

Considered at the November 26, 2024, Regular Council meeting

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City of Port Moody Report/Recommendation to Council

Date: November 26, 2024
 Submitted by: Engineering and Operations Department – Project Delivery Services Division
 Subject: Development Cost Charges Inflationary Update, Bylaw No. 3478 – Three Readings

Purpose

To seek Council approval to update the current Development Cost Charges (DCC) rates by the Consumer Price Index as a minor update and to provide information on current market costs as they related to DCC rates

Recommended Resolution(s)

THAT City of Port Moody Development Cost Charges Bylaw, 2019, No. 3054 Amendment Bylaw No. 1, 2024, No. 3478 be read a first, second, and third time as recommended in the report dated November 26, 2024, from the Engineering and Operations Department – Project Delivery Services Division regarding Development Cost Charges Inflationary Update, Bylaw No. 3478 – Three Readings;

AND THAT staff be directed to submit Bylaw No. 3478 and this report to the Ministry of Municipal Affairs and Housing for review and approval;

AND THAT a tentative implementation date for Bylaw No. 3478 be set at January 1, 2025.

Background

City of Port Moody's current Development Cost Charges Bylaw, 2019, No. 3054 was adopted and went into effect in January 2020. Development Cost Charges (DCCs) are collected to fund upgrades to municipal infrastructure where required due to development and growth. The DCCs adopted in 2019 have not been adjusted for inflationary increases since its adoption and, as such, they do not reflect current construction costs.

Given the inflated costs associated with construction, if DCCs are not updated, the projects associated with the current DCC bylaw will require a longer collection period to implement or they will require alternate funding sources to bridge the shortfall in the developer funded portion of the DCCs.

The Province's DCC Best Practices Guide (2006) recommends periodic reviews and minor updates of the DCCs to account for inflation.

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Discussion

Inflationary Update

Given current market and construction conditions over the past several years, staff propose to update the DCC rates by the annual average CPI for Vancouver for 2023 (the most recent annual average published by BC Stats). This will increase the current total rates for the current and future years by a flat rate of 4.3% as shown in Attachment 3. The updated DCC rates are shown in Table 1. Staff propose that the amended rates be effective immediately after approval of bylaw by the Inspector of Municipalities.

It is important to note that major updates to DCC rates are required to be reviewed by the Inspector of Municipalities and consultation with the development community. However, minor updates can be completed without these conditions. Therefore, this interim increase will place a minor financial burden on the development projects until a major update can be made to the DCC bylaw. Staff plan to initiate this major DCC update in late 2024 with consultation with the development community to commence in 2025.

Table 1: Updated Development Cost Charges based on annual average CPI (2023)

Land Use	Measure	Water	Sanitary Sewer	Drainage	Roads	Parks	Total
Laneway Houses	Dwelling unit	\$0	\$14.78	\$ 592.42	\$ 942.87	\$9,182.57	\$10,732.65
Single Detached Residential or Duplex, whether or not including Secondary Suites	Dwelling unit	\$0	\$ 56.78	\$3,049.73	\$ 3,627.55	\$28,158.91	\$34,892.98
Multi-Residential Townhouses	Square metre	\$0	\$ 0.21	\$ 6.04	\$ 7.25	\$ 136.49	\$149.98
Multi-Residential (Up to 6 stories)	Square metre	\$0	\$ 0.16	\$ 3.46	\$ 9.44	\$ 109.82	\$ 122.88
Multi-Residential TOD greater than 6 stories	Square metre	\$0	\$ 0.18	\$ 5.12	\$ 7.61	\$ 125.19	\$ 138.10
Commercial General/Institutional	Square metre	\$0	\$ 0.17	\$ 7.03	\$42.21	\$ -	\$ 49.41
Commercial TOD	Square metre	\$0	\$ 0.23	\$ 7.98	\$ 27.37	\$ -	\$ 35.58
Industrial	Square metre	\$0	\$ 0.26	\$ 31.22	\$ 11.13	\$ -	\$ 42.61

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Transit Oriented Development Definition Update

A new bylaw defining transit-oriented areas (TOA) was adopted in June 2024 as required by Provincial legislation. An updated definition to align the DCC and TOA bylaw has been included in the draft bylaw.

