



## AGENDA GOVERNANCE AND PRIORITIES COMMITTEE MEETING

Monday, November 25, 2024, 1:00 P.M.  
SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE  
80 COMMERCIAL STREET, NANAIMO, BC

SCHEDULED RECESS AT 3:00 P.M.

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Pages

1. CALL THE MEETING TO ORDER:

[Note: This meeting will be live streamed and video recorded for the public.]

2. INTRODUCTION OF LATE ITEMS:

3. APPROVAL OF THE AGENDA:

4. ADOPTION OF THE MINUTES:

a. Minutes

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Minutes of the Governance and Priorities Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2024-OCT-28, at 1:00 p.m.

5. AGENDA PLANNING:

a. Upcoming Topics and Initiatives

9 - 10

To be introduced by Sheila Gurrie, Director, Legislative Services.

6. REPORTS:

a. Prosperous Nanaimo:

1. Development Cost Charge and Amenity Cost Charge Programs

11 - 31

To be introduced by Lisa Brinkman, Manager, Community Planning, and Poul Rosen, Director, Engineering.

*Purpose: To introduce the Development Cost Charge (DCC) and Amenity Cost Charge (ACC) programs, and to seek endorsement for*

*the facility projects to include in the ACC program.*

Presentation:

1. Shaun Heffernan, Project Lead and Local Government Advisor, Laura Bernier, Strategic Services Consultant, and Samantha Bowen, Community Consultant, Urban Systems.

Recommendation: That the Governance and Priorities Committee recommend that Council direct Staff to proceed with the development of an Amenity Cost Charge (ACC) program that includes the following facilities:

- a. Improvements and expansions as outlined in the Beban Park Master Plan;
- b. Improvements and expansions in the Stadium District; and,
- c. A community recreation facility in the Southgate Urban Centre.

**7. QUESTION PERIOD:**

**8. ADJOURNMENT:**



## MINUTES

### GOVERNANCE AND PRIORITIES COMMITTEE MEETING

Monday, October 28, 2024, 1:00 P.M.  
SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE  
80 COMMERCIAL STREET, NANAIMO, BC

- Members:
- Councillor P. Manly, Chair
  - Councillor S. Armstrong (vacated 2:07 p.m.)
  - Councillor T. Brown\* (joined 1:21 p.m.)
  - Councillor H. Eastmure
  - Councillor B. Geselbracht
  - Councillor E. Hemmens (vacated 1:56 p.m.)
  - Councillor J. Perrino
  - Councillor I. Thorpe
- Absent:
- Mayor L. Krog
- Staff:
- D. Lindsay, Chief Administrative Officer
  - R. Harding, General Manager, Community Services/Deputy Chief Administrative Officer
  - L. Mercer, General Manager, Corporate Services
  - B. Sims, General Manager, Engineering and Public Works
  - S. Gurrie, Director, Legislative Services
  - A. Manhas, Economic Development Officer
  - N. Sponaugle, Communications Advisor
  - A. Chanakos, Steno, Legislative Services
  - L. Young, Recording Secretary

1. CALL THE MEETING TO ORDER:

The Governance and Priorities Committee Meeting was called to order at 1:00 p.m.

\* Denotes electronic meeting participation as authorized by "Council Procedure Bylaw 2018 No. 7272"

2. INTRODUCTION OF LATE ITEMS:

- (a) Agenda Item 6(a)(1) Progress and Next Steps on Doughnut Economics Framework Implementation – Add report titled “Nanaimo Doughnut Economic Framework Awareness Program”.

3. APPROVAL OF THE AGENDA:

It was moved and seconded that the Agenda, as amended, be adopted. The motion carried unanimously.

4. ADOPTION OF THE MINUTES:

It was moved and seconded that the following Minutes be adopted as circulated:

- Minutes of the Governance and Priorities Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC, on Monday, 2024-JUN-24, at 1:00 p.m.
- Minutes of the Governance and Priorities Committee Meeting held in the Shaw Auditorium, Vancouver Island Conference Centre, 80 Commercial Street, Nanaimo, BC on Monday, 2024-JUL-15, at 2:00 p.m.

The motion carried unanimously.

5. AGENDA PLANNING:

a. Upcoming Topics and Initiatives

Sheila Gurrie, Director, Legislative Services, provided an overview of topics and initiatives scheduled for upcoming Governance and Priorities Committee (GPC) Meetings.

Dale Lindsay, Chief Administrative Officer, advised that a Committee motion ratified during the 2023-DEC-04 Regular Council Meeting directed Staff to prepare a report regarding the implementation of five City Plan incentives. Staff sought clarification on whether Committee intended for the report to be restricted to the five new City Plan incentives outlined in the motion, or to broadly cover the City Plan.

Committee discussion took place. Highlights included:

- The five identified incentives may not be the Committee’s priorities in regards to the City Plan
- A report with broad focus would allow the Committee to ask questions on any aspect of the City Plan

It was moved and seconded that the Governance and Priorities Committee recommend that Council rescind the following motion, passed during the 2023-NOV-27 Governance and Priorities Committee Meeting, and adopted by Council on 2023-DEC-04:

“That Council direct Staff to prepare a report, for a future Governance and Priorities Committee Meeting, regarding ways to implement the following New City Plan Incentives:

- Incentivize Affordable Housing
- Support Green Infrastructure
- Encourage Infill Development
- Support Small Businesses
- Prioritize Active Transportation”

The motion carried unanimously.

It was moved and seconded that the Governance and Priorities Committee recommend that Council direct Staff to prepare a report, for a future Governance and Priorities Committee Meeting, regarding incentives that support City Plan. The motion carried unanimously.

Committee and Staff discussion took place relative to the tentative GPC agenda topics. Highlights included:

- The importance of the Parking Management Strategy
- Request that the Transit-Oriented Areas and Parking in the Downtown topic be reviewed at the same time as the Parking Management Strategy

Councillor Brown joined the meeting electronically at 1:21 p.m.

- The Not-for-Profit Sector Study would include economic, social and environmental impacts of the not-for-profit sector in local economy
- The desire to hear about heating, cooling, and feeding centres
- The desire to invite Island Health to a future Committee Meeting to participate in a discussion regarding social issues

It was moved and seconded that the Governance and Priorities Committee recommend that Council direct Staff to provide an update, for a future Governance and Priorities Committee Meeting, regarding heating, cooling and feeding centres and shelter spaces, and that Island Health be invited to participate in the discussion. The motion carried unanimously.

Committee and Staff discussion continued. Highlights included:

- Tentative GPC topics being Staff initiatives put forward as suggestions for future GPC Meetings
- Potential alternative ways for Staff to provide updates to the Committee such as an information report, walking tour, email, or other means
- The desire for an update and discussion on the City Plan monitoring

It was moved and seconded that the Governance and Priorities Committee recommend that Council direct Staff to incorporate the topic of Parking Management Strategy into the 2024-DEC-09 Governance and Priorities Committee Meeting. The motion carried unanimously.

Committee and Staff discussion continued regarding the intended goal of GPC Meetings, the potential for Meetings to be only scheduled when there are emergent issues to address, hesitation to add items to agendas not directed by Council, and the desire to not discourage Staff from bringing forward suggestions for future discussion topics.

6. REPORTS:

a. Prosperous Nanaimo:

1. Nanaimo Doughnut Economic Framework Awareness Program

Amrit Manhas, Economic Development Officer, provided an update on the Nanaimo Doughnut Economic Framework Awareness Program. Highlights included:

- Engagement with Future Fit Cities to maintain and expand the Doughnut Economic Framework
- Interviews conducted with select City Staff and Council members and an in-person workshop hosted on 2024-MAY-30
- Future Fit Cities recommendation for a three-phased approach for scaling Doughnut Economics within the City of Nanaimo

Presentation:

1. Greg Hart, Chief Executive Officer and Managing Partner, Future Fit Cities, provided a presentation. Highlights included:
  - A world-leading monitoring strategy was developed in collaboration with consultants as well as an integrated action plan
  - The doughnut is an image of integration, and many of the items influence each other
  - The importance of providing education and setting a foundation for key internal and external stakeholders

Councillor Hemmens vacated the Shaw Auditorium at 1:56 p.m.

- The importance of identifying and implementing key projects that set visible examples and attract the kinds of companies and behaviours that differentiate Nanaimo from other cities

Committee discussion took place. Highlights included:

- Having conversations with other organizations such as the Nanaimo Chamber of Commerce and residents
- A cost-benefit analysis will measure economic, social, and environmental impacts of implementing the Doughnut Economic Framework
- The benefits and drawbacks of the Doughnut Economic branding

Councillor Armstrong vacated the Shaw Auditorium at 2:07 p.m.

