

AMENITY COST CHARGE (ACC) **BYLAW DEVELOPMENT**

CITY OF NANAIMO

ACC BACKGROUND REPORT
JUNE 16, 2025

URBAN
S Y S T E M S



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EXECUTIVE SUMMARY

In 2024, the City of Nanaimo (City) initiated the process to develop an Amenity Cost Charge (ACC) bylaw.

The City of Nanaimo does not currently collect ACCs. The ACC program has been created with the aim of capturing current growth trends and the amenities needed to support growth.

The proposed ACC program will capture current capital costs for amenities that are driven by growth. The proposed rates ensures that those who will use and benefit from City-provided amenities share the growth-related costs in a fair and equitable manner. Key drivers for the development of the City of Nanaimo ACC program include:

- Meeting the needs arising from future development and growth; and,
- Ensuring timely and transparent recovery on the capital costs of amenities.

The City’s proposed ACC program aligns with the new DCC program; the development of both programs drew on capital planning, the Official Community Plan (City Plan), Integrated Action Plan, as well as conversations with key staff across various departments. Key inputs prepared and reviewed for the DCC program, such as growth projections and equivalencies, were carried over to the ACC program to ensure greater alignment and administrative ease.

This report presents the City’s proposed ACC rates and program. The proposed 2025 ACC rates are provided in **Table ES-1**.

Table ES-1: Proposed 2025 ACC Rates

| Land Use | Unit | Total Proposed ACC Rate |
|----------------------------|---------------------------|-------------------------|
| Low-Density Residential | per lot | \$5,278.43 |
| Medium-Density Residential | per unit | \$3,591.83 |
| High-Density Residential | per unit | \$2,186.33 |
| Commercial | per m ² of GFA | \$3.44 |
| Industrial | per m ² of GFA | \$1.41 |
| Institutional | per m ² of GFA | \$3.44 |

1.1 ACC KEY ELEMENTS

There are key elements within an ACC program that should be considered when determining rates. **Table ES-2** outlines the key elements, decisions, and supporting rationale used in this update. More information on these elements can be found throughout the report.

All aspects of the program are intended to align with the information outlined in the ACC Best Practices Guide and, where possible, the City’s DCC program.

Table ES-2: Key Elements - ACCs

| Key Element | ACC Program | Rationale | Aligns with ACC Best Practices Guide? |
|--|---|--|---------------------------------------|
| Time Horizon | 25 Years | <ul style="list-style-type: none"> Aligns with capital plans, OCP and infrastructure planning studies Aligns with DCC Bylaw update | ✓ |
| City-wide or area-specific charge | City -wide charge | <ul style="list-style-type: none"> ACC projects are components of City-wide services and amenities and therefore provide a City-wide benefit | ✓ |
| Grant Assistance | None | <ul style="list-style-type: none"> No identified ACC projects include grant assistance | ✓ |
| Developer Contribution | None | <ul style="list-style-type: none"> No identified ACC projects include a developer contribution | ✓ |
| Financing | No | <ul style="list-style-type: none"> No identified ACC projects include financing | ✓ |
| Benefit Factor | 30% | <ul style="list-style-type: none"> Rule of Thumb <ul style="list-style-type: none"> 30% - Primarily benefits existing development but will also add amenity capacity that benefits and supports the future population of the community. | ✓ |
| Municipal Assist Factor (MAF) | 1% | <ul style="list-style-type: none"> A 1% municipal assist factor is proposed. | ✓ |
| Units of Charge | Per lot, per dwelling unit, and per m ² Gross Floor Area (GFA) | <ul style="list-style-type: none"> Per lot or per dwelling unit for low density residential. ACCs are levied on single family dwellings at time of subdivision or building permit, as determined by the city, to collect ACCs as early in the process as possible. Per dwelling unit for medium density and high density residential. ACCs are levied on ground-oriented attached dwellings and apartment units at building permit when the number of units is known. Per m² of Gross Floor Area (GFA) for commercial, industrial, and institutional uses as impact on infrastructure is expected to correlate most closely with floor space. | ✓ |
| Economic Viability | Not Yet Started | <ul style="list-style-type: none"> The province requires that economic analysis be conducted to determine the economic impacts of ACCs on development. At this time, the City is evaluating options for an economic analysis and will be seeking Council approval to proceed. | ✓ |

2.0 INTRODUCTION AND PURPOSE

In 2024, the City of Nanaimo (City) initiated the process to develop an Amenity Cost Charge (ACC) bylaw.