In-stream Applications

In the event that the Development Cost Charges Bylaw is updated, in-stream applications are protected from increases for a period of one year subject to the criteria noted below. During that year, if the project is approved, DCCs will be collected as per the previous bylaw and rates. The definition of valid in-stream applications is as follows.

Subdivisions

For Single Family and Laneway Housing developments where DCCs are payable at subdivision, the Development Cost Charge rates in the previous bylaw may apply if a complete subdivision application was received before the date the new bylaw is adopted.

A complete application is:

- application form has been completed (submitted prior to date of new bylaw adoption)
- application fees have been paid in full (submitted prior to date of new bylaw adoption)
- all supporting documentation necessary to make the application complete has been submitted to the City (submitted prior to date of new bylaw adoption).

In addition, the Development Cost Charge rates in the previous bylaw may apply if all of the following conditions are met within a year of the date the new bylaw is adopted:

- the required zoning bylaw has been adopted
- all conditions prior to the approval of the subdivision established by the Approving Officer have been completed (including without limitation, any required servicing agreements have been fully executed and any required statutory rights of way, Section 219 covenants, access easements, road dedications and lot consolidations are fully registered in the Land Title Office)

Building Permits

For Multi-family, Institutional, Commercial and Industrial developments where DCC is payable at the issuance of building permit, the Development Cost Charge rates in the previous bylaw may apply if a complete precursors application (one of building permit application, development permit application, rezoning application or subdivision application) leading to the building permit issuance was received before the adoption of the new bylaw. A complete application is:

- precursor application form has been completed
- precursor application fees have been paid in full

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- all supporting documentation necessary to make the precursor application complete has been submitted to the City.

In addition to the above requirements, all of the following conditions which apply to the precursor application must also be met within a year of the date the new bylaw is adopted:

- the required zoning bylaw has been adopted
- required development permit(s) have been issued
- all required letters of assurance have been submitted
- all required signed and sealed drawings have been submitted
- all equivalency or alternate solution reports have been signed, sealed and delivered and accepted by the Senior Manager of Building Approvals
- any required geotechnical reports, Section 219 covenants, letters of credit and proof of delivery of notice to potentially affected adjacent landowners have been completed and submitted
- any required legal agreements are completed and executed and, if applicable, fully registered in the Land Title Office
- all fees, Development Cost Charges and levies have been paid or secured,

all to the satisfaction of the Senior Manager of Building Approvals, such that the building permit can be processed and issued without further submission from the applicant.

Other Option(s)

THAT the report dated November 26, 2024, from the Engineering and Operations Department – Project Delivery Division regarding Development Cost Charges Inflationary Update be received for information.

Financial Implications

An up-to-date DCC Bylaw has significant financial benefits by enabling the City to collect a fair share of the cost of new infrastructure from new developments. If DCCs are not adjusted for inflation, adequate funding will not be available to complete DCC project which will result in longer timelines for project completion and/or alternate funding sources to make up the shortfall.

DCC projects are intended to accommodate growth, therefore, it is imperative that the City keep up with the rate of development in order to ensure that the municipal infrastructure and facilities that it offers are adequately providing services to added populations.

Communications and Public Engagement Initiatives

Once approved the new rates will be updated on the City's website, and information provided on the impact to in-stream applications. No further communications or engagement initiatives are required as a result of this minor update.

Council Strategic Plan Goals

The recommendations in this report align with the following Council Strategic Plan Goal(s):

- Strategic Goal 1.2 – Sustainable Core Services, Ensure Financial Sustainability.

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Attachment(s)

1. Draft City of Port Moody Development Cost Charges Bylaw, 2019, No. 3054, Amendment Bylaw No. 1, 2024, No. 3478.
2. Development Cost Charges Bylaw, 2019, No. 3054.
3. CPI Annual Averages Report.

