Sewage Facilities Development Cost Charge Bylaw, 1992, No. 2740
- City of Port Coquitlam 2013 Official Community Plan
- Metro 2050 Regional Growth Strategy
- City of Port Coquitlam infrastructure assessment and plans:
 - Stormwater System Model and Report (2015)
 - Sanitary System Model and Report (2015)
 - Water System Model and Report (2010)
 - Water DCC Technical Report (2015)
 - Hyde Creek Integrated Watershed Management Plan (2002)
 - Maple Creek Integrated Watershed Management Plan (2021)
 - Master Transportation Plan (2013)
 - Master Transportation Plan (2023) - in progress
 - Asset Management Plans (2023) - in progress

The proposed DCC program is limited to the City's transportation, water, drainage, and sanitary sewer infrastructure. The City is not updating the Parks component until the completion of a new Parks Master Plan – which is expected to be initiated in the near future. For clarity, the current Parkland Acquisition and Development Cost Charge Bylaw, 1998, No. 3182, remains in place and charges will continue to be levied on an area-specific basis for parks in accordance with the DCC bylaw until it is updated. This report

refers to only the programs that are included in this DCC update, with reference to the existing Parkland Acquisition and Development rates when appropriate.

It should be noted that the material provided in the background report is meant for information only. Reference should be made to Bylaws No. 2737, 2738, 2739, and 2740 for the specific DCC rates until the new bylaws have been adopted.

2.0 DCC KEY ELEMENTS

The Development Cost Charge Best Practice Guide (prepared by the Ministry of Municipal Affairs) 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. The table also indicates whether the approach aligns with the Best Practices Guide.

Table 1: DCC Key Elements

Key Element	City 2023 DCC Update	Rationale	Aligns with Best Practices Guide?
Time Horizon	20 Years	<ul style="list-style-type: none"> Aligns with recent infrastructure assessments and plans 	✓
City-wide or area-specific charge	City-wide charge	<ul style="list-style-type: none"> DCC projects are components of City-wide infrastructure systems and, therefore provide a City-wide benefit 	✓
Grant Assistance	None	<ul style="list-style-type: none"> No identified DCC projects include grant assistance. 	✓
Developer Contribution	None	<ul style="list-style-type: none"> No identified DCC projects include a developer contribution. 	✓
Financing	No	<ul style="list-style-type: none"> No identified DCC projects include financing. 	✓
Benefit Allocation	7-100%	<ul style="list-style-type: none"> For projects where both new and existing residents will benefit, benefit has been calculated based on modelling, the ratio of new population to total population, or rule of thumb (for some projects). 100% benefit is allocated to projects required only to increase capacity due to growth or to service growth. 	✓
Municipal Assist Factor	1%	<ul style="list-style-type: none"> The City is contributing 1% across all infrastructure categories. 	✓

Key Element	City 2023 DCC Update	Rationale	Aligns with Best Practices Guide?
Units of charge	Per lot, per dwelling unit, per square meter gross floor area, and per hectare total site area	<ul style="list-style-type: none"> • <i>Per lot or dwelling unit</i> for single family. DCCs are levied on single family at time of subdivision. • <i>Per dwelling unit</i> for ground-oriented multi family, and multi family, at time of building permit. DCCs are levied at time of building permit for multi family residential when number of units is known. • <i>Per square meter of gross floor area</i> for commercial, general/light industrial, and institutional uses as impact on infrastructure is expected to correlate most closely with floor space. • <i>Per hectare of total site area</i> for heavy industrial uses as impact on infrastructure is expected to correlate most closely with site area. 	✓

3.0 GROWTH PROJECTIONS AND EQUIVALENCIES

3.1 RESIDENTIAL GROWTH PROJECTIONS

The City’s 2013 Official Community Plan (OCP) estimates a total population of 81,620 residents by 2040. As per the OCP, land use and other policies are designed to accommodate lower or higher growth. Based on discussions with City staff, this DCC update reflects the OCP growth estimates, which is a total population of 81,620 residents by approximately 2040.

Persons per unit assumptions have been updated to reflect recent Census (2021) data and input from City staff to reflect recent trends in the City. Residential growth projections by density type for the 20-year time horizon are shown below in Table 2.

Table 2: Residential Growth by Dwelling Type (20 years)

Dwelling Type	Number of New Units	Persons per Unit	New Population
Single Family	400	5.4	2,200
Ground-Oriented Multi Family	2,300	2.8	6,500
Multi Family	5,700	1.9	10,800
Total	8,400	-	19,500

3.2 NON-RESIDENTIAL GROWTH PROJECTIONS

Growth projections for commercial, industrial, and institutional uses are based on recent building permit data and input from City staff. A significant portion of non-residential growth is expected to occur through redevelopment. Non-residential growth projections for the 20-year time horizon used in this DCC update are shown in Table 3.

Table 3: Non-Residential Growth by Land Use (20 years)

Land Use	New Development	Units
Commercial	19,000	m ² gross floor area
General/Light Industrial	23,000	m ² gross floor area
Heavy Industrial	20	ha total site area
Institutional	7,000	m ² gross floor area

3.3 EQUIVALENCIES

The equivalencies used to calculate DCC rates have been reviewed in detail in this update and revised based on current information to reflect changes in expectations regarding relative impact.

Table 4: Equivalencies

Land Use	Transportation (weighted trip ends)	Drainage (Imperviousness)	Water / Sanitary Sewer (pop.)
Single Family (per lot / dwelling unit)	1.90	1.06	5.35
Ground-Oriented Multi Family (per dwelling unit)	1.00	0.69	2.80
Multi Family (per dwelling unit)	0.67	0.35	1.90
Commercial (per m ² GFA)	0.0153	0.0042	0.0090
General/Light Industrial (per m ² GFA)	0.0057	0.0055	0.0045
Major Industrial (per ha SA)	8.9900	16.6000	45.0000
Institutional (per m ² GFA)	0.0100	0.0083	0.0050

Transportation

For transportation projects, the cost of development is distributed based on the expected number of trips generated by each land use and through discussion with City staff to confirm appropriateness. Trip ends are based on the ITE Trip Generation Manual.

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. Run-off coefficients are then used to calculate drainage equivalencies in relation to a single family dwelling unit (shown as 1.06). Reference to the City’s technical studies, Subdivision Servicing Bylaw, and Zoning Bylaw were made to determine the appropriate impervious surface and lot coverage assumptions for all land uses for DCC purposes.

Sanitary and Water

For residential demand, occupancy rates can be used to project demands for water and sanitary services. For non-residential land uses, equivalent populations per square metre, or hectare, are established. Reference to the City’s Subdivision Servicing Bylaw and Zoning Bylaw were made to determine equivalent people per hectare, thereby informing the typical demand for non-residential uses.

4.0 DCC PROJECTS AND COSTS

4.1 DCC PROJECTS

The updated DCC program was developed by reviewing recent infrastructure assessments and plans to identify growth-related projects. The existing DCC program was reviewed, and projects that are still required that have not yet been built were carried forward with updated cost estimates. The types of projects included in the DCC program are as follows:

- Road improvements¹
- Water main upgrades
- Storm main upgrades
- Pump station upgrades
- Sewer trunk main upgrades
- Studies

All projects included in the DCC program are owned and controlled by the City. A complete list of detailed projects and cost estimates is provided in **Appendix A**.

4.2 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 time horizon. An overview of the DCC costs by infrastructure type is provided below. Costs reflect 2022 dollars.

Table 5: DCC Program Overview and Capital Costs

Service	Total Capital Costs (Millions)	Benefit Allocation	Municipal Assist Factor	DCC Recoverable (Millions)	Municipal Contribution (Millions) ⁽¹⁾
Transportation	100.4	31-100%	1%	57.1	43.3
Water	16.5	17-100%	1%	7.0	9.5
Drainage	74.5	7-100%	1%	27.3	47.2
Sanitary Sewer	27.5	17-100%	1%	9.7	17.8
Total ⁽²⁾	\$218.9 M			\$101.1 M	\$117.8 M

⁽¹⁾ Includes municipal assist factor and portion allocated to existing development.

⁽²⁾ Figures may not add to due rounding.

4.3 INTEREST ON LONG-TERM DEBT

No interest on long-term debt is included.

¹ Within the Transportation program, there are specific projects that have been coordinated to be jointly delivered with other local governments (e.g., City of Coquitlam). Only the City of Port Coquitlam's portion of costs have been included in the DCC program.

5.0 DCC RATES

As the Park Acquisition and Development program was not updated, the comparison of existing and proposed rates provided in Tables 6 and 7 **do not include the existing parks rates**. Detailed proposed DCC rates **with the existing parks rates** included are shown in Tables 8 and 9.

Table 6: DCC Rate Comparison – Area 1

Land Use	Unit of Charge	Existing Rate (1993) ⁽¹⁾	Proposed Rate (2023)	% Change
Single Family	dwelling unit / lot	\$3,512.00	\$15,762.00	349%
Ground-Oriented Multi Family	dwelling unit	\$3,061.00	\$8,897.00	191%
Multi Family	dwelling unit	\$3,061.00	\$5,453.00	78%
Commercial	m ² gross floor area	\$39.09	\$95.71	145%
General/Light Industrial	m ² gross floor area	N/A	\$54.12	N/A
Heavy Industrial	ha total site area	\$36,949.00	\$134,329.21	264%
Institutional	m ² gross floor area	N/A	\$87.79	N/A

⁽¹⁾ Parks is not included in this rate review.

Table 7: DCC Rate Comparison – Area 2

Land Use	Unit of Charge	Existing Rate (1993) ⁽¹⁾	Proposed Rate (2023)	% Change
Single Family	dwelling unit / lot	\$15,931.00	\$15,762.00	-1%
Ground-Oriented Multi Family	dwelling unit	\$13,796.00	\$8,897.00	-36%
Multi Family	dwelling unit	\$13,796.00	\$5,453.00	-60%
Commercial	m ² gross floor area	\$178.11	\$95.71	-46%
General/Light Industrial	m ² gross floor area	N/A	\$54.12	N/A
Heavy Industrial	ha total site area	\$155,225.00	\$134,329.21	-13%
Institutional	m ² gross floor area	N/A	\$87.79	N/A

⁽¹⁾ Parks is not included in this rate review.

Table 8: Proposed DCC Rates – With Existing Area 1 Parks Rate

Land Use	Unit of Charge	Transportation	Water	Drainage	Sanitary Sewer	Parks [Existing Area 1]	Proposed Development Cost Charges
Single Family	dwelling unit / lot	\$9,119.00	\$0	\$4,871.00	\$1,772.00	\$3,132.00	\$18,894.00
Ground-Oriented Multi Family	dwelling unit	\$4,799.00	\$0	\$3,171.00	\$927.00	\$1,788.00	\$10,685.00
Multi Family	dwelling unit	\$3,216.00	\$0	\$1,608.00	\$629.00	\$1,788.00	\$7,241.00
Commercial	m ² GFA	\$73.43	\$0	\$19.30	\$2.98	\$1.28	\$96.99
General/Light Industrial	m ² GFA	\$27.36	\$0	\$25.27	\$1.49	\$1.28	\$55.40
Heavy Industrial	ha SA	\$43,145.63	\$0	\$76,279.63	\$14,903.95	\$6,334.00	\$140,663.21
Institutional	m ² GFA	\$47.99	\$0	\$38.14	\$1.66	\$1.28	\$89.07

Table 9: Proposed DCC Rates – With Existing Area 2 Parks Rate

Land Use	Unit of Charge	Transportation	Water	Drainage	Sanitary Sewer	Parks [Existing Area 2]	Proposed Development Cost Charges
Single Family	dwelling unit / lot	\$9,119.00	\$0	\$4,871.00	\$1,772.00	\$368.00	\$16,130.00
Ground-Oriented Multi Family	dwelling unit	\$4,799.00	\$0	\$3,171.00	\$927.00	\$210.00	\$9,107.00
Multi Family	dwelling unit	\$3,216.00	\$0	\$1,608.00	\$629.00	\$210.00	\$5,663.00
Commercial	m ² GFA	\$73.43	\$0	\$19.30	\$2.98	\$1.28	\$96.99
General/Light Industrial	m ² GFA	\$27.36	\$0	\$25.27	\$1.49	\$1.28	\$55.40
Heavy Industrial	ha SA	\$43,145.63	\$0	\$76,279.63	\$14,903.95	\$6,334.00	\$140,663.21
Institutional	m ² GFA	\$47.99	\$0	\$38.14	\$1.66	\$1.28	\$89.07

6.0 CONSULTATION AND DCC RATES

6.1 INTERESTED PARTIES' CONSULTATION

The public and the development community were first informed of the City's intention to review the DCC Bylaw in May 2023, following a Council recommendation to post information about the City's updates via the City website. Draft DCC rates were presented to Council in March and May 2023. Council recommended staff proceed with two levels of engagement, which included the following:

1. Direct engagement with the Urban Development Institute, targeted list of industry groups, developers, and business associations. This group was invited to an engagement session where there was a presentation on the draft DCC rates and program.
2. Informed engagement for those indirectly impacted (e.g., public) through the City website with an option to submit questions and written feedback.

All participants engaged were invited to ask questions and provide feedback to the City through written comments between June 7, 2023 to June 23, 2023.

Feedback from the interested parties' discussion listed above provided some insights to the project team. Key feedback from the development industry groups who participated in the feedback session, and on the City's website, included the following:

- An acknowledgement that DCCs are necessary to ensure the timely provision of infrastructure to support the growth identified;
- Proposed rate increases are in alignment with legislation and the DCC Best Practices Guide;
- Questions around DCC latecomer agreements and applicability on Kwikwetlem First Nation development; and
- Questions around the general process, questions asked at the feedback session, and timing for adoption.

7.0 DCC IMPLEMENTATION

7.1 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 in regard to the same development. However, if further expansion for the same development creates new capital cost burdens or uses up capacity, the DCCs can be levied on the additional development to capture costs.

The *LGA* further restricts levying DCCs at the time of building permit issuance if:

- The building permit is for a 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 will maintain the thresholds as set out by the *LGA* and will not charge on building permits less than \$50,000 in value or for residential units no larger than 29 square metres. Changes to the legislation allow local governments at building permit to charge DCCs at building permit 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 will continue to charge DCCs on fewer than four self-contained dwelling units at building permit.

7.2 DCC WAIVERS AND REDUCTIONS

The *LGA* provides local governments the discretionary authority to waive or reduce DCCs for certain types of development to promote affordable housing and low environmental impact development. The Best Practices Guide specifies the DCC program must remain whole which means for any waivers or reductions the City provides, this same value must be paid to the DCC reserves from municipal funds, not paid for by the rest of the development community. Waivers and reductions are typically defined in a DCC Waivers and Reduction Bylaw, separate from the DCC Bylaw as it does not need approval by the Inspector of Municipalities. At this time, the City does not have a DCC waivers and reductions bylaw.

7.3 COLLECTION OF CHARGES

Local governments can choose to collect DCCs at time of subdivision approval or building permit issuance, whichever comes first. Of the two possible collection times, subdivision approval occurs earlier in the process. The City will collect DCCs for Single Family uses at time of subdivision approval. Collecting DCCs early will allow the City to ensure timely provision of infrastructure and services. DCCs for other residential land use categories will be collected at time of building permit (or at subdivision, whichever comes first). Non-residential land uses will also be levied DCCs at time of building permit (or at subdivision, whichever comes first) when floor area or site area will be known.

7.4 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 for commercial, general/light industrial, or institutional land uses at the DCC rates in the current DCC bylaw. In essence, the City is giving a DCC credit for the existing development or building. DCCs are only levied on the *new* development/ building area.

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

7.5 IN-STREAM APPLICATIONS

Once the new DCC Bylaw has been adopted, the *LGA* provides special protection from rate increases for development applications that are submitted prior to the adoption date. There are two ways a developer can qualify for exclusion from the new DCC rates:

1. Pursuant to section 511 of the *LGA* (subdivision).

If the new DCC Bylaw is adopted after a subdivision application is submitted and the applicable subdivision fee is paid, the new DCC Bylaw has no application to the subdivision for 12 months after the DCC Bylaw is adopted. As such, if the subdivision is approved during the 12 months' in-stream period, the previous DCC rates apply. This only applies in cases where DCCs are levied at subdivision.

OR

2. Pursuant to section 568 of the *LGA* (building permits).

The new DCC Bylaw is not applicable to a construction, alteration, or extension if: (a) a building permit is issued within 12 months of the new DCC Bylaw adoption, AND (b) either a building permit application, a development permit application or a rezoning application associated with the construction (defined as "precursor application") is in stream when the new DCC Bylaw is adopted, and the applicable application fee has been paid. The development authorized by the building permit must be entirely within the area subject to the precursor application.

The above is a summary of sections 511 and 568 of the *LGA* and not an interpretation or an explanation of these sections. Developers are responsible for complying with all applicable laws and bylaws and seeking legal advice as needed.

Note: One-year in-stream protection is based on the adoption date of the DCC bylaw, not the effective date.

7.6 CONTINUOUS IMPROVEMENT RECOMMENDATIONS

7.6.1 REBATES AND CREDITS

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

7.6.2 DCC MONITORING AND ACCOUNTING

The City should enter all the projects contained in the DCC program into a tracking system to monitor the DCC program. 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 informed by 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, or partially completed, their actual costs, and would include new projects that are added to the program.

7.6.3 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. The City should apply a CPI inflationary factor, as permitted by legislation, annually (to a maximum of four years). Typically, a major amendment to the DCC program and rates is recommended every three to five years. All DCC Bylaw amendments require approval from the Ministry, with the exception of CPI adjustments.



APPENDIX A

DCC Program and Calculations

**CITY OF PORT COQUITLAM
TRANSPORTATION DCC PROGRAM**

DCC Project ID	Col. (1)			Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)
	Project Name	Description	Cost Estimate (2022\$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
T-01	Lougheed Highway & CQ River Bridge - Westwood St to Shaughnessy St	Interregional highway and main arterial road in PoCo; serving growth PoCo and neighbouring municipalities. The general increase in traffic volumes (56%) over the planning period to 2042 is mainly driven by population and employment growth in Port Coquitlam and the rest of the Region	\$23,900,000	56%	\$13,384,000	\$133,840	\$13,250,160	\$10,649,840
T-02	Fremont Connector - Victoria Dr to Dominion Ave	New intermunicipal road serving population growth in Coquitlam and Dominion Triangle commercial area in Port Coquitlam	\$7,500,000	100%	\$7,500,000	\$75,000	\$7,425,000	\$75,000
T-03	Shaughnessy Underpass - Elgin Ave to Lions Way	Supporting 31% growth in Port Coquitlam.	\$6,000,000	31%	\$1,860,000	\$18,600	\$1,841,400	\$4,158,600
T-04	Lincoln Connector & CQ River Bridge - Kensal Pl (CQ) to Shaughnessy St (PoCo)	New intermunicipal road serving population growth in Coquitlam City Centre. Parallel route to Lougheed Highway that provides additional capacity for regional growth.	\$6,000,000	100%	\$6,000,000	\$60,000	\$5,940,000	\$60,000
T-05	Lougheed Highway - Shaughnessy St to Sherling Ave	Interregional highway and main arterial road in PoCo; serving growth in PoCo and neighbouring municipalities. The increase in traffic volumes (56%) over the planning period is mainly driven by population and employment growth in Port Coquitlam and the rest of the Region	\$25,000,000	56%	\$14,000,000	\$140,000	\$13,860,000	\$11,140,000
T-06	Nicola Avenue at Hawkins Street	The most significant commercial growth over the last two decades has been in the Dominion Triangle. The City has seen considerable changes in residential development with the most growth along Dominion Avenue and in the Downtown. The remainder of growth in the City will involve the redevelopment of existing sites. Average annual traffic growth on PoCo roads is 1%; Dominion Triangle roads: 10%.	\$400,000	90%	\$360,000	\$3,600	\$356,400	\$43,600
T-07	McAllister Pedestrian Bridge	Supporting 31% growth in Port Coquitlam. Current population of 61,000. 2041 estimate of 85,000.	\$6,000,000	31%	\$1,860,000	\$18,600	\$1,841,400	\$4,158,600
T-08	Patricia Pedestrian Bridge	Supporting 31% growth in Port Coquitlam. Current population of 61,000; 2041 estimate of 85,000.	\$6,000,000	31%	\$1,860,000	\$18,600	\$1,841,400	\$4,158,600
T-09	Prairie Avenue - Shaughnessy St to Coast Meridian Rd	Supporting 31% growth in Port Coquitlam. Current population of 61,000; 2041 estimate of 85,000.	\$5,500,000	31%	\$1,705,000	\$17,050	\$1,687,950	\$3,812,050
T-10	Lincoln Avenue - Shaughnessy St to Coast Meridian Rd	Supporting NE sector growth population estimates of 39%; 263,100 in 2020 and 363,800 in 2040.	\$4,600,000	39%	\$1,794,000	\$17,940	\$1,776,060	\$2,823,940
T-11	Dominion Avenue - Lougheed Hwy to Fremont Connector	The most significant commercial growth over the last two decades has been in the Dominion Triangle. The City has seen considerable changes in residential development with the most growth along Dominion Avenue and in the Downtown. The remainder of growth in the City will involve the redevelopment of existing sites. Average annual traffic growth on PoCo roads is 1%; Dominion Triangle roads: 10%.	\$5,000,000	90%	\$4,500,000	\$45,000	\$4,455,000	\$545,000
T-12	Kingsway Avenue - Westwood Street to Gately Avenue	Supporting 31% growth in Port Coquitlam. Current population of 61,000; 2041 estimate of 85,000.	\$2,000,000	31%	\$620,000	\$6,200	\$613,800	\$1,386,200
T-13	Nicola Avenue - Ottawa St to Fremont Connector	The most significant commercial growth over the last two decades has been in the Dominion Triangle. The City has seen considerable changes in residential development with the most growth along Dominion Avenue and in the Downtown. The remainder of growth in the City will involve the redevelopment of existing sites. Average annual traffic growth on PoCo roads is 1%; Dominion Triangle roads: 10%.	\$2,500,000	90%	\$2,250,000	\$22,500	\$2,227,500	\$272,500
TOTALS			\$100,400,000		\$57,693,000	\$576,930	\$57,116,070	\$43,283,930