The City of Nanaimo does not currently collect ACCs. The ACC program has been created with the aim of capturing current growth trends and amenities needed to support growth.

As a new cost-recovery tool, many municipalities across B.C. are beginning to implement ACCs to support municipal financial sustainability. The advantages of implementing an ACC Bylaw are as follows:

- Provides certainty to the development community about amenity upgrade costs and what projects these costs will pay for;
- Ensures costs for future amenities are fairly distributed across the benefiting developments;
- Fosters fairness by ensuring the development community and existing property taxpayers share the costs of growth-related amenities; and,
- Minimizes financial risk by allowing the City to save for growth-related amenity costs.

The new ACC program will capture current capital costs for amenities that are driven by growth. The proposed rates ensures that those who will use and benefit from City-provided amenities share the growth-related costs in a fair and equitable manner. Key drivers for the development of the City of Nanaimo ACC program include:

- Meeting the needs arising from future development and growth; and,
- Ensuring timely and transparent recovery on the capital cost of amenities.

The City's proposed ACC program aligns with the new DCC program; the development of both programs drew on capital planning, the Official Community Plan (City Plan), Integrated Action Plan, as well as conversations with key staff across various departments. Key inputs prepared and reviewed for the DCC program, such as growth projections and equivalencies, were carried over to the ACC program to ensure greater alignment and administrative ease.

Please note that the material provided in this report is meant for information only. The City's adopted ACC Bylaw should be referred to for rates and requirements.

3.0 LEGISLATIVE AND POLICY CONTEXT

3.1 LEGISLATIVE FRAMEWORKS AND PROVINCIAL REQUIREMENTS

The ACC project list was reviewed to ensure it meets the criteria set out in the *Local Government Act* and the Amenity Cost Charge Best Practices Guide (Guide). The Guide sets a framework for local governments to underpin the creation and implementation process for new ACC bylaws. The proposed rates in this report follow the structure of the guide to ensure consistency with best practices.

3.2 LOCAL GOVERNMENT POLICIES AND DOCUMENTS

As the City's ACC program was developed, the following municipal documents were consulted:

- The Official Community Plan (OCP) – City Plan
- The Integrated Action Plan (IAP)
- The Housing Needs Report (HNR)
- The existing (2017) and proposed (2025) DCC programs

In addition to the above documents, staff were regularly consulted on the proposed program. These discussions supported program refinement and finalization.

4.0 ACC PROJECTS

4.1 ACC PROJECTS

All projects included in the ACC program are reflective of current hard costs (i.e., construction, materials) and were vetted for eligibility according to the Ministerial requirements for ACCs. Capital costs for projects are based on new project lists and include contingency and engineering allowances. A summary of the ACC project lists is included in **Table 1**.

Table 1: ACC Project List Summary

| Service | Project List Summary |
|---|---|
| Amenities | <ul style="list-style-type: none"> • Beban Park Improvements • Stadium District Improvements • Community Centre (Design and Development) |
| Note: The City of Nanaimo will own and control all projects in this ACC program. | |

5.0 ASSUMPTIONS AND METHODOLOGIES

5.1 CALCULATION METHODOLOGY

5.1.1 COST ESTIMATES

The ACC program was prepared using architectural cost estimates from 2024 as follows:

- **Beban Park Improvements:** \$10,000/sq. m.
- **Stadium District Improvements:** \$6,456/sq. m. (new build), \$2,690/sq. m. (renovation), in addition to separate estimates for stadium amenities (e.g., scoreboard, seating)

The South End Community Centre was costed by Colliers as follows:

- **Community Centre (Design and Development):** total cost estimate of \$122.65 M (Proposed South End Community Centre Order of Magnitude Cost Estimate – February 2024)

5.1.2 GROWTH PROJECTIONS

The same projections used for the City-wide DCC bylaw update were used to calculate the proposed ACC rates. These residential and non-residential projections outlined in **Table 2** were prepared using multiple sources and references, including:

Unit Projections

- City of Nanaimo. (2022). *City Plan: Nanaimo ReImagined. Population Growth Estimates (Geodatabase). "Residential Unit Projections – 2023.04.06."* Provided: August 31, 2023 by City staff.

Other References

- Statistics Canada. (2022). *Census Profiles, 2016 and 2021 Census of Population*. Government of Canada;
- City of Nanaimo. (2017-2022). *Building Statistics*; and,
- Conversations with staff across departments.

Using these references, which provided information on the expected population increase and related dwelling unit construction over a 20-year time frame (2020-2040). These numbers were then extrapolated to align with the proposed DCC program time frame of 25 years. These projections were then refined through collaboration with staff as new and ongoing building permit applications were received. As a result, adjustments were made to better reflect recent permit data and development trends.

Growth projections for commercial, industrial, and institutional (ICI) uses are based on:

- City of Nanaimo. (2022). *City Plan: Nanaimo ReImagined*;
- Colliers Strategy & Consulting Group. (2020). *City of Nanaimo Land Inventory and Capacity Analysis*; and,
- Conversations with staff across departments.

Non-residential projections were prepared by completing a review of historical building permit data provided by the City for the last 10 years, then adjusted to account for new and ongoing development applications in order to better reflect anticipated changes in development over the next 25 years.

Table 2: ACC Growth Projections

| Land Use | Unit(s) of Growth | 25-Year Growth Projections (2046) |
|----------------------------|------------------------------------|-----------------------------------|
| Low-Density Residential | lot or dwelling units | 2,200 |
| Medium-Density Residential | dwelling units | 5,300 |
| High-Density Residential | dwelling units | 12,200 |
| Commercial | m ² of gross floor area | 95,300 |
| Industrial | m ² of gross floor area | 515,600 |
| Institutional | m ² of gross floor area | 95,300 |

5.1.3 EQUIVALENCIES

Different land uses have different impacts on amenities. To reflect these differences, equivalent units are used to allocate ACC costs across land uses.

The amenity equivalencies included in **Table 3** are based on future service population and anticipated needs for future land use. They align with the equivalencies used to calculate the Parks DCCs, which are based on the City's modelling work, past equivalencies, and growth trends.

Table 3: ACC Equivalent Units

| Land Use Category | ACC Equivalency Factor |
|----------------------------|------------------------|
| Low-Density Residential | 3.380 |
| Medium-Density Residential | 2.300 |
| High-Density Residential | 1.400 |
| Commercial | 0.0022 |
| Industrial | 0.001 |
| Institutional | 0.002 |

5.2 ACC COSTS

5.2.1 CAPITAL COST ESTIMATES AND REVENUE PROJECTIONS

The total ACC Program Costs amount to **\$197.7 M**—of those costs, **\$58.7 M** are eligible for recovery through ACCs (i.e., paid by the development community). The City is responsible for funding the remaining **\$138.9 M (\$5.6 M/year)** through City revenues (e.g., property tax). This is a key consideration for Council when considering the City's financial sustainability and the costs to developers and existing taxpayers. These costs are included in **Table 4**.

Table 4: Total Cost of Proposed ACC Program

| Program Inputs | | | | Developer Responsibility | Municipal Responsibility | |
|----------------|---------------------|----------------|-------------------------|-------------------------------|--------------------------|-------------------------------|
| Service | Total Capital Costs | Benefit Factor | Municipal Assist Factor | ACC Recoverable Program Costs | Municipal Costs | Annual Municipal Costs (25 y) |
| Amenities | \$197.7 M | 30% | 1% | \$58.7 M | \$138.9 M | \$5.6 M |

5.2.2 INTEREST ON LONG-TERM DEBT

No interest on long-term debt is included in the ACC program.