- A key project being easier to identify and implement once City Staff have a better understanding of the Doughnut Economic Framework

It was moved and seconded that the Governance and Priorities Committee recommend Council direct Staff to present a proposed workplan and strategies related to the “Nanaimo Doughnut Economic Framework Awareness Program”, including budget implications, for Council’s consideration during the 2026-2030 budget deliberations. The motion carried unanimously.

7. QUESTION PERIOD:

The Committee received no questions from the public regarding agenda items.

8. ADJOURNMENT:

It was moved and seconded at 2:17 p.m. that the meeting adjourn. The motion carried unanimously.

CERTIFIED CORRECT:

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CHAIR

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CORPORATE OFFICER



Meeting Time	<b>Upcoming Topics and Initiatives</b>	
<b>December 2, 2024 – Budget eTown Hall</b>		
<b>7pm</b>	<b>E-Town Hall</b>	<ul style="list-style-type: none"> <li>• Opportunity for community feedback on draft 2025-2029 Financial Plan</li> </ul>
<b>December 9, 2024 – GPC Meeting</b>		
<b>1pm</b>	<b>Parking Management Strategy</b>	<ul style="list-style-type: none"> <li>• Presentation by Urban Systems and information report <i>(2024-NOV-04 Council motion)</i></li> </ul>
	<b>Transit Oriented Areas and Parking in the Downtown</b>	<ul style="list-style-type: none"> <li>• Options for removing parking minimums in the downtown near the future transit exchange <i>(2024-JUL-15 GPC motion)</i></li> <li>• Report to include a review of the recommendations brought forward by Strong Towns Nanaimo <i>(2024-SEP-09 Council motion)</i></li> </ul>
<b>January 27, 2025 – GPC Meeting</b>		
<b>1pm</b>	<b>DPA8 Form and Character Design Guidelines</b> (IAP Priority Action #202)	<ul style="list-style-type: none"> <li>• Presentation of new development permit (DP) guidelines for endorsement</li> </ul>
	<b>Urban Tree Canopy Management Strategy</b> (IAP Priority Action #16)	<ul style="list-style-type: none"> <li>• Provide an update to Council on the strategy. <i>(2024-JUL-8 Council motion)</i></li> </ul>
	<b>Social Issues Initiatives</b>	<ul style="list-style-type: none"> <li>• Provide update on heating, cooling and feeding centres and shelter spaces. Island Health invited to participate in discussion. <i>(2024-NOV-4 Council motion)</i></li> </ul>

### Future GPC topics – dates TBD

<ul style="list-style-type: none"> <li>• <b>City Plan Monitoring Committee(s)</b> <i>(2023-MAY-1 Council motion)</i></li> </ul>
<ul style="list-style-type: none"> <li>• <b>Incentives that support City Plan</b> <i>(2024-NOV-4 Council motion)</i></li> </ul>

<b>Legend</b>	
	Council/GPC requested topics
	Staff initiatives
	Integrated Action Plan (IAP) program

City of Nanaimo  
**GOVERNANCE AND PRIORITIES COMMITTEE**  
**KEY DATE CALENDAR – 2025**

Meetings are held in the Shaw Auditorium of the Vancouver Island Conference Centre, 80 Commercial Street unless otherwise stated.

<b>Committee</b>	<b>Start Time</b>	<b>End Time</b>	<b>Day of the Month</b>
<b>Governance and Priorities Committee</b>	1:00 p.m.	5:00 p.m.	Mondays alternating with Council meetings

- January 1*.....*New Year's Day*  
**January 27** ..... **Governance and Priorities Committee**
- February 10**..... **Governance and Priorities Committee**  
*February 17* .....*Family Day*
- March 10**..... **Governance and Priorities Committee**  
**March 24**..... **Governance and Priorities Committee**
- April 11-13**..... **AVICC Convention – Nanaimo**  
**April 14** ..... **Governance and Priorities Committee**  
*April 18* ..... *Good Friday*  
*April 21*.....*Easter Monday*
- May 12** ..... **Governance and Priorities Committee**  
*May 19*.....*Victoria Day*  
**May 29-June 1**..... **FCM Conference - Ottawa**
- June 23**..... **Governance and Priorities Committee**
- July 1*.....*Canada Day*  
**July 14** ..... **Governance and Priorities Committee**
- No Meetings in August (as per Council Procedure Bylaw No. 7272)**
- September 1*..... *Labour Day*  
**September 22-26** ..... **UBCM Conference – Victoria**  
*September 30*..... *National Day for Truth and Reconciliation*
- October 13*.....*Thanksgiving Day*  
**October 27** ..... **Governance and Priorities Committee. Meeting located in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street.**
- November 11*.....*Remembrance Day*  
**November 24**..... **Governance and Priorities Committee**
- December 8**..... **Governance and Priorities Committee**  
*December 25*.....*Christmas Day*  
*December 26*.....*Boxing Day*

DATE OF MEETING November 25, 2024

AUTHORED BY LISA BRINKMAN, MANAGER, COMMUNITY PLANNING  
POUL ROSEN, DIRECTOR, ENGINEERING

**SUBJECT DEVELOPMENT COST CHARGE AND AMENITY COST CHARGE PROGRAM**

## **OVERVIEW**

### **Purpose of Report**

To introduce the Development Cost Charge (DCC) and Amenity Cost Charge (ACC) programs, and to seek endorsement for the facility projects to include in the ACC program. |

### **Recommendation**

That the Governance and Priorities Committee recommend that Council direct Staff to proceed with the development of an Amenity Cost Charge (ACC) program that includes the following facilities:

- a) Improvements and expansions as outlined in the Beban Park Master Plan;
- b) Improvements and expansions in the Stadium District; and,
- c) A community recreation facility in the Southgate Urban Centre.

## **BACKGROUND**

### **Development Cost Charge Program**

Development Cost Charges (DCCs) are a provincially regulated development finance tool that helps a municipality recover the costs of off-site infrastructure needed for growth. DCCs are based on the principle of sharing the costs of infrastructure between existing taxpayers and new developments. *Integrated Action Plan* Priority Action #203 directs Staff to: “Review and update the City of Nanaimo Development Cost Charge Bylaw 2017 No. 7252”. A consultant has been retained to support the City of Nanaimo with the development of an updated DCC program.

### **Amenity Cost Charge Program**

Amenity Cost Charges (ACCs) help a municipality recover the costs of amenities that provide social, cultural, heritage, recreational, or environmental benefits to a community. ACCs closely resemble DCCs because they are based on the principle of cost-sharing charges for one-time capital costs for amenity projects. The amenity projects must benefit current and future users and be driven by growth. ACCs are regulated by the Province (similar to DCCs). At the 2024-APR-08 meeting, Council endorsed a motion regarding the allocation of Provincial Capacity Funds, which included direction to retain a consultant to prepare an Amenity Cost Charge program. Staff have retained a consultant to support this project. The development of the ACC program will proceed concurrently with the development of the DCC program, and public communication and engagement will occur for both programs in 2025. |

## **DISCUSSION**

### **Amenity Cost Charge Program**

In the fall of 2023, Provincial Bill 46 introduced the opportunity for local governments to create an 'Amenity Cost Charge' ACC Bylaw. This is different from the current practice to negotiate for an amenity at the time of a rezoning application. An ACC bylaw will allow the City to impose charges at the time of subdivision or building permit, to assist in paying for the capital costs of eligible community amenities. The ACC bylaw must specify the amenities that will receive funding, and the charge or rate that is imposed (per lot, per unit, or per square metre of floor area), similar to a DCC bylaw. A separate ACC Reserve Fund is established for the ACC funds, and rules apply as to how the reserve fund can be used with annual reporting requirements. In March 2024, the Province provided "Interim Guidance" for the development of ACC Bylaws, and Staff have been working with a consultant to prepare a new ACC Bylaw.

To proceed with the development of the ACC program it is necessary to determine what facilities or amenities are eligible to be supported with ACC funds. The proposed facility or amenity must have the potential to benefit all current and future residents of Nanaimo. For this reason, Staff are recommending that the following three facilities be supported with ACC funds:

- a) Improvements and expansions as outlined in the Beban Park Master Plan;
- b) Improvements and expansions in the Stadium District; and,
- c) A community wellness facility in the Southgate Urban Centre.

The inclusion of amenity projects in the ACC program does not obligate the City to construct all facilities. At the time ACC funds are eligible to be spent, the City can choose from the three facilities listed above. Note that Staff will be reviewing the City's Community Amenity Contribution (CAC) Policy as part of the ACC program development, as amendments to the CAC Policy will likely be recommended for Council consideration to ensure the CAC policy aligns well with a potential new ACC bylaw.

