

## BYLAW NO. 5432, 2025

### A Bylaw to Impose Amenity Cost Charges

#### WHEREAS:

- A. Council of the City of Coquitlam ("Council") under authority provided by the *Local Government Act*, R.S.B.C. 2015, c.1, as amended (the "*Local Government Act*"), in particular section 570.2 thereof and regulations passed pursuant thereto, and the general provisions of the *Community Charter*, S.B.C. 2003, c.26 (the "*Community Charter*"), may, by bylaw, impose amenity cost charges;
- B. Amenity cost charges may be imposed for the purpose of providing funds to assist the City of Coquitlam (the "City") to pay the capital costs of providing, constructing, altering or expanding amenities to benefit, directly or indirectly, the development and the increased population of residents or workers that results from the development for which the charge is being imposed;
- C. Council has taken into consideration the factors prescribed in Division 19.1 of the *Local Government Act*;
- D. Council has provided one or more opportunities for consultation with the public and persons, public authorities and organizations that Council considers will be affected by this *Bylaw*; and
- E. The charges to be imposed by this *Bylaw* are related to capital costs attributable to projects included in the City's capital expenditure program and are consistent with the City of Coquitlam Citywide Official Community Plan Bylaw No. 3479, 2001, as amended.

NOW THEREFORE, the Council of the City of Coquitlam, in open meeting lawfully assembled, ENACTS AS FOLLOWS:

#### 1. Name of Bylaw

This *Bylaw* may be cited for all purposes as the "Amenity Cost Charges Bylaw No. 5432, 2025."

#### 2. Effective Date and Transitional Provisions

2.1 This *Bylaw* will come into force on the *Effective Date*.

2.2 Despite section 2.1, this *Bylaw* will not apply where:

- (a) a *Precursor Application* is *In-stream* on the *Effective Date*; or
- (b) a *Building Permit Application* is *In-stream* on the *Effective Date*.

### **3. Definitions**

- 3.1 Italicized words used in this *Bylaw* will have the meanings attributed to them in Schedule "A" to this *Bylaw*.
- 3.2 Words not expressly defined in this *Bylaw* will have the meaning ascribed to them in the *Zoning Bylaw*.

### **4. Schedules**

- 4.1 Schedules "A", "B", "C" and "D" annexed to this *Bylaw* are hereby incorporated into and form an integral part of this *Bylaw*.

### **5. Imposition of Amenity Cost Charges**

- 5.1 Pursuant to section 570.2(1) of the *Local Government Act*, for the purpose of providing funds to assist the *City* in paying the capital costs of providing, constructing, altering or expanding the amenities set out in Schedule "C" to this *Bylaw* to benefit, directly or indirectly, the *Development* and the increased population of residents or workers that results from the *Development* for which the charge is being imposed, every person who obtains a *Building Permit* authorizing the construction, alteration or extension of a building or structure must pay to the *City* the ACCs established under this *Bylaw*.
- 5.2 The ACCs established by this *Bylaw* apply to all land in the *City*.

### **6. Exemptions from Amenity Cost Charges**

- 6.1 Despite any other provision of this *Bylaw*, an ACC is not payable:
  - (a) in relation to a *Development* authorized by a *Building Permit* that authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction, alteration or extension, exempt from taxation under Section 220(1)(h) or section 224(2)(f) of the *Community Charter*;
  - (b) in relation to affordable and special needs housing units that are required under an affordable and special needs housing zoning bylaw as defined in section 478.1 of the *Local Government Act*;

- (c) if no increase in the population of residents or workers is expected to result from the *Development*;
- (d) in respect of a particular *Amenity*, if an ACC in respect of that *Amenity* has previously been paid for the same *Development*, unless further development is expected to result in an increase in the population of residents or workers;
- (e) in relation to a *Development* for any class of affordable housing prescribed by regulation under the *Local Government Act*; or
- (f) if the *Local Government Act* or any regulations thereunder provide that no *Amenity Cost Charge* is payable.

## **7. Calculation of Applicable Charges**

7.1 The ACC imposed by this *Bylaw* will be calculated in accordance with:

- (a) the charges identified in Schedule "B" to this *Bylaw*;
- (b) any applicable credits identified in Schedule "D" to this *Bylaw*; and
- (c) any applicable reductions or waivers established by bylaw under s. 570.6 of the *Local Government Act*.