**CITY OF PORT COQUITLAM
TRANSPORTATION DCC PROGRAM**

A: Traffic Generation Calculation					
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)	Col. (5) = (4) / (a)
	Estimated New Development	Unit	Wt. Trip Rate	Trip Ends	% Trip Ends
Single Family	400	dwelling unit / lot	1.90	760	10%
Ground-Oriented Multi Family	2,300	dwelling unit	1.00	2,300	30%
Multi Family	5,700	dwelling unit	0.67	3,819	51%
Commercial	19,000	m2 gross floor area	0.0153	291	4%
General/Light Industrial	23,000	m2 gross floor area	0.0057	131	2%
Heavy Industrial	20	hectare gross site area	8.9900	180	2%
Institutional	7,000	m2 gross floor area	0.0100	70	1%
			Total Trip Ends	7,551 (a)	100%
B: Unit Transportation DCC Calculation					
Net Transportation DCC Program Recoverable			\$57,116,070 (b)		
Existing DCC Reserve Monies			\$20,878,537 (c)		
Net Amount to be Paid by DCCs			\$36,237,533 (d) = (b) - (c)		
DCC per Trip End			\$4,799.29 (e) = (d) / (a)		
C: Resulting Transportation DCCs					DCC Revenue Estimates
Single Family			\$9,119.00 per dwelling unit / lot	(e) x Col. (3)	\$3,647,600
Ground-Oriented Multi Family			\$4,799.00 per dwelling unit	(e) x Col. (3)	\$11,037,700
Multi Family			\$3,216.00 per dwelling unit	(e) x Col. (3)	\$18,331,200
Commercial			\$73.43 per m2 gross floor area	(e) x Col. (3)	\$1,395,154
General/Light Industrial			\$27.36 per m2 gross floor area	(e) x Col. (3)	\$629,187
Heavy Industrial			\$43,145.63 per hectare gross site area	(e) x Col. (3)	\$862,913
Institutional			\$47.99 per m2 gross floor area	(e) x Col. (3)	\$335,950

Notes

**CITY OF PORT COQUITLAM
WATER DCC PROGRAM**

DCC Project ID	Col. (1)		Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
	Project Name	Description	Cost Estimate (2022\$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
W-01	Oxford St - Grant Ave to Coquitlam Ave, Manning Ave - Cabridge St to Oxford St	Replace 500m of 100/150mm cast iron watermain with 200mm ductile iron watermain.	\$535,500	50%	\$267,750	\$2,678	\$265,073	\$270,428
W-02	Fraser Ave - west of Shaughnessy St	Replace 150m of 100mm cast iron watermain with 200mm ductile iron watermain	\$168,840	50%	\$84,420	\$844	\$83,576	\$85,264
W-03	Prairie Ave - Flint St to Oxford, Oxford Street - Salisbury Ave to Prairie Ave	Replace 400m of 150mm and 200mm ductile iron watermain with 300mm	\$504,000	50%	\$252,000	\$2,520	\$249,480	\$254,520
W-04	Laurier Ave - Flint St to St Anne St	Construct 120m of new 200mm dia. watermain.	\$151,200	100%	\$151,200	\$1,512	\$149,688	\$1,512
W-05	Salisbury Ave - Oxford St to Wellington Street, Wellington St - Patricia Ave to Salisbury Ave.	Replace 850m of 100/150mm dia. cast iron watermain with 400m of 300mm and 450m of 200mm ductile iron watermain	\$1,071,000	50%	\$535,500	\$5,355	\$530,145	\$540,855
W-06	ROW east of McChesney St to Shaughnessy St	Construct 250m of new 200mm watermain.	\$315,000	100%	\$315,000	\$3,150	\$311,850	\$3,150
W-07	Mason Ave - east of Wellington St, Wellington St - Mason Ave to Greenmount Ave	Replace 630m of 250mm and 300mm cast iron watermain with 300mm ductile iron	\$793,800	17%	\$132,300	\$1,323	\$130,977	\$662,823
W-08	Kitchener Ave - Weswood St to Lancaster Street	Replace 200m of 150mm cast iron watermain with 200mm ductile iron	\$252,000	25%	\$63,000	\$630	\$62,370	\$189,630
W-09	Jervis St - Gail Ave to Lougheed Hwy	Replace 150m of 150mm cast iron water main with 200mm ductile iron	\$189,000	25%	\$47,250	\$473	\$46,778	\$142,223
W-10	Nile Gate	Construct 230m of new 200mm watermain	\$289,800	100%	\$289,800	\$2,898	\$286,902	\$2,898
W-11	Tigris Crescent Looping to Dominion Ave	Construct 40m of new 200mm watermain	\$50,400	100%	\$50,400	\$504	\$49,896	\$504
W-12	Patricia Ave - Westwood St to Hastings St	Upgrade 500m of 150mm cast iron main	\$630,000	25%	\$157,500	\$1,575	\$155,925	\$474,075
W-13	Westminster Ave - Oxford St to Coast Meridian Rd	Upgrade 380m of 250mm ductile iron main and 420m of 150mm cast iron main	\$1,008,000	17%	\$168,000	\$1,680	\$166,320	\$841,680
W-14	Laurier Ave - Oxford St to Wellington St, Oxford St - Laurier Ave to Dorset Ave,	Upgrade 485m of 150mm cast iron water main	\$611,100	25%	\$152,775	\$1,528	\$151,247	\$459,853
W-15	Fraser Ave - west of York St	Upgrade 19m or 150mm ductile iron water main	\$27,720	50%	\$13,860	\$139	\$13,721	\$13,999
W-16	Coast Meridian Rd - Westminster Ave to St Albert Ave	Upgrade 162m of 200mm cast iron main	\$204,120	33%	\$68,040	\$680	\$67,360	\$136,760
W-17	Victoria Dr to Lombardy Dr	Upgrade 1111m of 250mm ductile iron main	\$1,399,860	17%	\$233,310	\$2,333	\$230,977	\$1,168,883
W-18	Larkin Ave -Westwood St to east end	Upgrade 75m of 150mm cast iron main and 186m of 100mm cast iron main	\$328,860	25%	\$82,215	\$822	\$81,393	\$247,467
W-19	1692 Windmere Pl to 3816 Wellington St	Construct new main to connect watermain on Windemere Avenue and Heather Avenue	\$65,520	100%	\$65,520	\$655	\$64,865	\$655
W-20	Rowland Street - Kelly Ave to Wilson Ave	Construct new main extending north from Rowland Street to Wilson Avenue to improve local fire flows	\$252,000	100%	\$252,000	\$2,520	\$249,480	\$2,520
W-21	Central Park	Upgrade 116m of 100mm cast iron main and extend 30m to connect to 300mm in the lane on the west side of Central Park	\$183,960	50%	\$91,980	\$920	\$91,060	\$92,900
W-22	Confederation Dr to Hazel Trembath Elementary	Provide a new connection from the Citadel zone to increase pressure to supply hydrant for school.	\$136,080	100%	\$136,080	\$1,361	\$134,719	\$1,361
W-23	Penny Place Pump Station Upgrade	Upgrade pump station for capacity	\$3,500,000	45%	\$1,575,000	\$15,750	\$1,559,250	\$1,940,750
W-24	Citadel Pump Station Upgrade	Upgrade pump station for capacity	\$3,500,000	45%	\$1,575,000	\$15,750	\$1,559,250	\$1,940,750
W-25	Water System Study & Hydraulic Model Update	Update to the 2010 study and model	\$300,000	100%	\$300,000	\$3,000	\$297,000	\$3,000
TOTALS			\$16,467,760		\$7,059,900	\$70,599	\$6,989,301	\$9,478,459

**CITY OF PORT COQUITLAM
WATER DCC CALCULATION**

A: Waterworks DCC Calculation						
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)	Col. (5) = (4) / (a)	
	Estimated New Development	Unit	Person per unit (residential)/ Equivalent Population/m2 (other land uses)	Multiple	% Population Equivalent	
Single Family	400	dwelling unit / lot	5.35	2,140	10%	
Ground-Oriented Multi Family	2,300	dwelling unit	2.80	6,440	31%	
Multi Family	5,700	dwelling unit	1.90	10,830	53%	
Commercial	19,000	m2 gross floor area	0.0090	171	1%	
General/Light Industrial	23,000	m2 gross floor area	0.0045	104	1%	
Heavy Industrial	20	hectare gross site area	45.0000	900	4%	
Institutional	7,000	m2 gross floor area	0.0050	35	0%	
Total Equivalent Population				20,620 (a)	100%	
B: Unit Waterworks DCC Calculation						
Net Water DCC Program Recoverable			\$6,989,301 (b)			
Existing DCC Reserve Monies		\$	7,266,995 (c)			
Net Amount to be Paid by DCCs			-\$277,694 (d) = (b) - (c)			
DCC per Person			-\$13.47 (e) = (d) / (a)			
C: Resulting Waterworks DCCs						DCC Revenue Estimates
Single Family			\$0 per dwelling unit / lot	(e) x Col. (3)		\$0
Ground-Oriented Multi Family			\$0 per dwelling unit	(e) x Col. (3)		\$0
Multi Family			\$0 per dwelling unit	(e) x Col. (3)		\$0
Commercial			\$0 per m2 gross floor area	(e) x Col. (3)		\$0
General/Light Industrial			\$0 per m2 gross floor area	(e) x Col. (3)		\$0
Heavy Industrial			\$0 per hectare gross site area	(e) x Col. (3)		\$0
Institutional			\$0 per m2 gross floor area	(e) x Col. (3)		\$0

Notes

**CITY OF PORT COQUITLAM
DRAINAGE DCC PROGRAM**

DCC Project ID	Project Name	Col. (1) Description	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
			Cost Estimate (2022\$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
D-01	Coquitlam Ave at Oxford St intersection	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipes in constrained ROW; no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$36,960	25%	\$9,240	\$92	\$9,148	\$27,812
D-01	Coquitlam Ave - 1800 Blk	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipes in constrained ROW; no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$78,540	25%	\$19,635	\$196	\$19,439	\$59,101
D-01	Coquitlam Ave - ROW between 1875 and 1871	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipes in constrained ROW; no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$205,590	25%	\$51,398	\$514	\$50,884	\$154,706
D-02	Eastern Dr - 1200 BLK	Major drainage storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upgrades are sized to meet the 100-year future land use flow.	\$177,870	14%	\$25,410	\$254	\$25,156	\$152,714
D-02	Eastern Dr - 1200 BLK	Major drainage storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upgrades are sized to meet the 100-year future land use flow.	\$161,700	14%	\$23,100	\$231	\$22,869	\$138,831
D-02	Eastern Dr - 1200 BLK	Major drainage storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upgrades are sized to meet the 100-year future land use flow.	\$46,200	14%	\$6,600	\$66	\$6,534	\$39,666
D-02	Eastern Dr - 1200 BLK	Major drainage storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upgrades are sized to meet the 100-year future land use flow.	\$264,079	14%	\$37,226	\$377	\$37,348	\$226,731
D-02	Eastern Dr - 1200 BLK	Major drainage storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upgrades are sized to meet the 100-year future land use flow.	\$80,942	17%	\$13,490	\$135	\$13,355	\$67,587
D-02	Eastern Dr - 1200 BLK	Major drainage storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upgrades are sized to meet the 100-year future land use flow.	\$302,379	17%	\$50,397	\$504	\$49,893	\$252,486
D-03	Freemont Street - 2900 BLK	Major drainage storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upgrades are sized to meet the 100-year future land use flow.	\$81,866	43%	\$35,086	\$351	\$34,735	\$47,132
D-03	Freemont Street - 2900 BLK	Major drainage storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upgrades are sized to meet the 100-year future land use flow.	\$59,968	43%	\$25,700	\$257	\$25,443	\$34,524
D-03	Freemont Street - 2900 BLK	Major drainage storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upgrades are sized to meet the 100-year future land use flow.	\$156,710	43%	\$67,162	\$672	\$66,490	\$90,220
D-03	Freemont Street - 2900 BLK	Major drainage storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upgrades are sized to meet the 100-year future land use flow.	\$94,895	20%	\$18,979	\$190	\$18,789	\$76,106
D-03	Freemont Street - 2900 BLK	Major drainage storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upgrades are sized to meet the 100-year future land use flow.	\$147,932	20%	\$29,586	\$296	\$29,291	\$118,642
D-04	ROW east of Rae St - 3100 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipes in constrained ROW; no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$227,119	22%	\$50,471	\$505	\$49,966	\$177,153
D-05	Rae St - ROW btwn 3166 & 3170	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipes in constrained ROW; no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$105,567	22%	\$23,459	\$235	\$23,225	\$82,342
D-05	Rae St - 3100 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upstream and downstream pipes in constrained ROW; no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$24,070	38%	\$9,026	\$90	\$8,936	\$15,134
D-05	ROW btwn 781 Evans Pl & 3179 Rae St	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipes in constrained ROW; no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$147,216	17%	\$24,536	\$245	\$24,291	\$122,926
D-06	Coast Meridian Rd - 2800 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upstream pipes located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$114,668	38%	\$43,001	\$430	\$42,571	\$72,098
D-06	St Albert Ave - 1500 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upstream pipes located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$103,765	38%	\$38,912	\$389	\$38,523	\$65,242
D-06	St Albert Ave - 1500 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipes in constrained ROW; no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$142,365	50%	\$71,183	\$712	\$70,471	\$71,894
D-06	St Albert Ave - 1500 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipes in constrained ROW; no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$264,680	50%	\$132,340	\$1,323	\$131,017	\$133,663
D-06	St Albert Ave - 1600 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipes in constrained ROW; no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$260,522	50%	\$130,261	\$1,303	\$128,958	\$131,564
D-06	St Albert Ave - 1600 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipes in constrained ROW; no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$262,809	33%	\$87,603	\$876	\$86,727	\$176,082
D-07	Handley Cres - 3300 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upstream pipes located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$197,274	25%	\$49,319	\$493	\$48,825	\$148,449
D-07	Handley Cres - 3300 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upstream pipes located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$95,542	25%	\$23,885	\$239	\$23,647	\$71,895
D-07	Handley Cres - ROW btwn 3375 and 3395	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipes in constrained ROW; no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$88,519	25%	\$22,130	\$221	\$21,909	\$66,611
D-07	Fir St -ROW at rear of 3364	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipes in constrained ROW; no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$10,903	25%	\$2,726	\$27	\$2,699	\$8,205
D-08	Pitt River Rd - 1300 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Downstream pipes located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$244,052	30%	\$73,215	\$732	\$72,483	\$171,568
D-08	Pitt River Rd - 1400 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upstream pipes located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$41,580	30%	\$12,474	\$125	\$12,349	\$29,231
D-08	Pitt River Rd - 1400 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upstream pipes located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$152,460	30%	\$45,738	\$457	\$45,281	\$107,179
D-08	Pitt River Rd - 1400 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upstream pipes located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$34,650	30%	\$10,395	\$104	\$10,291	\$24,359
D-08	Pitt River Rd - 1400 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upstream pipes located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$156,110	14%	\$22,301	\$223	\$22,078	\$134,031
D-09	Hastings Pl - 2500 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipes in constrained ROW; no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$111,920	50%	\$55,960	\$560	\$55,400	\$56,519
D-09	Patricia Ave - ROW at rear of 2438	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipes in constrained ROW; no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$34,026	17%	\$5,671	\$57	\$5,614	\$28,412
D-09	Scott Pl - ROW at rear of 2429 and 2421	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipes in constrained ROW; no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$124,740	17%	\$20,790	\$208	\$20,582	\$104,158
D-010	Lincoln Ave - 1600 BLK	Major drainage storm sewer that will not adequately convey the 100-year existing land use flow and result in an 'E' or 'F' HLoS grade. Proposed upgrades were sized to meet the 100-year future land use flow.	\$140,910	17%	\$23,485	\$235	\$23,250	\$117,660
D-010	Lincoln Ave at Wellington St intersection	Major drainage storm sewer that will not adequately convey the 100-year existing land use flow and result in an 'E' or 'F' HLoS grade. Proposed upgrades were sized to meet the 100-year future land use flow.	\$13,837	33%	\$4,612	\$46	\$4,566	\$9,271

**CITY OF PORT COQUITLAM
DRAINAGE DCC PROGRAM**

DCC Project ID	Project Name	Col. (1) Description	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
			Cost Estimate (2022\$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
D-010	Wellington St - 3700 BLK	Major drainage storm sewer that will not adequately convey the 100-year existing land use flow and result in an 'E' or 'F' HLoS grade. Proposed upgrades were sized to meet the 100-year future land use flow.	\$20,698	20%	\$4,140	\$41	\$4,098	\$16,599
D-010	Wellington St - 3700 BLK	Major drainage storm sewer that will not adequately convey the 100-year existing land use flow and result in an 'E' or 'F' HLoS grade. Proposed upgrades were sized to meet the 100-year future land use flow.	\$107,831	20%	\$21,566	\$216	\$21,350	\$86,480
D-011	Connaught Dr - 1600 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipes in boulevard w no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$188,265	17%	\$31,378	\$314	\$31,064	\$157,201
D-011	Connaught Dr - 1600 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipes in boulevard w no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$84,084	42%	\$35,035	\$350	\$34,685	\$49,399
D-011	Connaught Dr - 1600 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipes in boulevard w no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$123,354	42%	\$51,398	\$514	\$50,884	\$72,470
D-011	Connaught Dr - 1600 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipes in boulevard w no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$61,446	42%	\$25,603	\$256	\$25,346	\$36,100
D-011	Connaught Dr - 1600 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipes in boulevard w no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$60,060	42%	\$25,025	\$250	\$24,775	\$35,285
D-011	Connaught Dr - 1600 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipes in boulevard w no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$107,877	42%	\$44,949	\$449	\$44,499	\$63,378
D-012	Argue St - 2200 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upstream pipes located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$62,509	14%	\$8,930	\$89	\$8,841	\$53,668
D-012	Argue St - 2200 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upstream pipes located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$155,093	14%	\$22,156	\$222	\$21,935	\$133,159
D-012	Argue St - 2200 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upstream pipes located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$65,003	14%	\$9,286	\$93	\$9,193	\$55,810
D-012	Argue St - 2200 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upstream pipes located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$88,080	44%	\$39,147	\$391	\$38,755	\$49,325
D-012	Argue St - ROW btwn 2287 and 2381	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipes located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$183,668	44%	\$81,630	\$816	\$80,814	\$102,854
D-013	Fraser Ave - 1000 BLK	Culvert with a head loss greater than 0.1m under 100-year existing land use flow. Upstream pipes located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$134,820	26%	\$35,083	\$351	\$34,732	\$100,088
D-013	Fraser Ave - 1000 BLK	Culvert with a head loss greater than 0.1m under 100-year existing land use flow. Upstream pipes located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$122,220	26%	\$31,804	\$318	\$31,486	\$90,734
D-013	Cedar Dr - ROW at 950	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipe located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$231,000	13%	\$28,875	\$289	\$28,586	\$202,414
D-013	ROW btwn 3132 Terra Crt and 1048 Glad Crt	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipe located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$92,400	13%	\$11,550	\$116	\$11,435	\$80,966
D-014	Broadway St - 1700 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upstream pipes located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$58,905	40%	\$23,562	\$236	\$23,326	\$35,579
D-014	Broadway St - ROW north of 1772	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipe located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$121,737	40%	\$48,695	\$487	\$48,208	\$73,529
D-014	Broadway St - ROW north of 1772	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipe located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$127,050	33%	\$42,350	\$424	\$41,927	\$85,124
D-014	Broadway St - ROW north of 1772	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Upstream pipe located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$56,133	33%	\$18,711	\$187	\$18,524	\$37,609
D-015	Citadel Dr - ROW north of 678	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Downstream pipe located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$52,899	14%	\$7,557	\$76	\$7,481	\$45,418
D-015	Citadel Dr - ROW north of 678	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipe located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$88,011	14%	\$12,573	\$126	\$12,447	\$75,564
D-015	Citadel Dr - 600 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Downstream pipe located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$21,021	14%	\$3,003	\$30	\$2,973	\$18,048
D-016	Osborne St - 3200 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Ustream pipes located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$48,048	40%	\$19,219	\$192	\$19,027	\$29,021
D-016	Osborne St - ROW btwn 3258 and 3264	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipe located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$51,513	14%	\$7,359	\$74	\$7,285	\$44,228
D-016	Osborne St - ROW btwn 3258 and 3264	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipe located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$73,689	14%	\$10,527	\$105	\$10,422	\$63,267
D-017	Halifax Ave - 1200 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Ustream pipes located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$49,434	20%	\$9,887	\$99	\$9,788	\$39,646
D-017	ROW at 1221 Halifax Ave and 1216 Windsor Ave	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipe located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$173,943	17%	\$28,991	\$290	\$28,701	\$145,242
D-018	Pender Pl - rear of 622, crossing Fremont St	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Ustream pipes located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$46,431	20%	\$9,286	\$93	\$9,193	\$37,238
D-018	Pender Pl - ROW at 622	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipe located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$96,096	20%	\$19,219	\$192	\$19,027	\$77,069
D-019	Lacaster Place - ROW at 3140	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipe located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$133,980	56%	\$74,433	\$744	\$73,689	\$60,291
D-020	Bracewell Place - 3600 BLK	Major drainage storm sewers that will not adequately convey the 100-year existing land use flow and result in an 'E' or 'F' HLoS grade. Upgrades sized to meet the 100-year future land use flow.	\$60,291	29%	\$17,226	\$172	\$17,054	\$43,237
D-021	Barberry Drive - ROW btwn 1322 and 1340	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipe located in constrained ROW with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$99,099	25%	\$24,775	\$248	\$24,527	\$74,572
D-022	Taylor St - 1700 BLK	Major storm sewer that does not adequately convey the 100-year existing land use flow and results in an 'E' or 'F' HLoS grade. Pipe located in boulevard with no overland flow path. Upgrades sized to meet the 100-year future land use flow.	\$226,842	33%	\$75,614	\$756	\$74,858	\$151,984
D-023	Salisbury Ave - 2100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$174,867	33%	\$58,289	\$583	\$57,706	\$117,161
D-023	Salisbury Ave - 2100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$22,869	20%	\$4,574	\$46	\$4,528	\$18,341
D-023	Salisbury Ave - 2100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$157,773	20%	\$31,555	\$316	\$31,239	\$126,534
D-023	Salisbury Ave - 2100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$222,453	20%	\$44,491	\$445	\$44,046	\$178,407