5.3 BENEFIT ALLOCATIONS

As is also the case with DCCs, project benefit factors (or benefit allocations) for ACCs are used to determine to what extent a proposed project benefits future growth versus existing users and are determined on a project-by-project basis.

Some ACC projects may benefit the population at large, in which case the capital costs (or a portion of them) should be shared by the entire community. Other projects will only benefit new growth, in which case the new users benefiting from these services will pay most of the project costs.

The benefit factor of each ACC eligible project was evaluated using a rule of thumb approach based on anticipated population change.

Rule of thumb: 30% – Primarily benefits existing development but will also add capacity that benefits and supports the future population of the community.

A summary of the benefit factor methodology is included in **Table 5**.

Table 5: Benefit Factor Methodology

| Service | Benefit Allocation (Developer Responsibility) | Benefit Factor Methodology |
|------------------|--|--|
| Amenities | 30% | <ul style="list-style-type: none">• Rule of Thumb AND Baseline Population Growth |

5.4 MUNICIPAL ASSIST FACTOR

The City is proposing a 1% assist factor. When selecting this assist factor, considerations included the impact of the proposed rates on development viability, as well as amenity needs over the course of the program's time frame of 25 years. As a result, no phase-in of the ACC rates in the initial years of program implementation is proposed.

5.5 DETAILED RATE ANALYSIS

ACC rates are determined by applying the key elements, growth projections, and equivalencies described earlier in this report to projects that are ACC eligible and expected to be built within the specified ACC timeframe.

Table 6 below summarizes the total proposed ACC rates for the City, along with each ACC program. The ACC calculations were based on a 1% assist factor for all categories.

Table 6: Total Draft ACC Rates

| Land Use | Unit | Total |
|-----------------------------------|---------------------------|-------------------|
| Low-Density Residential | Per lot | \$5,278.43 |
| Medium-Density Residential | Per unit | \$3,591.83 |
| High-Density Residential | Per unit | \$2,186.33 |
| Commercial | Per m ² of GFA | \$3.44 |
| Industrial | Per m ² of GFA | \$1.41 |

| | | |
|--|---------------------------|---------------|
| Institutional | Per m ² of GFA | \$3.44 |
| <i>*The ACC rates include a 1% Municipal Assist Factor</i> | | |

6.0 ACC IMPLEMENTATION

6.1 FINANCIAL FEASIBILITY

As outlined in the *LGA* and ACC Best Practices Guide, local governments are required to consider whether ACCs will deter development and discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land.

The extent of the analysis can vary based on several factors, including the magnitude of the proposed charges, the local housing market, and land supply conditions.

The City is currently seeking Council direction on conducting an economic analysis into the effects of the proposed ACC on development. This work is expected to be completed in tandem with an analysis into the effects of the City's proposed Development Cost Charges (DCCs). If directed to proceed with consultation by Council, any feedback received will also be considered to ensure that the ACCs are fair, transparent, and balanced.

6.2 BYLAW EXEMPTIONS

As per s. 570.4 of the *LGA*, an amenity cost charge is not payable if any of the following apply at the time of application for a building permit:

- No increase in the population of residents or workers is expected to result from the development;
- An ACC in respect of a particular amenity is not payable if an ACC in respect of that amenity has previously been paid for the same development, unless further development is expected to result in an increase in the population of residents or workers;
- An ACC is not payable in relation to affordable and special needs housing units that are required under an affordable and special needs housing zoning bylaw as defined under section 478.1 and 482.7 of the *LGA*;
- Units created through Inclusionary Zoning bylaws;
- The development falls within a class of rental units, supportive housing, cooperative housing, transitional housing, or emergency shelters as prescribed by regulation; or,
- The building permit authorizes the construction, alteration, or extension of a building or part of a building that is, or will be, after the construction, alteration, or extension, exempt from taxation under section 220(1)(h) or 224(2)(f) of the *Community Charter*;
- The *LGA* or any regulations thereunder provide that no ACC is payable.

