

**Subject: Secondary Suites**

**Date:** Sat, 15 Nov 2003 18:38:40 -0800

**From:** Corrie Kost <corrie@kost.ca>

**To:** mayorandcouncil@city.vancouver.bc.ca

**CC:** council@dnv.org, fonvca@fonvca.org, gbohn@png.canwest.com

Your Worship & Members of Council - City of Vancouver,

On the issue of legalizing secondary suites you may wish to consider the inequity it raises with respect to who funds the extra services that the City would need to provide as a consequence thereof.

In the normal course of densification the City, as do many municipalities in BC, impose a development cost charge (DCC) to fund the required improvements in sewer, water, road infrastructure etc., as well as the required increase in park space - the latter usually constituting the bulk of such charges. Although the City Charter and Local Government Act puts some constraints on when one can impose the DCC the general principle of "user pay" should still apply.

Now for the numbers. It is estimated that the City of Vancouver has some 25,000-30,000 suites. If we assume a reasonable DCC for each of those dwelling units of about \$10,000 then we see that by not charging these costs to the owners of the suites the City would forego about \$250,000,000 (yes \$250 million!) in cost recovery that would need to be born by other taxpayers. I understand from a recent SUN article (B8 - Nov 15/03) "City's property' taxes could rise 5.3 per cent" that Vancouver has a budget shortfall for 2004 of some \$22,000,000. Might I suggest that it is partly due to the expansion in services cause by the secondary suites - for which little or no financial contributions has been born by these extra dwelling units in relation to their additional services/park space requirements.

Yours truly,

Corrie Kost  
2851 Colwood Dr.  
North Vancouver,  
BC V7R2R3  
Tel: 604-988-6615 (res)  
604-222-7365 (bus)  
email: corrie@kost.ca

cc: - Mayor & Council - District of North Vancouver  
- FONVCA (Federation Of North Vancouver Community Associations)  
- gbohn@png.canwest.com

---

Corrie Kost <[kost@triumf.ca](mailto:kost@triumf.ca)>