**CITY OF PORT COQUITLAM
DRAINAGE DCC PROGRAM**

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			Cost Estimate (2022\$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
D-024	Oxford St - 3400 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$139,524	43%	\$59,796	\$598	\$59,198	\$80,326
D-024	Oxford St - 3400 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$126,126	43%	\$54,054	\$541	\$53,513	\$72,613
D-024	Oxford St - 3500 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$139,755	43%	\$59,895	\$599	\$59,296	\$80,459
D-024	Oxford St - 3500 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$191,268	43%	\$81,972	\$820	\$81,152	\$110,116
D-024	Oxford St - 3500 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$85,932	43%	\$36,828	\$368	\$36,460	\$49,472
D-024	Oxford St - 3500 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$93,786	20%	\$18,757	\$188	\$18,570	\$75,216
D-024	Oxford St - 3600 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$318,087	20%	\$63,617	\$636	\$62,981	\$255,106
D-024	Oxford St - 3600 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$86,394	20%	\$17,279	\$173	\$17,106	\$69,288
D-024	Oxford St - 3600 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$18,480	47%	\$8,624	\$86	\$8,538	\$9,942
D-025	Coquitlam Ave - 1700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$13,167	20%	\$2,633	\$26	\$2,607	\$10,560
D-025	Coquitlam Ave - 1700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$23,793	20%	\$4,759	\$48	\$4,711	\$19,082
D-025	Coquitlam Ave - 1700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$15,939	20%	\$3,188	\$32	\$3,156	\$12,783
D-025	Coquitlam Ave - 1700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$13,167	20%	\$2,633	\$26	\$2,607	\$10,560
D-025	Coquitlam Ave - 1700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$11,319	20%	\$2,284	\$23	\$2,241	\$9,078
D-025	Coquitlam Ave - 1700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$19,635	20%	\$3,927	\$39	\$3,888	\$15,747
D-025	York St - 3000 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$221,298	20%	\$44,260	\$443	\$43,817	\$177,481
D-025	York St - 3000 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$232,155	20%	\$46,431	\$464	\$45,967	\$186,188
D-025	York St - 3100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$212,289	33%	\$70,763	\$708	\$70,055	\$142,234
D-026	Flint St - 3200 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$211,365	29%	\$60,390	\$604	\$59,786	\$151,579
D-026	Flint St - 2100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$110,418	29%	\$31,548	\$315	\$31,233	\$79,185
D-026	Flint St - 3300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$288,981	33%	\$96,327	\$963	\$95,364	\$193,617
D-026	Dorset Ave - 1900 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$265,717	33%	\$85,239	\$852	\$84,387	\$171,330
D-027	Grant Ave - 2100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$41,580	11%	\$4,620	\$46	\$4,574	\$37,006
D-027	Grant Ave - 2100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$13,860	17%	\$2,310	\$23	\$2,287	\$11,573
D-027	Grant Ave - 2100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$125,433	33%	\$41,811	\$418	\$41,393	\$84,040
D-027	Grant Ave - 2100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$179,025	22%	\$39,783	\$398	\$39,386	\$139,640
D-027	Grant Ave - 2100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$133,749	17%	\$22,292	\$223	\$22,069	\$111,680
D-027	Grant Ave - 2100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$164,241	17%	\$27,374	\$274	\$27,100	\$137,141
D-027	Flint St - 3100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$90,090	33%	\$30,030	\$300	\$29,730	\$60,360
D-028	Hawthorne - 2100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$21,714	20%	\$4,343	\$43	\$4,299	\$17,415
D-028	Tyner St - 2300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$276,738	20%	\$55,348	\$553	\$54,794	\$221,944
D-028	Tyner St - 2100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$139,293	20%	\$27,859	\$279	\$27,580	\$111,713
D-028	Central Ave - 2100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$213,213	25%	\$53,303	\$533	\$52,770	\$160,443
D-028	Central Ave - 2100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$132,363	25%	\$33,091	\$331	\$32,760	\$99,603
D-028	Central Ave - 2100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$170,247	25%	\$42,562	\$426	\$42,136	\$128,111
D-028	Mary Hill Rd - 2100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$184,107	25%	\$46,027	\$460	\$45,566	\$138,541
D-029	Morgan Ave - 1700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$132,132	56%	\$73,407	\$734	\$72,673	\$59,459
D-029	Morgan Ave - 1700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$119,196	56%	\$66,220	\$662	\$65,558	\$53,638

**CITY OF PORT COQUITLAM
DRAINAGE DCC PROGRAM**

DCC Project ID	Project Name	Col. (1) Description	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
			Cost Estimate (2022\$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
D-029	Morgan Ave - 1700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$47,355	43%	\$20,295	\$203	\$20,092	\$27,263
D-029	Morgan Ave - 1700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$211,365	43%	\$90,585	\$906	\$89,679	\$121,686
D-029	Morgan Ave - 1700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$190,113	43%	\$81,477	\$815	\$80,662	\$109,451
D-029	Brown St - 1800 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$27,258	62%	\$16,874	\$169	\$16,705	\$10,553
D-029	Brown St - 1800 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$18,942	62%	\$11,726	\$117	\$11,609	\$7,333
D-029	Brown St - 1800 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$24,948	62%	\$15,444	\$154	\$15,290	\$9,658
D-030	Inverness St - 3500 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$157,080	40%	\$62,832	\$628	\$62,204	\$94,876
D-030	Inverness St - 3500 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$97,944	40%	\$39,178	\$392	\$38,786	\$59,158
D-030	Inverness St - 3500 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$152,460	38%	\$57,173	\$572	\$56,601	\$95,859
D-030	Inverness St - 3500 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$161,700	43%	\$69,300	\$693	\$68,607	\$93,093
D-031	Rowland St - 2100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$139,755	29%	\$39,930	\$399	\$39,531	\$100,224
D-031	Rowland St - 2100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$93,003	33%	\$31,031	\$310	\$30,721	\$62,372
D-031	Rowland St - 2100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$110,418	33%	\$36,806	\$368	\$36,438	\$73,980
D-031	Rowland St - 2100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$55,902	20%	\$11,180	\$112	\$11,069	\$44,833
D-031	Central Ave - 2300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$50,127	33%	\$16,709	\$167	\$16,542	\$33,585
D-031	Central Ave - 2300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$107,415	33%	\$35,805	\$358	\$35,447	\$71,968
D-031	Central Ave - 2300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$13,398	33%	\$4,466	\$45	\$4,421	\$8,977
D-032	Raleigh St - 3300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$58,443	33%	\$19,481	\$195	\$19,286	\$39,157
D-032	Raleigh St - 3300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$52,206	20%	\$10,441	\$104	\$10,337	\$41,869
D-032	Raleigh St - 3300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$126,819	47%	\$59,182	\$592	\$58,590	\$68,229
D-033	Pitt River Rd - 2500 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$47,817	17%	\$7,970	\$80	\$7,890	\$39,927
D-033	Pitt River Rd - 2500 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$159,390	17%	\$26,565	\$266	\$26,299	\$133,091
D-033	Lobb Ave - 2400 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$107,184	25%	\$26,796	\$268	\$26,528	\$80,656
D-033	Lobb Ave - 2400 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$161,469	25%	\$40,367	\$404	\$39,964	\$121,505
D-033	Lobb Ave - 2400 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$192,192	10%	\$19,219	\$192	\$19,027	\$173,165
D-034	Essex Ave - 700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$89,166	25%	\$22,292	\$223	\$22,069	\$67,097
D-034	Essex Ave - 700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$27,720	25%	\$6,930	\$69	\$6,861	\$20,859
D-034	Essex Ave - 700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$27,720	25%	\$6,930	\$69	\$6,861	\$20,859
D-034	Essex Ave - 700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$198,198	25%	\$49,550	\$495	\$49,055	\$149,144
D-034	Essex Ave - 700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$23,562	33%	\$7,854	\$79	\$7,775	\$15,787
D-034	Essex Ave - 800 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$197,967	33%	\$65,989	\$660	\$65,329	\$132,638
D-035	Western Dr - 1400 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$144,144	17%	\$24,024	\$240	\$23,784	\$120,360
D-035	Western Dr - 1400 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$240,009	17%	\$40,002	\$400	\$39,601	\$200,408
D-035	Eastern Dr - 1300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$179,256	17%	\$29,876	\$299	\$29,577	\$149,679
D-035	Eastern Dr - 1300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$31,185	17%	\$5,198	\$52	\$5,146	\$26,039
D-035	Denise Pl - 1400 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$218,064	33%	\$72,688	\$727	\$71,961	\$146,103
D-036	Marpole Ave - 2300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$151,305	20%	\$30,261	\$303	\$29,958	\$121,347
D-036	Marpole Ave - 2300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$27,720	20%	\$5,544	\$55	\$5,489	\$22,231

**CITY OF PORT COQUITLAM
DRAINAGE DCC PROGRAM**

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			Cost Estimate (2022\$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
D-036	Marpole Ave - 2300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$138,831	20%	\$27,766	\$278	\$27,489	\$111,342
D-036	Marpole Ave - 2300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$106,953	20%	\$21,391	\$214	\$21,177	\$85,776
D-036	Marpole Ave - 2300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$94,017	20%	\$18,803	\$188	\$18,615	\$75,402
D-037	Swanson St - 600 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$72,765	40%	\$29,106	\$291	\$28,815	\$43,950
D-037	Swanson St - 600 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$43,890	40%	\$17,556	\$176	\$17,380	\$26,510
D-037	Swanson St - 600 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$30,030	40%	\$12,012	\$120	\$11,892	\$18,138
D-037	Swanson St - 600 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$30,030	40%	\$12,012	\$120	\$11,892	\$18,138
D-037	Swanson St - 600 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$35,112	40%	\$14,045	\$140	\$13,904	\$21,208
D-038	Mary Hill Rd - 2600 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$183,645	56%	\$102,025	\$1,020	\$101,005	\$82,640
D-038	Mary Hill Rd - 2600 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$22,638	33%	\$7,546	\$75	\$7,471	\$15,167
D-038	Elgin Ave - 2200 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$140,448	33%	\$46,816	\$468	\$46,348	\$94,100
D-038	Elgin Ave - 2200 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$64,911	56%	\$36,062	\$361	\$35,701	\$29,210
D-038	Elgin Ave - 2200 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$183,645	56%	\$102,025	\$1,020	\$101,005	\$82,640
D-039	Prairie Ave - 1400 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$135,366	14%	\$19,338	\$193	\$19,145	\$116,221
D-039	Prairie Ave - 1400 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$48,972	14%	\$6,996	\$70	\$6,926	\$42,046
D-039	Coast Meridian Rd - 3300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$67,221	14%	\$9,603	\$96	\$9,507	\$57,714
D-039	Coast Meridian Rd - 3300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$225,225	43%	\$96,525	\$965	\$95,560	\$129,665
D-039	Coast Meridian Rd - 3300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$303,996	29%	\$86,856	\$869	\$85,987	\$218,009
D-040	Chelsea Ave - 700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$106,722	22%	\$23,716	\$237	\$23,479	\$83,243
D-040	Chelsea Ave - 700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$72,765	33%	\$24,255	\$243	\$24,012	\$48,753
D-040	St Thomas St - 3900 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$22,869	47%	\$10,672	\$107	\$10,565	\$12,304
D-041	St Thomas St - 3900 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$67,914	33%	\$22,638	\$226	\$22,412	\$45,502
D-041	Chelsea Ave - 700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$159,852	20%	\$31,970	\$320	\$31,651	\$128,201
D-041	Chelsea Ave - 700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$193,809	33%	\$64,603	\$646	\$63,957	\$129,852
D-042	Parana Dr - 1000 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$162,162	14%	\$23,166	\$232	\$22,934	\$139,228
D-042	Parana Dr - 1000 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$67,914	14%	\$9,702	\$97	\$9,605	\$58,309
D-042	Parana Dr - 1000 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$293,832	29%	\$83,952	\$840	\$83,112	\$210,720
D-042	Amazon Dr - 1000 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$92,400	29%	\$26,400	\$264	\$26,136	\$66,264
D-043	Shaughnessy St - 2300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$80,619	33%	\$26,873	\$269	\$26,604	\$54,015
D-043	Elks Park - 2300 BLK Shaughnessy	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$661,815	20%	\$132,363	\$1,324	\$131,039	\$530,776
D-043	Mary Hill Rd - 2300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$26,585	20%	\$5,313	\$53	\$5,260	\$21,305
D-043	Mary Hill Rd - 2300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$126,588	43%	\$54,252	\$543	\$53,709	\$72,879
D-044	Campbell Ave - 1900 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$161,238	33%	\$53,746	\$537	\$53,209	\$108,029
D-044	Campbell Ave - 1900 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$140,448	33%	\$46,816	\$468	\$46,348	\$94,100
D-045	Coast Meridian Rd - 3000 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$133,749	17%	\$22,292	\$223	\$22,069	\$111,680
D-045	Coast Meridian Rd - 3000 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$106,953	33%	\$35,651	\$357	\$35,294	\$71,659
D-045	Manning Ave - 1500 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$110,187	33%	\$36,729	\$367	\$36,362	\$73,825
D-046	Barbery Drive - 1200 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$100,023	22%	\$22,227	\$222	\$22,005	\$78,018

**CITY OF PORT COQUITLAM
DRAINAGE DCC PROGRAM**

DCC Project ID	Project Name	Col. (1) Description	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
			Cost Estimate (2022\$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
D-046	Barberry Drive - 1200 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$123,354	22%	\$27,412	\$274	\$27,138	\$96,216
D-046	Larch Way - 2900 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$155,463	33%	\$51,821	\$518	\$51,303	\$104,160
D-047	St Thomas St - 3600 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$127,512	14%	\$18,216	\$182	\$18,034	\$109,478
D-047	St Thomas St - 3600 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$109,956	14%	\$15,708	\$157	\$15,551	\$94,405
D-048	Lancaster Pl - 3100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$133,980	56%	\$74,433	\$744	\$73,689	\$60,291
D-048	Lancaster Pl - 3100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$211,134	20%	\$42,227	\$422	\$41,805	\$169,329
D-048	Lancaster Pl - 3100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$172,095	33%	\$57,365	\$574	\$56,791	\$115,304
D-049	Fraser Ave - 1200 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$26,103	33%	\$8,701	\$87	\$8,614	\$17,489
D-049	Fraser Ave - 1200 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$24,717	44%	\$10,985	\$110	\$10,875	\$13,842
D-049	Fraser Ave - 1200 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$258,489	33%	\$86,163	\$862	\$85,301	\$173,188
D-050	Argue St - 2300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$28,644	33%	\$9,548	\$95	\$9,453	\$19,191
D-050	Argue St - 2300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$118,041	33%	\$39,347	\$393	\$38,954	\$79,087
D-050	Argue St - 2300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$65,142	33%	\$21,714	\$217	\$21,497	\$43,645
D-051	Murchie Pl - 3500 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$223,839	20%	\$44,768	\$448	\$44,320	\$179,519
D-051	Patricia Ave - 2700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$200,508	33%	\$66,836	\$668	\$66,168	\$134,340
D-051	Patricia Ave - 2700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$78,309	33%	\$26,103	\$261	\$25,842	\$52,467
D-052	Westwood St - 3200 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$27,951	43%	\$11,979	\$120	\$11,859	\$16,092
D-052	Westwood St - 3200 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$84,546	43%	\$36,234	\$362	\$35,872	\$48,674
D-053	Shaughnessy St - 3500 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$99,792	17%	\$16,632	\$166	\$16,466	\$83,326
D-053	Shaughnessy St - 3500 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$134,904	17%	\$22,484	\$225	\$22,259	\$112,645
D-053	Patricia Ave - 2100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$98,406	20%	\$19,681	\$197	\$19,484	\$78,922
D-054	Lynwood Ave - 900 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$21,714	13%	\$2,714	\$27	\$2,687	\$19,027
D-054	Lynwood Ave - 900 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$273,042	38%	\$102,391	\$1,024	\$101,367	\$171,675
D-054	Lynwood Ave - 900 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$120,582	38%	\$45,218	\$452	\$44,766	\$75,816
D-055	Inverness St - 3800 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$211,365	47%	\$98,637	\$986	\$97,651	\$113,714
D-055	Hamilton St - 3800 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$216,447	33%	\$72,149	\$721	\$71,428	\$145,019
D-055	Chelsea Ave - 800 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$219,681	33%	\$73,227	\$732	\$72,495	\$147,186
D-056	Broadway St - 1700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$58,905	40%	\$23,562	\$236	\$23,326	\$35,579
D-056	Broadway St - 1700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$121,737	40%	\$48,695	\$487	\$48,208	\$73,529
D-056	Broadway St - 1700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$127,050	33%	\$42,350	\$424	\$41,926	\$85,124
D-057	Newberry St - 3000 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$26,585	20%	\$5,313	\$53	\$5,260	\$21,305
D-057	Newberry St - 3100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$221,298	33%	\$73,766	\$738	\$73,028	\$148,270
D-057	Newberry St - 3100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$246,477	33%	\$82,159	\$822	\$81,337	\$165,140
D-058	Donald St - 2200 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$29,337	20%	\$5,867	\$59	\$5,809	\$23,528
D-058	Donald St - 2200 Blk (Lane)	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$135,366	20%	\$27,073	\$271	\$26,802	\$108,564
D-058	Donald St - 2200 Blk (Lane)	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$93,555	20%	\$18,711	\$187	\$18,524	\$75,031
D-059	Lobb Ave - 2300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$55,440	33%	\$18,480	\$185	\$18,295	\$37,145
D-059	Lobb Ave - 2300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$78,078	33%	\$26,026	\$260	\$25,766	\$52,312