7.2 Unless otherwise specifically provided in Schedules "A" or "B" to this *Bylaw*, where a *Development* for which an ACC applies contains two or more uses, the ACC to be paid will be calculated separately for each use within the *Development* and the total ACC to be paid will be the sum of the ACC for all uses within the *Development*.

## **8. Payment of Amenity Cost Charges**

8.1 Subject to Section 8.2, ACCs imposed under this *Bylaw* must be paid in full to the *City* for all types of *Development* to which this *Bylaw* applies prior to the issuance of a *Building Permit* for the *Development*.

8.2 ACC that would otherwise be payable in full at the time indicated in Section 8.1 may be payable in instalments provided that the *Minister* has, by regulation made pursuant to Section 570.2(5) of the *Local Government Act*, authorized the payment of the ACC in instalments and prescribed the conditions under which such instalments may be paid.

**9. Severability**

- 9.1 If any section, subsection, clause or phrase of this *Bylaw* is, for any reason, held to be invalid by a court of competent jurisdiction, it will be deemed to be severed and the remainder of the *Bylaw* will remain valid and enforceable in accordance with its terms.

READ A FIRST TIME this 23<sup>rd</sup> day of June, 2025.

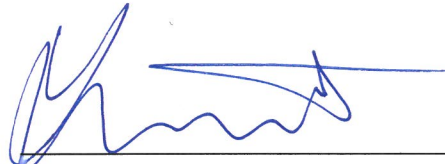
READ A SECOND TIME this 23<sup>rd</sup> day of June, 2025.

READ A THIRD TIME this 23<sup>rd</sup> day of June, 2025.

FINAL ADOPTION and the Seal of the Corporation affixed this 7<sup>th</sup> day of July, 2025.



MAYOR



CORPORATE OFFICER

**SCHEDULE "A"**  
**to**  
**Amenity Cost Charges Bylaw No. 5432, 2025**

**Definitions**

In this *Bylaw*, unless the context otherwise requires:

**"Amenity"** means an amenity or amenities referenced in Schedule "C" to this *Bylaw*.

**"Amenity Cost Charge"** means the charge payable pursuant to the provisions of this *Bylaw* and in the amounts as calculated in accordance with Section 7.1. The term Amenity Cost Charge may also be referred to as **"ACC"** or **"ACCs"** in this *Bylaw*.

**"Building Bylaw"** means the City of Coquitlam Building Bylaw No. 3598, 2003, as amended or replaced from time to time.

**"Building Permit"** means any permit required by the *Building Bylaw* that authorizes the construction, alteration or extension of a building or structure.

**"Building Permit Application"** means an application for *Building Permit* that is submitted and accepted by the *City* as a legitimate application, that includes a completed application form, submission of all required items identified on the applicable building permit application checklist, and payment of all applicable application fees.

**"Bylaw"** means this bylaw and any subsequent amendments hereto.

**"City"** means the City of Coquitlam.

**"Development"** includes the construction, alteration or extension, and the proposed construction, alteration or extension, of a building or structure for which a *Building Permit* is or will be required.

**"Effective Date"** means the date this *Bylaw* is adopted by Council.

**"High-Rise Apartment"** mean a residential use within an apartment building over 12 floors.

**"Institutional"** means a use providing for public functions including:

- (a) government offices;

- (b) schools, and colleges and universities operated by duly incorporated federal or provincial societies exclusively as non-profit, charitable organizations;
- (c) hospitals;
- (d) community centres;
- (e) courts, police stations and jails;
- (f) libraries and museums; and
- (g) buildings associated with public parks, public playgrounds, cemeteries and works yards.

**"In-stream"** means an application submitted and accepted by the *City* as a legitimate application and all applicable application fees have been paid, and where the application has not been determined or rejected by the *City* or withdrawn by the applicant.

**"Low-Rise Residential"** means a residential use consisting solely of small-scale residential, street-oriented village home residential or townhouse.

