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

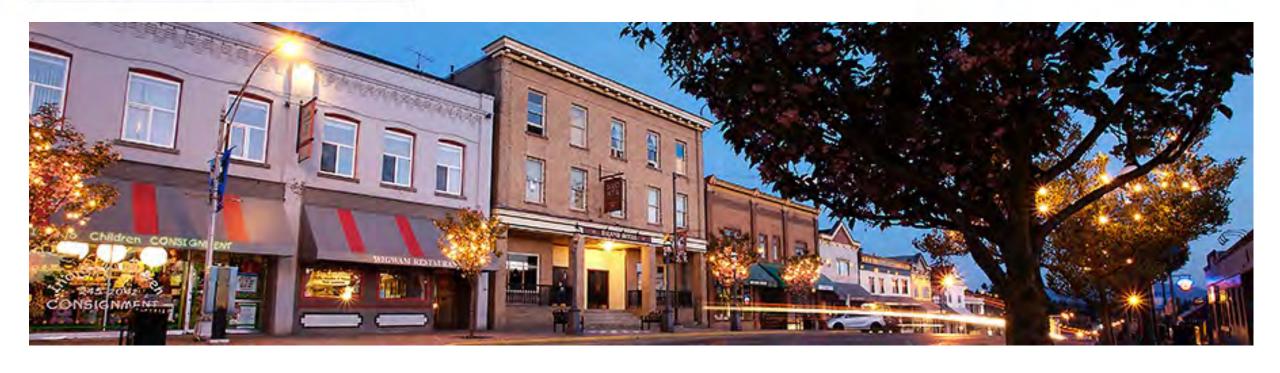
Linking to Capital Plan

Sources for funding the municipal portion

- Taxation
- Grant opportunities
- Borrowing

Continuing of waivers?

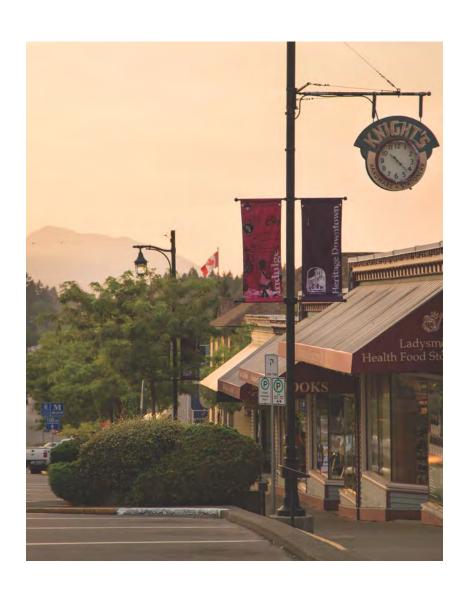
- Downtown program
- Not-for-profit rental housing program



Consultation – Developers and Community







Discuss

Timing of consultation