



DEVELOPMENT COST CHARGES INFORMATION SESSION

July 17, 2013





PURPOSE

Today's Open House/Meeting is being held for the purpose of providing information regarding the DCC Update and proposed program.

PROCESS

- July 17th - General Information Session
- July 18 to Aug 16 - Input & Question Sessions for specific groups
- Technical review of input & revision period
- September (estimate) Committee of the Whole – All material will be provided to the Committee
- Council - Review of the Committee's Recommendation
- Bylaw Consideration
- Possible Public meeting to review any DCC adjustments
- Ministerial Approval
- Bylaw Adoption by Council

DCC INFORMATION SESSION

- Presentations - 4:00 pm & 5:30 pm
 - DCC Program Review
 - Capital Projects
- Display Information
 - Overview of DCC Process
 - Capital Program
 - Calculations
 - Proposed DCC Rates
 - Next Steps

WHAT ARE DEVELOPMENT COST CHARGES ?

- Development Cost Charges (DCCs) are monies that are collected from land developers to offset some of the infrastructure expenditures associated to service the needs of new development .



A COMMON PHILOSOPHY

“The Developer must pay for the costs associated with development.”

WHAT HAPPENS IF THERE ARE NO DCC'S?

The taxpayer will pay costs of projects needed to service development.

AND . . .

The needed capital work to service development may not get done, due to other community priorities, so

The development may not be able to proceed.

- IT'S A BALANCING ACT



WHAT DO WE CONSIDER WHEN DEVELOPING THE DCC PROGRAM?

- Growth
 - Overall amount
 - Rate of growth
- Municipal Assist Factor
- Capital Project List overall & Individual Project costs
- Allocation of beneficial cost of each project to existing taxpayers

DCC's =

- **Net Capital Infrastructure Costs (- % Assist Factor)**

·/.

New Development Units



FIVE DCC CATEGORIES

- ROADS
- SEWAGE
- WATER
- DRAINAGE
- PARKLAND ACQUISITION/IMPROVEMENT



TRIGGERS:

- **BUILDING PERMIT**
- **SUBDIVISION**

THE PROGRAM (i.e. Projects)

- **Similar to last review**
- **Program updated
(a few different projects, completed projects removed)**
- **Costs updated to reflect current conditions**

ROAD DCC PROJECTS

Project No.	Description	Source	Description / Purpose	2013 Status	2013 DCC Total Project Cost	2013 DCC Portion	2013 Plan - Year Scheduled
R002	Jensen; Corfield to Bagshaw	Transportation Plan Update - 1994 prepared by ND Lea and 2002 prepared by Boulevard Transportation Group	Ring Road Project - Construct new Road to Collector Standard	Pending Capital Project	\$ 337,100	52% - May 13, 2008 MTCOA Recommended ratio	2026
R003	Jensen; Bagshaw to McVickers & Hwy 19A intersection	Transportation Plan Update - 1994 prepared by ND Lea and 2002 prepared by Boulevard Transportation Group	Ring Road Project - Construct new Road to Collector Standard	Pending Capital Project	\$ 393,600	52% - May 13, 2008 MTCOA Recommended ratio	2026
R006	Stanford Ave Upgrade - Corfield to Shelly to Hwy 19A	Future Road Classification Plan - 2002 Transportation Plan Update - prepared by Boulevard Transportation	Upgrade to Collector standard	Pending Capital Project	\$ 1,425,000	76% - 2008 DCC Amendment	2026
R007	Alberni Hwy (4A): Despard to Jensen	Future Road Classification Plan - 2002 Transportation Plan Update - prepared by Boulevard Transportation	Widen Road to Arterial Standard	Pending Capital Project	\$ 3,005,000	100%	2021
R008	Hwy 19A: Finholm to Rushton Lane	Future Road Classification Plan - 2002 Transportation Plan Update - prepared by Boulevard Transportation	Widen Road to Arterial Standard	Future completion of interim work undertaken in 2013, ultimate build-out predicted for 2022 - Scheduled for 2025	\$ 857,296	100%	2025
R010	Despard: Hwy 4a to Craig			Pending Development / Capital project	\$ 1,294,000	100%	2025
R011	Northwest Bay Road: Langara to Boundary			Pending Capital project	\$ 1,875,000	100%	2025
R012	Hirst Ave Upgrade: McMillan to Moilliet	Future Road Classification Plan - 2002 Transportation Plan Update - prepared by Boulevard Transportation	Upgrade to Collector standard	Pending Capital project	\$ 937,500	100%	2018
R014	Hwy 19A Upgrade: Langara to Greig	Future Road Classification Plan - 2002 Transportation Plan Update - prepared by Boulevard Transportation	Widen Road to Arterial Standard	Pending Capital project	\$ 5,375,000	100%	2033