**CITY OF PORT COQUITLAM
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			Cost Estimate (2022\$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
D-059	Lobb Ave - 2300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$195,426	33%	\$65,142	\$651	\$64,491	\$130,935
D-060	Dominion Ave - 1400 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$46,200	33%	\$15,400	\$154	\$15,246	\$30,954
D-060	Dominion Ave - 1400 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$35,112	33%	\$11,704	\$117	\$11,587	\$23,525
D-061	Rhine Cres - 1400 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$179,487	17%	\$29,915	\$299	\$29,615	\$149,872
D-061	Rhine Cres - 1400 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$212,289	33%	\$70,763	\$708	\$70,055	\$142,234
D-062	Elbow Pl - 2900 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$219,450	17%	\$36,575	\$366	\$36,209	\$183,241
D-062	Elbow Pl - 2900 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$56,826	33%	\$18,942	\$189	\$18,753	\$38,073
D-063	Harbour Pl - 1800 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$240,240	33%	\$80,080	\$801	\$79,279	\$160,961
D-063	Harbour St - 1800 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$78,078	33%	\$26,026	\$260	\$25,766	\$52,312
D-064	Patricia Ave - 1500 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$211,827	33%	\$70,609	\$706	\$69,903	\$141,924
D-064	Sefton St - 3500 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$102,333	50%	\$51,167	\$512	\$50,655	\$51,678
D-065	Lincoln Ave - 1600 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$141,141	17%	\$23,524	\$235	\$23,288	\$117,853
D-065	Lincoln Ave - 1600 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$13,860	33%	\$4,620	\$46	\$4,574	\$9,286
D-066	Hamilton St - 3900 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$120,351	33%	\$40,117	\$401	\$39,716	\$80,635
D-066	Hamilton St - 3900 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$22,176	47%	\$10,349	\$103	\$10,245	\$11,931
D-067	Inverness St - 3900 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$103,719	17%	\$17,287	\$173	\$17,114	\$86,605
D-067	Inverness St - 3900 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$25,179	33%	\$8,393	\$84	\$8,309	\$16,870
D-068	Leigh Sq Place	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$112,266	33%	\$37,422	\$374	\$37,048	\$75,218
D-068	Leigh Sq Place	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$55,671	40%	\$22,288	\$223	\$22,046	\$33,625
D-069	Coast Meridian Rd - 3900 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$212,289	20%	\$42,458	\$425	\$42,033	\$170,256
D-069	Coast Meridian Rd - 3900 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$24,486	20%	\$4,897	\$49	\$4,848	\$19,638
D-070	Brand St - 1200 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$88,704	33%	\$29,568	\$296	\$29,272	\$59,432
D-070	Brand St - 1200 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$39,501	33%	\$13,167	\$132	\$13,035	\$26,466
D-071	Prairie Ave - 1600 BLK (Lane)	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$111,573	33%	\$37,191	\$372	\$36,819	\$74,754
D-071	Prairie Ave - 1600 BLK (Lane)	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$65,604	33%	\$21,868	\$219	\$21,649	\$43,955
D-072	Juniper Ave - 1100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$166,551	20%	\$33,310	\$333	\$32,977	\$133,574
D-072	Hickory St - 3500 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$254,100	33%	\$84,700	\$847	\$83,853	\$170,247
D-073	Cedar Dr - 3500 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$49,665	44%	\$22,073	\$221	\$21,853	\$27,812
D-073	Sumac Pl - 900 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$132,594	33%	\$44,198	\$442	\$43,756	\$88,838
D-074	Norfolk St - 3300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$180,873	17%	\$30,146	\$301	\$29,844	\$151,029
D-075	Stafford Ave - 2300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$34,650	17%	\$5,775	\$58	\$5,717	\$28,933
D-075	Stafford Ave - 2300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$236,544	33%	\$78,848	\$788	\$78,060	\$158,484
D-076	Norfolk St - 3300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$97,251	14%	\$13,893	\$139	\$13,754	\$83,497
D-076	Welcher Ave - 2200 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$104,412	33%	\$34,804	\$348	\$34,456	\$69,956
D-077	Scott Pl - 2400 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$79,926	33%	\$26,642	\$266	\$26,376	\$53,550
D-077	Scott Pl - 2400 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$47,586	33%	\$15,862	\$159	\$15,703	\$31,883
D-078	Pitt River Rd - 1400 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$156,156	14%	\$22,308	\$223	\$22,085	\$134,071
D-078	Pitt River Rd - 1400 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$193,347	29%	\$55,242	\$552	\$54,690	\$138,657

**CITY OF PORT COQUITLAM
DRAINAGE DCC PROGRAM**

DCC Project ID	Project Name	Description	Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
			Cost Estimate (2022\$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility	
D-079	Elinor Cres - 1500 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$168,630	17%	\$28,105	\$281	\$27,824	\$140,806	
D-079	Elinor Cres - 1500 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$38,577	33%	\$12,859	\$129	\$12,730	\$25,847	
D-080	Mary Hill Rd - 1500 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$111,804	45%	\$50,820	\$508	\$50,312	\$61,492	
D-081	Lougheed Hwy - 1400 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$331,485	29%	\$94,710	\$947	\$93,763	\$237,722	
D-082	Connaught Dr - 1600 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$12,936	29%	\$3,696	\$37	\$3,659	\$9,277	
D-083	Fraser Ave - 2100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$173,943	33%	\$57,981	\$580	\$57,401	\$116,542	
D-084	Lincoln Dr - 1300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$155,463	33%	\$51,821	\$518	\$51,303	\$104,160	
D-085	Blue Heron Cres - 1100 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$118,503	33%	\$39,501	\$395	\$39,106	\$79,397	
D-086	Forest Grove Pl - 3300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$131,670	33%	\$43,890	\$439	\$43,451	\$88,219	
D-087	Lombardy Dr - 1000 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$155,925	25%	\$38,981	\$390	\$38,591	\$117,334	
D-088	Riverside Dr - 700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$103,950	33%	\$34,650	\$347	\$34,304	\$69,647	
D-089	Yarmouth St - 1300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$125,895	33%	\$41,965	\$420	\$41,545	\$84,350	
D-090	Yarmouth St - 1300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$272,118	33%	\$90,706	\$907	\$89,799	\$182,319	
D-091	Kingsway Ave - 1400 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$298,683	29%	\$85,338	\$853	\$84,485	\$214,198	
D-092	Nicola Ave - 1000 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$140,910	40%	\$56,364	\$564	\$55,800	\$85,110	
D-093	Handley Cres - 3400 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$217,140	40%	\$86,856	\$869	\$86,987	\$131,153	
D-094	Hemlock Cres - 3300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$45,507	40%	\$18,203	\$182	\$18,021	\$27,486	
D-095	Riverside Dr - 900 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$99,099	38%	\$37,162	\$372	\$36,791	\$62,308	
D-096	Skeena St - 3000 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$272,580	33%	\$90,860	\$909	\$89,951	\$182,629	
D-097	Argue St - 2300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$188,034	33%	\$62,678	\$627	\$62,051	\$125,983	
D-098	Warwick Ave - 1900 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$65,142	33%	\$21,714	\$217	\$21,497	\$43,645	
D-099	Pitt River Rd - 2300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$56,826	43%	\$24,354	\$244	\$24,110	\$32,716	
D-100	Davies Ave - 2600 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$126,588	50%	\$63,294	\$633	\$62,661	\$63,927	
D-10101	Britannia Cres - 2900 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$47,817	33%	\$15,939	\$159	\$15,780	\$32,037	
D-10102	Rae St - 3300 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$59,598	33%	\$19,866	\$199	\$19,667	\$39,931	
D-10103	Prairie Ave - 1600 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$22,176	47%	\$10,349	\$103	\$10,245	\$11,931	
D-10104	Richmond St - 3800 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$266,112	33%	\$88,704	\$887	\$87,817	\$178,295	
D-10105	Hamilton St - 3700 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$179,487	33%	\$59,829	\$598	\$59,231	\$120,256	
D-10106	Riverside Dr - 1000 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$27,720	29%	\$7,920	\$79	\$7,841	\$19,879	
D-10107	Lincoln Ave - 1500 BLK	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$13,398	33%	\$4,466	\$45	\$4,421	\$8,977	
D-10108	Dorset Ave at Sefton St Intersection	Minor drainage storm sewer that will not adequately convey the 10-year existing land use flow and results in an 'E' or 'F' HLoS grade, and requires two or more incremental pipe diameter increases. Upgrade sized to meet the 10-year future land use flow.	\$19,173	20%	\$3,835	\$38	\$3,796	\$15,377	
D-10109	Gordon Ave - 2600 BLK	Culvert with a head loss greater than 0.1m under 100-year existing land use flow. Proposed upgrades were sized to meet the 100-year future land use flow. Maple Creek.	\$282,000	74%	\$210,034	\$2,100	\$207,934	\$74,066	
D-10109	Gordon Ave - 2600 BLK	Culvert with a head loss greater than 0.1m under 100-year existing land use flow. Proposed upgrades were sized to meet the 100-year future land use flow. Maple Creek.	\$319,200	76%	\$243,600	\$2,436	\$241,164	\$78,036	
D-10109	Raleigh St - 3100 BLK	Existing culvert undersized - high priority, Maple Creek.	\$446,898	41%	\$182,566	\$1,826	\$180,740	\$266,158	
D-10109	Lougheed Hwy - 2500 BLK	Existing arch culvert undersized - med priority, Maple Creek.	\$54,737	45%	\$24,715	\$247	\$24,468	\$30,269	
D-10109	Patricia Ave - 1500 BLK	Existing culvert - improved tapered headwall, Maple Creek.	\$446,898	33%	\$148,322	\$1,483	\$146,839	\$300,059	
D-10109	Jervis St - 3300 BLK	Existing culvert undersized - low priority, Maple Creek.	\$282,104	33%	\$93,628	\$936	\$92,692	\$189,412	
D-10109	Davies Ave	Existing culvert undersized - low priority, Maple Creek.	\$449,369	52%	\$234,827	\$2,348	\$232,478	\$216,891	
D-10109	Lougheed Hwy	Existing culvert undersized - low priority, Maple Creek.	\$610,674	39%	\$235,414	\$2,354	\$233,060	\$377,614	
D-10110	Cedar Drive to DeBoville Slough	Existing arch culvert has excessive head loss, replace with bridge, Cedar Creek.	\$725,550	20%	\$143,119	\$1,431	\$141,688	\$583,862	
D-10111	Prairie Ave - 900 BLK	Existing arch culvert has excessive head loss, replace with bridge, Cedar Creek.	\$1,029,700	57%	\$590,811	\$5,908	\$584,903	\$444,797	
D-10112	Coast Meridian Rd - 3600 BLK	Existing arch culvert undersized, Hyde Creek.	\$1,018,500	43%	\$433,126	\$4,332	\$428,864	\$599,636	
D-10113	Lincoln Drive - 1600 BLK	Existing box culvert undersized, Hyde Creek.	\$102,102	91%	\$93,228	\$932	\$92,296	\$9,806	
D-10114	Kent Ave - 3800 BLK	Existing box culvert undersized, Hyde Creek.	\$397,600	53%	\$209,392	\$2,094	\$207,298	\$190,302	
D-10115	Greenmount Avenue	Existing box culvert undersized, Hyde Creek.	\$506,800	56%	\$285,075	\$2,851	\$282,224	\$224,576	

**CITY OF PORT COQUITLAM
DRAINAGE DCC PROGRAM**

DCC Project ID	Project Name	Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
		Description	Cost Estimate (2022\$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
D-0116	Coast Meridian Road - 2800 BLK	Culvert with a head loss greater than 0.1m under 100-year existing land use flow. Proposed upgrades were sized to meet the 100-year future land use flow. Cedar Creek.	\$182,000	7%	\$13,000	\$130	\$12,870	\$169,130
D-0117	Nova Scotia Ave - 2100 BLK	Culvert with a head loss greater than 0.1m under 100-year existing land use flow. Proposed upgrades were sized to meet the 100-year future land use flow. Baker Creek	\$103,320	14%	\$14,760	\$148	\$14,612	\$88,708
D-0118	Argue St - 1900 BLK	Culvert with a head loss greater than 0.1m under 100-year existing land use flow. Proposed upgrades were sized to meet the 100-year future land use flow. Baker Creek	\$513,100	14%	\$73,300	\$733	\$72,567	\$440,533
D-0119	Argue St - 1900 BLK	Culvert with a head loss greater than 0.1m under 100-year existing land use flow. Proposed upgrades were sized to meet the 100-year future land use flow. Baker Creek	\$518,700	14%	\$74,100	\$741	\$73,359	\$445,341
D-0120	Nova Scotia Ave - 2100 BLK	Culvert with a head loss greater than 0.1m under 100-year existing land use flow. Proposed upgrades were sized to meet the 100-year future land use flow. Baker Creek	\$71,820	33%	\$23,940	\$239	\$23,701	\$48,119
D-0121	Nova Scotia Ave - 2100 BLK	Culvert with a head loss greater than 0.1m under 100-year existing land use flow. Proposed upgrades were sized to meet the 100-year future land use flow. Baker Creek	\$150,360	45%	\$68,345	\$683	\$67,662	\$82,698
D-0122	Connecting Asset ID DM08607 opposite property 2633 Davies Ave crossing Maple Creek	Culvert with a head loss greater than 0.1m under 100-year existing land use flow. Proposed upgrades were sized to meet the 100-year future land use flow. Maple Creek.	\$350,700	9%	\$32,732	\$327	\$32,405	\$318,295
D-0123	Saskatchewan Ave - 2000 BLK	Culvert with a head loss greater than 0.1m under 100-year existing land use flow. Proposed upgrades were sized to meet the 100-year future land use flow. Baker Creek	\$164,080	20%	\$32,816	\$328	\$32,488	\$131,592
D-0124	Maple Creek Drainage Pump Station	Fish friendly pump station and flood gate upgrade required. Design to accommodate sea level rise & climate change impacts (100 & 200-year return periods).	\$10,000,000	45%	\$4,500,000	\$45,000	\$4,455,000	\$5,545,000
D-0125	Cedar Drainage Pump Station	Fish friendly pump station and flood gate upgrade required. Design to accommodate sea level rise & climate change impacts (100 & 200-year return periods).	\$8,000,000	45%	\$3,600,000	\$36,000	\$3,564,000	\$4,436,000
D-0126	Harbour Drainage Pump Station	Fish friendly pump station and flood gate upgrade required. Design to accommodate sea level rise & climate change impacts (100 & 200-year return periods).	\$10,000,000	45%	\$4,500,000	\$45,000	\$4,455,000	\$5,545,000
D-0127	Drainage System Study & Model Update	Update to the 2015 study and model	\$300,000	100%	\$300,000	\$3,000	\$297,000	\$3,000
D-0128	Kingsway/Bedford Channel Capacity Upgrades	Remove concrete flume & replace with natural watercourse during redevelopment. Maple Creek.	\$65,000	45%	\$29,250	\$293	\$28,958	\$36,043
D-0129	Kingsway/Bedford Diversion	High flow diversion along Kingsway & Bedford to address existing and future flooding. Design to accommodate sea level rise & climate change impacts (100 & 200-year return periods). Maple Creek.	\$1,200,000	45%	\$540,000	\$5,400	\$534,600	\$665,400
TOTALS			\$74,494,000		\$27,573,331	\$275,733	\$27,297,598	\$47,196,403

**CITY OF PORT COQUITLAM
DRAINAGE DCC PROGRAM**

A: Storm Drainage DCC Calculation					
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)	Col. (5) = (4) / (a)
	Estimated New Development	Unit	Equivalence Factor	Multiple	% Population Equivalent
Single Family	400	dwelling unit / lot	1.06	424	9%
Ground-Oriented Multi Family	2,300	dwelling unit	0.69	1,587	34%
Multi Family	5,700	dwelling unit	0.35	1,995	43%
Commercial	19,000	m2 gross floor area	0.0042	80	2%
General/Light Industrial	23,000	m2 gross floor area	0.0055	127	3%
Heavy Industrial	20	hectare gross site area	16.60	332	7%
Institutional	7,000	m2 gross floor area	0.0083	58	1%
			Total Equivalent Population	4,602 (a)	100%
B: Unit Drainage DCC Calculation					
Net Drainage DCC Program Recoverable			\$27,297,598 (b)		
Existing DCC Reserve Monies			\$6,148,841 (c)		
Net Amount to be Paid by DCCs			\$21,148,757 (d) = (b) - (c)		
DCC per Equivalent Drainage Unit			\$4,595.16 (e) = (d) / (a)		
C: Resulting Drainage DCCs					DCC Revenue Estimates
Single Family			\$4,871.00 per dwelling unit / lot	(e) x Col. (3)	\$1,948,400
Ground-Oriented Multi Family			\$3,171.00 per dwelling unit	(e) x Col. (3)	\$7,293,300
Multi Family			\$1,608.00 per dwelling unit	(e) x Col. (3)	\$9,165,600
Commercial			\$19.30 per m2 gross floor area	(e) x Col. (3)	\$366,694
General/Light Industrial			\$25.27 per m2 gross floor area	(e) x Col. (3)	\$581,288
Heavy Industrial			\$76,279.63 per hectare gross site area	(e) x Col. (3)	\$1,525,593
Institutional			\$38.14 per m2 gross floor area	(e) x Col. (3)	\$266,979

Notes

**CITY OF PORT COQUITLAM
SANITARY SEWER CC PROGRAM**

DCC Project ID	Project Name	Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
		Description	Cost Estimate (2022\$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
S-01	2600 BLK KINGSWAY AVE - D7	Upsize 784m of sanitary trunk sewer	\$ 297,360	43%	\$127,440	\$1,274	\$126,166	\$ 171,194
S-01	2600 BLK BURLEIGH AVE - D7	Upsize 784m of sanitary trunk sewer	\$ 175,980	43%	\$75,420	\$754	\$74,666	\$ 101,314
S-01	2600 BLK BURLEIGH AVE - D7	Upsize 784m of sanitary trunk sewer	\$ 88,200	43%	\$37,800	\$378	\$37,422	\$ 50,778
S-01	2600 BLK BURLEIGH AVE - D7	Upsize 784m of sanitary trunk sewer	\$ 102,900	43%	\$44,100	\$441	\$43,659	\$ 59,241
S-01	2600 BLK BURLEIGH AVE - D7	Upsize 784m of sanitary trunk sewer	\$ 230,160	43%	\$98,640	\$986	\$97,654	\$ 132,506
S-01	2600 BLK BURLEIGH AVE - D7	Upsize 784m of sanitary trunk sewer	\$ 173,040	43%	\$74,160	\$742	\$73,418	\$ 99,622
S-01	CHINE AVE - D7	Upsize 784m of sanitary trunk sewer	\$ 97,020	43%	\$41,580	\$416	\$41,164	\$ 55,856
S-01	CHINE AVE - D7	Upsize 784m of sanitary trunk sewer	\$ 104,160	43%	\$44,640	\$446	\$44,194	\$ 59,966
S-01	NOT ADDRESSED - D7	Upsize 784m of sanitary trunk sewer	\$ 107,310	60%	\$64,386	\$644	\$63,742	\$ 43,568
S-01	NOT ADDRESSED - D7	Upsize 784m of sanitary trunk sewer	\$ 341,040	60%	\$204,624	\$2,046	\$202,578	\$ 138,462
S-01	SIPHON	Upsize 784m of sanitary trunk sewer	\$ 2,500,000	43%	\$1,071,429	\$10,714	\$1,060,714	\$ 1,439,286
S-01	2500 BLK WILSON AVE - D7	Upsize 784m of sanitary trunk sewer	\$ 160,860	43%	\$68,940	\$689	\$68,251	\$ 92,609
S-01	2500 BLK WILSON AVE - D7	Upsize 784m of sanitary trunk sewer	\$ 184,380	43%	\$79,020	\$790	\$78,230	\$ 106,150
S-01	2400 BLK WILSON AVE - D8	Upsize 784m of sanitary trunk sewer	\$ 76,440	29%	\$21,840	\$218	\$21,622	\$ 54,818
S-01	2200 BLK REEVE ST - D8	Upsize 784m of sanitary trunk sewer	\$ 153,720	29%	\$43,920	\$439	\$43,481	\$ 110,239
S-01	2200 BLK REEVE ST - D8	Upsize 784m of sanitary trunk sewer	\$ 421,680	29%	\$120,480	\$1,205	\$119,275	\$ 302,405
S-01	2200 BLK REEVE ST - D8	Upsize 784m of sanitary trunk sewer	\$ 220,500	29%	\$63,000	\$630	\$62,370	\$ 158,130
S-02	HASTINGS ST - 3400 BLK	Upsize 484m of sanitary main	\$ 149,149	20%	\$29,830	\$298	\$29,532	\$ 119,617
S-02	HASTINGS ST - 3300 BLK TO 3400	Upsize 484m of sanitary main	\$ 162,963	20%	\$32,593	\$326	\$32,267	\$ 130,696
S-02	HASTINGS ST - 3300 BLK	Upsize 484m of sanitary main	\$ 84,885	33%	\$28,295	\$283	\$28,012	\$ 56,873
S-02	HASTINGS ST - 3300 BLK	Upsize 484m of sanitary main	\$ 231,832	33%	\$77,277	\$773	\$76,504	\$ 155,327
S-02	SHAFTSBURY PL - 2500 BLK	Upsize 484m of sanitary main	\$ 233,834	33%	\$77,945	\$779	\$77,165	\$ 156,669
S-02	SHAFTSBURY PL - 2500 BLK	Upsize 484m of sanitary main	\$ 105,906	33%	\$35,302	\$353	\$34,949	\$ 70,957
S-03	2300 BLK WILSON AVE	Upsize 139m of sewer on Ln W. Shaughnessy / Ln Atkins Wilson	\$ 77,678	20%	\$15,536	\$155	\$15,380	\$ 62,297
S-03	2400 BLK WILSON AVE	Upsize 139m of sewer on Ln W. Shaughnessy / Ln Atkins Wilson	\$ 115,916	33%	\$38,639	\$386	\$38,252	\$ 77,664
S-03	2300 BLK ATKINS AVE - D8	Upsize 139m of sewer on Ln W. Shaughnessy / Ln Atkins Wilson	\$ 84,885	33%	\$28,295	\$283	\$28,012	\$ 56,873
S-04	2300 BLK ELGIN AVE - E7	Upsize 451m of sewer on Ln W. Shaughnessy / Shaughnessy St	\$ 85,085	20%	\$17,017	\$170	\$16,847	\$ 68,238
S-04	2600 BLK SHAUGHNESSY ST - E7	Upsize 451m of sewer on Ln W. Shaughnessy / Shaughnessy St	\$ 207,007	33%	\$69,002	\$690	\$68,312	\$ 138,695
S-04	2300 BLK TO 2600 BLK MCALLISTER AVE - E7	Upsize 451m of sewer on Ln W. Shaughnessy / Shaughnessy St	\$ 92,292	33%	\$30,764	\$308	\$30,456	\$ 61,836
S-04	2300 BLK TO 2600 BLK MCALLISTER AVE - E7	Upsize 451m of sewer on Ln W. Shaughnessy / Shaughnessy St	\$ 98,899	33%	\$32,966	\$330	\$32,637	\$ 66,262
S-04	2300 BLK WHYTE AVE - E7	Upsize 451m of sewer on Ln W. Shaughnessy / Shaughnessy St	\$ 211,611	33%	\$70,537	\$705	\$69,832	\$ 141,780
S-04	2300 BLK MARPOLE AVE - E7	Upsize 451m of sewer on Ln W. Shaughnessy / Shaughnessy St	\$ 207,607	33%	\$69,202	\$692	\$68,510	\$ 139,097
S-05	2400 BLK KELLY AVE - D8	Upsize 538m of sanitary trunk sewer	\$ 449,330	25%	\$112,333	\$1,123	\$111,209	\$ 338,121
S-05	2300 BLK ROWLAND ST - D8	Upsize 538m of sanitary trunk sewer	\$ 68,600	44%	\$30,489	\$305	\$30,184	\$ 38,416
S-05	2300 BLK KELLY AVE - D8	Upsize 538m of sanitary trunk sewer	\$ 637,490	40%	\$254,996	\$2,550	\$252,446	\$ 385,044
S-05	2300 BLK SHAUGHNESSY ST - E8	Upsize 538m of sanitary trunk sewer	\$ 492,940	40%	\$197,176	\$1,972	\$195,204	\$ 297,736
S-05	2200 BLK KELLY AVE - E8	Upsize 538m of sanitary trunk sewer	\$ 202,860	40%	\$81,144	\$811	\$80,333	\$ 122,527

