

Development Cost Charges Review 2018

Workshop #4 – December 10, 2018

Workshop #4 Outline

Tonight

- Confirm DCC rate
- Confirm community and developer consultation



DCC Program Overview

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 but not by land use

Decisions of Council

Council can choose:

- The level of the Municipal Assist Factor
- 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



Council Directions to-date



Directions to-date:

- **Municipal Assist Factor (preliminary)**
 - Roads – 1%
 - Storm – 1%
 - Sanitary – 50%
 - Water – 50%
 - Parkland – 40%
- **Direction to remove the small lot DCC rate**
- **Direction for potential Single Family DCC Rate**
 - \$18,000-\$22,000 range for discussion



Proposed Modifications:

- Municipal Assist Factor
 - Parkland from 40% to 50%
- Fine tuned benefit factors and project list
- Developed SFD DCC at ~\$18k



Confirm the DCC Rate

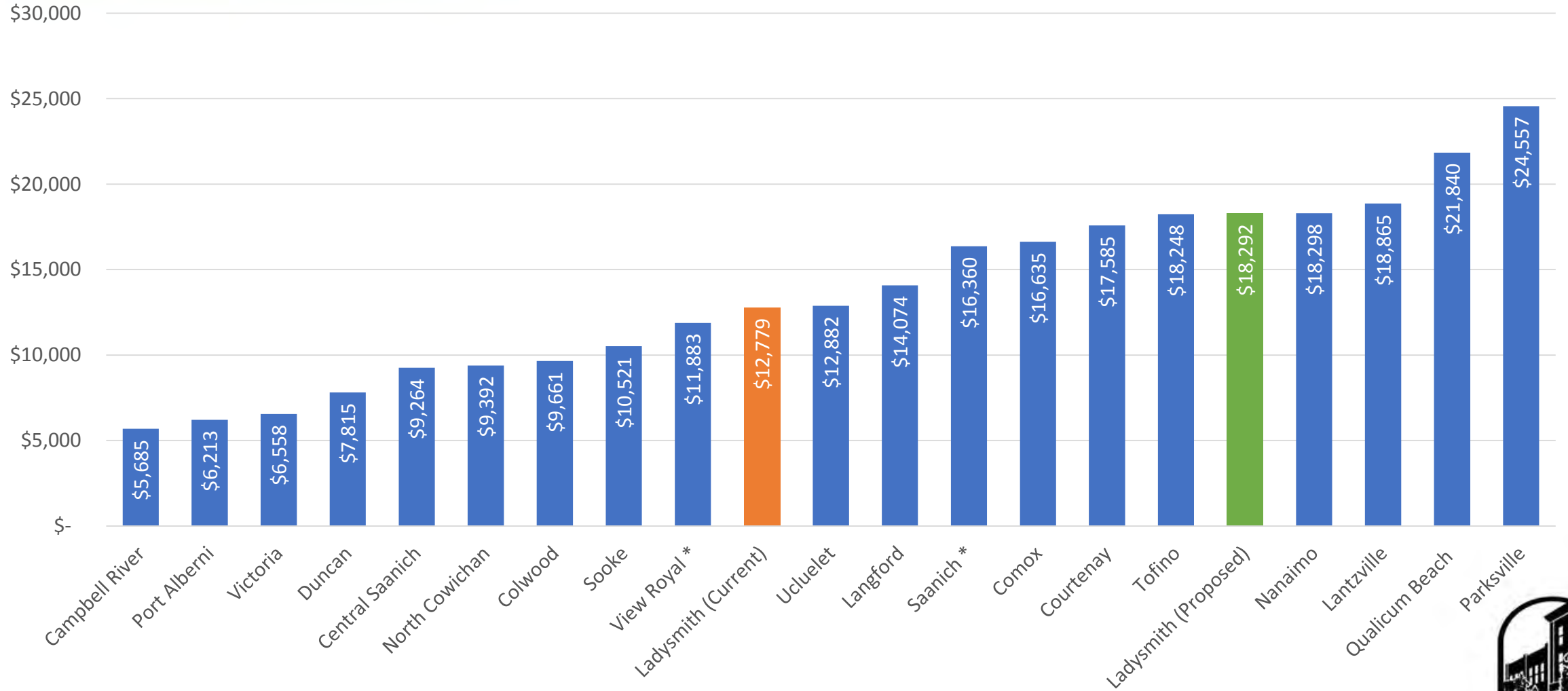
Ladysmith DCCs – current rates

| 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 |



Review DCC Program

Single-family DCC Rate Comparison





Council Resolution Required

That Council direct staff to proceed with consultation on the proposed DCC program with a single family dwelling development cost charge of \$18,292.



Consultation Plan

Consultation Plan

Information on the Town's Website

Open House for Developers and the Public

Feedback Form

Present results and consider feedback at future Council meeting

Bylaw Approval Process

- Prepare bylaw & background report (staff & consultant)
- Council considers first 3 readings
- Bylaw to Ministry for review
- Ministry discussions with staff
- Bylaw approved by Inspector of Municipalities
- Council considers adoption
- New rates effective*

Other considerations

- Future Workshop - Discussion on DCC Waiver Programs

Questions?

WE VALUE YOUR FEEDBACK

If you have any comments, questions or suggestions, we want to hear from you. Send us an e-mail to info@ladysmith.ca or by call City Hall at **250.245.6400**.

WE WANT TO HEAR WHAT YOU HAVE TO SAY. CONNECT WITH US:

-  Send an E-mail to info@ladysmith.ca
-  Mail a Note to Town of Ladysmith City Hall, 410 Esplanade, Box 220, Ladysmith, B.C. V9G 1A2
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