

# Southern Community Development Cost Charges

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## Outline

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- Wastewater Capital Projects
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## About DCCs

- DCCs are to offset costs directly related to new development
- Local Government Act sets out the general requirements
- A one percent assist factor has been applied

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## About DCCs

- The RDN applies DCCs to pay for projects that increase capacity of our wastewater facilities
- Local municipalities are responsible for collecting DCCs
- Southern Community DCCs are reduced by 50% for Affordable Housing

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## Current DCC Review

- Wastewater DCC Bylaw was last updated in 2017
- 2021 AECOM consultants led DCC Review
  - Development projections updated
  - Capital project cost estimates and schedule updated
  - Calculated new DCC rate
- Reviewed updated DCC data and bylaw with District of Lantzville staff and City of Nanaimo staff

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## Wastewater Capital Projects

- Departure Bay Pump Station Upgrade
  - 2022 – 2025 – Total project budget \$34 million
  - 80% DCC funding (\$27M) – related to increasing pumping capacity associated with growth



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## Wastewater Capital Projects

- Hammond Bay Road Forcemain Twinning
  - 2022 – 2028 – Total project budget \$45 million
  - 80% DCC funding (\$37M) – related to increasing flow capacity associated with growth



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## Proposed DCC Rates

Development Type	Existing DCC rate per unit	Proposed DCC rate per unit	Percent increase
Single Family	\$2,951.37/unit	\$4,622.37/unit	57%
Multi-Family	\$17.40/m <sup>2</sup>	\$25.74/m <sup>2</sup>	48%
Mobile Home Park	\$1,748.81/m <sup>2</sup>	\$2,587.01/con.	48%
Commercial	\$17.66/m <sup>2</sup>	\$26.12/m <sup>2</sup>	48%
Industrial	\$4.50/m <sup>2</sup>	\$6.66/m <sup>2</sup>	48%
Campground	\$482.21/m <sup>2</sup>	\$713.33/con.	48%
Institutional	\$26.12/m <sup>2</sup>	\$52.73/m <sup>2</sup>	48%

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## Looking Ahead

	2021					2022										
	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	
Start of Project																
Update Data and Develop New Rates																
Correspond with City of Nanaimo and Lantzville Staff																
Delegations to Councils																
RDN 1 <sup>st</sup> Board Reading																
Public Information Sessions																
RDN 2 <sup>nd</sup> and 3 <sup>rd</sup> Board Reading																
Bylaw Submittance and Adoption																