

From: TransLink Board <board@translink.ca>

Sent: February 20, 2025 9:33 AM

To: Mayor George Harvie <mayorharvie@delta.ca>; TransLink Board <board@translink.ca>

Cc: TT.Minister@gov.bc.ca; HMA.Minister@gov.bc.ca; Quinn, Kevin <Kevin.Quinn@TransLink.ca>; Mayor & Council <Mayor-Council@delta.ca>; City Manager <CityManager@delta.ca>

Subject: RE: Collection of Development Cost Charges

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Dear Mayor Harvie,

Thank you for writing to the TransLink Board of Directors on this matter and appreciate you raising the City of Delta's concerns about the timing of collection of TransLink's Development Cost Charges (DCCs) and the City's DCCs or other municipal charges, Chair Cunningham has asked me to respond on her behalf. We understand the significant financial challenges we are all experiencing in the region and the need for flexibility where possible, and TransLink wants to continue to work with municipalities in the region to achieve the goals we have for a sustainable and affordable region.

TransLink's Development Cost Charge regime was established by the Province through an amendment to the *South Coast British Columbia Transportation Authority Act* (the Act) to provide for a new revenue source for TransLink, and included provisions that provide for the requirements of when the DCCs must be collected.

As you are aware, Section 34.21 provides that TransLink may impose a DCC on every person who obtains:

- a. Approval of a subdivision that is within the transportation service region, or
- b. A building permit authorizing the construction, alternation or extension of a building or structure that is within the transportation service region.

Section. 24.21(4) of the Act then goes on to say that the DCC must be paid *before or at the time of the approval of the subdivision or the issue of the building permit*.

Unfortunately, as this is set out expressly in the legislation, TransLink's Board of Directors and TransLink itself does not have the ability to change the timing of collection of the DCCs, only the Province can amend the Act. Our understanding is that it was originally set to be in alignment with

existing municipal processes for these subdivision approvals and building permit issuances to allow for some efficiencies in the process. We would encourage the City of Delta to raise your concerns and request for a change with the Province. As well, if you wish to advance the request with the Province, TransLink can conduct a financial analysis to advise on the impact such a change might have on TransLink's finances.

We understand this may result in a challenge for developers who bear the costs for DCCs and other charges when they are obtaining these approvals and permits. There is provision in the Act and the Development Cost Charges Regulation under the Act for any developer to choose to pay the TransLink DCCs in installments. If a developer opts to pay in installments, Section 5 of the DCC Regulation allows for the installment payments to be over a two year period and sets out the timing and amount of those payments. Although this may not be preferred for all, we hope this provides some relief and is something available to any developer to elect.

We remain committed to working together with the City of Delta and our regional partners to be as flexible as we can with the collection of DCC's under the requirements of our Act. I appreciate you raising this concern to my attention and please reach out if you would like to discuss further.

Sincerely,

Kevin

KEVIN QUINN (he/him/his)

Chief Executive Officer

T: 778.375.7777 | Kevin.Quinn@TransLink | translink.ca

TransLink

400-287 Nelson's Court, New Westminster, BC, V3L 0E7, Canada