6.3 COLLECTION OF CHARGES – BUILDING PERMIT AND SUBDIVISION

The *LGA* allows for ACCs to be collected at one of two times:

1. Subdivision approval; or,
2. Issuance of a building permit.

Of these two collection times, subdivision approval occurs earlier.

Local governments should consider the timing of amenity construction, along with the potential impacts of collection time on cash flow. For administrative simplicity, it is recommended that municipalities align ACC collection times with those set for DCCs.

The City will collect ACCs for Low Density Residential uses at time of final subdivision approval. Collecting ACCs early will allow the City to ensure the timely provision of amenities. ACCs for other residential land use categories will be collected prior to building permit issuance, when the final number of apartment or townhouse units are known.

Non-residential land uses will also be levied ACCs at time of building permit when the total floor area is known.

6.4 COLLECTION OF ACCs ON REDEVELOPED OR EXPANDED DEVELOPMENTS

Collection of ACCs in cases of redevelopment or expansion will follow the precedent set by DCC collection where a credit is provided for the existing development, ACCs would only apply to any additional floor space added.

6.5 IN-STREAM PROTECTION AND PHASE-IN OF ACC RATES

The proposed ACC rates would be in force the date the ACC Bylaw is adopted. Protection from rate increases for development applications that are submitted prior to the adoption date will be provided as per legislation.

There are two ways a developer can qualify for exclusion from the new ACC rates:

1. Pursuant to section 511 of the *LGA* (subdivision).

If the new ACC Bylaw is adopted after a subdivision application is submitted and the applicable subdivision fee is paid, the new ACC Bylaw has no application to the subdivision for 12 months after the ACC Bylaw is adopted. As such, if the subdivision is approved during the 12 months' in-stream protection period, no ACC rates apply. This only applies in cases where ACCs are levied at subdivision.

OR

2. Pursuant to section 568 and 570.91 of the *LGA* (building permits).

The new ACC Bylaw is not applicable to a construction, alteration, or extension if: (a) a building permit is issued within 12 months of the new ACC Bylaw adoption, AND (b) either a building permit application, a development permit application or a rezoning application associated with the construction (defined as "precursor application") is in-stream when the new ACC Bylaw is adopted, and the applicable application fee has been paid. The development authorized by the building permit must be entirely within the area subject to the precursor application.

The above is a summary of sections 511, 568, and 570.91 of the *LGA* and not an interpretation or an explanation of these sections. Developers are responsible for complying with all applicable laws and bylaws and seeking legal advice as needed.

Note: One year in-stream protection is based on the adoption date of the ACC Bylaw, not the effective date.

To reduce the initial impact of the ACC rates on development viability, Council may opt to increase the Municipal Assist Factor (MAF) and reduce it annually (i.e., an assist factor of 25% in Year 1, followed by 5% reductions each subsequent year until it reaches the minimum 1%).

6.6 REBATES AND CREDITS

The City should establish a practice to guide staff in the collection of ACCs and the use of ACC credits. Policies for ACC credits, rebates and latecomer agreements are often drafted to assist staff with development financing.

6.7 ACC MONITORING AND ACCOUNTING

To monitor the ACC Program, the City should enter all the projects contained in the ACC program into a tracking system. The tracking system would monitor the status of the project from the conceptual stage through to its final construction. The tracking system would include information about the estimated costs, the actual construction costs, and the funding sources for the projects. The construction costs would be based on the tender prices received, and the land costs based on the actual price of utility areas and or other land and improvements required for servicing purposes. The tracking system would indicate when projects are completed, their actual costs, and would include new projects that are added to the program.

As part of the creation of an ACC program, s. 570.8 of the *LGA* requires that the City deposit ACCs into a statutory reserve fund established by separate bylaw.

6.8 ACC REVIEWS

As ACC reviews and updates do not require Ministry approval, the program may be updated as needed. However, it is recommended to complete ACC bylaw updates in tandem or with consideration with DCC updates, financial planning, OCP, Housing Needs Report, or Zoning Bylaw updates to support efficiency and greater alignment. Regular updates can prevent sudden rate increases, which may affect development viability.