**CITY OF PORT COQUITLAM
SANITARY SEWER CC PROGRAM**

DCC Project ID	Project Name	Col. (1) Description	Col. (2) Cost Estimate (2022\$)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (6) Municipal Assist Factor 1%	Col. (7) = Col. (4) - Col. (6) DCC Recoverable	Col. (8) = Col. (2) - Col. (7) Total Municipal Responsibility
S-05	2200 BLK KELLY AVE - E8	Upsize 538m of sanitary trunk sewer	\$ 277,830	40%	\$111,132	\$1,111	\$110,021	\$ 167,809
S-05	2200 BLK KELLY AVE - E8	Upsize 538m of sanitary trunk sewer	\$ 507,150	40%	\$202,860	\$2,029	\$200,831	\$ 306,319
S-06	3300 BLK TO 3500 BLK HANDLEY CRES - J4	Upsize sanitary sewer on St Thomas St from Chelsea Ave to Handley PS	\$ 26,226	33%	\$8,742	\$87	\$8,655	\$ 17,572
S-07	3300 BLK TO 3500 BLK FREMONT ST - J5	Upsize 553m of sewer on Fremont St / Handley Cres (from Fremont SPS to Handley SPS)	\$ 170,170	20%	\$34,034	\$340	\$33,694	\$ 136,476
S-07	3300 BLK TO 3500 BLK FREMONT ST - J5	Upsize 553m of sewer on Fremont St / Handley Cres (from Fremont SPS to Handley SPS)	\$ 184,785	20%	\$36,957	\$370	\$36,587	\$ 148,197
S-07	3300 BLK TO 3500 BLK FREMONT ST - J5	Upsize 553m of sewer on Fremont St / Handley Cres (from Fremont SPS to Handley SPS)	\$ 10,611	20%	\$2,122	\$21	\$2,101	\$ 8,510
S-07	3300 BLK TO 3500 BLK HANDLEY CRES - J5	Upsize 553m of sewer on Fremont St / Handley Cres (from Fremont SPS to Handley SPS)	\$ 161,962	20%	\$32,392	\$324	\$32,068	\$ 129,893
S-07	3300 BLK TO 3500 BLK HANDLEY CRES - J5	Upsize 553m of sewer on Fremont St / Handley Cres (from Fremont SPS to Handley SPS)	\$ 87,287	20%	\$17,457	\$175	\$17,283	\$ 70,004
S-07	3300 BLK TO 3500 BLK HANDLEY CRES - J5	Upsize 553m of sewer on Fremont St / Handley Cres (from Fremont SPS to Handley SPS)	\$ 173,373	33%	\$57,791	\$578	\$57,213	\$ 116,160
S-07	3300 BLK TO 3500 BLK HANDLEY CRES - J4	Upsize 553m of sewer on Fremont St / Handley Cres (from Fremont SPS to Handley SPS)	\$ 262,462	33%	\$87,487	\$875	\$86,613	\$ 175,850
S-07	3300 BLK TO 3500 BLK HANDLEY CRES - J4	Upsize 553m of sewer on Fremont St / Handley Cres (from Fremont SPS to Handley SPS)	\$ 57,257	33%	\$19,086	\$191	\$18,895	\$ 38,362
S-08	3500 BLK CEDAR DR - J4	Upsize 123m of sewer on Cedar Dr from Lombardy Dr to Patricia Ave	\$ 226,226	20%	\$45,245	\$452	\$44,793	\$ 181,433
S-08	3500 BLK CEDAR DR - J4	Upsize 123m of sewer on Cedar Dr from Lombardy Dr to Patricia Ave	\$ 20,020	20%	\$4,004	\$40	\$3,964	\$ 16,056
S-09	LANE E WELLINGTON - G4	Upsize 316m of sewer on Ln E. Wellington between Lincoln Ave and Patricia Ave, and on Patricia Ave between Ln E. Wellington and Ln Liverpool Vincent	\$ 229,229	33%	\$76,410	\$764	\$75,646	\$ 153,583
S-09	LANE E WELLINGTON - G4	Upsize 316m of sewer on Ln E. Wellington between Lincoln Ave and Patricia Ave, and on Patricia Ave between Ln E. Wellington and Ln Liverpool Vincent	\$ 203,203	33%	\$67,734	\$677	\$67,057	\$ 136,146
S-09	1600 BLK PATRICIA AVE - G4	Upsize 316m of sewer on Ln E. Wellington between Lincoln Ave and Patricia Ave, and on Patricia Ave between Ln E. Wellington and Ln Liverpool Vincent	\$ 200,200	33%	\$66,733	\$667	\$66,066	\$ 134,134
S-10	1500 BLK PATRICIA AVE - G4	Upsize 156m of sewer on Patricia Ave between Ln Sefton Vincent and Coast Meridian Rd	\$ 200,400	33%	\$66,800	\$668	\$66,132	\$ 134,268
S-10	1500 BLK PATRICIA AVE - G4	Upsize 156m of sewer on Patricia Ave between Ln Sefton Vincent and Coast Meridian Rd	\$ 111,311	33%	\$37,104	\$371	\$36,733	\$ 74,579
S-11	1200 BLK BRAND ST - F12	Upsize 126m of sewer on Ln E. Morrison between Jacana Ave and Ln N. Jacana	\$ 82,883	17%	\$13,814	\$138	\$13,676	\$ 69,207
S-11	1200 BLK BRAND ST - F12	Upsize 126m of sewer on Ln E. Morrison between Jacana Ave and Ln N. Jacana	\$ 169,369	17%	\$28,228	\$282	\$27,946	\$ 141,423
S-12	1200 BLK BRAND ST - F12	Upsize 18m of sewer on Ln N. Sinclair from MV overflow pipe towards west	\$ 23,423	47%	\$10,931	\$109	\$10,822	\$ 12,602
S-12	1200 BLK BRAND ST - F12	Upsize 18m of sewer on Ln N. Sinclair from MV overflow pipe towards west	\$ 12,212	67%	\$8,141	\$81	\$8,060	\$ 4,152
S-13	2300 BLK WELCHER AVE - E8	Upsize 112m of sewer on Ln W. Shaughnessy south of Kelly Ave	\$ 62,062	33%	\$20,687	\$207	\$20,480	\$ 41,582
S-13	2300 BLK WELCHER AVE - E8	Upsize 112m of sewer on Ln W. Shaughnessy south of Kelly Ave	\$ 64,064	20%	\$12,813	\$128	\$12,685	\$ 51,379
S-13	2300 BLK KELLY AVE - E8	Upsize 112m of sewer on Ln W. Shaughnessy south of Kelly Ave	\$ 98,098	20%	\$19,620	\$196	\$19,423	\$ 78,675
S-14	700 BLK CITADEL DR - D15	Upsize 297m of sewer on Citadel Dr south of Fortress Crt	\$ 249,049	20%	\$49,810	\$498	\$49,312	\$ 199,737
S-14	700 BLK CITADEL DR - D15	Upsize 297m of sewer on Citadel Dr south of Fortress Crt	\$ 247,647	20%	\$49,529	\$495	\$49,034	\$ 198,613
S-14	2500 BLK PALISADE CRES - D14	Upsize 297m of sewer on Citadel Dr south of Fortress Crt	\$ 97,497	20%	\$19,499	\$195	\$19,304	\$ 78,193
S-15	2500 BLK LOUGHEED HWY - D5	Upsize 41m of sewer on Lougheed Hwy west of Jervis St	\$ 81,481	20%	\$16,296	\$163	\$16,133	\$ 65,348
S-16	3000 BLK OXFORD ST - F6	Upsize 288m of sewer on Oxford St between Ln Fraser Manning and Coquitlam Ave, and on Coquitlam Ave east of Oxford St	\$ 107,708	20%	\$21,542	\$215	\$21,326	\$ 86,381
S-16	3000 BLK OXFORD ST - F6	Upsize 288m of sewer on Oxford St between Ln Fraser Manning and Coquitlam Ave, and on Coquitlam Ave east of Oxford St	\$ 95,495	20%	\$19,099	\$191	\$18,908	\$ 76,587
S-16	3000 BLK OXFORD ST - F6	Upsize 288m of sewer on Oxford St between Ln Fraser Manning and Coquitlam Ave, and on Coquitlam Ave east of Oxford St	\$ 107,908	20%	\$21,582	\$216	\$21,366	\$ 86,542
S-16	1800 BLK COQUITLAM AVE - F6	Upsize 288m of sewer on Oxford St between Ln Fraser Manning and Coquitlam Ave, and on Coquitlam Ave east of Oxford St	\$ 266,266	20%	\$53,253	\$533	\$52,721	\$ 213,545
S-17	LANE E CEDAR - J4	Upsize 111m of sewer on Ln E. Cedar South of Lincoln Ave	\$ 221,822	20%	\$44,364	\$444	\$43,921	\$ 177,901
S-18	2700 BLK TO 2800 BLK SHAUGHNESSY ST - E7	Upsize 214m of sewer on Ln W Shaughnessy north of Kingsway,	\$ 132,332	20%	\$26,466	\$265	\$26,202	\$ 106,130
S-18	2700 BLK TO 2800 BLK SHAUGHNESSY ST - E7	Upsize 214m of sewer on Ln W Shaughnessy north of Kingsway,	\$ 78,278	33%	\$26,093	\$261	\$25,832	\$ 52,446
S-18	1700 BLK TO 2000 BLK KINGSWAY AVE - E8	Add 625m of parallel sanitary trunk sewer	\$ 13,230	50%	\$6,615	\$66	\$6,549	\$ 6,681

**CITY OF PORT COQUITLAM
SANITARY SEWER CC PROGRAM**

DCC Project ID	Project Name	Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
		Description	Cost Estimate (2022\$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
S-018	1700 BLK TO 2000 BLK KINGSWAY AVE - E8	Add 625m of parallel sanitary trunk sewer	\$ 40,180	50%	\$20,090	\$201	\$19,889	\$ 20,291
S-018	1700 BLK TO 2000 BLK KINGSWAY AVE - E8	Add 625m of parallel sanitary trunk sewer	\$ 372,890	50%	\$186,445	\$1,864	\$184,581	\$ 188,309
S-018	2300 BLK TYNER ST - E8	Add 625m of parallel sanitary trunk sewer	\$ 246,470	50%	\$123,235	\$1,232	\$122,003	\$ 124,467
S-018	1700 BLK TO 2000 BLK KINGSWAY AVE - E8	Add 625m of parallel sanitary trunk sewer	\$ 35,770	50%	\$17,885	\$179	\$17,706	\$ 18,064
S-018	2300 BLK TYNER ST - E8	Add 625m of parallel sanitary trunk sewer	\$ 657,580	50%	\$328,790	\$3,288	\$325,502	\$ 332,078
S-018	2200 BLK TYNER ST - E9	Add 625m of parallel sanitary trunk sewer	\$ 210,700	50%	\$105,350	\$1,054	\$104,297	\$ 106,404
S-018	2200 BLK TYNER ST - E9	Add 625m of parallel sanitary trunk sewer	\$ 22,540	50%	\$11,270	\$113	\$11,157	\$ 11,383
S-019	2200 BLK TYNER ST - E9	Add 625m of parallel sanitary trunk sewer	\$ 39,690	50%	\$19,845	\$198	\$19,647	\$ 20,043
S-020	2200 BLK TYNER ST - E9	Add 625m of parallel sanitary trunk sewer	\$ 64,680	50%	\$32,340	\$323	\$32,017	\$ 32,663
S-020	3900 BLK CEDAR DR - J3	Upsize 83m of sewer on Ln E. Cedar from Cedar Dr to Chelsea Ave	\$ 166,967	25%	\$41,742	\$417	\$41,324	\$ 125,643
S-020	3100 BLK COAST MERIDIAN RD - G5	Upsize 641m of sewer on Coast Meridian Rd between Ln S. Prairie and Westminster Ave	\$ 39,439	33%	\$13,146	\$131	\$13,015	\$ 26,424
S-020	3100 BLK COAST MERIDIAN RD - G5	Upsize 641m of sewer on Coast Meridian Rd between Ln S. Prairie and Westminster Ave	\$ 224,224	33%	\$74,741	\$747	\$73,994	\$ 150,230
S-020	3100 BLK COAST MERIDIAN RD - G6	Upsize 641m of sewer on Coast Meridian Rd between Ln S. Prairie and Westminster Ave	\$ 202,602	33%	\$67,534	\$675	\$66,859	\$ 135,744
S-021	3000 BLK COAST MERIDIAN RD - G6	Upsize 641m of sewer on Coast Meridian Rd between Ln S. Prairie and Westminster Ave	\$ 304,704	33%	\$101,568	\$1,016	\$100,552	\$ 204,152
S-022	2900 BLK COAST MERIDIAN RD - G6	Upsize 641m of sewer on Coast Meridian Rd between Ln S. Prairie and Westminster Ave	\$ 512,112	17%	\$85,352	\$854	\$84,498	\$ 427,613
S-022	LANE S PRAIRIE - G5	Upsize 46m of sewer on Ln S. Prairie west of Coast Meridian Rd	\$ 92,693	17%	\$15,449	\$154	\$15,294	\$ 77,398
S-022	1300 BLK TO 1400 BLK BARBERRY DR - G7	Upsize 290 m of sewer on walkway south of Barberrry Dr and east of Coast Meridian Rd	\$ 45,445	47%	\$21,208	\$212	\$20,996	\$ 24,450
S-023	1300 BLK TO 1400 BLK BARBERRY DR - G7	Upsize 290m of sewer on walkway south of Barberrry Dr and east of Coast Meridian Rd	\$ 197,798	67%	\$131,865	\$1,319	\$130,546	\$ 67,251
S-024	1300 BLK TO 1400 BLK BARBERRY DR - H7	Upsize 290m of sewer on walkway south of Barberrry Dr and east of Coast Meridian Rd	\$ 337,938	33%	\$112,646	\$1,126	\$111,519	\$ 226,418
S-024	LANE LANCASTER RALEIGH - D5	Upsize 34m of sewer on Ln Lancaster Raleigh north of Lougheed	\$ 67,067	33%	\$22,356	\$224	\$22,132	\$ 44,935
S-024	CHESTER ST - E6	Upsize 1,900m of sewer on Chester St / Coquitlam Ave / Cambridge St / Westminster Ave west of Sefton St	\$ 197,998	33%	\$65,999	\$660	\$65,339	\$ 132,659
S-024	CHESTER ST - E6	Upsize 1,900m of sewer on Chester St / Coquitlam Ave / Cambridge St / Westminster Ave west of Sefton St	\$ 108,909	20%	\$21,782	\$218	\$21,564	\$ 87,345
S-024	2100 BLK TO 2200 BLK COQUITLAM AVE - E6	Upsize 1,900m of sewer on Chester St / Coquitlam Ave / Cambridge St / Westminster Ave west of Sefton St	\$ 208,208	20%	\$41,642	\$416	\$41,225	\$ 166,983
S-024	2000 BLK COQUITLAM AVE - F6	Upsize 1,900m of sewer on Chester St / Coquitlam Ave / Cambridge St / Westminster Ave west of Sefton St	\$ 55,255	20%	\$11,051	\$111	\$10,941	\$ 44,315
S-024	2000 BLK COQUITLAM AVE - F6	Upsize 1,900m of sewer on Chester St / Coquitlam Ave / Cambridge St / Westminster Ave west of Sefton St	\$ 48,248	33%	\$16,083	\$161	\$15,922	\$ 32,326
S-024	2000 BLK COQUITLAM AVE - F6	Upsize 1,900m of sewer on Chester St / Coquitlam Ave / Cambridge St / Westminster Ave west of Sefton St	\$ 40,440	33%	\$13,480	\$135	\$13,345	\$ 27,095
S-024	2000 BLK COQUITLAM AVE - F6	Upsize 1,900m of sewer on Chester St / Coquitlam Ave / Cambridge St / Westminster Ave west of Sefton St	\$ 30,230	33%	\$10,077	\$101	\$9,976	\$ 20,254
S-024	2000 BLK LOUGHEED HWY - F6	Upsize 1,900m of sewer on Chester St / Coquitlam Ave / Cambridge St / Westminster Ave west of Sefton St	\$ 87,287	33%	\$29,096	\$291	\$28,805	\$ 58,482
S-024	2000 BLK SUFFOLK AVE - F6	Upsize 1,900m of sewer on Chester St / Coquitlam Ave / Cambridge St / Westminster Ave west of Sefton St	\$ 115,115	33%	\$38,372	\$384	\$37,988	\$ 77,127
S-024	2000 BLK SUFFOLK AVE - F6	Upsize 1,900m of sewer on Chester St / Coquitlam Ave / Cambridge St / Westminster Ave west of Sefton St	\$ 244,044	20%	\$48,809	\$488	\$48,321	\$ 195,723
S-024	2000 BLK SUFFOLK AVE - F6	Upsize 1,900m of sewer on Chester St / Coquitlam Ave / Cambridge St / Westminster Ave west of Sefton St	\$ 198,999	20%	\$39,800	\$398	\$39,402	\$ 159,597
S-024	2900 BLK CAMBRIDGE ST - F6	Upsize 1,900m of sewer on Chester St / Coquitlam Ave / Cambridge St / Westminster Ave west of Sefton St	\$ 18,018	20%	\$3,604	\$36	\$3,568	\$ 14,450
S-024	2900 BLK CAMBRIDGE ST - F7	Upsize 1,900m of sewer on Chester St / Coquitlam Ave / Cambridge St / Westminster Ave west of Sefton St	\$ 183,583	20%	\$36,717	\$367	\$36,350	\$ 147,234
S-024	LANE LOUGHEED WESTMINSTER - F7	Upsize 1,900m of sewer on Chester St / Coquitlam Ave / Cambridge St / Westminster Ave west of Sefton St	\$ 276,076	20%	\$55,215	\$552	\$54,663	\$ 221,413
S-024	LANE LOUGHEED WESTMINSTER - F7	Upsize 1,900m of sewer on Chester St / Coquitlam Ave / Cambridge St / Westminster Ave west of Sefton St	\$ 161,161	25%	\$40,290	\$403	\$39,887	\$ 121,274
S-024	1800 BLK WESTMINSTER AVE - F7	Upsize 1,900m of sewer on Chester St / Coquitlam Ave / Cambridge St / Westminster Ave west of Sefton St	\$ 94,294	17%	\$15,716	\$157	\$15,559	\$ 78,736
S-024	1800 BLK WESTMINSTER AVE - F7	Upsize 1,900m of sewer on Chester St / Coquitlam Ave / Cambridge St / Westminster Ave west of Sefton St	\$ 174,174	20%	\$34,835	\$348	\$34,486	\$ 139,688