Report Author

Shashi Bandara, P.Eng.

Project Engineer

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Report Approval Details

Document Title:	Development Cost Charges Inflationary Update.docx
Attachments:	<ul style="list-style-type: none"> - Attachment 1 - Draft City of Port Moody Development Cost Charges Bylaw, 2019, No. 3054, Amendment Bylaw No. 1, 2024, No. 3478.pdf - Attachment 2 - Development Cost Charges Bylaw, 2019, No. 3054.pdf - Attachment 3 - CPI Annual Averages Report.pdf
Final Approval Date:	Nov 18, 2024

This report and all of its attachments were approved and signed as outlined below:

Kim Law, Manager of Project Delivery Services - Nov 13, 2024

Jeff Moi, General Manager of Engineering and Operations - Nov 13, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Nov 15, 2024

Natasha Vander Wal, Communications Specialist, for Lindsay Todd, Manager of Communications and Engagement - Nov 15, 2024

Paul Rockwood, General Manager of Finance and Technology - Nov 17, 2024

Anna Mathewson, City Manager - Nov 18, 2024

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Attachment 1



City of Port Moody

Bylaw No. 3478

A Bylaw to amend the fees in Schedule A of Development Cost Charges Bylaw, 2019, No. 3054.

The Council of the City of Port Moody enacts as follows:

1. Citation

- 1.1 This Bylaw may be cited as “City of Port Moody Development Cost Charges Bylaw, 2019, No. 3054, Amendment Bylaw No. 1, 2024, No. 3478”.

2. Amendments

- 2.1 City of Port Moody Development Cost Charges Bylaw, 2019, No. 3054 is amended by deleting Schedule “A” in its entirety and replacing it with Schedule “A”, attached to and forming part of this Bylaw.
- 2.2 Bylaw No. 3054 is further amended by replacing the following definition in section 3.1:

“**Transit Oriented Development** or **TOD** means a development within the Moody Centre Station Area TOD or the Inlet Centre Station TOD Area as designated in City of Port Moody Official Community Plan Bylaw, 2014, No. 2955; and”

with the following definition:

“**Transit Oriented Development** or **TOD** means a development within the Transit-Oriented Areas designated in City of Port Moody Transit-Oriented Areas Designation Bylaw, 2024, No. 3465; and”.

3. Attachments and Schedules

- 3.1 The following schedules are attached to and form part of this Bylaw:
- Schedule A – Development Cost Charges

Read a first time this ___ day of ____, 2024.

Read a second time this ___ day of ____, 2024.

Read a third time this ___ day of ____, 2024.

Adopted this ___ day of ____, 2024.

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M. Lahti
Mayor

S. Lam
City Clerk

I hereby certify that the above is a true copy of Bylaw No. 3478 of the City of Port Moody.

S. Lam
City Clerk

DRAFT

SCHEDULE "A" to Development Cost Charges Bylaw, 2019, No. 3478

The following Development Cost Charges apply to Development within all areas except those shown on Schedule "B":

Land Use	Measure	Water	Sanitary Sewer	Drainage	Roads	Parks	Total
Laneway Houses	Dwelling unit	\$0	\$ 14.77	\$ 591.86	\$ 941.97	\$ 9,173.77	\$ 10,722.36
Single Detached Residential or Duplex, whether or not including Secondary Suites	Dwelling unit	\$0	\$ 56.73	\$ 3,046.81	\$ 3,624.08	\$ 28,131.92	\$ 34,860.53
Multi-Residential Townhouses	Square metre	\$0	\$ 0.21	\$ 6.03	\$ 7.24	\$ 136.36	\$ 149.84
Multi-Residential (Up to 6 stories)	Square metre	\$0	\$ 0.16	\$ 3.46	\$ 9.43	\$ 109.71	\$ 122.76
Multi-Residential TOD greater than 6 stories	Square metre	\$0	\$ 0.18	\$ 5.12	\$ 7.61	\$ 125.07	\$ 137.97
Commercial General/Institutional	Square metre	\$0	\$ 0.17	\$ 7.02	\$ 42.17	\$ -	\$ 49.36
Commercial TOD	Square metre	\$0	\$ 0.23	\$ 7.97	\$ 27.34	\$ -	\$ 35.54
Industrial	Square metre	\$0	\$ 0.26	\$ 31.19	\$ 11.12	\$ -	\$ 42.57