**"Mid-Rise Apartment"** means a residential use within an apartment building up to a maximum of 12 floors.

**"Minister"** means the Minister of Housing and Municipal Affairs for the Province of British Columbia or their successor in function.

**"Precursor Application"** means:

- (a) an application for the issuance of a development permit:
  - (i) submitted and accepted by the *City* as a legitimate application, that includes a completed application form, submission of all required items identified on the development permit application checklist, and payment of all applicable application fees; and,
  - (ii) the *Development* authorized by the *Building Permit* is entirely within the area of land that was the subject of the development permit application; or
- (b) an application for an amendment to the *Zoning Bylaw*:
  - (i) submitted and accepted by the *City* as a legitimate application, that includes a completed application form, submission of all required items identified on the rezoning application checklist, and payment of all applicable application fees; and,
  - (ii) the *Development* authorized by the *Building Permit* is entirely within the area of land that was the subject of the *Zoning Bylaw* amendment application.

**"Zoning Bylaw"** means the City of Coquitlam Zoning Bylaw No. 3000, 1996, as amended or replaced from time to time.

**SCHEDULE "B"**  
**to**  
**Amenity Cost Charges Bylaw No. 5432, 2025**

**Amenity Cost Charge Amounts**

Description of Use	Amenity Cost Charge	Amenity Cost Charge Equivalency
<i>Low-Rise Residential</i>	\$21,205 per dwelling unit	\$21,205 per dwelling unit
<i>Mid-Rise Apartment</i>	\$229.35 per square metre of gross floor area	\$21.31 per square foot of gross floor area
<i>High-Rise Apartment</i>	\$414.68 per square metre of gross floor area	\$38.53 Per square foot of gross floor area
Industrial, Commercial and <i>Institutional</i>	\$0 per square metre of gross floor area	\$0 per square metre of gross floor area

**SCHEDULE "C"**  
**to**  
**Amenity Cost Charges Bylaw No. 5432, 2025**

**List of Amenities**

**1. Community Centres and Amenities**

Community Centres and Amenities include the City's contribution to Fraser Mills Community Centre, the Northeast Community Centre including financing costs, the Bettie Allard YMCA outstanding debt including financing costs, and new washrooms, meeting rooms, mechanical rooms and a new Blue Mountain Park Fieldhouse.

**2. Park Amenities**

Park Amenities includes park components not eligible for Development Cost Charges for parks located in the Austin Heights, City Centre, Northeast and Northwest neighbourhoods.



**SCHEDULE "D"**  
**to**  
**Amenity Cost Charges Bylaw No. 5432, 2025**

**Credits for Community Amenity Contributions and Density Bonus**

**1. Definitions**

1.1 For the purposes of this Schedule "D" only, italicized terms used in this Schedule "D" include both:

- (a) the definitions referenced in Section 3 of the *Bylaw*; and
- (b) the additional italicized words defined below in this Schedule "D".

1.2 The definitions provided in this Schedule "D" apply only within this Schedule "D" and do not modify or replace any definitions referenced in Section 3 of the *Bylaw*.

1.3 In this Schedule "D", unless the context otherwise requires:

**"Approved Zone"** means the zone assigned to lands as a result of an approved *Rezoning Application*, as set out in the *Zoning Bylaw* in force at time of *Bylaw Adoption*.

**"Bylaw Adoption"** means the adoption of the rezoning amendment bylaw associated with, and approving, a *Rezoning Application*.

**"CAC" or "Community Amenity Contribution"** means a voluntary financial contribution paid by an applicant to the *City*, and accepted by the *City*, in connection with a *Rezoning Application* in order to provide funding for amenities.

**"CAC Density"** means the residential floor area upon which a CAC was calculated excluding any credits given for existing residential density.

**"Density Bonus"** means a financial payment made to the *City* at time of *Building Permit* issuance in exchange for a portion of additional gross floor area above a residential base density gross floor area of 2.5 times the lot area in order to provide funding for amenities.

**"Density Bonus Covenant"** means a legal agreement between the owner of a lot and the *City* to secure the payment of *Density Bonus*, which includes a section 219 covenant registered on title to the lot in favour of the *City*.