**CITY OF PORT COQUITLAM
SANITARY SEWER CC PROGRAM**

DCC Project ID	Project Name	Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
		Description	Cost Estimate (2022\$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
S-024	1700 BLK TO 1800 BLK WESTMINSTER AVE - F7	Upsize 1,900m of sewer on Chester St / Coquitlam Ave / Cambridge St / Westminster Ave west of Sefton St	\$ 270,470	20%	\$54,094	\$541	\$53,553	\$ 216,917
S-024	1600 BLK TO 1700 BLK WESTMINSTER AVE - G7	Upsize 1,900m of sewer on Chester St / Coquitlam Ave / Cambridge St / Westminster Ave west of Sefton St	\$ 268,869	20%	\$53,774	\$538	\$53,236	\$ 215,633
S-024	1600 BLK TO 1700 BLK WESTMINSTER AVE - G7	Upsize 1,900m of sewer on Chester St / Coquitlam Ave / Cambridge St / Westminster Ave west of Sefton St	\$ 32,032	29%	\$9,152	\$92	\$9,060	\$ 22,972
S-024	1600 BLK TO 1700 BLK WESTMINSTER AVE - G7	Upsize 1,900m of sewer on Chester St / Coquitlam Ave / Cambridge St / Westminster Ave west of Sefton St	\$ 187,587	33%	\$62,529	\$625	\$61,904	\$ 125,684
S-024	1600 BLK WESTMINSTER AVE - G7	Upsize 1,900m of sewer on Chester St / Coquitlam Ave / Cambridge St / Westminster Ave west of Sefton St	\$ 50,651	20%	\$10,130	\$101	\$10,029	\$ 40,622
S-025	1600 BLK WESTMINSTER AVE - G7	Upsize 1,900m of sewer on Chester St / Coquitlam Ave / Cambridge St / Westminster Ave west of Sefton St	\$ 148,148	20%	\$29,630	\$296	\$29,333	\$ 118,815
S-026	1500 BLK WESTMINSTER AVE - G7	Upsize 1,900m of sewer on Chester St / Coquitlam Ave / Cambridge St / Westminster Ave west of Sefton St	\$ 182,182	20%	\$36,436	\$364	\$36,072	\$ 146,110
S-026	2600 BLK TO 2700 BLK KITCHENER AVE - D4	Upsize 134m of sewer on Kitchener Ave east of Westwood St	\$ 268,268	20%	\$53,654	\$537	\$53,117	\$ 215,151
S-027	1600 BLK COQUITLAM AVE - G6	Upsize 230m of sewer on Coquitlam Ave east of Wellington St	\$ 225,025	20%	\$45,005	\$450	\$44,555	\$ 180,470
S-027	1600 BLK COQUITLAM AVE - G6	Upsize 230m of sewer on Coquitlam Ave east of Wellington St	\$ 235,035	20%	\$47,007	\$470	\$46,537	\$ 188,498
S-028	Pitt River Sanitary Lift Station	Replace existing station and upgrade pumping capacity	\$ 1,500,000	45%	\$675,000	\$6,750	\$668,250	\$ 831,750
S-029	Shaughnessy Sanitary Lift Station	Upgrade pumping capacity	\$ 1,500,000	45%	\$675,000	\$6,750	\$668,250	\$ 831,750
S-030	WestView Sanitary Lift Station	Replace existing station and upgrade pumping capacity	\$ 1,500,000	45%	\$675,000	\$6,750	\$668,250	\$ 831,750
S-031	Sanitary System Assessment and Hydraulic Model Update	Update to the 2015 study and model	\$ 300,000	100%	\$300,000	\$3,000	\$297,000	\$ 3,000
TOTALS			\$ 27,547,840		\$ 9,835,062	\$ 98,351	\$ 9,736,712	\$ 17,811,128

**CITY OF PORT COQUITLAM
SANITARY SEWER DCC PROGRAM**

A: Sanitary Sewer DCC Calculation					
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)	Col. (5) = (4) / (a)
	Estimated New Development	Unit	Person per unit (residential)/ Equivalent Population/land area (other land uses)	Multiple	% Population Equivalent
Single Family	400	dwelling unit / lot	5.35	2,140	10%
Ground-Oriented Multi Family	2,300	dwelling unit	2.80	6,440	31%
Multi Family	5,700	dwelling unit	1.90	10,830	53%
Commercial	19,000	m2 gross floor area	0.0090	171	1%
General/Light Industrial	23,000	m2 gross floor area	0.0045	104	1%
Heavy Industrial	20	hectare gross site area	45.0000	900	4%
Institutional	7,000	m2 gross floor area	0.0050	35	0%
Total Equivalent Population				20,620 (a)	100%
B: Unit Sanitary Sewer DCC Calculation					
Net Sanitary Sewer DCC Program Recoverable			\$9,736,712 (b)		
Existing DCC Reserve Monies			\$2,907,557 (c)		
Net Amount to be Paid by DCCs			\$6,829,155 (d) = (b) - (c)		
DCC per Person			\$331.20 (e) = (d) / (a)		
C: Resulting Sanitary Sewer DCCs					DCC Revenue Estimates
Single Family			\$1,772.00 per dwelling unit / lot	(e) x Col. (3)	\$708,800
Ground-Oriented Multi Family			\$927.00 per dwelling unit	(e) x Col. (3)	\$2,132,100
Multi Family			\$629.00 per dwelling unit	(e) x Col. (3)	\$3,585,300
Commercial			\$2.98 per m2 gross floor area	(e) x Col. (3)	\$56,635
General/Light Industrial			\$1.49 per m2 gross floor area	(e) x Col. (3)	\$34,279
Heavy Industrial			\$14,903.95 per hectare gross site area	(e) x Col. (3)	\$298,079
Institutional			\$1.66 per m2 gross floor area	(e) x Col. (3)	\$11,592

Notes



APPENDIX B

City of Port Coquitlam
Development Cost Charge
Bylaw, 2023, No. 4320

THE CORPORATION OF THE CITY OF PORT COQUITLAM

BYLAW NO. 4320

NOTE TO READER: For Development Cost Charges relating to Parkland Acquisition and Development, refer to the *City of Port Coquitlam, Parkland Acquisition and Development Cost Charge Bylaw, 1998, No. 2182, as amended from time to time.*

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES

WHEREAS pursuant to the *Local Government Act*, the Council of the City of Port Coquitlam may, by Bylaw, impose development cost charges;

AND WHEREAS development cost charges may be imposed for the purpose of providing funds to assist the municipality in paying the capital costs of providing, constructing, altering, or expanding sanitary sewer, water, drainage and roads facilities, to service directly or indirectly, the development for which the charges are imposed;

AND WHEREAS the Council of the City of Port Coquitlam is of the opinion that the charges imposed by this bylaw:

- (a) are not excessive in relation to the capital cost of prevailing standards of service in the municipality;
- (b) will not deter development in the municipality;
- (c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality; and
- (d) will not discourage development designed to result in a low environmental impact in the municipality;

AND WHEREAS Council has considered the charges imposed by this bylaw in relation to future land use patterns and development, the phasing of works and services described in the Official Community Plan, and how development designed to result in a low environmental impact may affect the capital costs of sanitary sewer, water, drainage, and roads;

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 municipality'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:

PART 1 - GENERAL ADMINISTRATION

- 1.1 This bylaw may be cited as "City of Port Coquitlam Development Cost Charges Bylaw, 2023, No. 4320.

CITY OF PORT COQUITLAM

BYLAW, 2023, NO. 4320

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES

PART 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 development 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, the words or phrases that are not defined in this section shall have the meaning assigned to them in the Zoning Bylaw.
- 2.4 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 City of Port Coquitlam.
 - (c) **“Commercial”** means a commercial development in a commercial zone listed in the Zoning Bylaw or a similar development in another zone permitted in accordance with the Zoning Bylaw, in which the predominant use of the zone, as determined by its purpose and list of permitted uses, is of a commercial nature.
 - (d) **“Construction”** includes building, erection, installation, repair, alteration, addition, enlargement, moving, relocating, reconstruction, demolition, removal, excavation, or shoring requiring a Building Permit.
 - (e) **“Dwelling Unit”** means a self-contained set of rooms, including provisions for living, sleeping, cooking and sanitation; includes coach homes or secondary suites.
 - (f) **“Gross Floor Area”** or **“GFA”** means the area of all storeys of the building measured to the exterior surfaces of the walls.

“Ground-Oriented Multi Family” means residential development which includes townhouse, rowhouse, duplex and multi-plex.
 - (g) **“General/Light Industrial”** means an industrial development in a zone listed in the Zoning Bylaw, or similar development in another Zone permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its general purpose and list of permitted uses, is of general or light industrial nature.
 - (h) **“Heavy Industrial”** means an industrial development in a zone listed in the Zoning Bylaw, or similar development in another Zone permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its general purpose and list of permitted uses, is of heavy industrial nature.

CITY OF PORT COQUITLAM

BYLAW, 2023, NO. 4320

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES

- (i) **“Institutional”** means an institutional development in a public or institutional zone listed in the Zoning Bylaw or a similar development in another zone permitted in accordance with the Zoning Bylaw, in which the predominant use of the zone, as determined by its purpose and list of permitted uses, is of an institutional nature.
- (j) **“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*.
- (k) **“Multi Family”** means development of a residential building which contains multiple Dwelling Units accessible via a common hallway or corridor and shared entrance facilities, and includes apartment dwellings.
- (l) **“Single Family”** means development that contains not more than one single unit dwelling for residential use and that is separate on all sides from any other building. Where specially permitted in the Zoning Bylaw, this use may contain one additional Dwelling Unit in the form of a secondary suite.
- (m) **“Subdivision”** means a subdivision as defined in the *Land Title Act* or *Strata Property Act*.
- (n) **“Total Site Area”** means the whole or a portion of the parcel to be improved for industrial purposes as part of the development authorized by building permit or development permit, including all buildings, vehicular and pedestrian circulation areas, loading, parking, storage, works, decorative areas and landscaped areas belonging to the development.
- (o) **“Zone”** means the zones identified and defined in the Zoning Bylaw.
- (p) **“Zoning Bylaw”** means the City of Port Coquitlam Zoning Bylaw, 2008, No. 3630 as amended, or repealed and replaced from time to time.

PART 3 - DEVELOPMENT COST CHARGES

- 3.1 The Development Cost Charges set out in Schedule “A”, attached hereto and forming part of this bylaw, are hereby imposed on every person who obtains:
- (a) approval of a Subdivision of land under the *Land Title Act* or the *Strata Property Act*, 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;
 - (c) approval of a Building Permit authorizing the Construction of Ground-Oriented Multi Family, Multi Family, Commercial, Industrial, or Institutional building or structure; or

CITY OF PORT COQUITLAM

BYLAW, 2023, NO. 4320

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES

(d) approval of a building permit authorizing the construction, alteration or extension of a building or structure, including 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. *[note: this clause has been included in the bylaw to meet requirements of the Local Government Act in order to allow the City to impose a development cost charge on building permits for buildings that contain 1, 2, or 3 residential dwelling units]*

and the development cost charge shall be paid upon approval of a subdivision or issuance of a building permit, as the case may be.

3.2 For certainty, this bylaw imposes charges in respect of Building Permits authorizing the Construction, of buildings or structures that will, after the Construction, contain fewer than four Dwelling Units and for which the Dwelling Units in the building or structure will be put to no use other than residential use.

PART 4 - EXEMPTIONS

4.1 Despite any other provision of this bylaw, a development cost charge is not payable if any of the following applies in relation to a development authorized by a Building Permit:

(a) the permit authorizes the Construction of a building or part of a building that is, or will be, after the Construction, exempt from taxation under section 220(1)(h) or 224(2)(f) of the *Community Charter*;

(b) the permit authorizes the Construction of Dwelling Units in a building, the area of each Dwelling Unit is no larger than 29m², and each Dwelling Unit will be put to no other use than residential use;

(c) the value of the work authorized by the permit does not exceed \$50,000;

(d) a development cost charge has previously been paid for the development unless, as a result of further development, new capital cost burdens will be imposed on the municipality; or

(e) The *Local Government Act* or any regulations thereunder provide that no development cost charge is payable.

PART 5 - CALCULATION OF APPLICABLE CHARGES

5.1 The amount of development 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 development is not specifically identified in Schedule "A" the amount of development cost charges to be paid to the City shall be equal to the development cost charges that are payable for type of development that in the opinion of Director of Development Services imposes the most similar cost burden on the City's transportation, sanitary sewer, water, and drainage facilities.

CITY OF PORT COQUITLAM

BYLAW, 2023, NO. 4320

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES

5.3 The amount of development cost charges payable in relation to mixed-use type of development shall be calculated separately for each portion of the development, in accordance with Schedule "A", based on the mix of uses included in the building permit application and the total development cost charges payable shall be the sum of the charges payable for each type.

PART 6 - EFFECTIVE DATE

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

PART 7 - SEVERABILITY

7.1 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.

PART 8 - REPEAL

8.1 The following City of Port Coquitlam Bylaws, and all amendments, are repealed:

- (a) Water Facilities Development Cost Charge Bylaw, 1992, No. 2737,
- (b) Drainage Facilities Development Cost Charge Bylaw, 1992, No. 2738,
- (c) Highway Facilities Development Cost Charge Bylaw, 1992, No. 2739, and
- (d) Sewage Facilities Development Cost Charge Bylaw, 1992, No. 2740.

READ A FIRST TIME this ____ day of Month, Year

READ A SECOND TIME this ____ day of Month, Year

READ A THIRD TIME this ____ day of Month, Year

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this ____ day of Month, Year

ADOPTED this ____ day of Month, Year

Brad West, Mayor

Carolyn Deakin, Corporate Officer

SCHEDULE "A"

ATTACHED TO CITY OF PORT COQUITLAM

DEVELOPMENT COST CHARGES BYLAW, 2023, NO. 4023

	Unit	Transportation	Water	Drainage	Sanitary Sewer	Total
Single Family	Per dwelling unit/lot	\$9,119	\$0	\$4,871	\$1,772	\$15,762
Ground-Oriented Multi Family	Per dwelling unit	\$4,799	\$0	\$3,171	\$927	\$8,897
Multi Family	Per dwelling unit	\$3,216	\$0	\$1,608	\$629	\$5,453
Commercial	Per square metre of gross floor area	\$73.43	\$0	\$19.30	\$2.98	\$95.71
General/Light Industrial	Per square metre of gross floor area	\$27.36	\$0	\$25.27	\$1.49	\$54.12
Heavy Industrial	Per hectare of total site area	\$43,145.63	\$0	\$76,279.63	\$14,903.95	\$134,329.21
Institutional	Per square metre of gross floor area	\$47.99	\$0	\$38.14	\$1.66	\$87.79

CITY OF PORT COQUITLAM

BYLAW NO. 4320

NOTE TO READER: For Development Cost Charges relating to Parkland Acquisition and Development, refer to the *City of Port Coquitlam, Parkland Acquisition and Development Cost Charge Bylaw, 1998, No. 2182, as amended from time to time.*

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES

WHEREAS pursuant to the *Local Government Act*, the Council of the City of Port Coquitlam may, by Bylaw, impose development cost charges;

AND WHEREAS development cost charges may be imposed for the purpose of providing funds to assist the municipality in paying the capital costs of providing, constructing, altering, or expanding sanitary sewer, water, drainage and roads facilities, to service directly or indirectly, the development for which the charges are imposed;

AND WHEREAS the Council of the City of Port Coquitlam is of the opinion that the charges imposed by this bylaw:

- (a) are not excessive in relation to the capital cost of prevailing standards of service in the municipality;
- (b) will not deter development in the municipality;
- (c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality; and
- (d) will not discourage development designed to result in a low environmental impact in the municipality;

AND WHEREAS Council has considered the charges imposed by this bylaw in relation to future land use patterns and development, the phasing of works and services described in the Official Community Plan, and how development designed to result in a low environmental impact may affect the capital costs of sanitary sewer, water, drainage, and roads;

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 municipality'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:

PART 1 - GENERAL ADMINISTRATION

1.1 This bylaw may be cited as "Development Cost Charge Bylaw 2023, No. 4320."

CITY OF PORT COQUITLAM
DEVELOPMENT COST CHARGE BYLAW 2023

Bylaw No. 4320

PART 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 development 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, the words or phrases that are not defined in this section shall have the meaning assigned to them in the Zoning Bylaw.
- 2.4 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 City of Port Coquitlam.
 - (c) **“Commercial”** means a commercial development in a commercial zone listed in the Zoning Bylaw or a similar development in another zone permitted in accordance with the Zoning Bylaw, in which the predominant use of the zone, as determined by its purpose and list of permitted uses, is of a commercial nature.
 - (d) **“Construction”** includes building, erection, installation, repair, alteration, addition, enlargement, moving, relocating, reconstruction, demolition, removal, excavation, or shoring requiring a Building Permit.
 - (e) **“Dwelling Unit”** means a self-contained set of rooms, including provisions for living, sleeping, cooking and sanitation; includes coach homes or secondary suites.
 - (f) **“Gross Floor Area”** or **“GFA”** means the area of all storeys of the building measured to the exterior surfaces of the walls.
 - (g) **“Ground-Oriented Multi Family”** means residential development which includes townhouse, rowhouse, duplex and multi-plex.
 - (h) **“General/Light Industrial”** means an industrial development in a zone listed in the Zoning Bylaw, or similar development in another Zone permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its general purpose and list of permitted uses, is of general or light industrial nature.
 - (i) **“Heavy Industrial”** means an industrial development in a zone listed in the Zoning Bylaw, or similar development in another Zone permitted in accordance with the Zoning Bylaw, in which the predominant use, as determined by its general purpose and list of permitted uses, is of heavy industrial nature.

CITY OF PORT COQUITLAM

DEVELOPMENT COST CHARGE BYLAW 2023

Bylaw No. 4320

- (j) **“Institutional”** means an institutional development in a public or institutional zone listed in the Zoning Bylaw or a similar development in another zone permitted in accordance with the Zoning Bylaw, in which the predominant use of the zone, as determined by its purpose and list of permitted uses, is of an institutional nature.
- (k) **“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*.
- (l) **“Multi Family”** means development of a residential building which contains multiple Dwelling Units accessible via a common hallway or corridor and shared entrance facilities, and includes apartment dwellings.
- (m) **“Single Family”** means development that contains not more than one single unit dwelling for residential use and that is separate on all sides from any other building. Where specially permitted in the Zoning Bylaw, this use may contain one additional Dwelling Unit in the form of a secondary suite.
- (n) **“Subdivision”** means a subdivision as defined in the *Land Title Act* or *Strata Property Act*.
- (o) **“Total Site Area”** means the whole or a portion of the parcel to be improved for industrial purposes as part of the development authorized by building permit or development permit, including all buildings, vehicular and pedestrian circulation areas, loading, parking, storage, works, decorative areas and landscaped areas belonging to the development.
- (p) **“Zone”** means the zones identified and defined in the Zoning Bylaw.
- (q) **“Zoning Bylaw”** means the City of Port Coquitlam Zoning Bylaw, 2008, No. 3630 as amended, or repealed and replaced from time to time.

PART 3 - DEVELOPMENT COST CHARGES

3.1 The Development Cost Charges set out in Schedule “A”, attached hereto and forming part of this bylaw, are hereby imposed on every person who obtains:

- (a) approval of a Subdivision of land under the *Land Title Act* or the *Strata Property Act*, 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, Multi Family, Commercial, Industrial, or Institutional building or structure;

CITY OF PORT COQUITLAM

DEVELOPMENT COST CHARGE BYLAW 2023

Bylaw No. 4320

and the development cost charge shall be paid upon approval of a subdivision or issuance of a building permit, as the case may be.

- 3.2 For certainty, this bylaw imposes charges in respect of Building Permits authorizing the Construction, of buildings or structures that will, after the Construction, contain fewer than four Dwelling Units and for which the Dwelling Units in the building or structure will be put to no use other than residential use.

PART 4 - EXEMPTIONS

- 4.1 Despite any other provision of this bylaw, a development cost charge is not payable if any of the following applies in relation to a development authorized by a Building Permit:
- (a) the permit authorizes the Construction of a building or part of a building that is, or will be, after the Construction, exempt from taxation under section 220(1)(h) or 224(2)(f) of the *Community Charter*;
 - (b) the permit authorizes the Construction of Dwelling Units in a building, the area of each Dwelling Unit is no larger than 29m², and each Dwelling Unit will be put to no other use than residential use;
 - (c) the value of the work authorized by the permit does not exceed \$50,000;
 - (d) a development cost charge has previously been paid for the development unless, as a result of further development, new capital cost burdens will be imposed on the municipality; or
 - (e) The *Local Government Act* or any regulations thereunder provide that no development cost charge is payable.

