

# **DCC Review**

## **Finance & Audit Committee**



**2017-AUG-10**

# DCC Review Process

*We are here*



Confirm  
growth  
estimates

Infrastructure  
capacity  
assessments

Identify  
new/upgraded  
infrastructure  
projects

Calculate new  
DCC rates

Council review  
and  
stakeholder  
consultation

Council adopts  
new DCC  
bylaw

# Substantive Amendments Proposed Under Original Framework

- Varied roads DCCs based on location
- A new approach in the collection of storm water DCCs
- A new category for small lot development, and
- Introduction of DCCs in downtown



# Draft DCC Rates

Confirm  
growth  
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Infrastructure  
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Identify  
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Calculate new  
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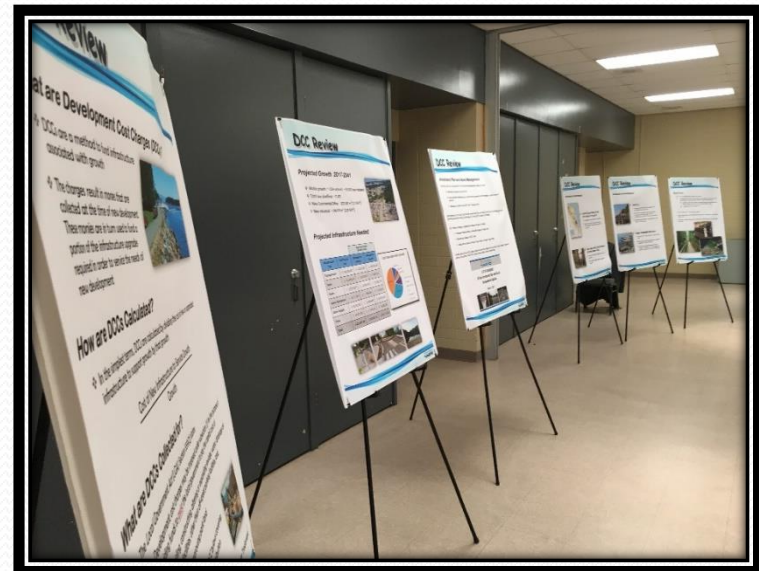
Council  
review and  
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Council  
adopts new  
DCC bylaw

Categories	Single Family Dwelling	Small Lot SFD	Multifamily Dwelling				Commercial/ Institutional		Industrial	Mobile Home	Camp Grounds
			DT	Zone 2	Zone 3	Zone 4	DT	Zone 2			
	\$ per lot	\$ per lot	\$ per m <sup>2</sup>				\$ per m <sup>2</sup>		\$ per m <sup>2</sup>	\$ per unit	\$ per unit
Sanitary Sewer	\$1,787.04	\$1,250.93	\$10.77	\$10.77	\$10.77	\$10.77	\$10.22	\$10.22	\$2.61	\$1,098.28	\$279.22
Drainage**	75.94	56.20	0.38	0.38	0.38	0.38	0.38	0.38	0.38	49.36	15.19
Water Distribution	306.34	214.44	1.85	1.85	1.85	1.85	1.75	1.75	0.45	188.27	47.87
Water Supply	5,619.55	3,933.69	33.86	33.86	33.86	33.86	32.14	32.14	8.20	3,453.68	878.06
Parks	1,734.12	1,213.89	10.45	10.45	10.45	10.45	-	-	-	1,065.76	270.96
Roads	5,175.64	3,960.95	13.20	21.13	31.69	36.97	26.41	73.94	26.41	3,696.89	1,584.38
Total	\$14,698.63	\$10,630.10	\$70.51	\$78.44	\$89.00	\$94.28	\$70.90	\$118.43	\$38.05	\$9,552.24	3,075.68

# Public Engagement

- Public Open House 2017-JUN-15
- Online survey
- Stakeholder sessions





# What We Heard

1. The proposed increase in commercial and industrial DCCs are too significant and will have a negative impact on development of these sectors.
2. The implementation of DCCs in the downtown will be seen as a disincentive to development in the core.



# Response to Community and Stakeholder Engagement

- Commercial and Industrial Rates
  - Replace proposed roads DCC allocation model
- DCCs in Downtown
  - Consider development of an incentive program to encourage development in the core



# Proposed DCC Rates

Categories	Single Family Dwelling	Small Lot SFD	Multifamily Dwelling	Commercial/ Institutional	Industrial	Mobile Home	Camp Grounds
	<i>\$ per lot</i>	<i>\$ per lot</i>	<i>\$ per m<sup>2</sup></i>	<i>\$ per m<sup>2</sup></i>	<i>\$ per m<sup>2</sup></i>	<i>\$ per unit</i>	<i>\$ per unit</i>
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<b>Parks</b>	1,734.12	1,213.89	10.45	-	-	1,065.76	270.96
<b>Roads</b>	5,824.08	4,076.86	35.09	33.31	8.49	3,579.38	922.15
<b>Total</b>	\$15,347.07	\$10,746.01	\$92.40	\$77.80	\$20.13	\$9,434.73	2,413.45

*\*\* Drainage DCCs will be charged per m<sup>2</sup> of lot coverage (m<sup>2</sup> of first floor)*



# Existing vs. Draft Rates

<b>2008 DCC Bylaw Rates</b>						
Categories	SFD	Multifamily	Comm/Inst	Industrial	M.H.P	Campgrounds
CON DCCs	\$13,787.50	82.70	70.06	17.90	8,424.46	\$2,032.92
RDN Sanitary	2,951.37	17.40	17.66	4.50	1,748.81	482.21
<b>Total DCCs</b>	<b>\$16,738.87</b>	<b>100.10</b>	<b>87.72</b>	<b>22.40</b>	<b>10,173.27</b>	<b>\$2,515.13</b>