**"Development Permit"** means a form and character development permit issued by the *City*.

**"Rezoning Application"** means the application submitted to the *City* to rezone lands, upon which a CAC was calculated and paid.

## 2. Credit Determination

- 2.1 A credit will be applied against the ACC calculated in accordance with Schedule "B" to this Bylaw, if the conditions set out in Section 3 or Section 4 of this Schedule "D" are satisfied, subject to the conditions set out in Section 5 of this Schedule "D".

## 3. Full Credit

- 3.1 A credit in the amount equal to the ACC calculated in accordance with Schedule "B" to this *Bylaw* applies if one of the following sets of conditions are satisfied:

(a) **Low-Rise Residential (Excluding Townhouse and Street-Oriented Village Home Residential)**

- (i) the *Development* is *Low-Rise Residential* excluding townhouse and street-oriented village home residential;
- (ii) a CAC was provided; and
- (iii) the number of principal dwelling units and accessory dwelling units described in the *Building Permit Application* do not exceed the number of principal dwelling units and accessory dwelling units permitted by the *Approved Zone*; or

(b) **Townhouse, Street-Oriented Village Home Residential, Mid-Rise Apartment or High-Rise Apartment**

- (i) the *Development* is townhouse, street-oriented village home residential, *Mid-Rise Apartment* or *High-Rise Apartment* and permitted by the *Approved Zone* and the condition in Section 4.4(a)(ii) of this Schedule "D" does not exist; and
- (ii) a CAC was provided based on a *CAC Density*;

and either of the following sets of conditions are satisfied:

**Townhouse, Street-Oriented Village Home Residential, Mid-Rise Apartment or High-Rise Apartment Without Density Bonus**

- (iii) the *Approved Zone* does not provide for *Density Bonus* or the lot the *Development* is located within is not charged by a *Density Bonus Covenant*; and
- (iv) the gross floor area described in the *Building Permit Application* does not exceed the *CAC Density*; or

**Mid-Rise Apartment or High-Rise Apartment With Density Bonus**

- (v) the *Approved Zone* provides for *Density Bonus* or the lot the *Development* is located within is charged by a *Density Bonus Covenant*; and
- (vi) the *Density Bonus* is paid in accordance with the *Approved Zone* or the *Density Bonus Covenant*.

**4. Partial Credit**

**4.1 Low-Rise Residential (excluding Townhouse and Street-Oriented Village Home Residential)**

If the following conditions are satisfied:

- (a) the *Development* is *Low-Rise Residential* excluding townhouse and street-oriented village home residential;
- (b) a *CAC* was provided; and
- (c) the number of:
  - (i) principal dwelling units exceeds the number of principal dwelling units permitted by the *Approved Zone*; or
  - (ii) accessory dwelling units exceeds the number of accessory dwelling units permitted by the *Approved Zone*,

a credit will apply as follows:

- (d) where the *CAC* provided was calculated based on a *CAC Density*, in the amount equal to multiplying the per dwelling unit charge for *Low-Rise Residential* set out in Schedule "B" to this *Bylaw* by the number of dwelling units permitted by the *Approved Zone*; or
- (e) where the *CAC* provided was calculated on a per lot basis, in the amount equal to the sum of:
  - (i) one dwelling unit charge for *Low-Rise Residential* set out in Schedule "B" to this *Bylaw* representing one principal dwelling unit; plus
  - (ii) where the *Development* includes an accessory dwelling unit, an additional one dwelling unit charge for *Low-Rise Residential* set out in Schedule "B" to this *Bylaw*.

#### 4.2 Townhouse or Street-Oriented Village Home Residential

If the following conditions are satisfied:

- (a) the *Development* is townhouse or street-oriented village home residential and the *Approved Zone* permitted townhouse or street-oriented village home residential;
- (b) a *CAC* was provided based on a *CAC Density*; and
- (c) the *Development* exceeds the *CAC Density*,

and:

- (d) a *Development Permit* was issued concurrently with *Bylaw Adoption*, then a credit in the amount equal to multiplying the number of dwelling units described in a *Development Permit* by the per dwelling unit charge for *Low-Rise Residential* set out in Schedule "B" to this *Bylaw* will apply; or
- (e) a *Development Permit* was not issued concurrently with *Bylaw Adoption*, then:
  - (i) the *City* shall calculate the number of dwelling units or portion thereof that corresponds to the floor area of the applicable *CAC Density*; and
  - (ii) a credit in the amount equal to multiplying the number of the dwelling units or portion thereof calculated in accordance with (i)

above by the per dwelling unit charge for *Low-Rise Residential* set out in Schedule "B" to this *Bylaw* will apply.

