

ATTACHMENT B

EMAIL FROM NANAIMO DEVELOPMENT GROUP (2021-OCT-14)

Hi Lisa,

Below are the key points where we heard adjustment might be reasonable as part of a compromise:

- 1) Move to a per metre CAC rate rather than a per door rate for multi family dwellings;
- 2) Add a description of the high level assumptions that have generated the CAC rates to help inform future negotiations. An example would be if the MFD rate is based on an increase of 50% of current zoning, application of the same CAC rates for rezoning that achieves a 10% increase. In this case a project specific negotiation with the City would be necessary;
- 3) Policy to remain based on the total number of units to avoid complications and delays that would be associated with going more granular approach and leverage the ability to negotiate on a project by project basis as required;
- 4) For CAC rates, NDG believes that while Rollo's rates may be supportable from an economic analysis, they would be a significant shock to the development community. We acknowledge there is room for increase and propose the following as a compromise. We have based these values on the following assumptions:
 - a. Changing the 50% multiplier to 37.5% (75% of Rollo value) as an acknowledgement that this is a significant shift from current rates that will have an impact on the development community, especially in our current context of other parallel increases;
 - b. An average unit size of 700 sq.ft. for MFD to convert to a per m² rate
 - c. We have graduated the increase 40% after the first year and 60% after the second year;

	CAC (Jan 1, 2022)	CAC (Jan 1, 2023)	CAC (Jan 1, 2024)
SFD	\$3,000 per unit	\$4,200 per unit	\$6,000 per unit
Townhouse Residential Dwelling	\$2,500 per unit	\$3,750 per unit	\$5,625 per unit
MFD	\$30/m ²	\$41/m ²	\$58/m ²
Commercial or Industrial	\$34/m ²	\$34/m ²	\$34/m ²
Cannabis or Liquor Retail Store	\$10,000 per store	\$10,000 per store	\$10,000 per store
Student Housing	\$1,000 per bed	\$1,000 per bed	\$1,000 per bed

- 5) We would encourage a 3 year rate review, but heard your concerns around the time spent on this review.

Please feel free to reach out with any thoughts.

Thank you,
Darren

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