APPENDIX A: DEVELOPMENT PROJECTIONS



CITY OF NANAIMO
DCC AND ACC PROGRAM INPUTS

Key Inputs

| Land Use | Low Density Residential | Medium Density Residential | High Density Residential | Commercial | Industrial | Institutional |
|-----------------------------------|-------------------------|----------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Unit | Dwelling Unit/ Lot | Dwelling Unit | Dwelling Unit | m ² Gross Floor Area | m ² Gross Floor Area | m ² Gross Floor Area |
| Per Unit | Per Dwelling Unit/ Lot | Per Dwelling Unit | Per Dwelling Unit | Per m ² Gross Floor Area | Per m ² Gross Floor Area | Per m ² Gross Floor Area |
| Growth Projections (25 y) | 2,160 | 5,326 | 12,218 | 95,250 | 515,625 | 95,250 |
| Rounded Growth Projections (25 y) | 2,200 | 5,300 | 12,200 | 95,300 | 515,600 | 95,300 |
| Rounded Growth Projections (40 y) | 3,520 | 8,480 | 19,520 | 152,480 | 824,960 | 152,480 |
| Annual Growth Projections | 88 | 212 | 488 | 3,812 | 20,624 | 3,812 |

| | Equivalent Pop. Factor | Trip Ends / Pop. Equivalent | Equivalent Pop. Factor | Trip Ends / Pop. Equivalent | Equivalent Pop. Factor | Trip Ends / Pop. Equivalent | Equivalent Pop. Factor | Trip Ends / Pop. Equivalent | Equivalent Pop. Factor | Trip Ends / Pop. Equivalent | Equivalent Pop. Factor | Trip Ends / Pop. Equivalent |
|--------------------|------------------------|-----------------------------|------------------------|-----------------------------|------------------------|-----------------------------|------------------------|-----------------------------|------------------------|-----------------------------|------------------------|-----------------------------|
| Transportation | 1.450 | 3,190 | 0.660 | 3,498 | 0.620 | 7,564 | 0.010 | 953 | 0.003 | 1,547 | 0.010 | 953 |
| Water Distribution | 3.380 | 7,436 | 2.300 | 12,190 | 1.400 | 17,080 | 0.011 | 1,048 | 0.005 | 2,320 | 0.011 | 1,048 |
| Water Supply | 3.380 | 11,898 | 2.300 | 19,504 | 1.400 | 27,328 | 0.011 | 1,677 | 0.005 | 3,712 | 0.011 | 1,677 |
| Drainage | 1.200 | 2,640 | 0.580 | 3,074 | 0.290 | 3,538 | 0.0032 | 305 | 0.002 | 1,134 | 0.003 | 305 |
| Sewer | 3.380 | 7,436 | 2.300 | 12,190 | 1.400 | 17,080 | 0.011 | 1,048 | 0.005 | 2,320 | 0.011 | 1,048 |
| Parks | 3.380 | 7,436 | 2.300 | 12,190 | 1.400 | 17,080 | 0.0022 | 210 | 0.001 | 464 | 0.002 | 210 |
| Fire | 3.380 | 7,436 | 2.300 | 12,190 | 1.400 | 17,080 | 0.011 | 1,048 | 0.005 | 2,320 | 0.011 | 1,048 |
| Police | 3.380 | 7,436 | 2.300 | 12,190 | 1.400 | 17,080 | 0.0022 | 210 | 0.001 | 464 | 0.002 | 210 |
| Solid Waste | 3.380 | 7,436 | 2.300 | 12,190 | 1.400 | 17,080 | 0.0022 | 210 | 0.001 | 464 | 0.002 | 210 |
| ACC | 3.380 | 7,436 | 2.300 | 12,190 | 1.400 | 17,080 | 0.0022 | 210 | 0.001 | 464 | 0.002 | 210 |

