

Welcome!

Help Shape the Future of Community Amenities in Maple Ridge

OPEN HOUSE



Wednesday, June 17



5:30 - 7:30



Maple Ridge Public Library

Fraser Room (2nd Floor)

22470 Dewdney Trunk Rd



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Infrastructure Costs & Financing Tools



Why Infrastructure Funding Matters

Local governments are responsible for constructing and maintaining infrastructure and amenities in their community.

This includes roads, watermains, libraries, community centres, parks, etc.

The costs for maintaining and replacing existing infrastructure are paid for through taxes and utility rates.

Costs for new infrastructure required for new growth in the community are collected from new development through a number of different financing tools.

Financing Tools to Fund New Infrastructure Costs



Development Cost Charges (DCCs)

Funds core infrastructure required for new growth:

- | | | |
|--|--|---|
| ☒ Water | ☒ Sewage | ☒ Roads |
| ☒ Drainage | ☒ Parks | |



Community Amenity Contributions (CACs)

Voluntary contributions to fund community amenities, including:

- ☒ Public Art
- ☒ Heritage Conservation, or
- ☒ Affordable Housing



Amenity Cost Charges (ACCs)

New development financing tool to help fund community amenities such as:

- ☒ Community Centres
- ☒ Libraries
- ☒ Daycares, etc.



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What are **Amenity Cost Charges (ACCs)**?



Overview



New Provincial legislation (Bill 46) was passed which introduced ACCs as a new tool for local governments to fund select infrastructure costs.



Development Cost Charges (DCCs) are already in place to fund costs of new 'hard' infrastructure (e.g. roads, watermains, sewers, etc.) ACCs are being introduced to expand the funding to community amenities.



The legislation and rules for ACCs are similar to DCCs

What are ACCs Used For?

ACCs are fees that local governments can collect from new development that bring new people to the area. These fees help pay for the following amenities:



Community, Youth, or Seniors' Centres



Recreational or Athletic Facilities



Libraries



Day-care Facilities



Public Squares



Other Matters



ACCs are used to fund costs to construct new community amenities.



ACC rates are calculated based on the costs of the amenities to be funded by the ACC.



ACCs are decided on by Council by passing an ACC bylaw.



Before ACCs are put in place, local governments must consult with the public and other community interest holders.



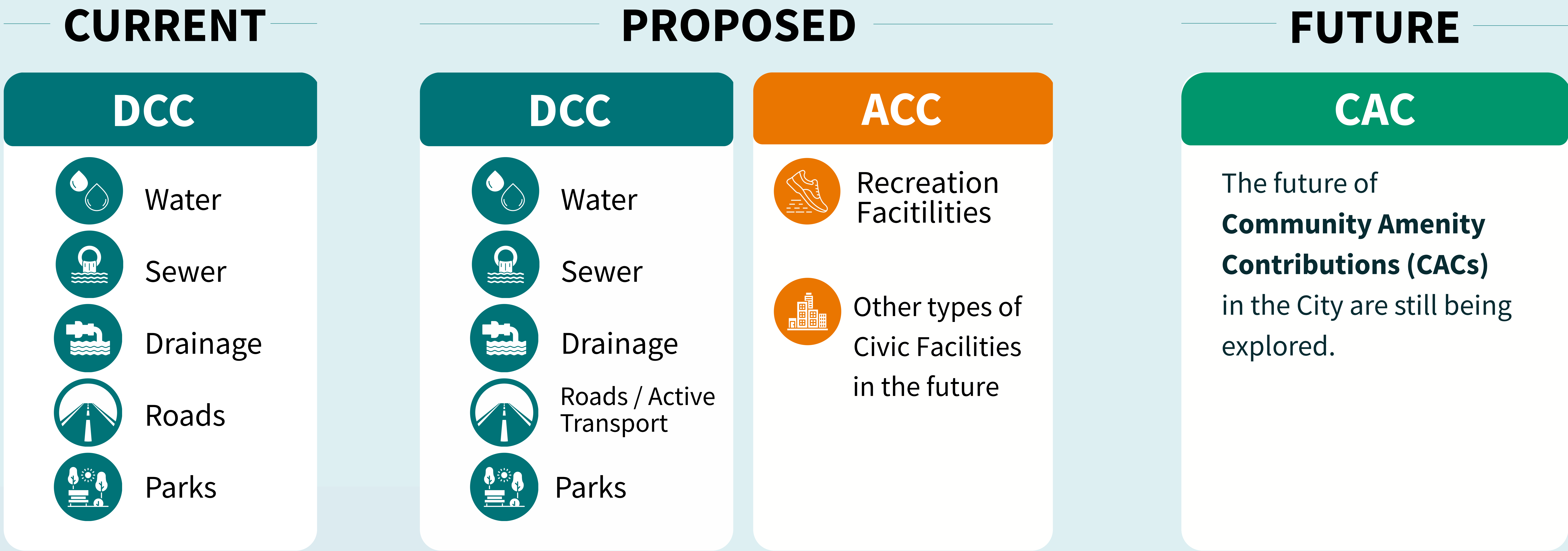
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How ACCs Fit Within Existing Funding Tools