PART 5 - CALCULATION OF APPLICABLE CHARGES

- 5.1 The amount of development 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 development is not specifically identified in Schedule "A" the amount of development cost charges to be paid to the City shall be equal to the development cost charges that are payable for type of development that in the opinion of Director of Development Services imposes the most similar cost burden on the City's transportation, sanitary sewer, water, and drainage facilities.
- 5.3 The amount of development cost charges payable in relation to mixed-use type of development shall be calculated separately for each portion of the development, in accordance with Schedule "A", based on the mix of uses included in the building permit application and the total development cost charges payable shall be the sum of the charges payable for each type.

CITY OF PORT COQUITLAM
DEVELOPMENT COST CHARGE BYLAW 2023

Bylaw No. 4320

PART 6 - EFFECTIVE DATE

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

PART 7 - SEVERABILITY

7.1 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.

PART 8 - REPEAL

8.1 The following City of Port Coquitlam Bylaws, and all amendments, are repealed:

- (a) Water Facilities Development Cost Charge Bylaw, 1992, No. 2737,
- (b) Drainage Facilities Development Cost Charge Bylaw, 1992, No. 2738,
- (c) Highway Facilities Development Cost Charge Bylaw, 1992, No. 2739, and
- (d) Sewage Facilities Development Cost Charge Bylaw, 1992, No. 2740.

READ A FIRST TIME this day of ,2023

READ A SECOND TIME this day of ,2023

READ A THIRD TIME this day of ,2023

Mayor

Corporate Officer

SCHEDULE "A"

ATTACHED TO CITY OF PORT COQUITLAM

DEVELOPMENT COST CHARGE BYLAW NO. 4320, 2023

	Unit	Transportation	Water	Drainage	Sanitary Sewer	Total
Single Family	Per dwelling unit/lot	\$9,119	\$0	\$4,871	\$1,772	\$15,762
Ground-Oriented Multi Family	Per dwelling unit	\$4,799	\$0	\$3,171	\$927	\$8,897
Multi Family	Per dwelling unit	\$3,216	\$0	\$1,608	\$629	\$5,453
Commercial	Per square metre of gross floor area	\$73.43	\$0	\$19.30	\$2.98	\$95.71
General/Light Industrial	Per square metre of gross floor area	\$27.36	\$0	\$25.27	\$1.49	\$54.12
Heavy Industrial	Per hectare of total site area	\$43,146	\$0	\$76,280	\$14,904	\$134,330
Institutional	Per square metre of gross floor area	\$47.99	\$0	\$38.14	\$1.66	\$87.79

Delegation of Authority Amendment Bylaw – First Three Readings

RECOMMENDATION:

That Council give “Delegation of Authority Bylaw, 2014, No. 3876, Amendment Bylaw, 2023, No. 4325” first three readings.

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report outlines housekeeping amendments to the City’s *Delegation of Authority Bylaw* including adding a time limit for reconsideration of a business license, a new delegated authority to enter into Information Sharing Agreements and an updated reference to the current sovereign.

BACKGROUND

Section 154 of the *Community Charter* provides Council with the authority to delegate, by Bylaw, certain powers, duties and functions to officers and employees of the City. From time to time it is necessary to amend the Bylaw to reflect changes to the City’s corporate structure, legislative requirements, or business needs.

OPTIONS (✓ = Staff Recommendation)

	#	Description
✓	1	Give first three readings to the Bylaw.
	2	Defer first three readings of the Bylaw pending receipt of further information (to be specified).
	3	Decline first three readings, which will retain the existing Bylaw as is.

ATTACHMENTS

Attachment 1: Bylaw No. 4325

CITY OF PORT COQUITLAM

DELEGATION OF AUTHORITY AMENDMENT BYLAW, 2023

Bylaw No. 4325

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

1. CITATION

This Bylaw is cited as “Delegation of Authority Bylaw, 2014, No. 3876, Amendment Bylaw, 2023, No. 4325”.

2. ADMINISTRATION

2.1 In Part I: Delegated Authorities & Procedures, Business Licensing, section 6 is replaced with the following:

“An applicant for a business license who is denied the license by a decision of the Manager of Planning or the Manager of Bylaw Services is entitled to reconsideration. The applicant may submit a request for reconsideration in writing to Council, within 30 days of the licence being denied. This request will be placed on the next reasonably convenient Council Meeting Agenda and Council will provide a final ruling on the matter.”

2.2 In Part II: Administrative Authorities, a new section 42 is added as follows and the remaining items renumbered accordingly:

“42. Information Sharing Agreements approved on behalf of the City shall be executed by both the Mayor and the Corporate Officer (or Chief Administrative Officer.”

2.2 In Schedule “A”, Section 3 (a), the words “Her Majesty Queen Elizabeth II” is replaced with “His Majesty King Charles III”.

READ A FIRST TIME this _____ day of _____, 2023

READ A SECOND TIME this _____ day of _____, 2023

READ A THIRD TIME this _____ day of _____, 2023

Mayor

Corporate Officer

Smoking Control Amendment Bylaw and Accompanying Bylaw Notice Enforcement and Municipal Ticketing Information Utilization Amendment Bylaws – Adoption

RECOMMENDATION:

That Council adopt:

1. *“Smoking Control Amendment Bylaw, 2023, No. 4321”; and*
2. *“Bylaw Notice Enforcement Amendment Bylaw, 2023, No. 4322”; and*
3. *Municipal Ticket Information Utilization Amendment Bylaw, 2023, No. 4323”.*

PREVIOUS COUNCIL/COMMITTEE ACTION


On June 27, 2023, Council gave first three readings to:

1. *“Smoking Control Amendment Bylaw, 2023, No. 4321”; and*
2. *“Bylaw Notice Enforcement Amendment Bylaw, 2023, No. 4322”; and*
3. *Municipal Ticket Information Utilization Amendment Bylaw, 2023, No. 4323”.*

On June 20, 2023, Committee of Council approved:

“That amendments to the Smoking Control Bylaw No. 4037, the Bylaw Notice Enforcement Bylaw No. 3814 and Ticket Information Utilization Bylaw No. 2743 be considered for approval.”

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Adopt each of the bylaws.
	2	Request that additional information be received and determine next steps after receipt of that information.
	3	Decline adoption, meaning no changes will be made to the existing regulations at this time.

- Attachment 1 – Bylaw 4321
- Attachment 2 – Bylaw 4322
- Attachment 3 – Bylaw 4323
- Attachment 4 – Report to Committee, June 20, 2023

CITY OF PORT COQUITLAM
SMOKING CONTROL AMENDMENT BYLAW, 2023

Bylaw No. 4321

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

1. CITATION

This Bylaw is cited as "Smoking Control Bylaw, 2018, No. 4037, Amendment Bylaw, 2023, No. 4321".

2. ADMINISTRATION

2.1 The "Smoking Control Bylaw, 2018, No. 4037", Section 4 - SMOKING REGULATION is amended by replacing the word "may" with the word "shall" in the first clause.

2.2 A new Section 6 – MISHANDLING BURNING SUBSTANCES be inserted after Section 5 as follows, and the remaining sections be renumbered:

"6. MISHANDLING BURNING SUBSTANCES

6.1 No person shall drop, release or mishandle

- (a) a burning substance, or
- (b) any other thing that the person reasonably ought to know is likely to cause a fire, or
- (c) any part of a cigarette, cigar, or pipe, whether the substance is burning or not.

6.2 A person who does not comply with section 6.1 must immediately extinguish, if practicable,

- (a) the burning substance, and
- (b) any fire that results from dropping, releasing or mishandling the burning substance or the other thing, as the case may be.

6.3 The owner of a vehicle, which was used during a contravention of section 6.1 is liable for that contravention, notwithstanding that at the time of the contravention, the vehicle is in the possession of another person.

READ A FIRST TIME this	27 th day of	June, 2023
READ A SECOND TIME this	27 th day of	June, 2023
READ A THIRD TIME this	27 th day of	June, 2023
ADOPTED this	day of	, 2023

Mayor

Corporate Officer

CITY OF PORT COQUITLAM

BYLAW NOTICE ENFORCEMENT AMENDMENT BYLAW, 2023

Bylaw No. 4322

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

1. CITATION

This Bylaw is cited as "Bylaw Notice Enforcement Bylaw, 2013, No. 3814, Amendment Bylaw, 2023, No. 4322".

2. AMENDMENTS

The "Bylaw Notice Enforcement Bylaw, 2013, No. 3814", is amended by replacing the existing Schedule "A" for "Smoking Control Bylaw No. 4037", with Schedule "A" for "Smoking Control Bylaw No. 4037", attached hereto and forming part of this Bylaw.

READ A FIRST TIME this	27 th day of	June, 2023
READ A SECOND TIME this	27 th day of	June, 2023
READ A THIRD TIME this	27 th day of	June, 2023
ADOPTION TIME this	day of	, 2023

Mayor

Corporate Officer

SCHEDULE "A"

Designated Bylaw Contraventions and Penalties

Smoking Control Bylaw No. 4037

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
DESCRIPTION	SECTION NO. IN BYLAW	FULL PENALTY IN \$	Early Payment (30 days) 30%	Late Payment (after 90 days) \$75	COMPLIANCE AGREEMENT DISCOUNT (1)
Smoke within 7.5 metres of an entrance	4.1	250	175	325	N/A
Smoke within 7.5 metres of a transit stop	4.2	250	175	325	N/A
Smoke in any City park or public space	4.3	250	175	325	N/A
Smoke in any City park or public space June 1 to September 30	4.3	500	N/A	500	N/A
Smoke on any City street as part of an event	4.4	250	175	325	N/A
Smoke in a customer service area	4.5	250	175	325	N/A
Smoke in a place of assembly	4.6	250	175	325	N/A
Smoke outdoors where prohibited by sign	4.7	250	175	325	N/A
Smoke in a passenger directed vehicle	4.8	250	175	325	N/A
Smoke in vehicle with minor occupant	4.9	250	175	325	N/A
Smoke within 7.5 metres of a crosswalk	4.10	250	175	325	N/A
Drop, release or mishandle burning substance	6.1	500	N/A	500	N/A

Failure to extinguish burning substance	6.2	500	N/A	500	N/A
Failure to produce ID	7.5	500	N/A	500	N/A
Obstruction of an Officer	7.6	500	N/A	500	N/A
Failure to extinguish	7.7	250	175	325	N/A

(1) Where compliance agreement entered in accordance with section 8 (a)(v) of this bylaw.

CITY OF PORT COQUITLAM

TICKET INFORMATION UTILIZATION AMENDMENT BYLAW, 2023

Bylaw No. 4323

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

1. CITATION

This Bylaw is cited as "Ticket Information Utilization Bylaw, 1992, No. 2743, Amendment Bylaw, 2023, No. 4323".

2. AMENDMENTS

The "Ticket Information Utilization Bylaw, 1992, No. 2743", is amended by replacing the existing Schedule for " Smoking Control Bylaw, 2018, No. 4037", with the Schedule for "Smoking Control Bylaw, 2018, No. 4037", attached hereto and forming part of this Bylaw.

READ A FIRST TIME this	27 th day of	June, 2023
READ A SECOND TIME this	27 th day of	June, 2023
READ A THIRD TIME this	27 th day of	June, 2023
ADOPTION TIME this	day of	, 2023

Mayor

Corporate Officer

Smoking Control Bylaw, 2018, No. 4037

Column 1

Column 2
SECTION

Column 3
**FULL
FINE in \$**

Smoke within 7.5 metres of an entrance	4.1	1,000
Smoke within 7.5 metres of a transit stop	4.2	1,000
Smoke in any City park or public space	4.3	1,000
Smoke in any City park or public space June 1 to September 30	4.3	1,000
Smoke on any City street as part of an event	4.4	1,000
Smoke in a customer service area	4.5	1,000
Smoke in a place of assembly	4.6	1,000
Smoke outdoors where prohibited by sign	4.7	1,000
Smoke in a passenger directed vehicle	4.8	1,000
Smoke in a vehicle with minor occupant	4.9	1,000
Smoke within 7.5 metres of a crosswalk	4.10	1,000
Drop, release or mishandle burning substance	6.1	1,000
Failure to extinguish burning substance	6.2	1,000
Failure to produce ID	7.5	1,000
Obstruction of an Officer	7.6	1,000
Failure to extinguish	7.7	1,000

Smoking Control Bylaw Amendments

RECOMMENDATION:

That Committee of Council recommend to Council that amendments to the Smoking Control Bylaw No. 4037, the Bylaw Notice Enforcement Bylaw No. 3814 and Ticket Information Utilization Bylaw No. 2743 be considered for approval.

PREVIOUS COUNCIL/COMMITTEE ACTION

March 13, 2018 Council adopted the current Smoking Control Bylaw No. 4037 and repealed Smoking Control Bylaw, 2002, No. 3361.

February 9, 2021 Council adopted amendments to Smoking Control Bylaw No. 4037 to further restrict smoking throughout Port Coquitlam.

REPORT SUMMARY

This report proposes amendments to the Smoking Control Bylaw No. 4037 and accompanying ticketing Bylaws. These proposed amendments will serve to increase fines for smoking and fire hazards during peak fire season of June 1- September 30.

BACKGROUND

This report is before Council to propose amendments to Smoking Control Bylaw No. 4037 pertaining to the health, safety of residents and visitors to the City. In recent years the Province has seen an increase in wildfires and an extension of the wildfire season. Port Coquitlam with its vast nature areas, rivers and trails is also at risk for the potential of wildfire or interface fire. The proposed amendments provide greater restrictions on the possession and disposal of lit or burning materials and also includes increased fines for violation during peak fire season in order to provide a deterrent that may reduce the possible risks.

DISCUSSION

During the summer season's drier and warmer temperatures, residents and visitors to the City need to take steps that can both reduce and limit the risk of fire. These amendments to Smoking Control Bylaws No.4037 increase the fines between June 1 and September 30 for anyone open air burning, littering cigarette butts and smoking in parks. An increase in fines provides an additional incentive for people to comply with the bylaw and penalizes those that show a disregard for the rules.

At the time of this report being written, the fire risk is 'high'. Both the City's Bylaw and Fire divisions have increased prevention measures, including additional patrols of parks and trails. Our Communications division also begun a public education campaign to increase awareness around wildfire risks in the City, providing prevention advice.

Smoking Control Bylaw Amendments

The following amendments are recommended:

Section 4:

From: No person may smoke to No person shall smoke:

Add: a new section as follows:

6. Mishandling burning substances

6.1 No person shall drop, release or mishandle

(a) a burning substance, or

(b) any other thing that the person reasonably ought to know is likely to cause a fire, or

(c) any part of a cigarette, cigar, or pipe, whether the substance is burning or not.

6.2 A person who does not comply with section 6.1 must immediately extinguish, if practicable,

(a) the burning substance, and

(b) any fire that results from dropping, releasing or mishandling the burning substance or the other thing, as the case may be.

6.3 The owner of a vehicle, which was used during a contravention of section 6.1 is liable for that contravention, notwithstanding that at the time of the contravention, the vehicle is in the possession of another person.

Amend:


Former section 6 becomes section 7 (Track Changes Attachment 2)

Amend Bylaw Notice Enforcement Bylaw No. 3814 and Ticket Information Bylaw No.2743 to increase fines to \$500.00 and \$ 1,000.00 respectively during June 1 to September 30 to address the high-risk wildfire season.

FINANCIAL IMPLICATIONS

An increase in revenue is not expected. As more people become accustomed with the Smoking Bylaw, the more compliance.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	That Council adopt amendments to Smoking Control Bylaw No. 4037 and the amendments to accompanying bylaws. (Bylaw Notice Enforcement Bylaw No. 3814 and Ticket Information Bylaw No. 2743).

Smoking Control Bylaw Amendments

	2	Request more information
	3	Reject amendments to Smoking Control Bylaw No. 4037.

ATTACHMENTS

Attachment 1 - Smoking Control Bylaw with track changes

Attachment 2 – Bylaw Notice Enforcement with track changes

Attachment 3 – Ticket Information Utilization with track changes

Lead author(s): Paula Jones

Contributing author(s): Steffan Zamzow

CITY OF PORT COQUITLAM
SMOKING CONTROL BYLAW, 2018

Bylaw No. 4037

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

1. CITATION

This Bylaw may be cited as the "Smoking Control Bylaw, 2018, No. 4037.

2. REPEAL

City of Port Coquitlam Smoking Control Bylaw, 2002, No. 3361, as amended, is repealed.

3. INTERPRETATION

3.1 Schedule "A" contains definitions of words used in this Bylaw.

3.2 Schedule "A" is attached to this Bylaw and forms part of this Bylaw.

3.3 Unless otherwise provided in this Bylaw, words and phrases used herein have the same meanings as in the *Community Charter, SBC 2003, Local Government Act, RSBC 2015, and Interpretation Act, RSBC 1996*.

3.4 A reference in this Bylaw to a statute refers to a statute of the Province of British Columbia, and a reference to any statute, regulation, or bylaw refers to that enactment, as amended or replaced from time to time.

3.5 Words in the singular include the plural, and gender specific terms include all genders and corporations.

3.6 Headings in this Bylaw are for convenience only and must not be construed as defining or in any way limiting the scope or intent of this Bylaw.

3.7 A decision by a court that any part of this Bylaw is illegal, void, or unenforceable severs that part from this Bylaw, and does not affect the validity of the remainder of this Bylaw.

4. SMOKING REGULATION

No person shall smoke:

Deleted: may

4.1 in a building or within 7.5 metres of an entrance to a building or any air intake vent or operable window for a building;

CITY OF PORT COQUITLAM
SMOKING CONTROL BYLAW, 2018

Bylaw No. 4037

- 4.2 within 7.5 metres of a transit stop or transit shelter where people wait to board a public transit vehicle;
- 4.3 in any City park, sports venue, playground, or outdoor public space;
- 4.4 on a City street when used as part of an outdoor public event;
- 4.5 in a customer service area;
- 4.6 in a place of assembly.
- 4.7 in an outdoor public space where smoking is prohibited by a sign;
- 4.8 in a passenger directed vehicle;
- 4.9 in a vehicle when any other occupant of the vehicle is under the age of 19 years of age;
- 4.10 within 7.5 metres of a crosswalk.

5. EXEMPTIONS SPECIFIED

This Bylaw does not apply to:

- 5.1 ceremonial use of tobacco in relation to a traditional First Nation's cultural activity;
- 5.2 smoking by an actor as part of a stage or theatrical performance to which the public is invited.

6. Mishandling burning substances

6.1 No person shall drop, release or mishandle

(a) a burning substance, or

(b) any other thing that the person reasonably ought to know is likely to cause a fire, or

(c) any part of a cigarette, cigar, or pipe, whether the substance is burning or not.

6.2 A person who does not comply with section 6.1 must immediately extinguish, if practicable,

(a) the burning substance, and

(b) any fire that results from dropping, releasing or mishandling the burning substance or the other thing, as the case may be.

CITY OF PORT COQUITLAM
SMOKING CONTROL BYLAW, 2018

Bylaw No. 4037

6.3 The owner of a vehicle, which was used during a contravention of section 6.1 is liable for that contravention, notwithstanding that at the time of the contravention, the vehicle is in the possession of another person.

7 OFFENCES, PENALTIES AND ENFORCEMENT

7.1 A violation of a provision of this Bylaw will result in liability for penalties and late payment amounts established in the City's *Bylaw Notice Enforcement Bylaw, No. 3814, 2013* and *Ticket Information Utilization Bylaw, 1992, No. 2743*.

7.2 A violation of any of the provisions identified in this Bylaw will be subject to the procedures, restrictions, limits, obligations, and rights established in the City's current *Bylaw Notice Enforcement Bylaw*, in accordance with the *Local Government Bylaw Notice Enforcement Act, SBC 2003, C. 60*.

7.3 A person who contravenes, violates, or fails to comply with any provision of this Bylaw is deemed to have committed an offence under this Bylaw, and is liable on summary conviction to a fine not exceeding \$10,000.00 for each offence.

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7.4 Each violation of this Bylaw will constitute a separate offence.

7.5 If a Bylaw Enforcement Officer has determined that a person has violated a provision of this Bylaw, that person must, when requested by the Bylaw Enforcement Officer, provide their name and address to the officer.

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7.6 A bylaw enforcement officer has the right of entry and may enter at all reasonable hours onto any land or into any building to which this bylaw applies in order to ascertain whether the provisions of this bylaw are being complied with.

Deleted: 6.6

7.7 If a bylaw enforcement officer has determined that a person has violated a provision of this bylaw, that person must, when requested by the bylaw enforcement officer, immediately extinguish the burning substance in a safe manner.