| | Municipal Assist Factor | Time Horizon |
|--------------------|-------------------------|--------------|
| Transportation | 1% | 25 |
| Water Distribution | 1% | 25 |
| Water Supply | 25% | 40 |
| Drainage | 1% | 25 |
| Sewer | 1% | 25 |
| Parks | 1% | 25 |
| Fire | 1% | 25 |
| Police | 25% | 25 |
| ACC | 1% | 25 |

| Reserves as of December 31, 2024 | Rounded Total (\$M) |
|----------------------------------|---------------------|
| \$14,800,328 | \$14.8 M |
| \$4,566,315 | \$4.57 M |
| \$20,693,444 | \$20.69 M |
| \$14,807,570 | \$14.81 M |
| \$3,581,241 | \$3.58 M |
| \$853,609 | \$.85 M |
| \$0 | \$. M |
| \$0 | \$. M |
| \$0 | \$. M |

| | |
|-----------------------------|---------|
| Population growth | 36,706 |
| Current population (Census) | 99,863 |
| Total new population | 136,569 |

| | |
|------------------------------|-----|
| Growth Rate (Growth / Total) | 27% |
|------------------------------|-----|

CITY OF NANAIMO
DEVELOPMENT FORECAST
DCC AND ACC PROGRAMS

Final Projections

| Final 25-Year Growth Scenario | Unit | Total New Units | Total New Units |
|---------------------------------------|--------------|--------------------|------------------------------|
| Notes | | City-wide combined | City-wide combined (rounded) |
| Low-Density Residential | Per unit | 2,160 | 2,200 |
| Medium-Density Residential* | Per unit | 5,326 | 5,300 |
| High-Density Residential (Apartments) | Per unit | 12,218 | 12,200 |
| All Residential (Total) | Per unit | 19,704 | 19,700 |
| Commercial/Institutional | Per m2 GFA** | 190,600 | 190,600 |
| Industrial | Per m2 | 515,625 | 515,600 |
| ICI (Total) | Per m2 | 706,225 | 706,200 |

Split evenly between commercial and institutional (95,300 sq.m. each)

NOTES AND ASSUMPTIONS

- The projections use a window that extends to 2046 and follows the baseline projections (the Colliers Land Inventory and Capacity Analysis memo stretches up to 2046)
- Nanaimo's growth is projected to increase between 0.86% and 1.4% (Colliers projects 1.4%) per year until 2046 (1,070 people). By 2046, there is expected to be a total housing growth rate of 38%
- Growth units for Small Lot Single Family Dwelling are based on the "other ground-oriented" category from the housing projections provided by Nanaimo
- Assumed that 60% of homes in Nanaimo have secondary suites
- Additional institutional inflation factor (20,000 sq.m.) incorporated into commercial and estimated based on 6 hectares of vacant developable institutional land as identified in the Colliers report (Land Inventory and Capacity Analysis, 2020), with the assumption of ~6500m2 of development per developed hectare assuming a similar development demand is commercial uses at approximately 50% (i.e., 3 of 6 hectares developed in the next 20 years)

Legend

*includes Missing Middle, Townhouses, Duplexes, etc.
**Gross Floor Area

Sources & References

- City of Nanaimo. (2022). City Plan: Nanaimo Reimagined. Population Growth Estimates (Geodatabase). “Residential Unit Projections – 2023.04.06.” Provided: August 31, 2023 by City staff.
- Statistics Canada. (2022). Census Profile, 2021 Census of Population. Government of Canada;
- Statistics Canada. (2022). Census Profile, 2016 Census of Population. Government of Canada;
- City of Nanaimo. (2022). City Plan: Nanaimo Reimagined;
- Colliers Strategy & Consulting Group (2020). City of Nanaimo Land Inventory and Capacity Analysis;
- City of Nanaimo. (2022). City Plan Population Growth Estimates (Geodatabase);
- City of Nanaimo. (2017-2022). Building Statistics; and,
- Conversations with staff across departments.

An aerial photograph of a suburban neighborhood. The houses are primarily brick with dark roofs. Many trees are in autumn, showing yellow and orange foliage. A swimming pool is visible in one of the backyards. A curved road runs through the lower half of the image. The sky is clear and blue.