 The City currently utilizes DCCs to fund infrastructure costs for new growth in the City. With the introduction of ACCs, the following schematic provides a summary of the infrastructure costs to be funded from each funding tool:



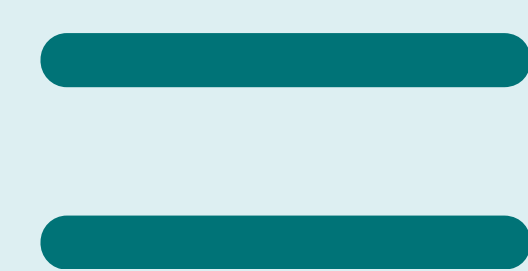
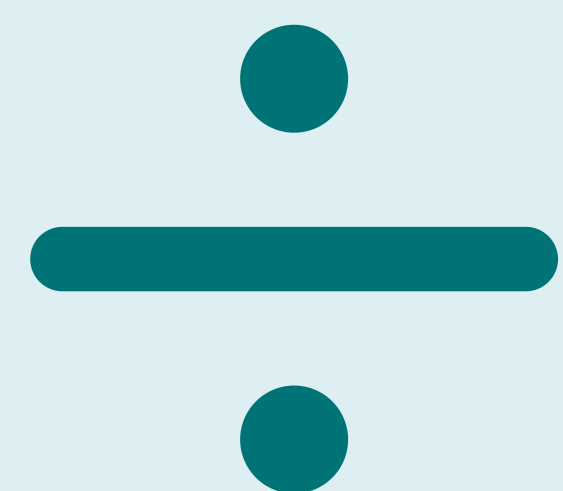
 ACCs cannot be used to fund infrastructure costs associated with DCCs.

How the ACC Rates are Calculated



The ACC is calculated by taking the costs of the new amenities required for new growth and dividing by the new homes and businesses being developed in the community.

Cost of Amenities



New Homes and Businesses



ACC Rate



(per unit for new homes
or per square metre for
new businesses)



ACCs only apply to new development for new amenities being constructed.



Existing residents/businesses are not subject to the ACC unless they construct new units or expand their business/home for new people.



Costs related to replacing existing amenities cannot be funded with ACCs. These costs would be funded through taxes, utility rates, or other means.

Growth Forecast



The growth in new people and employees in the City must be estimated to calculate the ACC on a per unit basis for new homes and on a per square metre basis for new businesses. The following provides a summary of the growth forecast.



Residential

Residential growth forecast is informed by Metro Vancouver’s Growth Projections

 City-wide Population (2026)	 City-wide Population (2050)	 Incremental Population (2026-2050)
101,110	147,850	46,740

To provide the ACC on a per-unit basis, the follow persons per unit (PPU) assumptions were utilized (based on StatsCan Census data).

Housing Type (per dwelling unit)	PPU Assumption
Single Detached	3.4
Duplex/Triplex/Fourplex/Multiplex/Townhouse	2.9
Apartment	1.8
Secondary Suites/Detached Garden Suites*	1.4

*Based on average of 1-bedroom apartments in StatsCan dataset.



Non-Residential

Employment projections are based on the activity rate method: number of jobs divided by the number of residents

 Employment (2026)	 Employment (2050)	 Incremental Employment* (2026-2050)
29,050	42,500	13,430

*Including work at home and no fixed place of employment.

Non-Residential Development Type	Growth in Employment*	Floor Space per Worker Assumption **	Growth in Non-Residential Gross Floor Area (sq.m)
Commercial	4,210	35	147,350
Institutional	3,223	65	209,467
Industrial	1,908	111	211,822
Total	9,341		568,640

*Excluding work at home and no fixed place of work employment as the demand for amenities for these employees is assumed to be captured in the residential forecast.

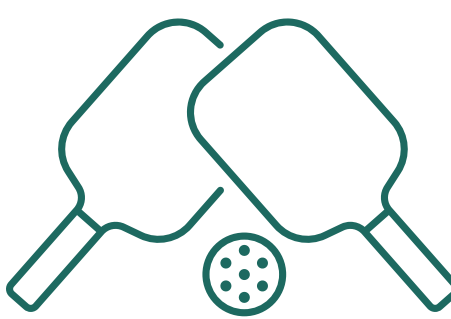
**Numbers have been rounded.

Proposed Projects & ACC Rates



New amenities to be constructed and proposed to be funded by ACC revenues are listed. Additional recreation facilities may be added to the list as the cost estimates and timing of projects are determined.

Proposed Capital Projects

Project		Projected Cost
	Synthetic Turf Baseball Field	\$4M
	Pickleball Hub	\$3M
	MRSS Athletic Field	\$6M
	Multi-Sport Covered Box Facility	\$8M

*Initial implementation focuses on costed recreation facilities. Future projects that may be considered in the future include: Additional ice sheets at Albion Fairgrounds, and the Aquatics and Rec Centre at Hammond Community Park.



Based on the projected capital costs and the growth forecast, the table below provides the proposed ACC rate by development type.

