



Memorandum

To: Council

From: Phil Armstrong, Director of Planning and Development

Date: 2025 07 08

File: 5260- 20-Reports - Development Cost Charges

RE: 12th St. S Lift station and pipes at capacity, Latecomer Concept and DCCs

BACKGROUND

February 25, 2025 – Urban Systems presented the Standing Committee on Finance (SCOF) with two DCC scenarios and draft rates for info.¹

March 18, 2025 – Council considered a [staff report](#) and passed a resolution approving an application to the Canada Housing Infrastructure Fund (CHIF) Program, to increase the capacity of 600m of sanitary pipe on 5th Avenue South to the 12th Street Sanitary Lift Station, at an estimated cost of up to \$4,034,000. If successful, 50% of the cost will be funded by the BC Growing Communities Fund (GCF)² and 50% will be funded by the CHIF grant.

April 29, 2025 – Urban Systems presented the SCOF with the [Development-Related Offsite Infrastructure Capital Cost Recovery Guide](#)³ explaining additional financing tools for developers and the Town.

May 6, 2025 – The SCOF re-considered the two [DCC scenarios and draft rates](#) and passed a resolution accepting the proposed DCC Scenario 2 rates and directed staff to proceed with developer and public consultation.

July 7, 2025 – The Town published a new webpage titled [Infrastructure and Growth Update](#)⁴ (enclosed) outlining some of the major projects required to align with best engineering practice for development within the 10-year growth horizon. Revisions to the following Master Plans were also added to the website:

- ✓ [Sanitary Sewer Model and Master Plan](#) (June 2025)
- ✓ [Integrated Water Strategy](#) (May 2025)

DISCUSSION

As part of a revision to the *Sanitary Sewer Model and Master Plan*, clarity and refinements were provided to the 5th Avenue South sewer lines, pipes leading to the 12th Street South lift station, and the lift station in the associated growth scenarios. These priority infrastructure projects are part of the proposed DCC program. The 5th Avenue South pipes leading to the lift station were also the subject of the Town's application to Canadian Housing Infrastructure Funding (CHIF) grant. The Town expects a response regarding the CHIF application in the fall.

The updated Sewer Master Plan has confirmed that the 12th Street South lift station and pumps (\$1.5million) and pipes due north of the lift station will soon be over capacity and need upsizing – see below for the 10-year growth horizon map excerpt from the plan.

¹ golden.ca/dcc

² Town of Golden holds in reserve a BC GCF grant of \$2,269,670. The funds are intended to “increase the local housing supply with investments in community infrastructure”. This funding is intended to be utilized within five-years of receipt or by March 31, 2028.

³ golden.ca/business-development/development-services/development-related-infrastructure-funding

⁴ golden.ca/infrastructure

The catchment area for this infrastructure is the entirety of the Town and would support development in a large part of the lower community and the downtown area without the need for further offsite infrastructure in the short term.⁵