### **Next Steps**

The next steps in the development of the DCC and ACC programs are as follows:

- The DCC and ACC program timeframe (typically between 10-25 years) will be considered: The projects identified in the DCC and ACC programs should reflect infrastructure and amenities needed to meet the needs of growth within the specified timeframes.
- DCC and ACC project costs: DCC and ACC programs are comprised of multiple projects with capital cost estimates. Each project is assessed to evaluate the benefit to new growth versus existing development, and only those costs allocated to growth are included in the rate calculation.
- Equivalency Factor: The equivalency factor ensures fairness so that developments with a higher impact on infrastructure pay more than those with a lower impact.
- Assist Factor: Legislation requires local governments to assist with the cost of DCC and ACC projects. Council will have the opportunity to consider and determine the assist factor.

- Communication and Engagement: DCC and ACC programs require community engagement and transparency as part of the approval process. A communication strategy will be implemented jointly for the DCC and ACC programs in 2025.

The DCC and ACC programs are designed to be a fair and transparent cost for the development community. While the DCC and ACC programs are essential to assisting with the City's growth-related costs, it is not a solution for all infrastructure and amenity costs, and a combination of funding tools will be required to maintain City services as the population grows. ]

## **OPTIONS**

1. [That the Governance and Priorities Committee recommend that Council direct Staff to proceed with the development of an Amenity Cost Charge (ACC) program that includes the following facilities:
  - a) Improvements and expansions as outlined in the Beban Park Master Plan;
  - b) Improvements and expansions in the Stadium District; and,
  - c) A community recreation facility in the Southgate Urban Centre.
  - The advantages of this option: Once an ACC Bylaw is adopted, the City will have the ability to collect funds to contribute to the costs of the three, above-listed facilities.
  - The disadvantages of this option: If adopted the DCC and ACC programs combined will be an increased cost for the development community.
  - Financial Implications: DCCs and ACCs assist the City with funding for necessary infrastructure and amenities to serve Nanaimo residents and to support growth.
2. That Council provide alternate direction to Staff. ]

## **SUMMARY POINTS**

- Staff are in the process of working with a consultant to update the DCC program and to create an ACC program.
- The DCC update and ACC program will proceed concurrently, and will include a public communication and engagement process in 2025.
- Staff are recommending that an Amenity Cost Charge (ACC) program be developed with ACC funds being directed to improvements and expansions as outlined in the Beban Park Master Plan; improvements and expansions in the Stadium District; and, a community wellness facility in the Southgate Urban Centre.

**Submitted by:**

Lisa Brinkman  
Manager, Community Planning

Poul Rosen  
Director, Engineering |

**Concurrence by:**

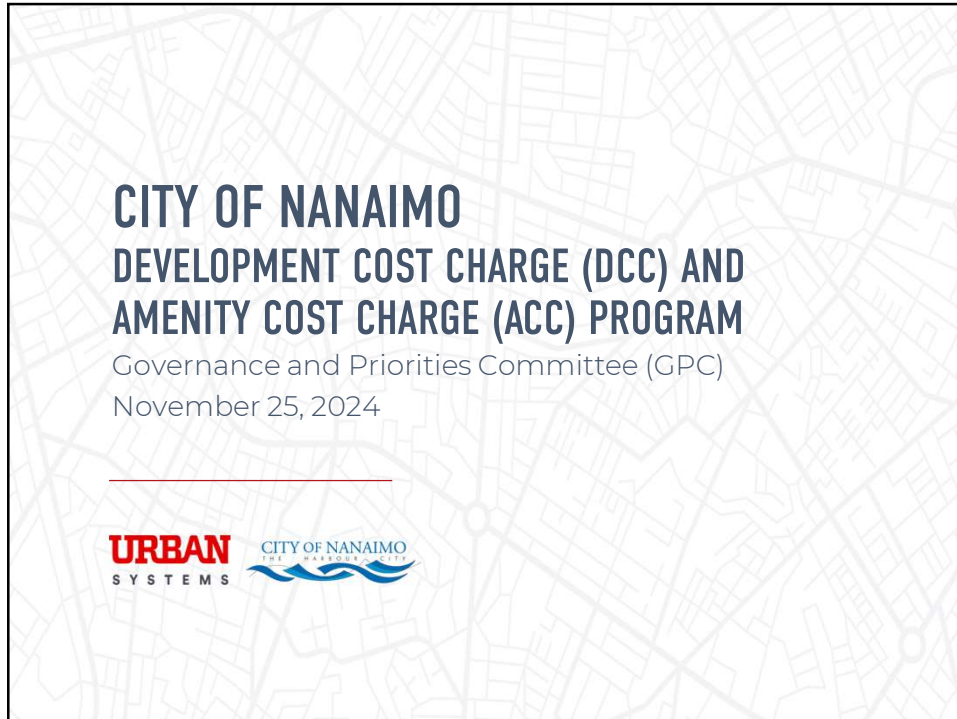
Jeremy Holm  
Director, Planning & Development

Wendy Fulla  
Director, Finance

Bill Sims  
General Manager, Public Works & Engineering

Laura Mercer,  
General Manager, Corporate Services

Richard Harding  
General Manager, Community Services /  
Deputy CAO |





# CITY OF NANAIMO

## DEVELOPMENT COST CHARGE (DCC) AND AMENITY COST CHARGE (ACC) PROGRAM

Governance and Priorities Committee (GPC)  
November 25, 2024

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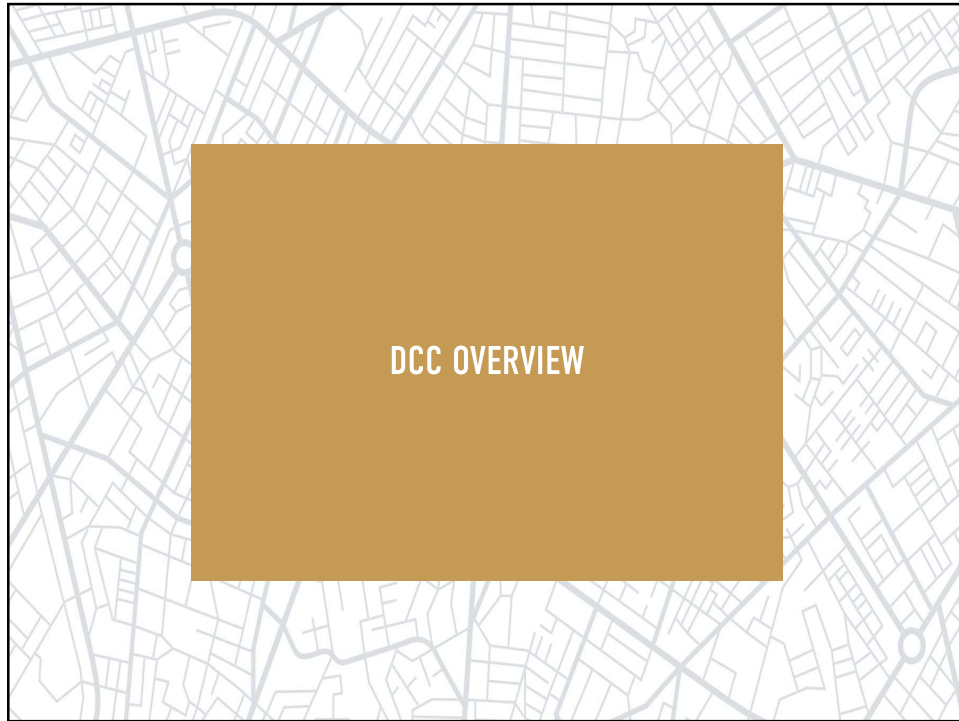
## AGENDA

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- DCC Overview
- Current DCC Rates
- ACC Overview
- DCC and ACC Implementation
- Timeline, Next Steps, and Q&A



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## WHAT ARE DCCs?

- Help communities recover the costs of off-site infrastructure needed for growth
- Based on the principle of cost-sharing infrastructure between existing taxpayers and new developments
- Provincially-regulated development finance tool
  - Local Government Act (Part 14, Division 19)
  - Bill 46 – new legislation allows a wider scope of services and amenities
  - DCC Best Practices Guide
  - DCC Guide for Elected Officials
  - Interim Guidance (Development Finance Tools Update: DCCs/Levies and ACCs)




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## WHY USE DCCs?