<b>Current DCC Review Rates</b>						
Categories	SFD	Multifamily	Comm/Inst	Industrial	M.H.P	Campgrounds
CON DCCs	\$15,347.07	92.40	77.80	20.13	9,434.73	\$2,413.45
Small lot	\$10,746.01					
RDN Sanitary	2,951.37	17.40	17.66	4.50	1,748.81	482.21
<b>Totals DCCs</b>	<b>\$18,298.44</b>	<b>109.80</b>	<b>95.46</b>	<b>24.63</b>	<b>11,183.54</b>	<b>2,895.66</b>
Small lot	<b>\$13,697.38</b>					

## DCC Rate Comparison

	SFD per lot or unit	MFD 102 m <sup>2</sup> /unit	Commercial per m <sup>2</sup>	Institutional per m <sup>2</sup>	Industrial per m <sup>2</sup>
<b>Nanaimo (proposed)</b>					
Local	\$ 15,347.07	\$ 11,199.60	\$ 77.80	\$ 77.80	\$ 20.13
RDN	2,951.37	1,774.80	17.66	17.66	4.50
<b>Total</b>	<b>\$ 18,298.44</b>	<b>\$ 12,974.40</b>	<b>\$ 95.46</b>	<b>\$ 95.46</b>	<b>\$ 24.63</b>
<b>Lantzville (2007)</b>					
Local	15,913.45	11,206.82	102.02	255.89	15.86
RDN	2,951.37	1,774.80	17.66	17.66	4.50
<b>Total</b>	<b>18,864.82</b>	<b>12,981.62</b>	<b>119.68</b>	<b>273.55</b>	<b>20.36</b>
<b>Qualicum Beach (2005)</b>					
Local	11,773.00	9,053.52	82.71	N/A	30.58
RDN	10,067.10	7,753.02	43.14	52.73	43.14
<b>Total</b>	<b>21,840.10</b>	<b>16,806.54</b>	<b>125.85</b>	<b>52.73</b>	<b>73.72</b>
<b>Parksville (2014)</b>					
Local	14,489.99	8,662.35	94.07	100.25	61.18
RDN	10,067.10	7,753.02	43.14	52.73	43.14
<b>Total</b>	<b>24,557.09</b>	<b>16,415.37</b>	<b>137.21</b>	<b>152.98</b>	<b>104.32</b>
<b>Ladysmith (2011)</b>	12,779.26	7,226.48	97.67	85.57	36.61
<b>Duncan (2016)</b>	7,814.59	9,399.09	37.93	36.15	33.93
<b>Kamloops (2013)</b>	9,525.00	5,596.60	78.37	95.40	43.63
<b>Kelowna (2011)</b>	26,721.84	19,163.21	75.03	74.90	8.19
<b>Prince George (2010)</b>	4,291.25	2,275.50	32.88	24.81	5.19
<b>Langford</b>	15,232.34	9,667.53	64.45	84.75	15.66

(1) Used average rates for categories other than SFD where small lot rates were not included.

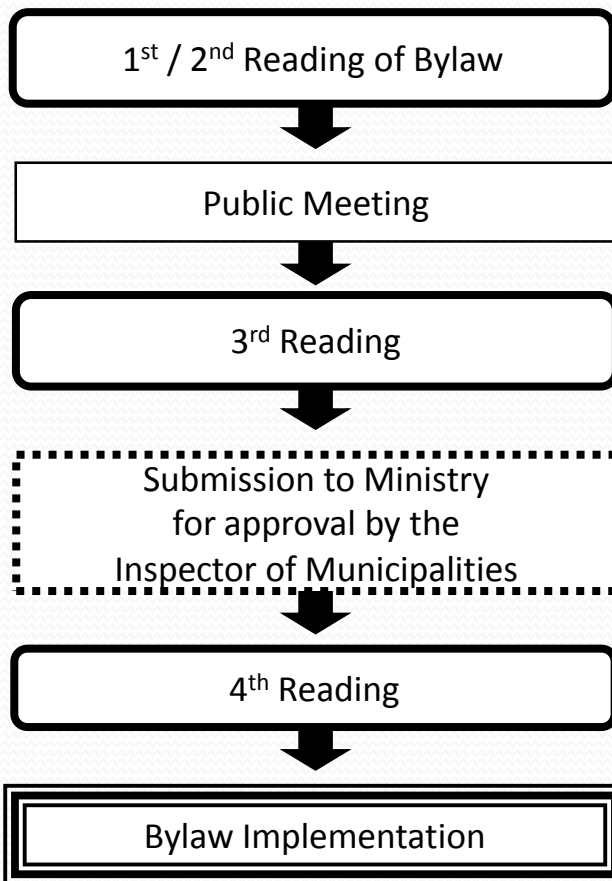
(4) Ladysmith does not pay Regional District DCCs and also levies a institutional bed charge for assisted living facilities not reflected above.

(5) Duncan has DCC reductions for MF homes that reach desired density levels (50% reduction for 100 units/hectare) not reflected above.

# Key Elements of New DCC Bylaw

- Revised dates
- New method of determining storm DCCs
- DCCs in downtown core
- “Grace period” of implementation date 2018-MAR-01
- Assist factor 1% for all categories but water supply (which will be 25%)





# *Questions?*