	Intersection Upgrades							
R009	Highway 19A & Shelly Rd	Transportation Plan Update - 2002, prepared by Boulevard Transportation Group	Traffic Signals	Outstanding - Pending Development / Capital Project currently being discussed with Developer to build at same time as Works & Services, Not on the current plan	\$ 250,000	100%	2019	Shelly Road / 19A - moved from Marindale
R018	Jensen Ave / Craig St	Transportation Plan Update - 2002, prepared by Boulevard Transportation Group	Intersection Upgrade	Pending Capital project	\$ 250,000	100%	2026	Defer to 2013
R019	Jensen Ave / Alberni Highway	Transportation Plan Update - 2002, prepared by Boulevard Transportation Group	Intersection Upgrade, possible re-alignment	Pending Capital project	\$ 798,500	100%	2026	Price updated from \$ 64,064 to \$ 545,000
R020	Despard Ave / Craig	Transportation Plan Update - 2002, prepared by Boulevard Transportation Group	Possible Signal	Pending Capital project	\$ 250,000	100%	2025	Price updated from \$ 126,896 to \$ 150,000
R021	Stanford Ave/ Craig St	Transportation Plan Update - 2002, prepared by Boulevard Transportation Group	Possible Signal	Pending Capital project	\$ 250,000	100%	2026	Price updated from \$ 126,896 to \$ 150,000
Total Road DCC Program:					\$ 18,264,496			

