CITY OF PORT COQUITLAM

DEVELOPMENT COST CHARGE BYLAW 2023

BACKGROUND REPORT

JUNE 19, 2023

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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	• Aligns with recent infrastructure assessments and plans	✓
City-wide or area-specific charge	City-wide charge	• DCC projects are components of City-wide infrastructure systems and, therefore provide a City-wide benefit	✓
Grant Assistance	None	• No identified DCC projects include grant assistance.	✓
Developer Contribution	None	• No identified DCC projects include a developer contribution.	✓
Financing	No	• No identified DCC projects include financing.	✓
Benefit Allocation	7-100%	• 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%	• 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	• *Per lot or dwelling unit* for single family. DCCs are levied on single family at time of subdivision. • *Per dwelling unit* 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. • *Per square meter of gross floor area* for commercial, general/light industrial, and institutional uses as impact on infrastructure is expected to correlate most closely with floor space. • *Per hectare of total site area* 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
Genera/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 improvements[1]
- 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	Interegional 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	Interegional 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 popultation 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 popultation 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 McChessney 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 watermains 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		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
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%	$37,726	$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		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
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. 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. Upstream 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

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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
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%	$2,264	$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.	$255,717	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

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	Project Name	Description	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.	$93,093	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	RaleighSt - 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	$49,054	$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

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	Project Name	Description	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.	$26,565	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	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.	$100,023	22%	$22,227	$222	$22,005	$78,018

CITY OF PORT COQUITLAM
DRAINAGE 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
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	Hamliton 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	$41,927	$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.	$26,565	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

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	Project Name	Description	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 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.	$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%	$22,268	$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	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
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	$85,987	$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-0100	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-0101	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-0102	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-0103	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-0104	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-0105	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-0106	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-0107	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-0108	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-0109	Gordon Ave - 2600 BLK		$282,000	74%	$210,034	$2,100	$207,934	$74,066
D-0109	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-0109	Raleigh St - 3100 BLK	Existing culvert undersized - high priority. Maple Creek.	$446,898	41%	$182,566	$1,826	$180,740	$266,158
D-0109	Lougheed Hwy - 2500 BLK	Existing arch culvert undersized - med priority. Maple Creek.	$54,737	45%	$24,715	$247	$24,468	$30,269
D-0109	Patricia Ave - 1500 BLK	Existing culvert - improved tapered headwall. Maple Creek.	$446,898	33%	$148,322	$1,483	$146,839	$300,059
D-0109	Jervis St - 3300 BLK	Existing culvert undersized - low priority. Maple Creek.	$282,104	33%	$93,628	$936	$92,692	$189,412
D-0109	Davies Ave	Existing culvert undersized - low priority. Maple Creek.	$449,369	52%	$234,827	$2,348	$232,478	$216,891
D-0109	Lougheed Hwy	Existing culvert undersized - low priority. Maple Creek.	$610,674	39%	$235,414	$2,354	$233,060	$377,614
D-0110	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-0111	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-0112	Coast Meridian Rd - 3600 BLK	Existing arch culvert undersized. Hyde Creek.	$1,018,500	43%	$433,196	$4,332	$428,864	$589,636
D-0113	Lincoln Drive - 1600 BLK	Existing box culvert undersized. Hyde Creek.	$102,102	91%	$93,228	$932	$92,296	$9,806
D-0114	Kent Ave - 3800 BLK	Existing box culvert undersized. Hyde Creek.	$397,600	53%	$209,392	$2,094	$207,298	$190,302
D-0115	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		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
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 accomodate 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 accomodate 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 accomodate 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 accomodate 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		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
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

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	Project Name	Description	Cost Estimate (2022$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	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-010	1500 BLK PATRICIA AVE - G4	Upsize 156m of sewer on on Patricia Ave between Ln Sefton Vincent and Coast Meridian Rd	$ 200,400	33%	$66,800	$668	$66,132	$ 134,268
S-010	1500 BLK PATRICIA AVE - G4	Upsize 156m of sewer on on Patricia Ave between Ln Sefton Vincent and Coast Meridian Rd	$ 111,311	33%	$37,104	$371	$36,733	$ 74,579
S-011	1200 BLK BRAND ST - F12	Upsize 126m of sewer on on Ln E. Morrison between Jacana Ave and Ln N. Jacana	$ 82,883	17%	$13,814	$138	$13,676	$ 69,207
S-011	1200 BLK BRAND ST - F12	Upsize 126m of sewer on on Ln E. Morrison between Jacana Ave and Ln N. Jacana	$ 169,369	17%	$28,228	$282	$27,946	$ 141,423
S-012	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-012	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-013	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-013	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-013	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-014	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-014	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-014	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-015	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-016	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-016	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-016	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-016	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-017	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-018	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-018	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-018	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
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	Project Name	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 Barberry 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 Barberry 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 Barberry 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

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	Project Name	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.

(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

(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 29m^2, 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.

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**