

# Development Cost Charges Review 2018

**Workshop #2 - June 28, 2018**

# Outline

- Workshop #1 – June 25 - Recap
  - DCC Program overview
  - Project lists
  - Comparison DCCs
- Workshop #2 – June 28
  - Municipal Assist Factor
- Workshop #3 – August
  - Funding the municipal portion





# Workshop #1 – Recap



# Reviewed

## Overview of DCCS

## Growth assumptions and land use types

## Projects lists

- Roads DCC Program
- Storm Drainage DCC
- Sanitary Sewer DCC
- Water DCC
- Parks DCC

## Comparison Rates

# Comparison Rates

	Single Family DCC Rate	Notes	Population	% growth 2011-2016
Nanaimo	\$17,814	2018	90,504	8
Duncan	\$7,815	2017 - No Park DCC	4,944	0.2
North Cowichan	\$9,392	2012	29,676	3
Parksville	\$24,557	2014 (incl. \$10K regional sewer)	12,514	4.5
Qualicum Beach	\$21,840	2006 (incl. \$10K regional sewer)	8,943	2.9
Lantzville	\$18,865	2007	3,605	0.1
Comox	\$16,635	2016 (incl. \$10K regional sewer)	14,028	2.9
Langford	\$14,074	2017	35,342	20.9
Tofino	\$18,248	2011	1,932	3
Ladysmith	\$12,779	2011	8,537	7.8



## Development Cost Charges – Items to Consider

- DCCs should not be so high as to stifle new development
- Council has ability to adjust rates through municipal assist factor
  - Minimum of 1%
  - The municipal assist factor provides a means for Council to increase assistance and reduce DCCs, though the financial burden is then shared among all property owners.
- The municipal assist factor can vary by infrastructure class

## Decisions of Council

Council can choose:

- **The level of the Municipal Assist Factor**
- **To continue the Small Lot Single Family DCC rate**
- How to fund the municipal portion
- To continue, amend or end the DCC reduction for the Downtown Specified Area and/or Not-for-Profit Rental Housing
- When to consult with the community and developers



# Workshop #2 - Confirming the Municipal Assist Factor





# Discuss

- Role of the Municipal Assist Factor
- Determine for each infrastructure type
- Potential DCC Rate
  
- Small Lot Single Family DCC

# Current DCC rates – Bylaw 1762

Land Use	Rate	
Single Family Residential	\$12,779.26	Per lot
Small Lot Single Family Residential	\$9,399.97	Per lot
Multi-Family Residential	\$7,617.33	Per unit
Downtown Multi-Family Residential	\$6,835.63	Per unit
Commercial	\$97.67	Per m2
Downtown Commercial	\$64.24	Per m2
Industrial	\$36.61	Per m2
Institutional A	\$4,383.39	Per bed
Institutional B	\$85.57	Per m2



# Workshop #3 – Funding the Municipal Portion





# Discuss

## Linking to Capital Plan

### Sources for funding the municipal portion

- Taxation
- Grant opportunities
- Borrowing

### Continuing of waivers?

- Downtown program
- Not-for-profit rental housing program



# Consultation – Developers and Community





# Discuss

Timing of consultation