DCC DRAINAGE PROJECTS

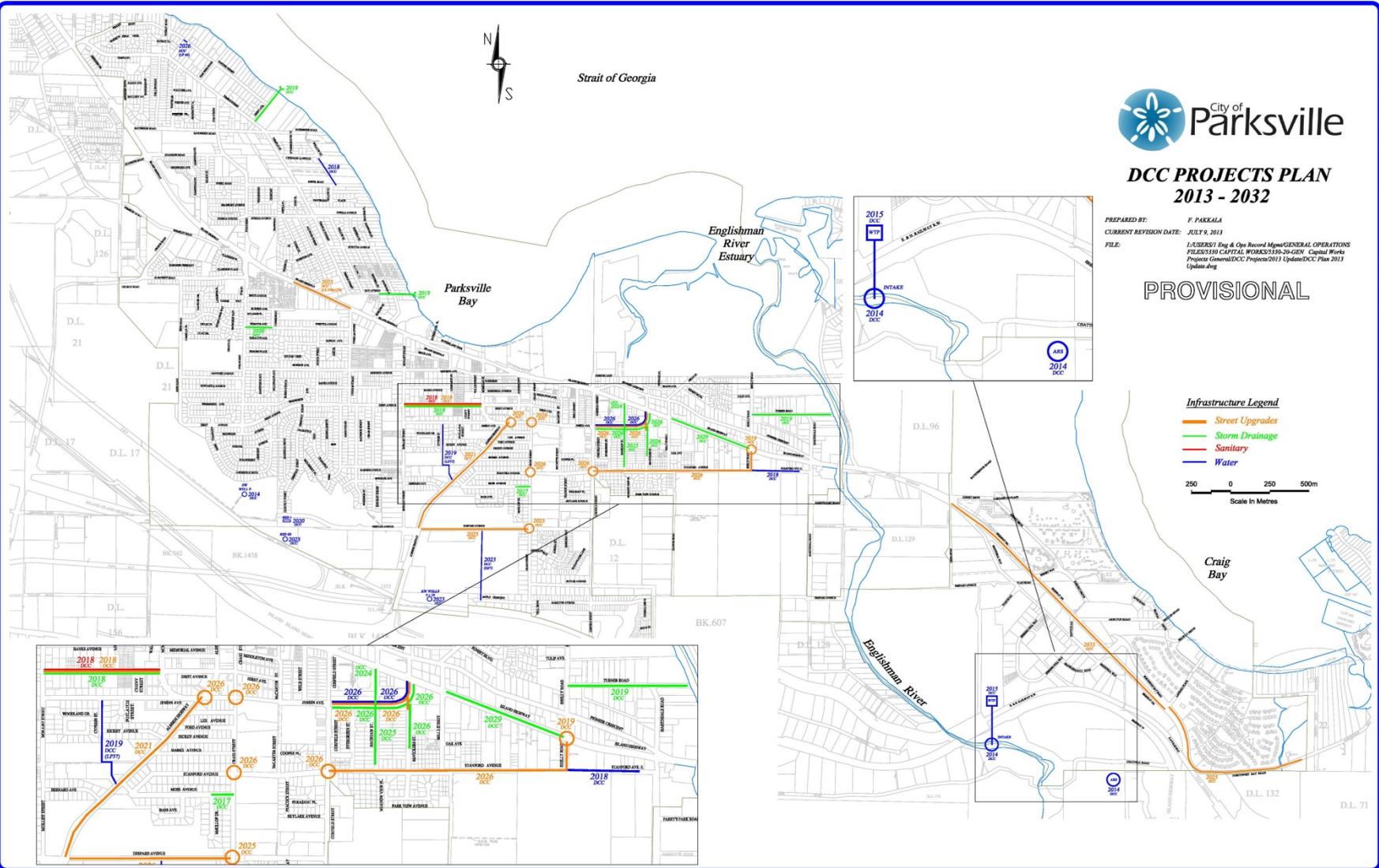
Project No.	Location	Source	Description / Purpose	2013 Status	2013 DCC Total Project Cost	2013 DCC Portion	2013 Plan - Year Scheduled
D002	Forsyth Ave: Cameron to Pym	1998 Storm Drainage Study - Koers & Associates Engineering	Large Diameter Storm	Pending Capital Project	\$ 205,800	100%	2020
D003	Digby 3-1 Gaetjen to Outfall	1998 Storm Drainage Study - Koers & Associates Engineering	Large Diameter Storm	Pending Capital Project	\$ 129,000	100%	2019
D004	Bay Ave: Dogwood to Outfall	1998 Storm Drainage Study - Koers & Associates Engineering	Large Diameter Storm	Pending Capital Project	\$ 104,400	100%	2019
D007	Jensen Ave Upgrade: Bagshaw to Hwy 19A	1998 Storm Drainage Study - Koers & Associates Engineering	New Arterial Road - Large Diameter Storm	Pending Capital Project	\$ 65,700	52% May 13, 2008 MTCAO Recommended ratio	2026
D008	Jensen: Corfield to Bagshaw	1998 Storm Drainage Study - Koers & Associates Engineering	New Arterial Road - Large Diameter Storm	Pending Capital Project	\$ 91,700	52% May 13, 2008 MTCAO Recommended ratio	2026
D009	McVickers, South of 19A / Ring Road	1998 Storm Drainage Study - Koers & Associates Engineering	Large Diameter Storm	Pending Development / Capital Project	\$ 105,820	52% May 13, 2008 MTCAO Recommended ratio	2026
D010	Turner Road: Shelly to Englishman River	1998 Storm Drainage Study - Koers & Associates Engineering	Large Diameter Storm	Pending Development / Capital Project	\$ 530,500	100%	2019
D012	Bagshaw St: Stanford to Hwy 19A	1998 Storm Drainage Study - Koers & Associates Engineering	Large Diameter Storm	Pending Development / Capital Project	\$ 31,900	52% May 13, 2008 MTCAO Recommended ratio	2025
D013	Hirst: MacMillan to Moilliet	1998 Storm Drainage Study - Koers & Associates Engineering	Twin - Large Diameter Storm	Pending Capital Project	\$ 18,300	19.5% from 2004 Koers Capital Plan	2018
D014	Moss Ave, Bass to Craig	1998 Storm Drainage Study - Koers & Associates Engineering	Large Diameter Storm	Pending Capital Project	\$ 28,500	50% May 13, 2008 MTCAO Recommended ratio	2017
D015	Highway 19A: Shelly to Mills	1998 Storm Drainage Study - Koers & Associates Engineering	Overland Flow Routing	Pending Capital Project	\$ 146,500	100%	2029
Total DCC Drainage Program					\$1,458,120		