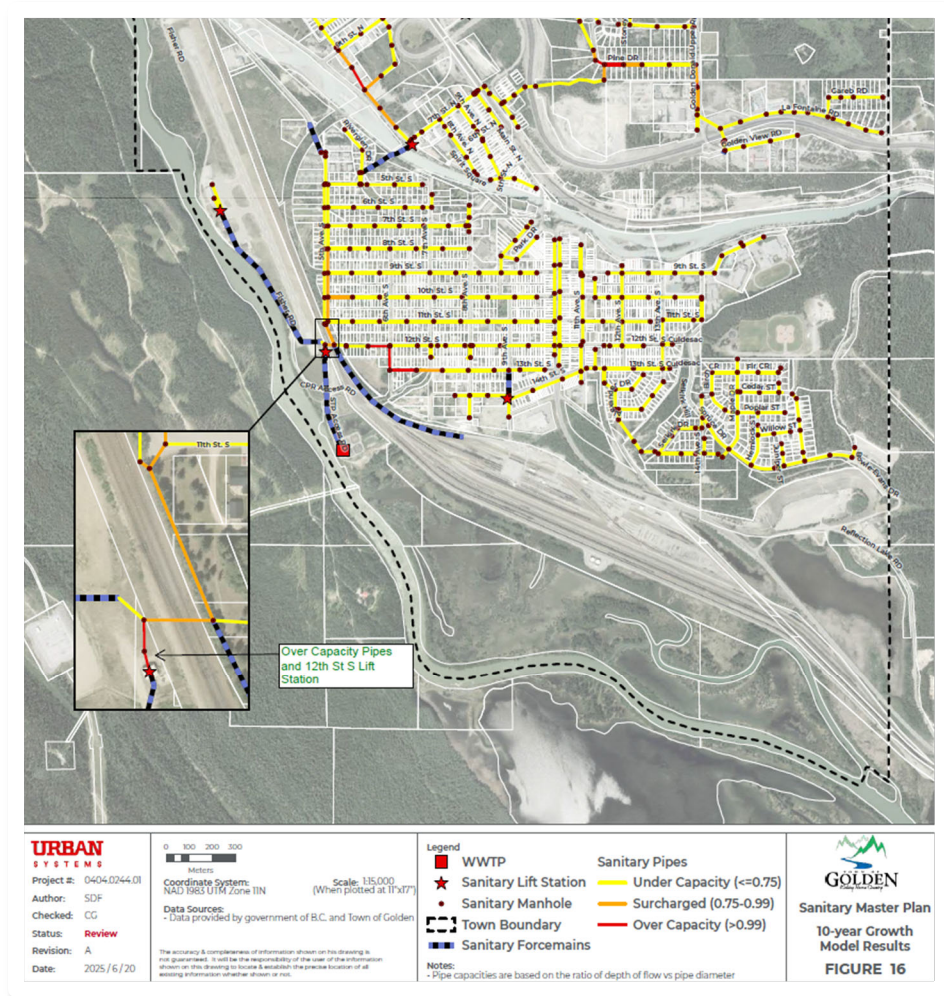
Therefore, staff is working on a proposal to present to Council where the Town would front end this work due to the immediate need and the broad catchment area it serves. Funding sources for this could include the sewer reserve or the Town's limited borrowing capacity, using remaining monies from *Loan Authorization Bylaw No. 1444, 2021*, with the intent to recover part of the costs from developers over time.

It would be staff's intent to move quickly and analyze this concept and return to Council for formal consideration of this front ending financing arrangement, prior to advancing with consultation on the draft DCC program and rates, since the 12th Street South Lift Station pipes and pumps would be removed from the proposed DCC program. This will require engineering calculations and legal determinations on the appropriate fee contributions and mechanisms. The project timeline has been updated at golden.ca/dcc.

Phil Armstrong

Phil Armstrong MCIP, RPP

Director of Planning and Development



⁵ Subject to analysis of specific development applications.



Infrastructure and growth update: Planning for a sustainable future

July 7, 2025

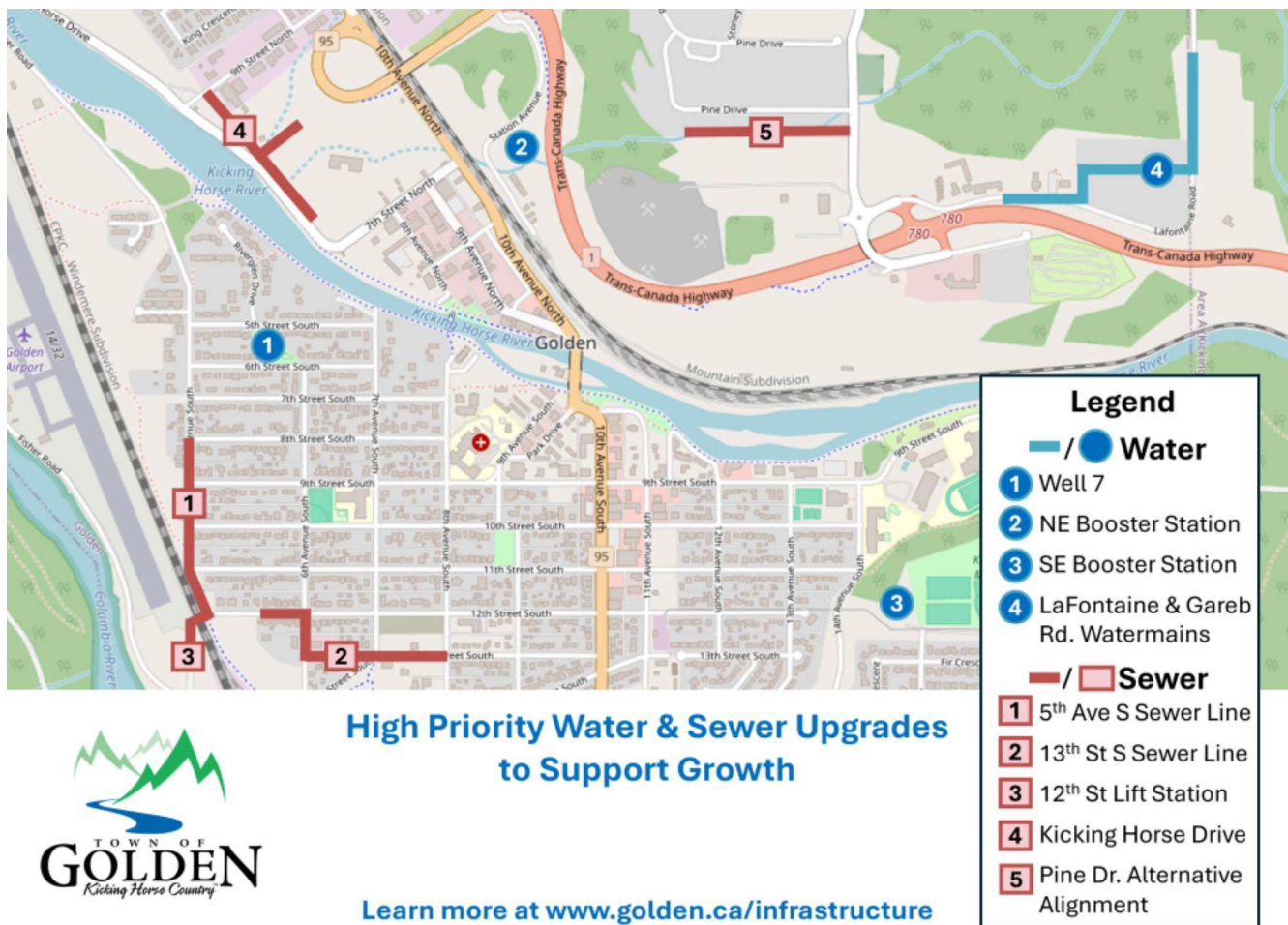
As Golden grows, so does the need for making sure infrastructure will meet the future needs of the community. According to best engineering practices, the Town is at or nearing capacity in critical infrastructure like sewer and water. This directly impacts how and where new development can happen.

