



DEVELOPMENT COST CHARGE TASK FORCE MINUTES
MEETING JULY 30, 2001

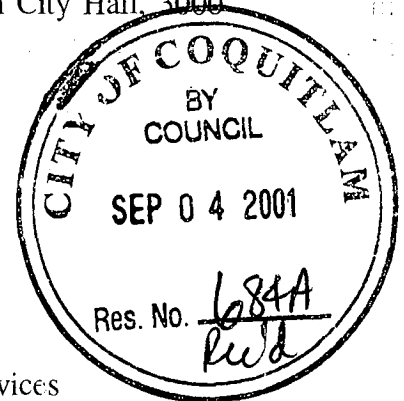
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A Regular Meeting of the Development Cost Charge Task Force convened on Monday, July 30, 2001 at 8:00 a.m. in the Council Boardroom 480, Coquitlam City Hall, 3000 Guildford Way, Coquitlam, BC with the following persons present:

Task Force Members: Mayor J. Kingsbury, Chair
P. Philley
K. Wood
R. Bublick

Absent: E. Martin

Staff Present: R. Hicks, General Manager Corporate Services
N. Nyberg, General Manager Operations
T. Wingrove, City Clerk



ITEM I – MINUTES OF PREVIOUS TASK FORCE MEETING

This was the Inaugural Meeting of the Task Force.

ITEM II – BUSINESS ARISING FROM MINUTES

N/A

ITEM III – NEW BUSINESS

527-1 Introductory Remarks

Mayor Kingsbury welcomed everyone to the first Task Force Meeting and explained that the Final Report of the Task Force must be completed in September to allow further consideration by City Council.

The General Manager Corporate Services provided copies of the current Coquitlam Development Cost Charge Bylaw (1997) and the implementation procedures (City Solicitor March 12, 1997). Copies of the Provincial Development Cost Charge Best Practices Guide were also distributed. The General Manager Corporate Services continued to outline

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the main procedural recommendation of the guide and then addressed the conclusions of the Harris Hudema Report on the Impact of Development Cost Charges in Coquitlam.

The Task Force discussed the impact of Development Cost Charges and the competitive nature of attracting industrial and commercial tenants. The Task Force further discussed the use of Development Cost Charges and general revenue for infrastructure projects including United Boulevard extension and possible industrial lands in that area. The Task Force finally discussed the possibility of raising the assist factor for certain areas in Coquitlam.

Ms. Bublick provided newspaper articles which provided survey results from the National Association of Office and Industrial Properties which shows government development costs in 17 Lower Mainland Municipalities.

527-2 Terms of Reference

The Task Force received and consented to the Terms of Reference.

527-5 Consensus of Objectives and Next Steps

The Task Force asked that the Commercial Development Cost Charge rates be reviewed within the Official Community Plan areas and Park Land Acquisition Development Cost Charge rates for all classes of properties.

Mayor Kingsbury asked that the Report of General Manager Corporate Services dated 2001 July 13 be forwarded to all Task Force Members for their review and consideration prior to the next Task Force Meeting and noted that this was considered by Council at a Closed Meeting.

The General Manager Corporate Services distributed a review of Development Cost Charge data from the Ministry of Municipal Affairs dated 2001 February 07.

Ms. Bublick provided a copy of an article that was distributed to all Task Force Members, discussing the impact of property taxes and Development Cost Charges as planning tools.

ITEM IV – OTHER BUSINESS

N/A

ITEM V – TABLED ITEMS

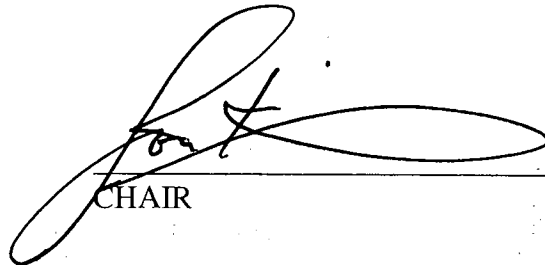
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ITEM VI – NEXT MEETING DATE

The next meeting is scheduled for August 10 at 12:00 p.m.

ITEM VII – ADJOURNMENT

The Chair declared the Meeting adjourned at 9:25 a.m.