DCC WATER PROJECTS

Project No.	Location	Source	Description / Purpose	2013 Status	2013 DCC Total Project Cost	2013 DCC Portion	2013 Plan - Year Scheduled
W007	Jensen: Bagshaw to Hwy 19A - 210m - 200mm dia.	OCP Ring Road connection	New watermain for new Ring Road connection	Pending Capital Project	\$ 54,600	52% - May 13, 2008 MTCOA Recommended ratio	2026
W008	Jensen: Corfield to Bagshaw - 205m - 200mm dia.	OCP Ring Road connection	New watermain for new Ring Road connection	Pending Capital Project	\$ 73,000	52% - May 13, 2008 MTCOA Recommended ratio	2026
W009	New - 150 main, connection Gaetjen to Sunray (LP 44)	Water Study Update - June 2005, prepared by Koers and Associates	Water supply and distribution improvement	Pending Development / Capital Project	\$ 70,300	100%	2026
W011	Stanford Ave: Shelly to Martindale -320m - 200mm dia.		Water supply and distribution improvement	Pending Capital Project	\$ 224,000	100%	2018
W012	AWS - accelerated treatment plant from 2023 to 2016	AWS - Revised Capital Plan 2006	Water Supply for future Demands. New intake and Treatment to VIHA standards	Pending Capital Projects scheduled for 2013 thru 2017			
			River Intake / Supply Mains	Pending Design phase	\$ 6,496,971	100%	2014 / 2017
			Water Treatment Plant	Pending Design phase	\$ 6,917,221	100%	2014 / 2017
			Aquifer Recovery Storage	Pending Design phase	\$ 2,266,228	100%	2014 / 2017
W014	New - 200 main, Hwy 4A to Cypress (LP37)	Water Study Update - June 2005, prepared by Koers and Associates	Water supply and distribution improvement	Pending Development / Capital project	\$ 187,520	100%	2019
W015	New - 200 main, Despard to Maple Crescent (HP7)	Water Study Update - June 2005, prepared by Koers and Associates	Water supply and distribution improvement	Pending Development / Capital project	\$ 327,600	100%	2023
W016	New - 150 main, Soriel to Chinook	Water Study Update - June 2005, prepared by Koers and Associates	Water supply and distribution improvement	Pending Development / Capital project	\$ 128,700	100%	2018
W017	New - Reservoir No. 4 Duplication	Water Study Update - June 2005, prepared by Koers and Associates	New Water Supply Reservoir	Pending Capital Project	\$ 2,340,000	100%	2023
New	Springwood Well No. 9		Additional Capacity	New Capacity related to growth project	\$ 300,000	100%	2014
New	Springwood Res No 1 - Raising Walls		Additional Capacity	New Capacity related to growth project	\$ 350,000	100%	2020
New	Railway Wells 9 & 10 - Add Capacity		Additional Capacity	New Capacity related to growth project	\$ 250,000	100%	2016
Total Water DCC Program:					\$ 19,086,140		

DCC SEWER PROJECTS

Project No.	Location	Source	Description / Purpose	2013 Status	2013 DCC Total Project Cost	2013 DCC Portion	2013 Plan - Year Scheduled
S006	Hirst Ave: McMillan to Moilliet	September 1996 Sanitary Sewer Update - prepared by Koers and Associates	Pipe upsizing to handle full build out construction	Pending Capital Project	\$ 318,000	100%	2018
				Total DCC Sewer Program:	\$ 318,000		



Strait of Georgia



DCC PROJECTS PLAN 2013 - 2032

PREPARED BY: F. PAKKALA
 CURRENT REVISION DATE: JULY 9, 2013
 FILE: I:\SERV\1 Proj & Op Record Mgmt\GENERAL OPERATIONS
 PROJECTS\IN CAPITAL WORKS\2013-20-G01 Capital Works
 Project General\DCC Projects\2013 Update\DCC Plan 2013
 Update.dwg

PROVISIONAL

Infrastructure Legend

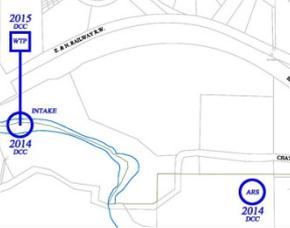
- Street Upgrades
- Storm Drainage
- Sanitary
- Water



Craig Bay

Englishman River Estuary

Parksville Bay



Current Rates

Roads Storm Water Sanitary Open
Spaces Total

Single Family Residential - Unit	3,799.98	1,383.79	6,997.14	381.49	1,911.04	14,473.44
Multi Residential -M ²	17.95	4.00	63.61	3.47	17.37	106.40
Commercial M ²	52.16	4.43	29.99	1.63	8.19	96.40
Industrial M ²	20.68	6.23	29.99	1.63	-	58.53
Institutional M ²	52.16	2.49	36.65	2.00	-	93.30

Change From Current Rates

Roads Storm Water Sanitary Open
Spaces Total

Single Family Residential - Unit	2,687.19	202.43	4078.68	(173.97)	(662.01)	6,132.13
Multi Residential -M ²	12.69	0.59	37.08	(1.58)	(6.01)	42.77
Commercial M ²	36.88	0.65	19.85	(0.70)	(2.57)	54.11
Industrial M ²	14.62	0.91	19.85	(0.70)	-	34.68
Institutional M ²	36.88	0.36	24.27	(0.86)	-	60.65

Thank You