Deleted: 6.7

READ A FIRST TIME this 13th day of February, 2018

READ A SECOND TIME this 13th day of February, 2018

READ A THIRD TIME this 13th day of February, 2018

Consult with the medical health officer responsible for public health matters within the municipality occurred on the 22nd day of February, 2018

CITY OF PORT COQUITLAM
SMOKING CONTROL BYLAW, 2018

Bylaw No. 4037

DEPOSITED with the Minister of Health this 8th day of March, 2018

ADOPTED this 13th day of March, 2018

Acting Mayor G. Pollock
Mayor

G. Joseph
Corporate Officer

RECORD OF AMENDMENTS

Bylaw	Section	Date
4216	Sections 4 & 6, Definitions	2021 02 09

CITY OF PORT COQUITLAM
SMOKING CONTROL BYLAW, 2018

Bylaw No. 4037

SCHEDULE "A"

DEFINITIONS

In this Bylaw:

"building" means a building or structure accessible to the public or to where the public is invited.

"bylaw enforcement officer" means every person employed by the City for the purposes of enforcement of the City's bylaws and includes members of the Royal Canadian Mounted Police.

"City" means the Corporation of the City of Port Coquitlam.

"City trail" means a paved or unpaved path for pedestrian and/or cyclist and wheeled mobility aid use that may be in parks, on streets, or on other public lands.

"customer service area" means a partially-enclosed or unenclosed area, including any balcony, patio, yard area, or sidewalk that is part of or connected to a business or use in a building or premises that includes the service of food or beverages (both alcoholic and non-alcoholic) to customers or other individuals for consumption in that area.

"e-cigarette" means:

- (a) a product or device, whether or not it resembles a cigarette, containing an electronic or battery-powered heating element capable of vapourizing an e-substance for inhalation or release in the air, or
- (b) a prescribed product or device similar in nature or use to a product or device described in paragraph (a)

"e-substance" means a solid, liquid or gas, that:

- (a) upon being heated, produces a vapour for use in an e-cigarette, whether or not the solid, liquid or gas contains nicotine; and
- (b) is not a controlled substance within the meaning of the *Controlled Drugs and Substances Act, S.C 1996*.

"outdoor public space" means any outdoor area owned, controlled, or operated by the City that is open to the public or to which the public is customarily admitted or invited, and includes any:

- (a) children's playground;
- (b) playing field, sports venue, stadium, or sports facility;

CITY OF PORT COQUITLAM
SMOKING CONTROL BYLAW, 2018

Bylaw No. 4037

- (c) City trail;
- (d) outdoor recreational facility;
- (e) utility easement;
- (f) City street when used as part of an outdoor public event.

"outdoor public event" means any event where the public is invited, including any park, public square or street, including, but not limited to:

- (a) a market, contest, festival, celebration, fair, exhibition or concert;
- (b) an outdoor public event on any City owned, controlled or operated property that is leased to a third party; or
- (c) an event for which a City rental or use permit is required.

"park" means any real property owned or occupied by the City for the purpose of pleasure, recreation or community use by the public, including, but not limited to dedicated parks, but does not include any City land leased to a third party;

"passenger directed vehicle" means taxis, limousines, and vehicles operated under a license held by a transportation network service provider under the *Passenger Transportation Act*.

"place of assembly" means a building or portion thereof or other area used for the gathering of persons for the purpose of deliberation, education, worship, entertainment, recreation, business, professional seminars or amusement, and includes, without limitation, a school, college, university, theatre, convention centre, arena, recreation centre, video arcade, pool or billiard hall, bowling area, dance hall, church, church hall, concert hall, auditorium, public swimming pool, movie house, premises of licensed gaming events, lecture hall, library, museum, art gallery or similar places.

"public body" means:

- (a) a ministry of the government of British Columbia;
- (b) an agency, board, commission, corporation, office or other body controlled by the government of British Columbia or a municipality or regional district; or
- (c) a municipality or regional district.

CITY OF PORT COQUITLAM
SMOKING CONTROL BYLAW, 2018

Bylaw No. 4037

“smoke” or “smoking” means to inhale, exhale, burn, or carry a lighted cigarette, cigar, pipe, hookah pipe, vaping device, e-cigarette or other lighted or activated electronic smoking device that burns or vapourizes tobacco, cannabis, or any other plant, substance or material.

“street” includes a road, lane, bridge, viaduct, sidewalk or any other way open to public use, other than a public right of way on private property.

“transit shelter” means a building or other structure located on City property and constructed near a transit stop to provide seating and/or protection from the weather for the convenience of waiting passengers.

“transit stop” means a sign-posted location where public transit vehicles stop to pick up riders, and distances from a transit stop shall be measured from the sign that identifies the transit stop location.

SCHEDULE "A"

Designated Bylaw Contraventions and Penalties

Smoking Control Bylaw No. 4037

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
DESCRIPTION	SECTION NO. IN BYLAW	FULL PENALTY IN \$	Early Payment (30 days) 30%	Late Payment (after 90 days) \$75	COMPLIANCE AGREEMENT DISCOUNT ⁽¹⁾
Smoke within 7.5 metres of an entrance	4.1	250	175	325	N/A
Smoke within 7.5 metres of a transit stop	4.2	250	175	325	N/A
Smoke in any City park or public space	4.3	250	175	325	N/A
Smoke in any City park or public space June 1 to September 30	4.3	500	N/A	500	N/A
Smoke on any City street as part of an event	4.4	250	175	325	N/A
Smoke in a customer service area	4.5	250	175	325	N/A
Smoke in a place of assembly	4.6	250	175	325	N/A
Smoke outdoors where prohibited by sign	4.7	250	175	325	N/A
Smoke in a passenger directed vehicle	4.8	250	175	325	N/A
Smoke in vehicle with minor occupant	4.9	250	175	325	N/A
Smoke within 7.5 metres of a crosswalk	4.10	250	175	325	N/A
Drop, release or mishandle burning substance	6.1	500	N/A	500	N/A
Failure to extinguish burning substance	6.2	500	N/A	500	N/A
Failure to produce ID	6.5 7.5	500	N/A	500	N/A
Obstruction of an Officer	6.6 7.6	500	N/A	500	N/A
Failure to extinguish	6.7 7.7	250	175	325	N/A

(1) Where compliance agreement entered in accordance with section 8 (a)(v) of this bylaw.

Smoking Control Bylaw, 2018, No. 4037		
Column 1	Column 2	Column 3
	SECTION	FULL FINE in \$
Smoke within 7.5 metres of an entrance	4.1	1,000
Smoke within 7.5 metres of a transit stop	4.2	1,000
Smoke in any City park or public space	4.3	1,000
Smoke in any City park or public space June 1 to September 30	4.3	1,000
Smoke on any City street as part of an event	4.4	1,000
Smoke in a customer service area	4.5	1,000
Smoke in a place of assembly	4.6	1,000
Smoke outdoors where prohibited by sign	4.7	1,000
Smoke in a passenger directed vehicle	4.8	1,000
Smoke in a vehicle with minor occupant	4.9	1,000
Smoke within 7.5 metres of a crosswalk	4.10	1,000
Drop, release or mishandle burning substance	6.1	1,000
Failure to extinguish burning substance	6.2	1,000
Failure to produce ID	6.5 7.5	1,000
Obstruction of an Officer	6.6 7.6	1,000
Failure to extinguish	6.7 7.7	1,000

Park, Facility and Public Spaces Amendment Bylaw – Adoption

RECOMMENDATION:


That Council adopt “Park, Facility and Public Spaces Bylaw, 2022, No. 4274, Amendment Bylaw, 2023, No. 4318”.

PREVIOUS COUNCIL/COMMITTEE ACTION

On June 27, 2023, Council approved first three readings of “Park, Facility and Public Spaces Bylaw, 2022, No. 4274, Amendment Bylaw, 2023, No. 4318”.

On June 6, 2023, Committee of Council supported the proposed amendment to Parks, Facility and Public Spaces Bylaw No. 4274.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Adopt the bylaw.
	2	Request that additional information be received and determine next steps after receipt of that information.
	3	Decline adoption of the bylaw, which will retain the existing bylaw as is.

Attachment 1 – Bylaw 4318

Attachment 2 – Report to Committee, June 6, 2023

CITY OF PORT COQUITLAM

PARK, FACILITIES AND PUBLIC SPACES AMENDMENT BYLAW, 2023

Bylaw No. 4318

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

1. CITATION

This Bylaw is cited as "Park, Facilities and Public Spaces Bylaw, 2022, No. 4274, Amendment Bylaw, 2023, No. 4318".

2. ADMINISTRATION

The definition for "Controlled Substance" in Section 2. DEFINITIONS, is replaced with the following definition:

"CONTROLLED SUBSTANCE means opioids, cocaine, methamphetamine, and MDMA, as defined at Schedules I and III to the Controlled Drugs and Substances Act, SC 1996, c 19, as amended from time to time."

READ A FIRST TIME this	27 th day of	June, 2023
READ A SECOND TIME this	27 th day of	June, 2023
READ A THIRD TIME this	27 th day of	June, 2023
ADOPTION TIME this	day of	, 2023

Mayor

Corporate Officer

RECOMMENDATION:

That Committee of Council support the proposed amendment to Parks, Facilities and Public Spaces Bylaw No. 4274.

PREVIOUS COUNCIL/COMMITTEE ACTION

July 12, 2022

Council adopted Parks, Facilities, and Public Spaces Bylaw No. 4274.

REPORT SUMMARY

This report recommends an amendment to the existing Parks, Facilities & Public Spaces Bylaw to enable Bylaw Officers to address drug use in the City thereby increasing public safety. The proposed amendment is being brought forward as a result of recent decriminalization of possession amounts for certain types of drugs.

BACKGROUND

In July 2022, Council adopted Parks, Facilities and Public Spaces Bylaw which took into consideration public safety as it relates to drug use in Public Spaces. The current bylaw prohibits the use and display of drugs in parks, facilities and all public spaces including sidewalks and is broader in scope than other municipalities' bylaws ensuring that residents feel safe in all public spaces.

In January 2023, new legislation in B.C. was implemented pertaining to the *Controlled Substance Act* allowing for the decriminalization of certain drugs. The exempted drugs include cocaine, crack cocaine, heroin, fentanyl, methamphetamine and morphine. While the drugs are not legalized they no longer carry a criminal penalty for possession in amounts less than 2.5 grams.

DISCUSSION

Port Coquitlam has experienced drug use in its parks, trails, public spaces and facilities and has been able to address this issue through the use of the current Parks, Facilities and Public Spaces Bylaw by asking people to not use or display drugs and by banning them from areas for up to a period of 30 days if the Bylaw is violated.

The decriminalization of the exempt drugs poses a potential challenge to the enforcement of drug use in the City. Areas that were subject to regulation under the previous bylaw and criminal law are no longer subject to the same regulations.

Parks, Facilities, & Public Spaces Bylaw Amendment

The City of Port Coquitlam's Parks, Facilities, and Public Spaces Bylaw No. 4274 defines Controlled Substance as follows:

CONTROLLED SUBSTANCE means a controlled substance as defined or described in Schedules I, II or III of the Controlled Drugs and Substances Act, 1996 chapter 19, as amended from time to time, but does not include a controlled substance permitted under that Act;

The definition was originally put in the bylaw prior to the 2023 decriminalization referring to prescription narcotics and the like that are permitted under the *Act* but would now include the decriminalized amounts as they are considered an exemption. The current definition of Controlled Substance does not allow for Officers to adequately address drug use given the new exemptions.

Recommended changes to the bylaw are to amend the definition of Controlled Substance as follows:

CONTROLLED SUBSTANCE means opioids, cocaine, methamphetamine, and MDMA, as defined at Schedules I and III to the Controlled Drugs and Substances Act, SC 1996, c 19, as amended from time to time. (Attachment #1)

The proposed amendment enables Officers to address the use of drugs but not the possession of drugs.

Since the decriminalization of certain drugs some municipalities are amending or creating bylaws to restrict drug use to increase public safety. Any proposed amendments restricting or prohibiting drug use must be submitted to Fraser Health for comment as drug use is considered to be a public health issue.


While municipalities are required to submit bylaw amendments related to public health for comment, approval of amendments by Fraser Health is not required for Council to adopt the amendments. Prior to this report, staff notified Fraser Health of the proposed amendments to the Bylaw.

This report recommends the proposed amendment to ensure public safety in all public places.

FINANCIAL IMPLICATIONS

None.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	That Committee of Council support the proposed amendment to Parks, Facilities and Public Spaces Bylaw No. 4274.

Parks, Facilities, & Public Spaces Bylaw Amendment

	2	Request staff to provide additional information.
	3	Decline the proposed amendment to the bylaw, which will retain the existing definition of 'Controlled Substance'.

Lead author(s): Paula Jones

Development Variance Permit for 3650 Westwood Street – Issuance

RECOMMENDATION:

That Council approve Development Variance Permit DVP000092 for 3650 Westwood Street.

PREVIOUS COUNCIL/COMMITTEE ACTION

June 27, 2023 – Committee of Council authorized staff to proceed with notification of Development Variance Permit DVP000092 for 3650 Westwood Street.

REPORT SUMMARY

Notice of the Public Input Opportunity for the Development Variance Permit application was published in the Tri City News on June 29 and July 6, 2023, and mailed to residents and/or businesses within 40m (131.2 ft) of the subject property. At the time of writing this report (July 4th), no written comments had been received.

OPTIONS (✓ = Staff Recommendation)

	#	Description
<input checked="" type="checkbox"/>	1	Approve issuance of the Development Variance Permit.
<input type="checkbox"/>	2	Request further clarifying information (to be specified).
<input type="checkbox"/>	3	Decline to issue the Development Variance Permit.

Attachment 1 – Report to Committee of Council, June 27, 2023

Development Variance Permit Application for 3650 Westwood Street

RECOMMENDATION:

That the Committee of Council:

1. Authorize staff to provide notice of an application to vary Zoning Bylaw Subdivision regulations at 3650 Westwood Street; and
2. Advise Council that it supports approval of Development Variance Permit DVP00092.

PREVIOUS COUNCIL/COMMITTEE ACTION

November 22, 2022 – Council granted 3rd Reading to Zoning Amendment Bylaw No. 4282 to regulate the development of two mixed-use high-rise towers in the 3600 blocks of Westwood Street and Woodland Drive.

REPORT SUMMARY

This report provides for Committee’s consideration of a request to vary Zoning Bylaw subdivision regulations to enable subdivision of a small RS1 (Residential Single Dwelling 1) remnant lot associated with the Mosaic development located at 3620, 3640, 3646 and 3650 Westwood Street and 3639 and 3643 Woodland Drive. The requested variance is expected to support future consolidation and development of adjacent lands and staff recommend approval.

BACKGROUND

Proposal: Mosaic Avenue Development Ltd (Mosaic) has submitted a development variance permit application to vary the subdivision regulations of the Zoning Bylaw to enable creation of a small RS1 remnant lot (shown as lot 4 on the location map). 3650 Westwood Street is one of six lots to be consolidated and subdivided for a mixed-use high-rise development in the middle of the Westwood/Woodland Triangle. When the property is subdivided and consolidated with the development site, a small portion of the site (Lot 4) would be severed from the development site by the dedication of the new rear lane. The intent would be for this small lot to be consolidated with adjacent lots and developed in the future.



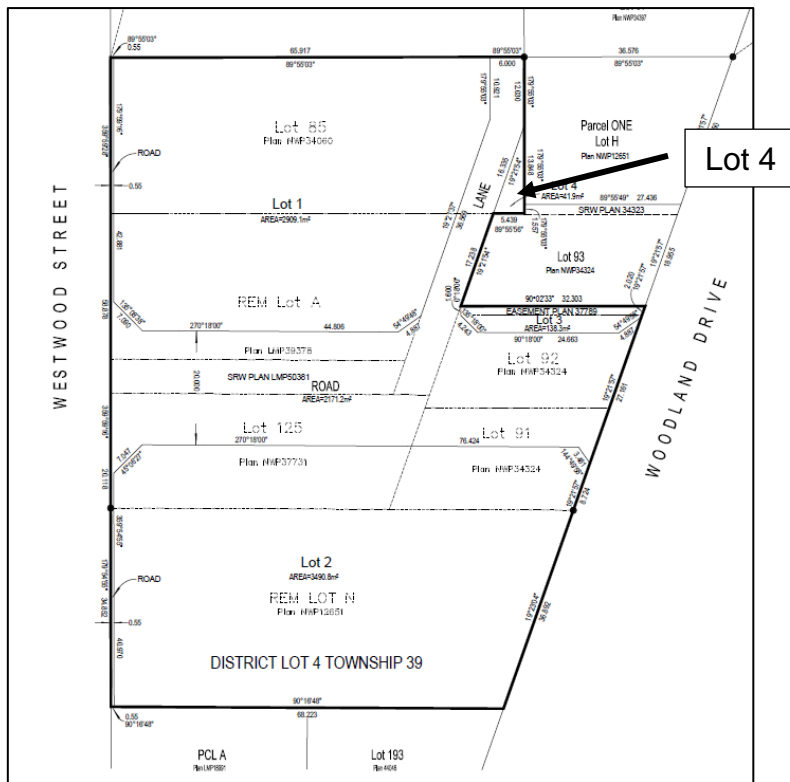
Location map

Development Variance Permit Application for 3650 Westwood Street

Regulations and Requested Variance: The intent is for the Lot 4 portion of 3650 Westwood Street to retain its RS1 – Residential Single Dwelling 1 upon adoption of Zoning Amendment Bylaw No.4282.

The subdivision regulations of the zoning bylaw set minimum lot area and lot dimensions for all zones. The RS1 zone requires a minimum lot area of 500m², a minimum lot width of 15m, a minimum lot frontage of 9m and a minimum lot depth of 28m.

The applicant is requesting variances to the lot area and lot dimension subdivision requirements to permit creation of a small 41.9m² (451ft²) lot which they intend to hold for assembly with adjacent lands. The applicant advises the lot will be cleared with the overall site development/lane construction, surfaced with gravel, and secured with a barrier to deter unwanted encroachment/use.



Proposed plan of subdivision

DISCUSSION

The July 2022 rezoning staff report for the proposed mixed-use high-rise development identified Mosaic's intent to subdivide Lot 4 from 3650 Westwood Street and hold it for future assembly with adjacent lands; the variance request is consistent with the intent conveyed to Council and the community during this review and consideration process. While creation of a 41.9m² (451ft²) lot is unusual, retention of these lands for future development with adjacent lands is an efficient use of

Development Variance Permit Application for 3650 Westwood Street

land. Staff believe the creation of a remainder lot at this location will benefit the development of adjacent property by providing for a more efficient parcel configuration. Staff recommend a no-build covenant be provided as a condition of the variance prior to subdivision to ensure it remains vacant until such time as it is consolidated with adjacent lands. Approval of the requested variance is recommended.

FINANCIAL IMPLICATIONS

None.

PUBLIC CONSULTATION

A notice will be provided to affected property owners and occupants within 40m of the property.

OPTIONS (✓ = Staff Recommendation)

	#	Description
<input checked="" type="checkbox"/>	1	Authorize notification of Development Variance Permit DVP00092; and advise Council that Committee supports consideration of the variance request.
<input type="checkbox"/>	2	Request additional information of amendments prior to making a decision on the application.
<input type="checkbox"/>	3	Decline to authorize notification of Development Variance Permit DVP00092. The applicant may then request the application be forwarded to Council for consideration.

ATTACHMENTS

Attachment 1: Draft Development Variance Permit DVP00092

Lead author(s): Bryan Sherrell

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT VARIANCE PERMIT

NO. DVP00092

Issued to: MOSAIC TOWN AND CENTRE TWO HOLDINGS LTD
(Owner as defined in the Local Government Act, hereinafter referred to as the Permittee)

Address: 500-2609 GRANVILLE ST VANCOUVER BC V6H 3H3

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this permit.

2. This Development Variance Permit applies to and only to those lands within the Municipality described below, and any and all buildings, structure and other development thereon:

Address: 3650 WESTWOOD STREET

Legal Description: LOT 85 DISTRICT LOT 4 TOWNSHIP 39 NEW WESTMINSTER
DISTRICT PLAN 34060

P.I.D.: 000-951-919

3. The Zoning Bylaw, 2008, No. 3630 Table 2.2 Residential Zones Regulations is varied as follows:

- Minimum lot area for the RS1 Zone is varied from 500m² to 41m².
- Minimum lot width for the RS1 Zone is varied from 15m to 0m.
- Minimum lot frontage for the RS1 Zone is varied from 9m to 0m.
- Minimum lot depth for the RS1 Zone is varied from 28m to 5m.

For clarity, this variance applies to and only to lot area, lot width, lot frontage and lot depth requirements associated with subdivision application SUB00189 and the subdivision of Lot 4.

4. Prior to approval of subdivision application SUB00189, the following condition must be met:

- Registration of a legal agreement restricting construction or placement of buildings on Lot 4.
5. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit.

APPROVED BY COUNCIL THE _____ DAY OF _____ 2023.

SIGNED THIS _____ DAY OF _____ 2023.

Mayor

Corporate Officer

I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED.

Applicant (or Authorized Agent or Representative of Applicant)