#### 4.3 Mid-Rise Apartment or High-Rise Apartment Without Density Bonus

A credit will be applied in the amount calculated by multiplying the charge identified in Schedule "B" to this *Bylaw* by the floor area of the applicable CAC *Density*, if all of the following conditions are satisfied:

- (a) the *Development* is:
  - (i) *Mid-Rise Apartment* and the *Approved Zone* permitted *Mid-Rise Apartment*; or
  - (ii) *High-Rise Apartment* and the *Approved Zone* permitted *High-Rise Apartment*;
- (b) a CAC was provided based on a CAC *Density*;
- (c) the *Approved Zone* does not provide for *Density Bonus* and the lot the *Development* is located within is not charged by a *Density Bonus Covenant*;
- (d) the *Approved Zone* is amended or any lands subject to the *Rezoning Application* are rezoned; and
- (e) the residential gross floor area of the *Development* described in the *Building Permit Application* exceeds the CAC *Density*.

#### 4.4 Credit In Amount of CAC Provided

A credit will be applied in the amount equal to the amount of the CAC provided, if a CAC was provided and one of the following sets of conditions are satisfied:

- (a) **Change In Permitted Residential Use**
  - (i) the *Development* is townhouse, street-oriented village home residential, *Mid-Rise Apartment* or *High-Rise Apartment*; and
  - (ii) the *Approved Zone* is amended or any lands subject to the *Rezoning Application* are rezoned such that the *Building Permit Application* describes a residential use different than permitted by the *Approved Zone* (for certainty, including but not limited to, rezoning townhouse to *Mid-Rise Apartment* and *Mid-Rise Apartment* to *High-Rise Apartment*); or

(b) **Development Subject to Density Bonus Rezoned or Zoning Amended**

- (i) the *Approved Zone* provides for *Density Bonus* or the lot the *Development* is located within is charged by a *Density Bonus Covenant*;
- (ii) the *Density Bonus* is not paid in accordance with the *Approved Zone* or the *Density Bonus Covenant*; and
- (iii) the *Approved Zone* is amended or any lands subject to the *Rezoning Application* are rezoned.

**5. General Credit Conditions**

5.1 The applicability of credits set out in this Schedule "D" to this *Bylaw* are subject to the following conditions:

- (a) in no event will a credit for a *Development* exceed the ACC calculated in accordance with Schedule "B" to this *Bylaw* for the *Development*;
- (b) credits are non-transferable and non-refundable;
- (c) credits apply only:
  - (i) once and no credit will be applied in respect of any lot where a *Building Permit* has previously been issued for a *Development* on that lot following *Bylaw Adoption*;
  - (ii) if the capital costs of *amenities* are funded by the CAC or the *Density Bonus*, as applicable;
  - (iii) if the CAC or *Density Bonus* is provided, and it has not been returned; and
- (d) for the purposes of determining a CAC or CAC *Density* where the lands subject to the *Rezoning Application* consists of two or more lots, the CAC paid or the CAC *Density*, as applicable, will be deemed to be allocated among such lots on a proportional basis in accordance with the following:
  - (i) the applicable residential gross floor area authorized for those lots pursuant to a *Development Permit* issued concurrently with *Bylaw Adoption*; or

- (ii) in the absence of a *Development Permit* issued concurrently with *Bylaw Adoption*, the applicable maximum residential floor area achievable on those lots under the *Approved Zone*; or
- (iii) a combination of (i) and (ii) above, if one portion of the lots had a *Development Permit* issued concurrently with the *Bylaw Adoption* and the other portion did not,

and for the purposes of allocating a *CAC*, any credits for existing residential floor area used to calculate the *CAC* will be allocated proportionally among the lots in accordance with (i), (ii) and (iii) above.