We're taking proactive steps to ensure our infrastructure can support the Golden community, not just for today, but for decades to come. This includes infrastructure upgrades and funding tools to support a sustainable and growing community.

What we're doing:

The Town has completed several infrastructure master plans, covering transportation, sanitary sewer, sewage treatment, and water, to understand the current state of infrastructure and asset management needs now, as well as infrastructure upsizing needs triggered by new development.

The map shows the main growth-related infrastructure projects



Projects completed or underway include:

- Downtown street renewals, including a new watermain on 6th St N to improve system fire flows.
- Design and continued development of Well 7, a new water source to support long-term demand beyond 25-year community growth projections.
- Design of a new sewer pipe south of Pine Drive on the North Bench, with a portion of the costs to be recovered from development in that area.
- Council has discussed using the Provincial Growing Communities Fund of \$2.27 million, provided for increasing local housing supply, to support the Town's spring 2025 application to the Canadian Housing Infrastructure Grant for the 5th Avenue South sewer line replacement upgrade valued at approximately \$4 million dollars. Other required upgrades include pumps at the 12th St S Lift Station and developers will likely be required to contribute to the pipe and pumps upgrades.

How growth will be supported:

To manage growth responsibly, the Town is:

- Developing a new **Development Cost Charge (DCC) Bylaw**.
- Created **Development-Related Infrastructure Funding Guidelines**, which provide potential examples of infrastructure scenarios in Golden.

This makes sure that growth pays for growth. The Town is using the benefiter-pays model used across many B.C. municipalities. This means that developers are responsible for funding the infrastructure needed to support new development, while the Town, and ultimately taxpayers, are responsible for maintaining, upgrading, and replacing that infrastructure over its lifetime.

Learn more about DCCs and the process at www.golden.ca/dcc

What this means for development:

Larger development will continue, but in most cases, off-site works will be required. This will include off-site infrastructure paid for and likely constructed by developers and new fees/contributions paid before the issuance of a building permit, connection to water/sewer, or subdivision approval. These fees may be returned by the Town to an original developer who front-ends the infrastructure.

During this time, the Town will continue considering applications for low-density developments of two units or less; however, staff is taking a cautious approach and will continue to monitor the situation over time.

What's next?

We are working on contribution fees for the Pine Drive Alternative Alignment and pipes and pumps at the 12th St S Lift Station.

We also continue to work with Urban Systems Ltd. on the **DCC bylaw program** and will be engaging developers and taxpayers, and the public in late summer.

Stay tuned for engagement opportunities!

Type

Media Releases