Type of Development	Proposed ACC Rate*
Residential (per unit)	
Single Detached	\$1,361 per unit
Duplex / Triplex / Fourplex / Townhouse	\$1,169 per unit
Apartment	\$706 per unit
Secondary Suite / Detached Garden Suite	\$552 per unit
Non-Residential (per sq.m of gross floor area)	
Industrial	\$0.95 per sq.m
Commercial	\$3.03 per sq.m
Institutional	\$1.63 per sq.m

*Rates included at 1st Reading of the ACC Bylaw on May 26, 2026.

Note:
If more projects are added to the list, these rates would need to go up.

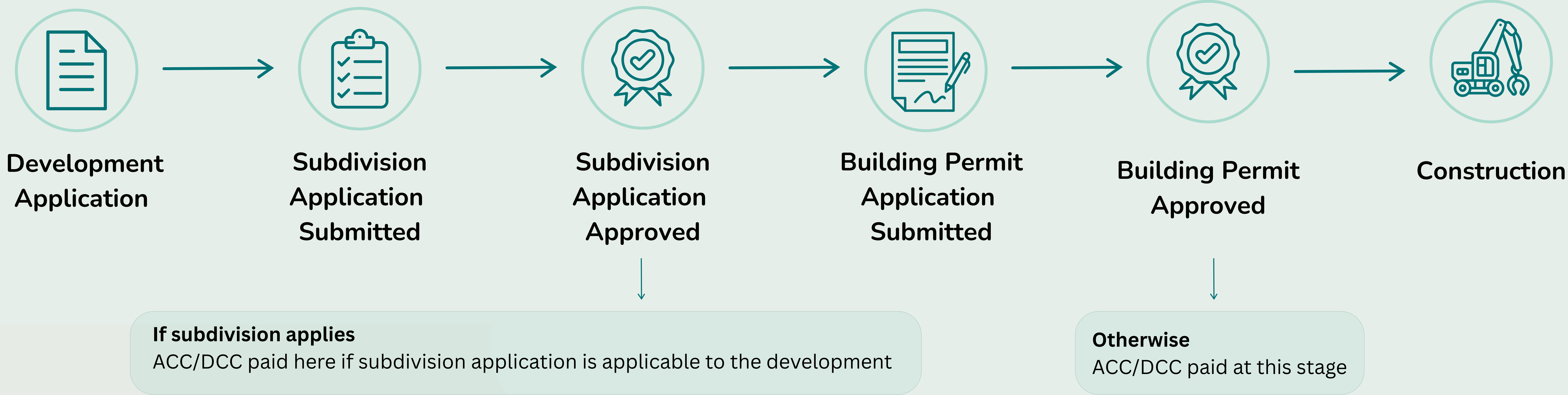


Development Examples

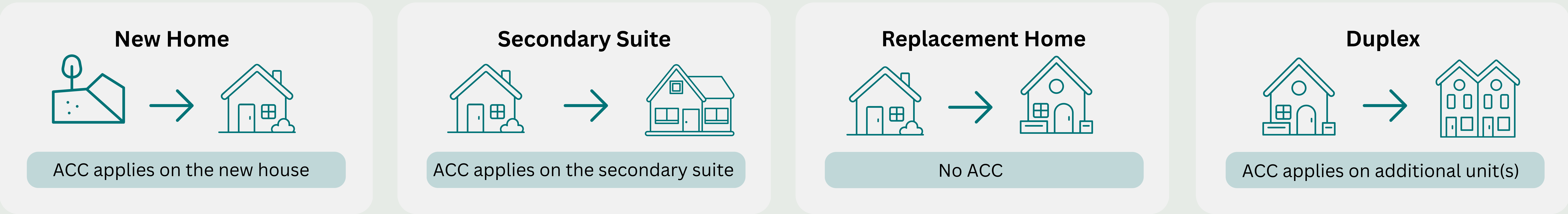
WHEN IS AN ACC PAID?



The payments for ACCs are proposed to be the same as for DCCs. They may also be able to be paid in installments.



Development Examples



Project Timeline

1

TECHNICAL WORK

Determining what Projects are to be Funded by the ACC

- ✓ Review the Provincial legislation
- ✓ Identify what amenities can be funded by ACCs
- ✓ Identify specific projects for ACC funding
- ✓ Develop forecast of new homes and businesses
- ✓ Test whether ACCs will deter the development of new homes

2

DRAFT ACC BYLAW

Proposed Rates and Reporting of Findings

- ✓ Draft ACC technical study
- ✓ Determine preliminary ACC rates
- ✓ Council gave the ACC Bylaw 1st Reading on May 26, 2026*

3

COMMUNITY & INDUSTRY INPUT

Consultation

- Development industry input
- Community input

— WE ARE HERE —

4

BYLAW ADOPTION

Implementation of ACCs

- Review input and finalize ACC rates
- Prepare Council Report and Bylaw for 2nd Reading*
- Update, if needed
- Bylaw returns to Council for 3rd and Final Reading*
- Target effective date of Bylaw January 1, 2027

*Council is required to pass a bylaw before charging ACCs. To pass a bylaw, Council must undertake four readings of the bylaw

Feedback

We want to hear your thoughts to help shape the future of amenities in Maple Ridge.



Questions?

Ask City Staff!



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