City of Port Moody

Bylaw No. 3054

WHEREAS Council of the City of Port Moody (Council), as authorized under the *Local Government Act*, RSBC 2015, Chapter 1, section 559 may, by bylaw, impose Development Cost Charges for the purpose of providing funds to assist the City of Port Moody (City) to pay the capital costs of providing, constructing, altering, or expanding sewage, water, drainage, and highway facilities, other than off-street parking facilities, and providing and improving park land to service, directly or indirectly, developments for which the charges are being imposed;

AND WHEREAS in setting Development Cost Charges, Council has taken into consideration future land use patterns and development; the phasing of works and services; the provision of park land described in City of Port Moody Official Community Plan Bylaw, 2014, No. 2955; how development designed to result in low environmental impact may affect the capital costs of infrastructure (sewer, water, drainage, highway facilities other than off-street parking, and park land); and considers that the charges:

- are not excessive in relation to the capital cost of prevailing standards of service in the City;
- will not deter development;
- will not discourage the construction of reasonably priced housing or of reasonably priced serviced land; and
- will not discourage development designed to result in a low environmental impact;

AND WHEREAS Council considers that the Development Cost Charges to be imposed by this Bylaw are related to capital costs attributable to projects included in the City's financial plan, and are consistent with City of Port Moody Official Community Plan Bylaw, 2014, No. 2955;

NOW THEREFORE the Council of the City of Port Moody enacts as follows:

1. Citation

- 1.1 This Bylaw may be cited as "City of Port Moody Development Cost Charges Bylaw, 2019, No. 3054."

2. Repeal

- 2.1 Development Cost Charges Imposition Bylaw, 1986, No. 1801 and all amendments thereto are hereby repealed.

3. Definitions

3.1 In this Bylaw,

Building permit means any permit required by the City that authorizes the construction, alteration, or extension of a building or structure;

City means the City of Port Moody;

Commercial, General means a use providing for the sale of goods and services, including retail, personal services, and entertainment uses;

Commercial, TOD means a use providing for the sale of goods and services within an area designated as a Transit-Oriented Development area;

Development means:

- (a) a subdivision and a proposed subdivision; or
- (b) the construction, alteration, or extension, and a proposed construction, alteration, or extension of a building or structure for which a building permit is required;

Duplex (Semi-Detached Residential) means a residential use in which a building on a lot is used for two (2) independent dwelling units in a variety of configurations, neither of which is a Detached Accessory Dwelling Unit (DADU) or Secondary Suite;

Effective Date means the date on which this Bylaw is adopted by Council for the City;

Excluded Area, in respect of Development, means the area identified as Excluded Area in Schedule "B" of this Bylaw;

Industrial includes both industrial use and light industrial use as defined in the Zoning Bylaw;

Institutional means a use providing for a public function or civic purpose, including:

- (a) federal, provincial, and local government offices, courts, jails, and correctional facilities;
- (b) public schools, colleges, hospitals, libraries, and museums;
- (c) public parks, playgrounds, and cemeteries;
- (d) municipal community centres, swimming pools, and public works yards; fire, police, ambulance stations; and
- (e) cultural, artistic, or heritage facilities or services, but does not include a commercial or industrial use;

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Laneway House (Detached Accessory Dwelling Unit) means a dwelling unit in the rear yard of a single detached residential lot that is separate from and subordinate in scale to the principal dwelling unit on the lot and which may not be stratified;

Major Change means a change to the scope of work authorized by a building permit which results in either:

- (a) an increase by five percent (5%) or more in the cumulative total footprint of the dwelling units, the building area, the number of dwelling units within a building or on a lot, or the developed area of a lot; or
- (b) a change to the zone or land use on which the development cost charges was based;

Minor Change means a change to the scope of work authorized by a building permit which results in an increase by less than five percent (<5%) in the cumulative total footprint of the dwelling units, the building area, the number of dwelling units within a building or on a lot, or the developed area of a lot;

Multi-Residential means a residential use in a building divided into not less than three (3) dwelling units, including triplex, quadplex, townhouse, and apartment forms;

Multi-Family TOD means a Multi-Residential development within an area designated as a Transit-Oriented Development area;

Residential means a use providing for the accommodation and home life of a person or persons, and the activities customarily accompanying and subordinate to that use including incidental horticulture, recreation, enclosed storage, and the keeping of household pets where such animals are normally kept within a Dwelling Unit;

Secondary Suite means one additional Dwelling Unit that is located within and is accessory to a Single Detached Residential building or a Duplex that is the principal dwelling on the same lot in accordance with the Zoning Bylaw;

Single Detached Residential Unit has the same meaning as defined in the Zoning Bylaw;

Transit Oriented Development or **TOD** means a development within the Moody Centre Station Area TOD or the Inlet Centre Station TOD Area as designated in City of Port Moody Official Community Plan Bylaw, 2014, No. 2955; and

Zoning Bylaw means City of Port Moody Zoning Bylaw, 2018, No. 2937.

- 3.2 Except as otherwise defined, words and phrases in this Bylaw have the same meanings as in the *Local Government Act*, the *Community Charter*, the Zoning Bylaw, and the *Interpretation Act*, as the context and circumstances require. A reference to a statute refers to a statute of British Columbia, and a reference to any statute, regulation, bylaw, or other enactment refers to that enactment as it may be amended or replaced from time to time.

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3.3 If any portion of this Bylaw is held to be invalid by a court of competent jurisdiction, that portion is severed and the remainder of this Bylaw remains in force and effect.

4. Development Cost Charges Payable

4.1 The development cost charges established in this Bylaw apply to every Development in the City that is not within the Excluded Area.

4.2 Subject to section 7, every person who obtains:

- (a) approval of a subdivision under the *Land Title Act* or *Strata Property Act*; or
- (b) a Building Permit authorizing the construction, alteration, or extension of a building or other structure

must pay to the City, at the time of approval of the subdivision or the issue of the Building Permit, as the case may be, the applicable development cost charge established in Schedule A.

4.3 Without limiting the generality of subsection 4.2, development cost charges apply to a Building Permit that authorizes the construction, alteration, or extension of a building that will, after the construction, alteration or extension, contain one (1) or more self-contained residential Dwelling Units other than a Building Permit for a Secondary Suite within an existing Single Detached Residential Unit or a Duplex.

4.4 Subject to the *Local Government Act* sections 511 and 568, as applicable, development cost charges under this Bylaw are assessed and payable at the following times:

- (a) in the case of a Residential subdivision other than for a Multi-Residential building, at the time the application for subdivision is complete on its face and submitted, along with applicable fees, in a form acceptable to the approving officer for the City for processing approval; and
- (b) in other circumstances, at the time a building permit is issued,

but may be paid by way of instalments in accordance with the *Development Cost Charge (Instalments) Regulation*, B.C. Reg. 166/84.

5. Calculation of Charges

5.1 Development cost charges shall be calculated in accordance with Schedule "A" based on the use or combination of uses within the Development.

5.2 For a mixed-use Development, the applicable development cost charges will be calculated separately for each portion of the Development contained in the Building Permit or subdivision application in accordance with the zoning and land uses identified in Schedule "A".

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6. Changes to Work Authorized by a Building Permit

- 6.1 For a Minor Change to a Building Permit, development cost charges will be recalculated to include the increase in building area, developed area, or dwelling units. The difference between the original development cost charge amount and the recalculated cost charge amount shall be paid to the City prior to the issuance of the revised permit.
- 6.2 For a Major Change to a Building Permit, development cost charges will be recalculated for the entire project. The difference between the original development cost charge amount and the recalculated cost charge amount shall be paid to the City prior to the issuance of the revised permit.