- Fosters a **fair** and **equitable** approach where growth pays for growth and infrastructure costs are **transparent**
- Creates **consistency** for the development community through a clear policy framework
- Ensures **certainty** that services support growth and development
- Minimizes **financial risk** to the City
- Ensures **timely** processing of development applications



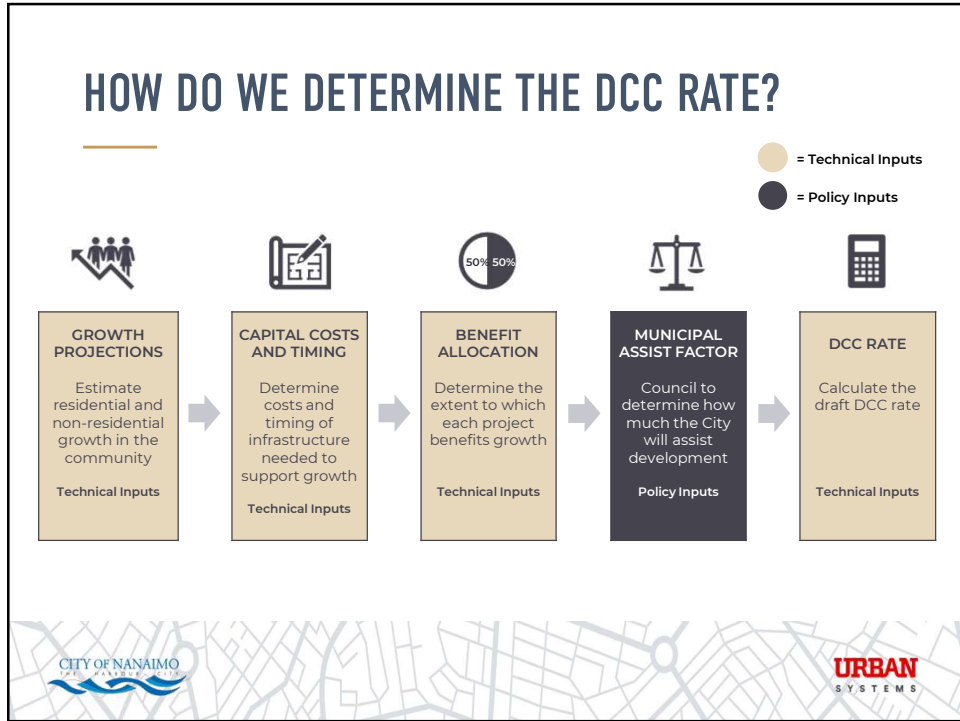
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## WHY NOW?

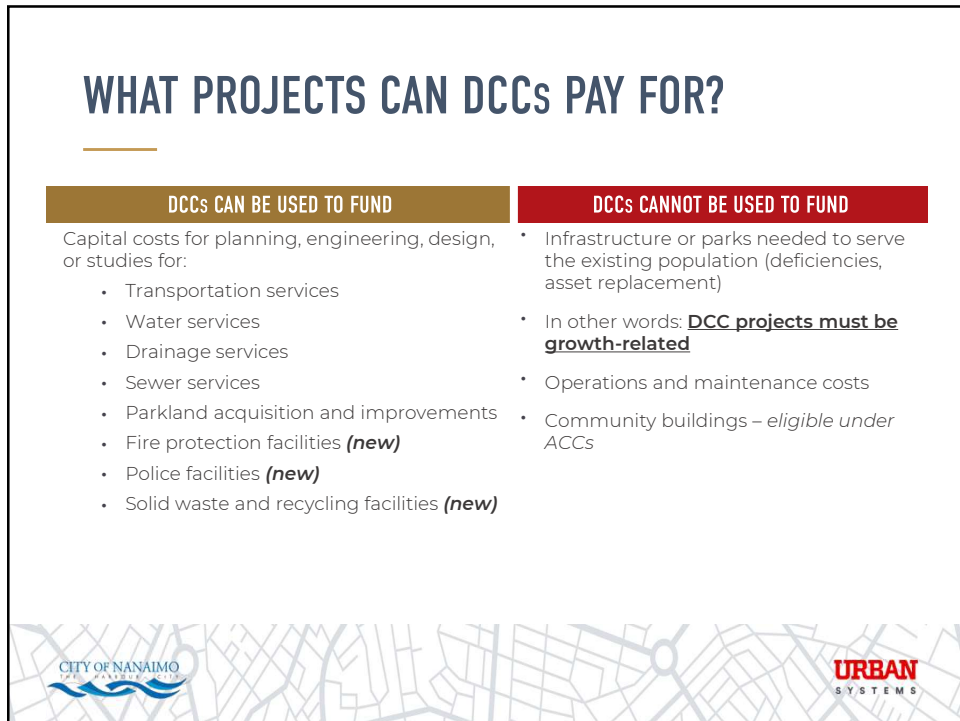
- The current Development Cost Charge (DCC) Bylaw was adopted in 2018
- Since 2018:
  - The City has grown (~10%) and is expected to continue growing
  - Infrastructure costs have increased
  - DCC Legislation and best practices have advanced
  - City faces different infrastructure needs, such as new Master Plans



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## ALLOCATING BENEFIT

- Each project is assigned a benefit allocation between 1% and 100% (*projects that are not growth-driven (0%), are not DCC eligible*)
- Percent is based on the extent to which a project will benefit new development
- Ensures costs are shared equitably between existing and future users



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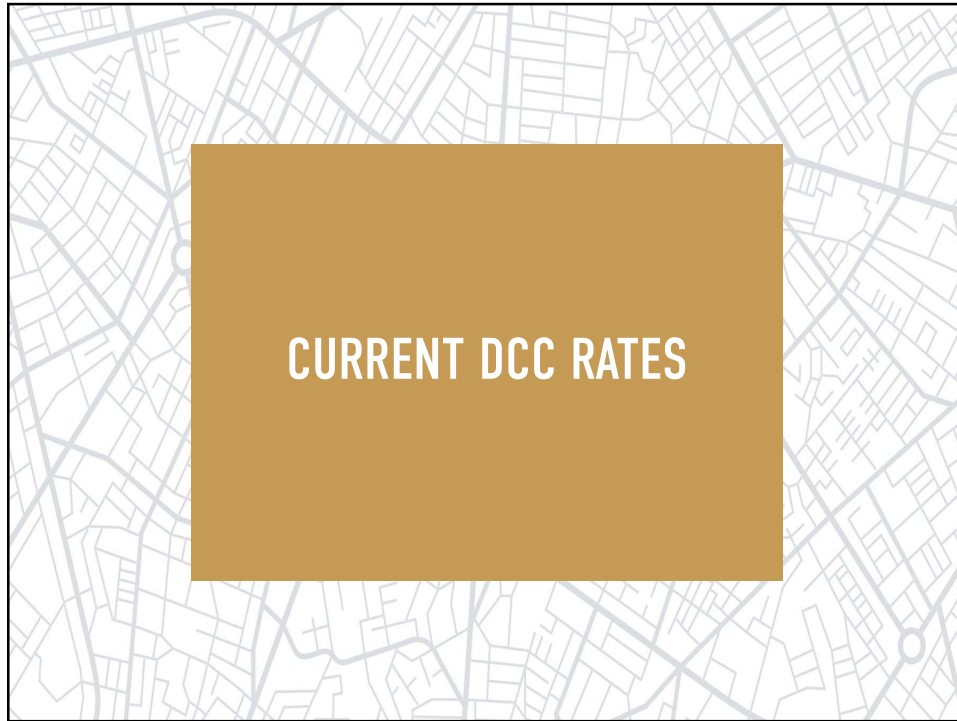
## MUNICIPAL ASSIST FACTOR

- Legislation requires local governments to assist development for DCCs
- Assist amount must be made up through non-DCC revenue (general taxation)
- **Council has discretion** to set an assist factor from 1% (least assistance) to 99% (most assistance)
- Can vary by DCC Program only (e.g., roads, water, sewer)