CHAIR



Trevor Wingrove



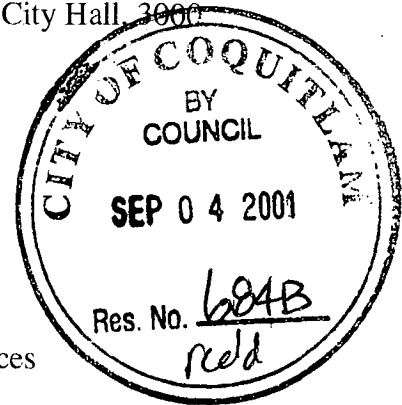
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DEVELOPMENT COST CHARGE TASK FORCE MINUTES
MEETING AUGUST 10, 2001

A Regular Meeting of the Development Cost Charge Task Force convened on Friday, August 10, 2001 at 12:05 p.m. in the Council Boardroom 480, Coquitlam City Hall, 3000 Guildford Way, Coquitlam, BC with the following persons present:

Task Force Members: Mayor J. Kingsbury, Chair
E. Martin
K. Wood
P. Philley
R. Bublick

Staff Present: R. Hicks, General Manager Corporate Services
N. Nyberg, General Manager Operations
D. Day, General Manager Planning & Development
T. Wingrove, City Clerk



ITEM I – MINUTES OF PREVIOUS TASK FORCE MEETING

That the Minutes of the Development Cost Charge Task Force Meeting held July 30, 2001 be approved.

ITEM II – BUSINESS ARISING FROM MINUTES

None

ITEM III – NEW BUSINESS

The General Manager Corporate Services provide copies of the following documents:

- Memo from General Manger Corporate Services dated August 10, 2001 entitled Town Centre DCC Levies
- Appendix A – Transportation DCC Calculations
- Research Highlights – Greenhouse Gas Emissions from Urban Travel: Tool for Evaluating Neighbourhood Sustainability
- Development Cost Charge Review – Three Phased Approach

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- Automobile Dependence in Cities: An International Comparison of Urban Transport and Land Use Patterns with Implications for Sustainability
- SmarTraq – Strategies for Metropolitan Atlanta's Regional Transportation and Air Quality

The Committee discussed the use of DCCs to fund necessary infrastructure with the timing of construction often being years after DCC funds have been submitted, the impact of DCCs on financing arrangements and profit margins from the developer's perspective and the need to communicate the purpose and value of DCC levies.

The General Manager Corporate Services spoke to the Report dated 2001 July 13 and requested feedback on engaging a consultant to review DCCs in the Coquitlam Town Centre. The Committee supported this approach and engaging Gary Williams and Associates and Urban Systems to work with the Task Force.

It was noted that Coquitlam was in a different situation from Kelowna or Nanaimo and has had a different DCC experience than Kelowna, Nanaimo or Surrey. The Committee also discussed the competitive nature of land development and the role of DCCs in establishing a competitive environment for business that will benefit Coquitlam but not at the expense of existing taxpayers.

The General Manager Corporate Services spoke to the existing DCC calculations for transportation and parkland. He noted that the commercial properties had provided a large portion of DCC funding due to greater than anticipated growth in this area and a slow down in residential growth. He proposed that a Town Centre specific DCC be developed in the short-term prior to moving on to subsequent phases of DCC review. It was suggested that the consultants review Lower Mainland Town Centres and also determine the impact to the property taxes.

The Committee discussed the existing inventory of development property, the net increase/decrease in the BC population and the relative increase/decrease in housing starts.

The Task Force asked that the consultants be retained to complete a Town Centre DCC study and that Terms of Reference be circulated for comment. The Task Force also requested that Parkland DCCs be reviewed in the short-term in addition to the commercial and industrial rates.

ITEM IV – OTHER BUSINESS

None

ITEM V – TABLED ITEMS

None

ITEM VI – NEXT MEETING DATE

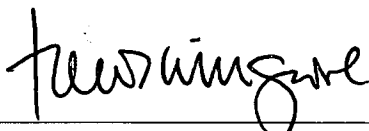
The next meeting is scheduled for Thursday, August 30, 2001 at 8:00 a.m.

ITEM VII – ADJOURNMENT

The Chair declared the Meeting adjourned at 1:00 p.m.



CHAIR



Trevor Wingrove
City Clerk