7. Exemptions

7.1 Section 4 does not apply:

- (a) where the Building Permit authorizes the construction, alteration, or extension of a building or part of a building that is, or will be, after the construction, alteration, or extension, exempt from taxation under section 220(1)(h) or section 224(2)(f) of the *Community Charter [places of public worship]*;
- (b) in relation to the construction, alteration, or extension of self-contained dwelling units in a building authorized under a Building Permit if each unit is no larger in area than 29 square metres and is used only for residential use; or
- (c) to a Development authorized by a Building Permit if the value of the work authorized by the permit does not exceed \$50,000 or such other amount as may be prescribed by provincial regulation.

8. Effective Date

8.1 This Bylaw will come into force on the Effective Date.

9. Attachments and Schedules

9.1 Schedules "A" and "B" are attached to and form part of this Bylaw.

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Read a first time this 25th day of July, 2017.

Read a second time this 25th day of July, 2017.

Read a third time as amended this 23rd day of July, 2019

Reviewed and Approved by the Inspector of Municipalities this 13th day of December, 2019

Adopted this 14th day of January, 2020.



R. Vagramov
Mayor



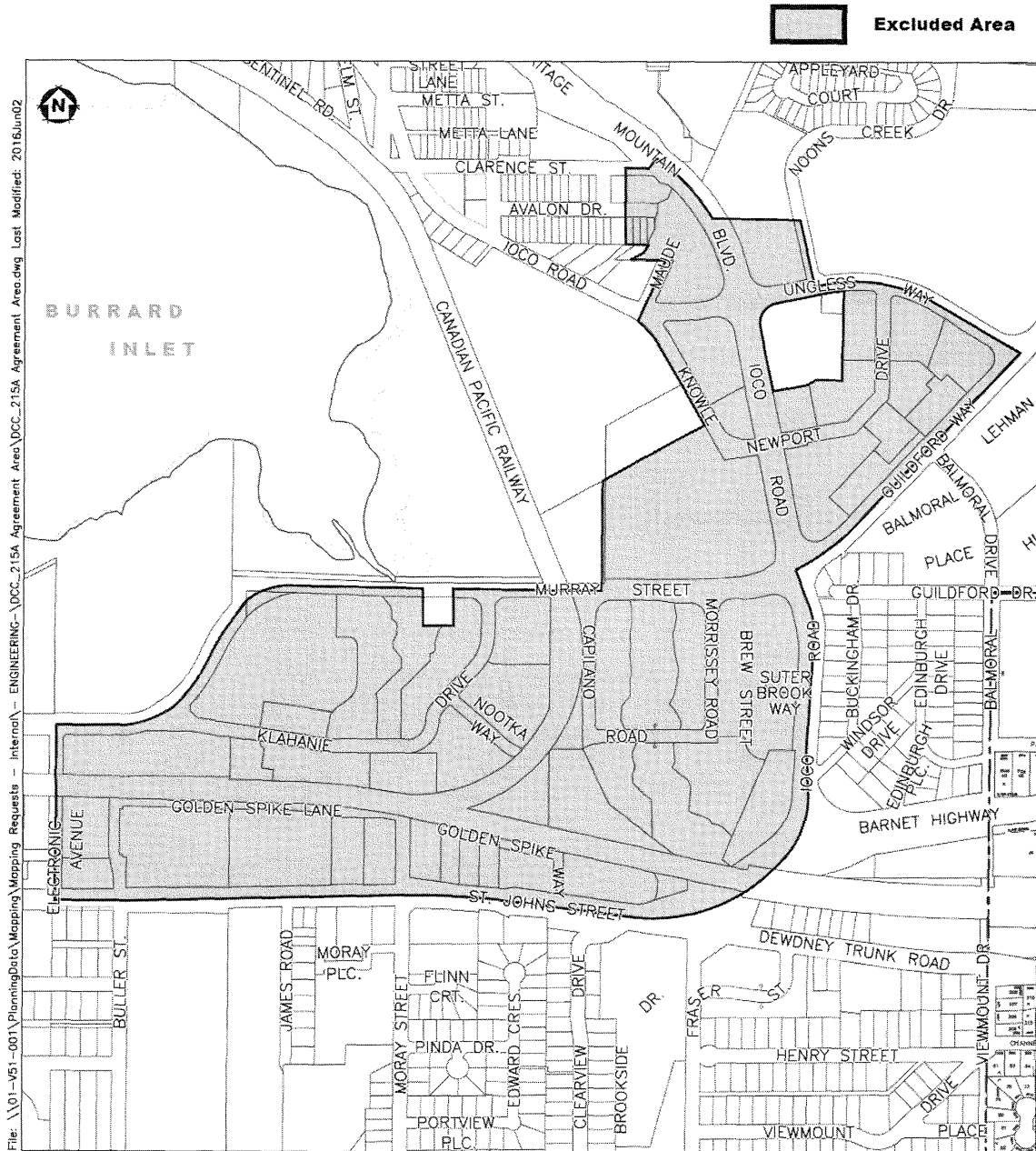
D. Shermer
Corporate Officer

SCHEDULE "A"
to Development Cost Charges Bylaw, 2019, No. 3054

The following Development Cost Charges apply to Development within all areas except those shown on Schedule "B":

Land Use	Measure	Water	Sanitary Sewer	Drainage	Roads	Parks	Total
Laneway Houses	Dwelling unit	\$0	\$ 14.17	\$ 568.00	\$ 904.00	\$ 8,804.00	\$ 10,290.00
Single Detached Residential or Duplex, whether or not including Secondary Suites	Dwelling unit	\$0	\$ 54.44	\$ 2,924.00	\$ 3,478.00	\$ 26,998.00	\$ 33,453.00
Multi-Residential Townhouses	Square metre	\$0	\$ 0.20	\$ 5.79	\$ 6.95	\$ 130.86	\$ 143.80
Multi-Residential (Up to 6 storeys)	Square metre	\$0	\$ 0.15	\$ 3.32	\$ 9.05	\$ 105.29	\$ 117.81
Multi-Residential TOD greater than 6 storeys	Square metre	\$0	\$ 0.17	\$ 4.91	\$ 7.30	\$ 120.03	\$ 132.41
Commercial General/Institutional	Square metre	\$0	\$ 0.16	\$ 6.74	\$ 40.47	\$ -	\$ 47.37
Commercial TOD	Square metre	\$0	\$ 0.22	\$ 7.65	\$ 26.24	\$ -	\$ 34.12
Industrial	Square metre	\$0	\$ 0.25	\$ 29.93	\$ 10.67	\$ -	\$ 40.85

SCHEDULE "B"
to Development Cost Charges Bylaw, 2019, No. 3054



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CONSUMER PRICE INDEX (2002 = 100) - ANNUAL