*Proposed DCC Rate assumes an assist factor of 1%*



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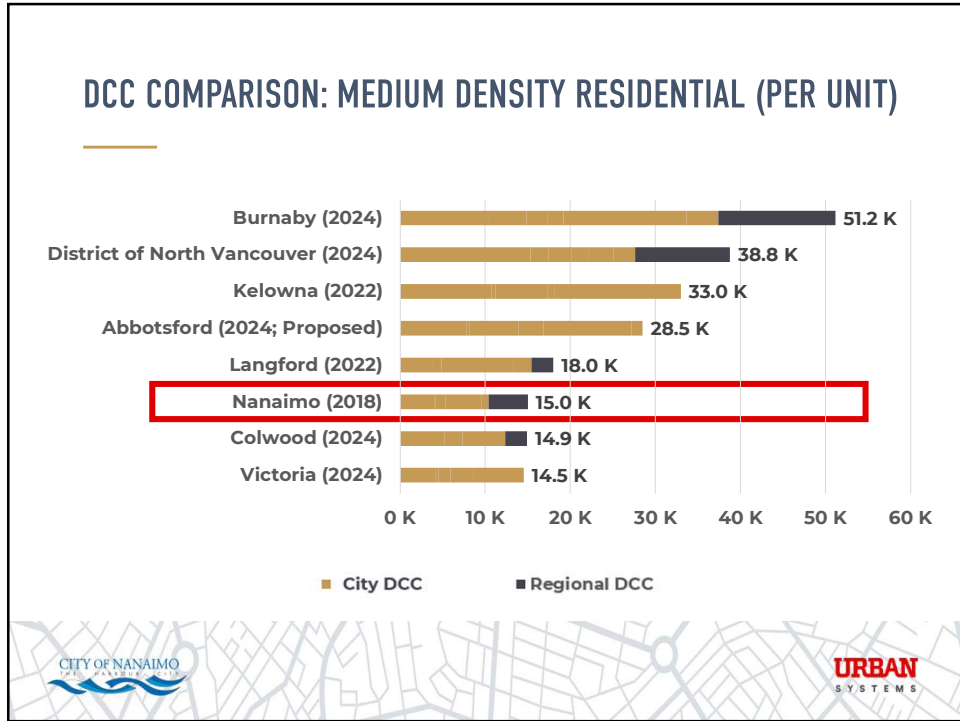
## CURRENT DCC RATE (TOTALS)

Categories	Unit	City of Nanaimo	Regional District of Nanaimo (RDN)	City + RDN
		DCC Total	Sanitary DCC Rate	DCC Total
SF Dwellings	<i>per lot</i>	\$14,862	\$4,622	<b>\$19,486</b>
Small Lot SF Dwellings**	<i>per lot</i>	\$10,407	\$4,622	<b>\$15,029</b>
Multi-Family Dwellings	<i>per m<sup>2</sup> of GFA*</i>	\$89	\$26	<b>\$115</b>
Commercial/Institutional	<i>per m<sup>2</sup> of GFA*</i>	\$77	\$26	<b>\$104</b>
Industrial	<i>per m<sup>2</sup> of GFA*</i>	\$20	\$7	<b>\$26</b>
Mobile Home Parks	<i>per unit</i>	\$9,137	\$2,587	<b>\$11,724</b>
Campground	<i>per unit</i>	\$2,338	\$713	<b>\$3,051</b>

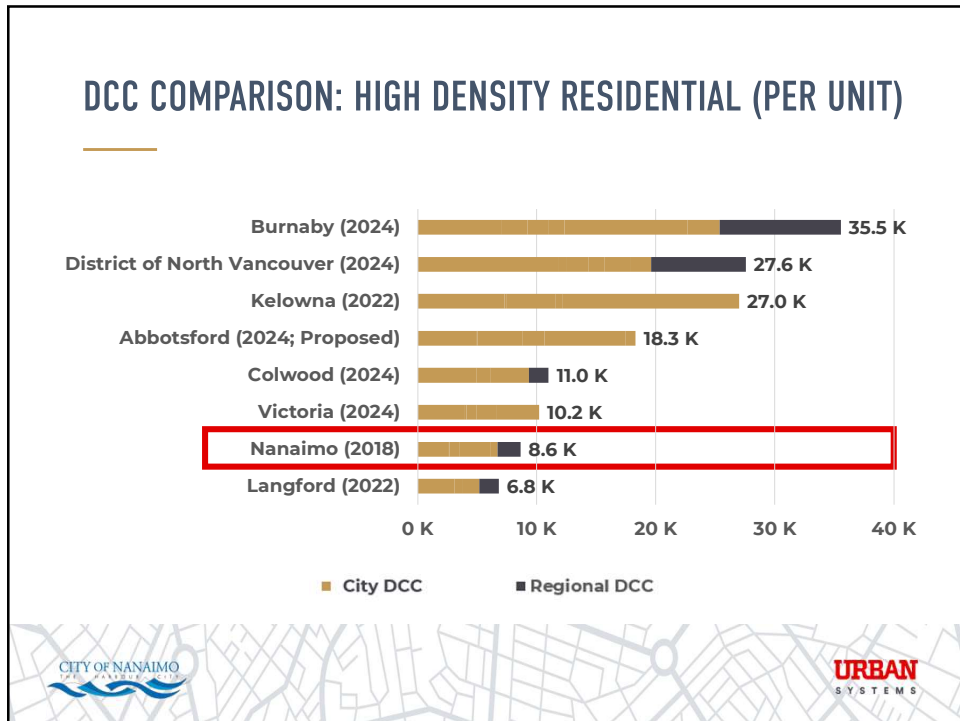
\*Cross Floor Area  
\*\*Row-housing lot or a residential lot < 370m<sup>2</sup>

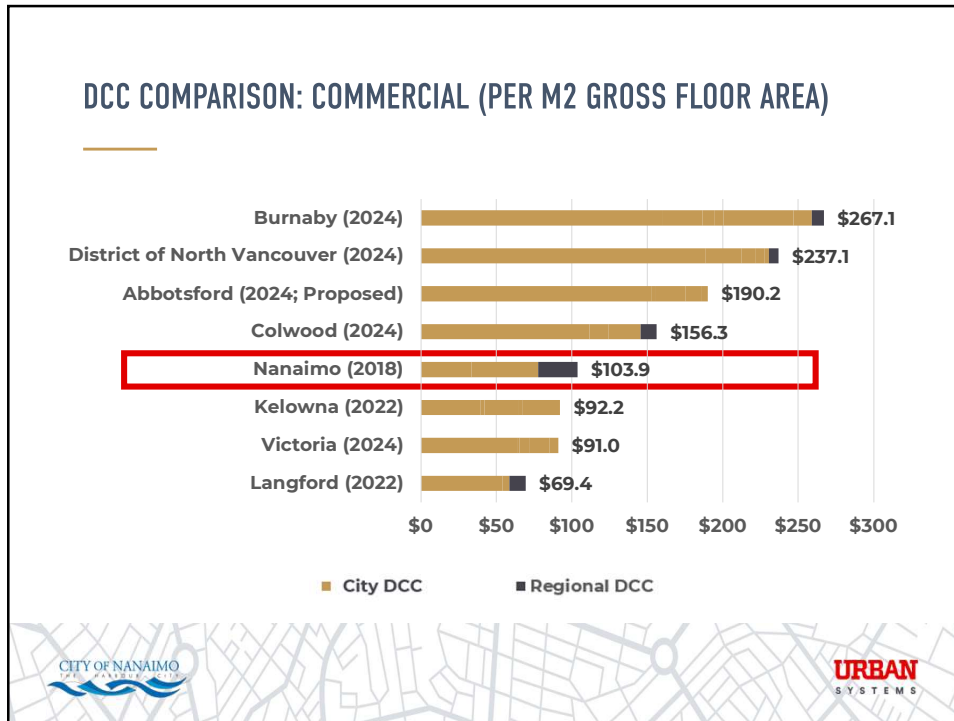
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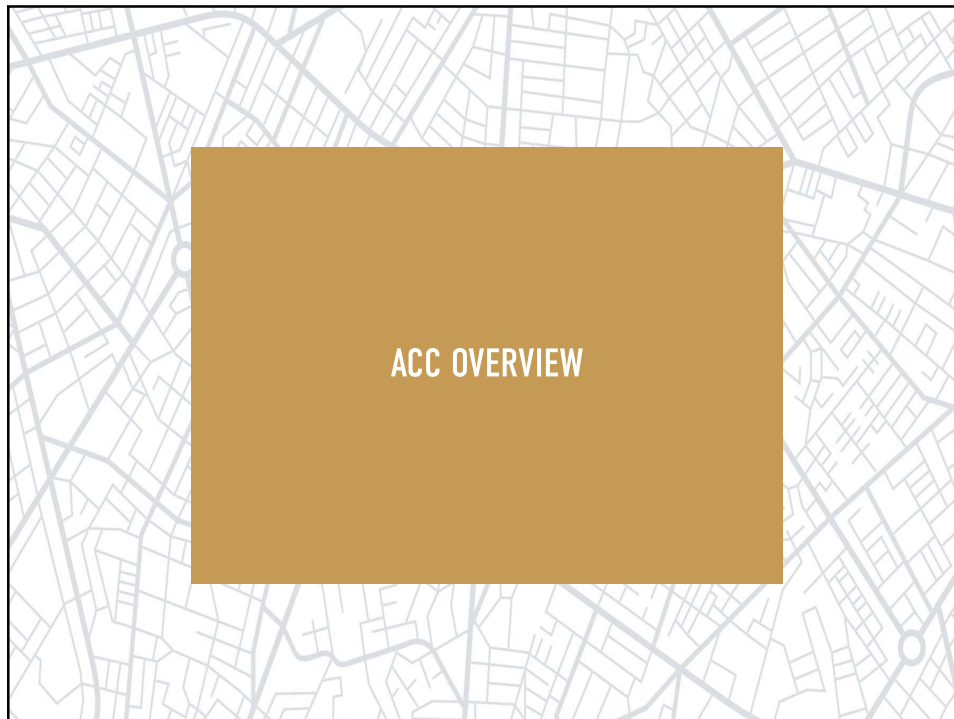
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## WHAT ARE ACCs?