APPENDIX B: COST AND RATE CALCULATIONS

CITY OF NANAIMO
ACC PROGRAM

| ACC Project List ID (2025) | Project Name | Description/Extent | Cost Estimate w/ cont. | Benefit Factor % | Benefit to New Development | Municipal Assist Factor 1% | ACC Recoverable | Total Municipal Responsibility |
|----------------------------------|-------------------------------|--|---------------------------|-------------------------|-------------------------------|--------------------------------------|--------------------|-----------------------------------|
| A-1 | Beban Park Improvements | Two new multi-purpose indoor buildings intended for flexible uses such as emergency shelters, community activity space, and recreation; will include a half-synthetic turf field | \$ 60,000,000 | 30% | \$ 18,000,000 | \$ 180,000 | \$ 17,820,000 | \$ 42,180,000 |
| A-2 | Community Centre | Design and development of a Community Wellness Facility in the South Gate Secondary Urban Centre that integrates recreation, health, culture, and community service components | \$ 122,650,000 | 30% | \$ 36,795,000 | \$ 367,950 | \$ 36,427,050 | \$ 86,222,950 |
| A-3 | Stadium District Improvements | Upgrades to, and expansion of, the Stadium Plaza, changerooms, and washrooms. | \$ 15,000,000 | 30% | \$ 4,500,000 | \$ 45,000 | \$ 4,455,000 | \$ 10,545,000 |
| | TOTALS | | \$ 197,650,000 | | \$ 59,295,000 | \$ 592,950 | \$ 58,702,050 | \$ 138,947,950 |

CITY OF NANAIMO
ACC RATE CALCULATION

| A: Amenities ACC Calculation | | | | | |
|---------------------------------------|---------------------------|---------------------|-------------------------------|----------------------|-------------------------|
| Land Use | Col. (1) | Col. (2) | Col. (3) | Col. (4) = (1) x (3) | Col. (5) = (4) / (a) |
| | Estimated New Development | Unit | Person per unit (residential) | Multiple | % Population Equivalent |
| Low Density Residential | 2,200 | Dwelling Unit/ Lot | 3.380 | 7,436 | 20% |
| Medium Density Residential | 5,300 | Dwelling Unit | 2.300 | 12,190 | 32% |
| High Density Residential | 12,200 | Dwelling Unit | 1.400 | 17,080 | 45% |
| Commercial | 95,300 | m2 Gross Floor Area | 0.002 | 210 | 1% |
| Industrial | 515,600 | m2 Gross Floor Area | 0.001 | 464 | 1% |
| Institutional | 95,300 | m2 Gross Floor Area | 0.002 | 210 | 1% |
| | | | Total Equivalent Population | 37,589 (a) | 100% |
| B: Unit ACC Calculation | | | | | |
| Net Amenities ACC Program Recoverable | | \$58,702,050 | (b) | | |
| Existing ACC Reserve Monies | | \$0 | (c) | | |
| Net Amount to be Paid by ACCs | | \$58,702,050 | (d) = (b) - (c) | | |
| ACC per Person | | \$1,561.67 | (e) = (d) / (a) | | |
| C: Resulting ACCs | | | | | ACC Revenue Estimates |
| Low Density Residential | | \$5,278.43 | Per Dwelling Unit/ Lot | (e) x Col. (3) | \$11,612,553 |
| Medium Density Residential | | \$3,591.83 | Per Dwelling Unit | (e) x Col. (3) | \$19,036,716 |
| High Density Residential | | \$2,186.33 | Per Dwelling Unit | (e) x Col. (3) | \$26,673,266 |
| Commercial | | \$3.44 | Per m2 Gross Floor Area | (e) x Col. (3) | \$327,419 |
| Industrial | | \$1.41 | Per m2 Gross Floor Area | (e) x Col. (3) | \$724,676 |
| Institutional | | \$3.44 | Per m2 Gross Floor Area | (e) x Col. (3) | \$327,419 |