Year	CANADA		BRITISH COLUMBIA		VANCOUVER		VICTORIA	
	All Items Index	Annual Percent Change	All Items Index	Annual Percent Change	All Items Index	Annual Percent Change	All Items Index	Annual Percent Change
1961	15.7	1.3						
1962	15.9	1.3						
1963	16.1	1.3						
1964	16.4	1.9						
1965	16.8	2.4						
1966	17.5	4.2						
1967	18.1	3.4						
1968	18.8	3.9						
1969	19.7	4.8						
1970	20.3	3.0						
1971	20.9	3.0			21.4			
1972	21.9	4.8			22.6	5.6		
1973	23.6	7.8			24.2	7.1		
1974	26.2	11.0			27.0	11.6		
1975	29.0	10.7			30.0	11.1		
1976	31.1	7.2			32.9	9.7		
1977	33.6	8.0			35.3	7.3		
1978	36.6	8.9			38.0	7.6		
1979	40.0	9.3	41.5		41.0	7.9		
1980	44.0	10.0	45.4	9.4	44.8	9.3		
1981	49.5	12.5	51.8	14.1	51.2	14.3		
1982	54.9	10.9	57.3	10.6	56.6	10.5		
1983	58.1	5.8	60.4	5.4	59.7	5.5		
1984	60.6	4.3	62.8	4.0	62.1	4.0		
1985	63.0	4.0	64.8	3.2	64.0	3.1	66.2	
1986	65.6	4.1	66.7	2.9	66.2	3.4	67.3	1.7
1987	68.5	4.4	68.7	3.0	68.2	3.0	69.0	2.5
1988	71.2	3.9	71.2	3.6	70.6	3.5	71.7	3.9
1989	74.8	5.1	74.4	4.5	73.8	4.5	75.0	4.6
1990	78.4	4.8	78.4	5.4	77.8	5.4	78.9	5.2
1991	82.8	5.6	82.6	5.4	81.9	5.3	83.4	5.7
1992	84.0	1.4	84.8	2.7	84.3	2.9	85.2	2.2
1993	85.6	1.9	87.8	3.5	87.3	3.6	87.7	2.9
1994	85.7	0.1	89.5	1.9	89.1	2.1	89.5	2.1
1995	87.6	2.2	91.6	2.3	91.3	2.5	91.7	2.5
1996	88.9	1.5	92.4	0.9	92.1	0.9	92.6	1.0
1997	90.4	1.7	93.1	0.8	92.6	0.5	93.5	1.0
1998	91.3	1.0	93.4	0.3	93.0	0.4	93.7	0.2
1999	92.9	1.8	94.4	1.1	93.9	1.0	94.7	1.1
2000	95.4	2.7	96.1	1.8	96.0	2.2	96.2	1.6
2001	97.8	2.5	97.7	1.7	97.8	1.9	97.4	1.2
2002	100.0	2.2	100.0	2.4	100.0	2.2	100.0	2.7
2003	102.8	2.8	102.2	2.2	102.0	2.0	102.2	2.2
2004	104.7	1.8	104.2	2.0	104.0	2.0	104.6	2.3
2005	107.0	2.2	106.3	2.0	106.0	1.9	106.9	2.2
2006	109.1	2.0	108.1	1.7	108.0	1.9	108.5	1.5
2007	111.5	2.2	110.0	1.8	110.2	2.0	109.8	1.2
2008	114.1	2.3	112.3	2.1	112.8	2.4	111.8	1.8
2009	114.4	0.3	112.3	0.0	112.9	0.1	111.9	0.1
2010	116.5	1.8	113.8	1.3	114.9	1.8	113.1	1.1
2011	119.9	2.9	116.5	2.4	117.5	2.3	115.5	2.1
2012	121.7	1.5	117.8	1.1	119.0	1.3	116.7	1.0
2013	122.8	0.9	117.7	-0.1	119.2	0.2	116.3	-0.3
2014	125.2	2.0	118.9	1.0	120.5	1.1	117.3	0.9
2015	126.6	1.1	120.2	1.1	121.9	1.2	118.6	1.1
2016	128.4	1.4	122.4	1.8	124.6	2.2	120.7	1.8
2017	130.4	1.6	125.0	2.1	127.3	2.2	123.0	1.9
2018	133.4	2.3	128.4	2.7	131.0	2.9	125.9	2.4
2019	136.0	1.9	131.4	2.3	134.1	2.4	129.0	2.5
2020	137.0	0.7	132.4	0.8	134.9	0.6	130.4	1.1
2021	141.6	3.4	136.1	2.8	138.5	2.7	133.6	2.5
2022	151.2	6.8	145.5	6.9	147.8	6.7	142.9	7.0
2023	157.1	3.9	151.2	3.9	154.1	4.3	148.2	3.7

Source: Statistics Canada, Table 18-10-0005-01. Reproduced and distributed on an "as is" basis with the permission of Statistics Canada.