- Help communities recover the costs of **amenities that provide social, cultural, heritage, recreational, or environmental benefits** to a community
- Closely resemble DCCs
  - Based on the principle of cost-sharing
  - Charges for one-time capital costs for amenity projects
  - Projects must benefit future users (growth-driven)
- Regulated by the Province (similar tools to DCCs)
- Similar principles apply to developing the program, including determining the benefit allocation and applying a municipal assist factor
- ACCs cannot overlap with Community Amenity Contributions – staff will be amended as part of the ACC project



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## WHAT WORKS CAN ACCs PAY FOR?

### ACCs CAN BE USED TO FUND

#### AMENITIES (NON-EXHAUSTIVE)

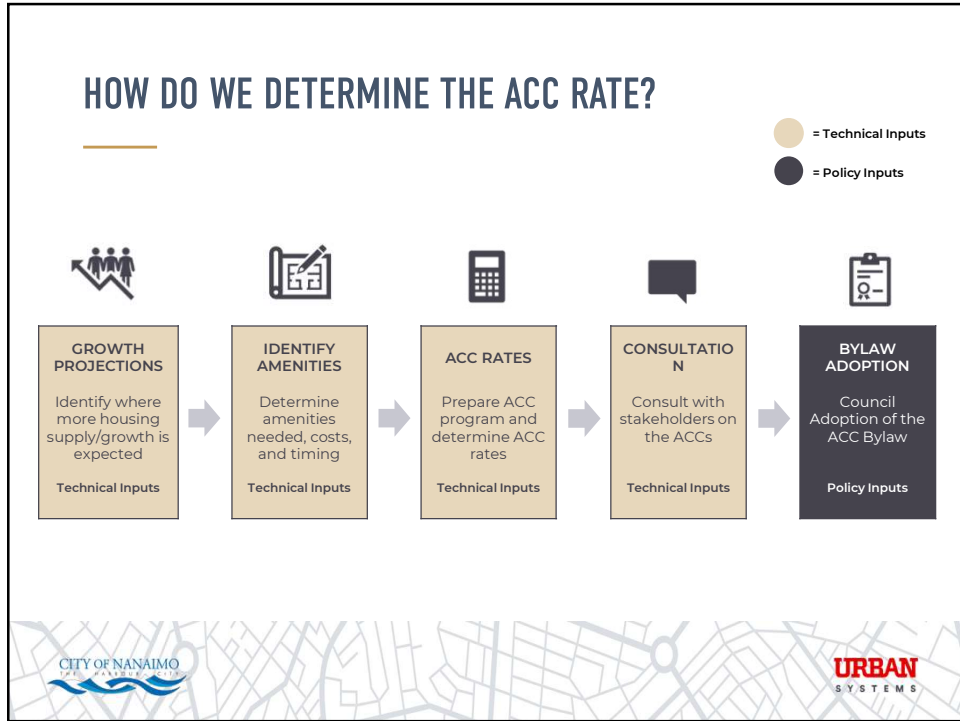
- Community, youth, or seniors' centre
- Recreation or athletic facility
- Library
- Daycare facility
- Public square

### ACCs CANNOT BE USED TO FUND

- Projects otherwise eligible for DCCs
- Projects needed to serve the **existing** population (deficiencies, asset replacement), i.e., **ACC projects must be growth-related**
- Operations and Maintenance Costs



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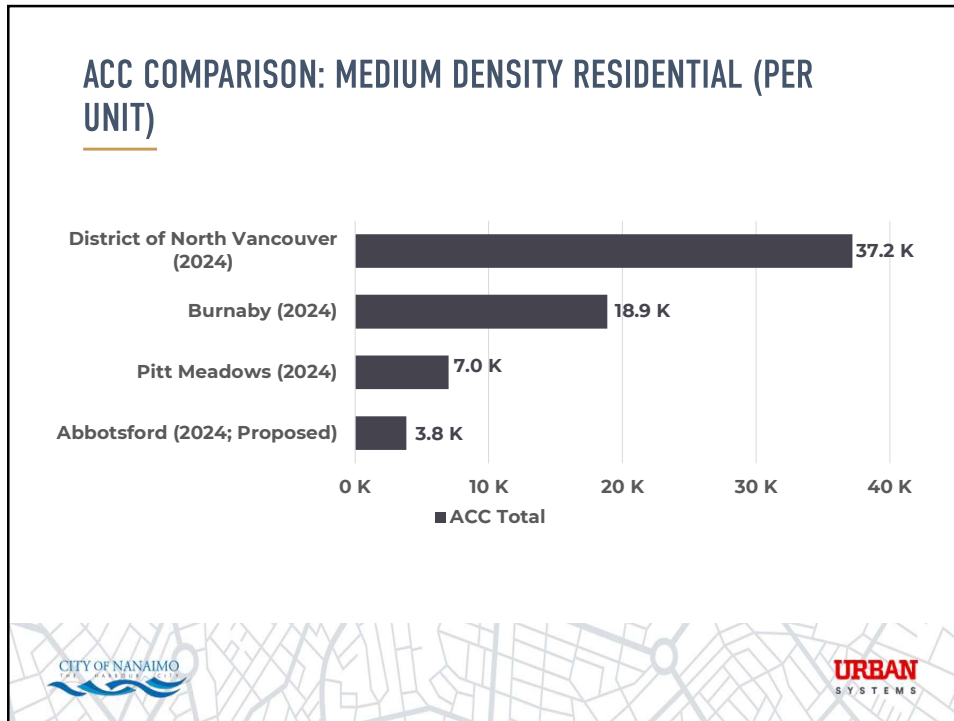
## PROPOSED ACC PROJECTS

Projects	Description
<b>Beban Park Master Plan Options</b>	<ul style="list-style-type: none"> <li>New multi-Purpose Buildings and Flexible Facility Spaces</li> <li>Central Facility Redevelopment</li> <li>Beban Park Amenities Improvements</li> </ul>
<b>Community Centre</b>	<ul style="list-style-type: none"> <li>Design and development of a Community Wellness Facility in the South Gate Secondary Urban Centre</li> </ul>
<b>Improvements and Expansions in the Stadium District</b>	<ul style="list-style-type: none"> <li>Potential improvements and expansions to facilities in the Stadium District.</li> </ul>

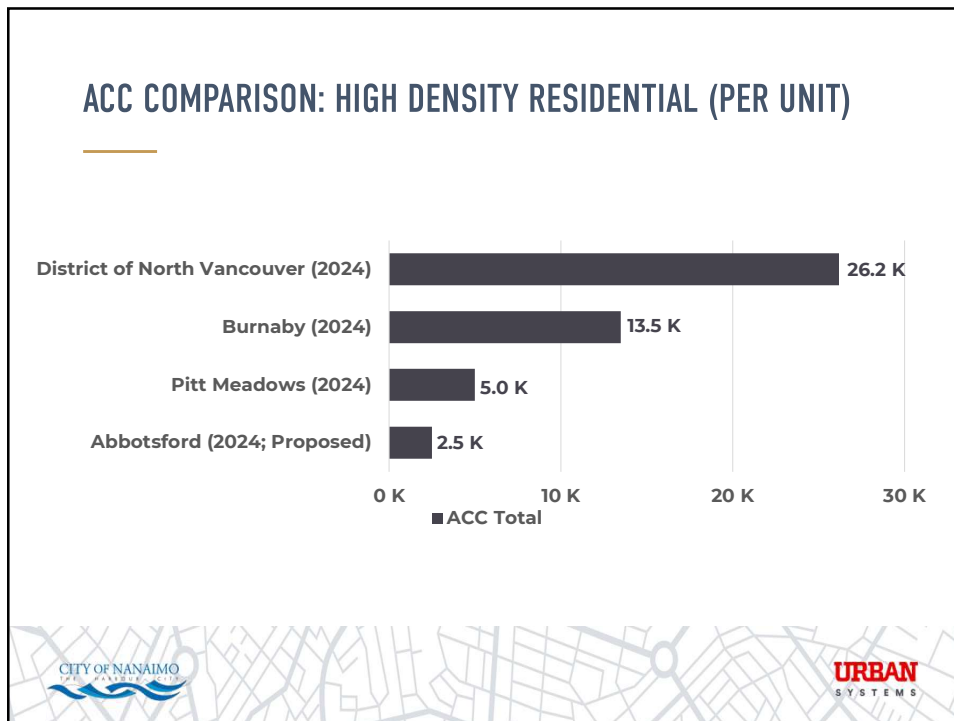
*Note: Cost estimates are currently being refined. Inclusion of projects in the ACC program does not obligate the City to construct these works; however, ACC reserves must be spent on projects in the ACC Program.*

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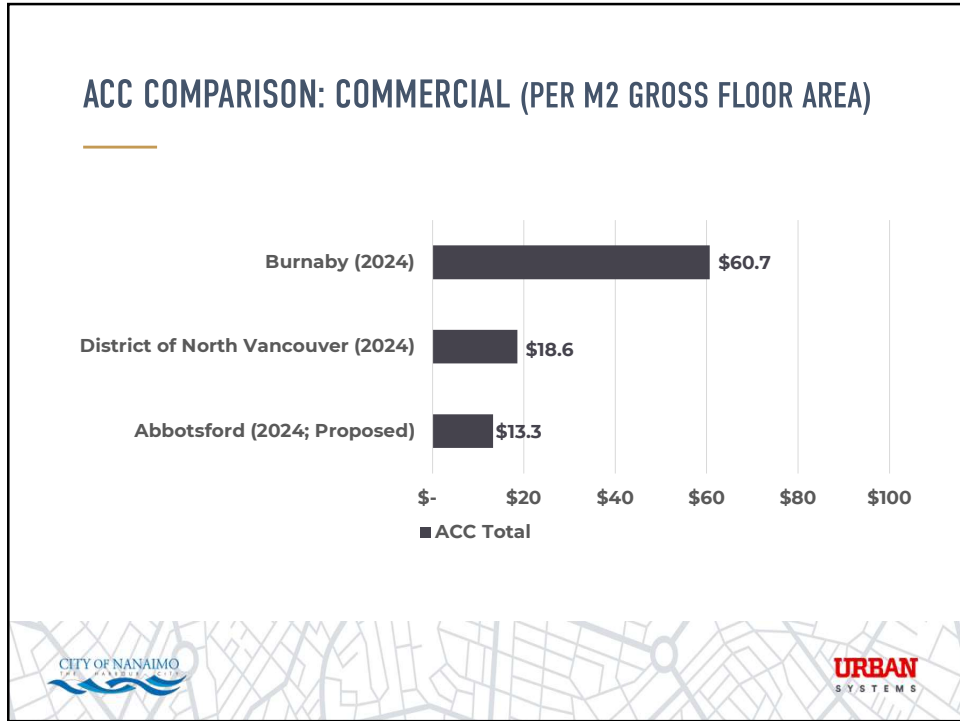




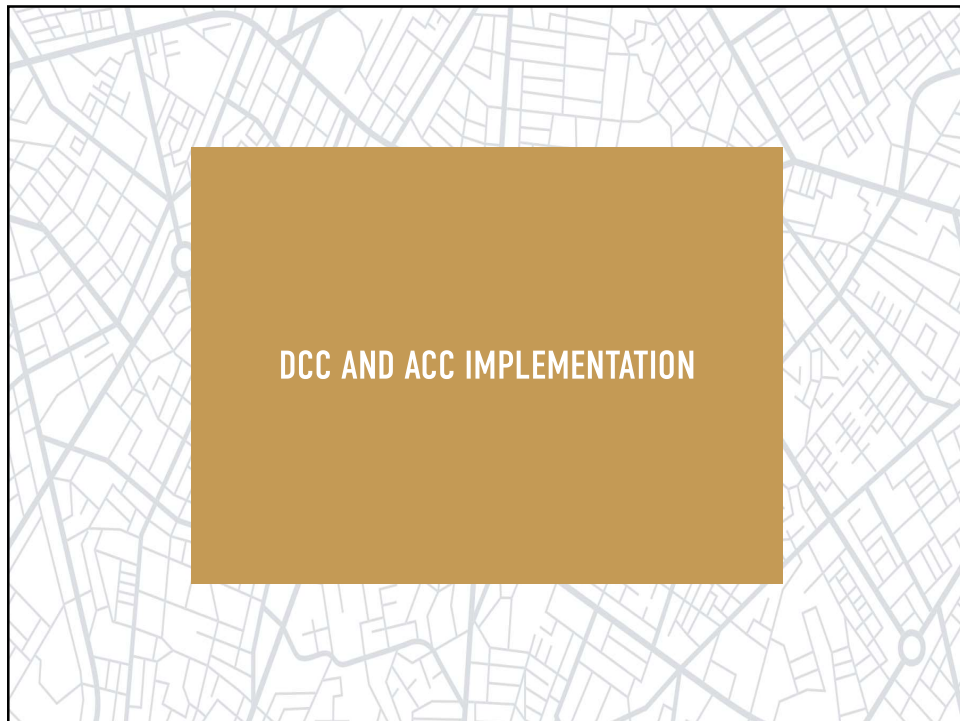
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## ENGAGEMENT

- Best Practice is to consult with key interested parties as part of the ACC and DCC updates
- Once the draft ACC and DCC rates are developed, we recommend:
  - Reconvening with Council
  - Engaging with the Development Community



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## STATUTORY EXEMPTIONS (UNDER LEGISLATION)

DCC Exemptions	ACC Exemptions
<ul style="list-style-type: none"> <li>• Buildings for public worship</li> <li>• Development does not impose a new capital cost burden</li> <li>• DCCs have been charged previously</li> </ul> <p>Can be varied by Council:</p> <ul style="list-style-type: none"> <li>• Building permits for ≤ \$50,000</li> <li>• Residential units ≤ 29m<sup>2</sup> in size</li> <li>• Fewer than 4 units, i.e. duplex/triplexes</li> </ul>	<ul style="list-style-type: none"> <li>• Development does not result in growth</li> <li>• ACCs have been charged previously</li> <li>• In some cases, affordable housing</li> </ul>



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## WAIVERS AND REDUCTIONS

Council can waive or reduce ACCs or DCCs on eligible developments, including:

DCCs:	ACCs:
<ul style="list-style-type: none"> <li>• Not-for-profit affordable housing</li> <li>• For-profit rental housing</li> <li>• Housing designed for reduced environmental impact/CHGs</li> </ul>	<ul style="list-style-type: none"> <li>• Not-for-profit affordable housing</li> <li>• For-profit rental housing</li> <li>• Housing subject to requirements under an affordable and special needs housing zoning bylaw</li> </ul>

- Waivers and Reductions can be established in a separate bylaw (does not require Ministerial approval)
- Where an ACC or DCC is waived or reduced, **the amount waived is to be entirely supported by the existing taxpayer**



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## IN-STREAM PROTECTION

- New ACC and DCC rates are effective at Bylaw adoption
- Legislation provides a 12-month protection period from time of application for:
  - In-stream building permit applications
  - In-stream subdivision applications

**A complete application is one:**

- that has been received
- is complete
- has been paid

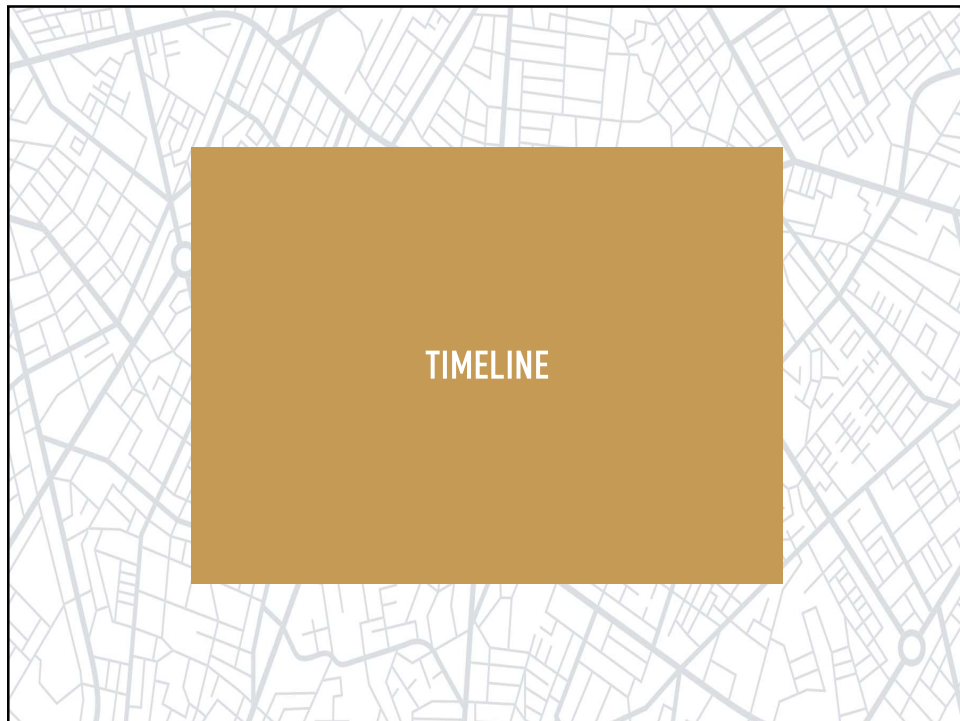


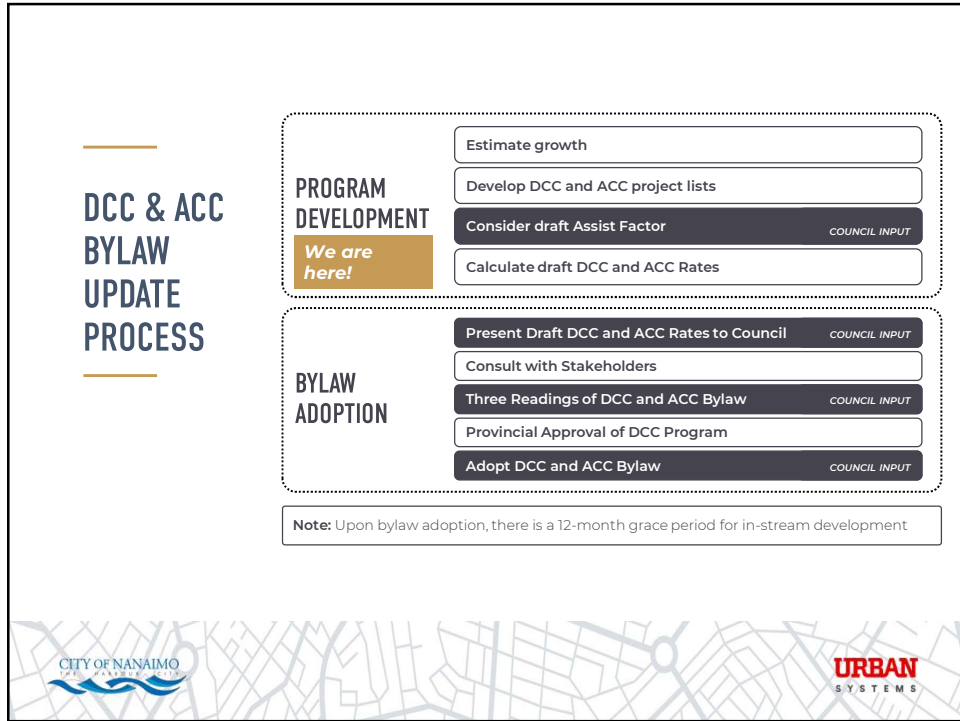
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## DCC CREDITS

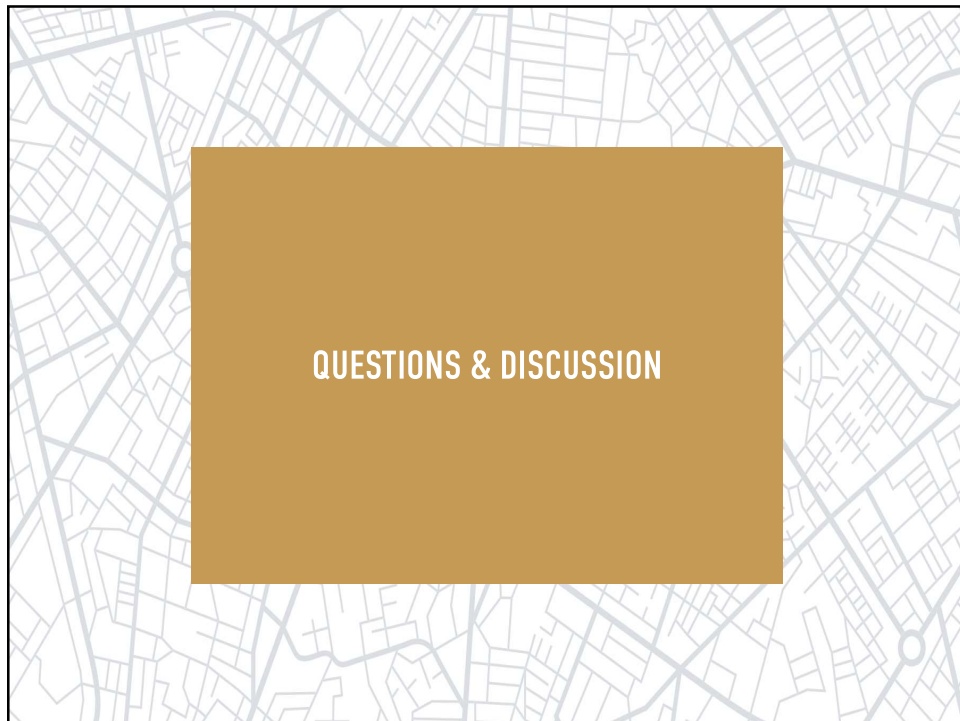
- DCC credits are deducted from the DCCs levied, to reduce the total DCCs Payable by the applicant

EXISTING USE CREDITS	WORKS CREDITS
<p>Developers may receive credits if DCCs were previously levied on an existing use, provided:</p> <ul style="list-style-type: none"> <li>• The development <b>maintains the same land use</b>, or</li> <li>• The land use changes from one <b>residential land use</b> type to another.</li> </ul>	<p>Developers may receive credits for capital works extending services beyond their development site <b>if the works are included in a DCC project list.</b></p>





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## CURRENT DCC RATES (BY SERVICE)

Categories	Single-Family (SF) Dwellings	Small Lot SF Dwellings**	Multi-Family Dwellings	Commercial/ Institutional	Industrial	Mobile Home Parks	Campground
	<i>per lot</i>	<i>per lot</i>	<i>per m<sup>2</sup> of GFA*</i>	<i>per m<sup>2</sup> of GFA*</i>	<i>per m<sup>2</sup> of GFA*</i>	<i>per unit</i>	<i>per unit</i>
Sanitary Sewer	\$1,787.04	\$1,250.93	\$10.77	\$10.22	\$2.61	\$1,098.28	\$279.22
Drainage	\$75.94	\$56.20	\$0.38 <i>(per m<sup>2</sup> of 1<sup>st</sup> floor lot coverage)</i>			\$49.36	\$15.19
Water Distribution	\$306.34	\$214.44	\$1.85	\$1.75	\$0.45	\$188.27	\$47.87
Water Supply	\$5,619.55	\$3,933.69	\$33.86	\$32.14	\$8.20	\$3,453.68	\$878.06
Parks	\$1,249.32	\$874.52	\$7.53	-	-	\$767.81	\$195.21
Roads	\$5,824.08	\$4,076.86	\$35.09	\$33.31	\$8.49	\$3,579.38	\$922.15

\*Gross Floor Area  
\*\*Row-housing lot or a residential lot < 370m<sup>2</sup>



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## CURRENT DCC RATE (TOTALS)

Categories	Unit	City of Nanaimo	Regional District of Nanaimo (RDN)	City + RDN
		DCC Total	Sanitary DCC Rate	DCC Total
SF Dwellings	<i>per lot</i>	\$14,862.27	\$4,622.37	<b>\$19,485.64</b>
Small Lot SF Dwellings**	<i>per lot</i>	\$10,406.64	\$4,622.37	<b>\$15,029.01</b>
Multi-Family Dwellings	<i>per m<sup>2</sup> of GFA*</i>	\$89.10	\$25.74	<b>\$114.84</b>
Commercial/Institutional	<i>per m<sup>2</sup> of GFA*</i>	\$77.42	\$26.12	<b>\$103.54</b>
Industrial	<i>per m<sup>2</sup> of GFA*</i>	\$19.75	\$6.66	<b>\$26.41</b>
Mobile Home Parks	<i>per unit</i>	\$9,136.78	\$2,587.01	<b>\$11,723.79</b>
Campground	<i>per unit</i>	\$2,337.70	\$713.33	<b>\$3,051.03</b>

\*Gross Floor Area  
\*\*Row-housing lot or a residential lot < 370m<sup>2</sup>



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