



City of PARKSVILLE

PO Box 1390, 100 E. Jensen Avenue, Parksville, BC V9P 2H3
Telephone: (250) 248-6144 Fax: (250) 248-6650
www.parksville.ca

COMMITTEE OF THE WHOLE AGENDA

MONDAY, JUNE 9, 2008 – 6:00 P.M.

1. ADOPTION OF MINUTES

- a) of the May 22, 2008 minutes of the Special Committee of the Whole meeting – Page 1
- b) of the May 26, 2008 minutes of the Committee of the Whole meeting – Pages 2 to 4

2. PUBLIC PRESENTATIONS

- a) Mike Bourcier – BASE Program– Integrated Health Network – Update on the BASE Program – Page 5
- b) Michele Deakin – Mid-Vancouver Island Habitat Enhancement Society – ALR Follow-Up – Page 6

3. CORRESPONDENCE

4. DISCUSSION RELATED TO DELEGATIONS OR CORRESPONDENCE

5. STAFF PRESENTATIONS

- a) Manager of Budgets and Special Projects – Development Cost Charge (DCC) Program Revisions – Pages 7 to 41
At the Committee of the Whole meeting on May 26, 2008, Council requested staff to provide clarification on the changes to the DCC program and rates recommended subsequent to the public consultation process. Staff recommends that the DCC funding for 14 of the 63 projects included in the DCC capital program be changed. The changes reflect generally accepted 'best practices' where the DCC funds are used to fund infrastructure needs required to accommodate community growth. The proposed changes would result in a net reduction in proposed DCC rates, as compared to the rates proposed in January 2008, of \$1,682.26 for a single family residential unit. Increased funding amounts of \$856,910 will be required from the General Revenue and the Utility funds over the 20 year program due to the decrease in rates.

Recommendation: THAT Council direct staff to prepare the relevant bylaws to revise the DCC program, for Council consideration, based on the DCC program presented to Council in January 2008, and the revisions presented in the report from the Manager of Budgets and Special Projects dated June 4, 2008 entitled "Development Cost Charge (DCC) Program Revisions".

- b) Director of Finance - 2007 Statement of Financial Information – Pages 42 to 67
The municipality is required to prepare, by June 30, a Statement of Financial Information (SOFI) for the prior year under the Financial Information Act. The required statements and schedules have been prepared in accordance with the Act and are attached to the report as the SOFI package must be approved by Council.

Recommendation: THAT Council approve the Statement of Financial Information for the Year Ended December 31, 2007.

- c) Planner – Development Permit Application (103, 105, 111 & 125 McMillan Street) – Pages 68 to 87
This is an application for a development permit to construct a 4-storey, 71-unit apartment building with overall site improvement. The subject property is within Development Permit Area No. 4 – Multiple Family Area, Central. The development permit designation is under the 'Form and Character' category. The site is located along the West side of the intersection of McMillan Street and the Harrison Avenue.

Recommendation: THAT a development permit be issued to 0799424 B.C. LTD., INC. NO. BC0799424 to permit a 71 unit apartment type building with requested variances which include a relaxation from 6.0 metres to 4.78 metres for a roof overhang of 1.22 metres and lot line relaxation from 6.0 metres to 0.0 metres for an entry canopy at the primary building entry at McMillan and Harrison and implementation of the overall site plan on Lots 3, 4, and 2, District Lot 89, Nanoose District, Plan 6265 and Lot 1, District Lot 89, Nanoose District, Plan 5232 and That Part of Parcel G (DD1582ON), District Lot 89, Nanoose District, shown outlined in Red on Plan 801-R (103, 105, 111 and 125 McMillan Street) subject to:

- (a) **A landscaping bond in the amount of \$108,700.00 be received prior to the issuance of the permit.**

- d) Director of Community Planning – Quarterly Report (verbal)
For July, August and September 2008
- e) Manager of Engineering – 2008 Supply of Asphalt Services – Pages 88 to 90
Project includes road patching in various locations and road rehabilitation projects along Highway 19A, Sutherland Crescent and Despard Avenue between Craig and Corfield Streets.

Recommendation: THAT the tender for the "2008 Supply of Asphalt Services", in the amount of \$937,020.00 (including GST), be awarded to Haylock Bros. Paving Ltd.

- f) Manager of Engineering – McCarter Street & Stanford Avenue West Road & Watermain Improvements – Pages 91 to 93
Project includes replacing watermain along Stanford Avenue from Craig to McCarter Streets; installing curb, gutter and sidewalks along the south and east frontages of the Lawn Bowling Club on Stanford and relocating the crosswalk to McCarter and Stanford.

Recommendation: THAT the tender for the "McCarter Street & Stanford Avenue West, Road & Watermain Improvements", in the amount of \$251,893.25 (including GST), be awarded to Windley Contracting Ltd.; AND THAT staff amend the 2008 Financial Plan to reflect the actual cost of the works for the "McCarter Street & Stanford Avenue West, Road & Watermain Improvements" capital project.

- g) Director of Administrative Services – Special Events Applications – Pages 94 to 111

Under the provisions of the City's Special Events Policy organizations proposing to hold an event on municipal property, streets or parks are required to apply for a special events permit. All events covered in the policy must be approved by Council and event organizers must fulfill the requirements outlined in the policy.

Recommendation: THAT the following organizations be permitted use of the identified areas of the Community Park for special events during the specified times and in the areas outlined in the application forms attached to the report from the Director of Administrative Services dated May 27, 2008 entitled "2008 Special Events Applications":

**PGOSA Seniors Outdoor Volleyball on Tuesday and Thursday evenings in June, July & August, 2008; and
Nanaimo Sport and Social Club Beach Soccer Tournament on July 19 & 20, 2008;**

AND THAT the following organizations be granted use of the Gazebo and grass area in Foster Park:

Sunrise Preschool for a Preschool Graduation on June 20, 2008 from 5:00 p.m. to 7:00 p.m.; and

Little Promises Childcare for a Preschool Picnic on June 26, 2008 from 5:00 p.m. to 8:00 p.m. including a pony ride with Tiger Lily Farms from 6:00 p.m. to 7:30 p.m.;

AND THAT the Home Hardware be granted use of the parking spaces on the Alberni Highway (HWY 4A) next to the CIBC and partial use of the sidewalk and overhang in front of the Home Hardware building for the Cooking Ladies "On the Road" on June 30, 2008 from 10 a.m. to 3 p.m.;

AND FURTHER THAT the approval for each event be granted on condition that the organizers adhere to their signed Terms and Conditions forms attached to the report from the Director of Administrative Services dated May 27, 2008 entitled "2008 Special Events Applications".

6. NEW BUSINESS

7. ADJOURNMENT

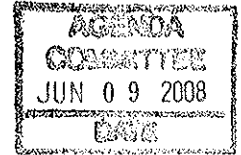
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TO BE ADOPTED

CITY OF PARKSVILLE

May 22, 2008

Minutes of the Special Committee of the Whole meeting held in the Civic and Technology Centre, 100 E. Jensen Avenue, Parksville, BC, on Monday, May 22, 2008 at 6:00 p.m.



PRESENT: Her Worship Mayor S. R. Herle

Councillors: C. R. Burger
J. B. Johnston
T. C. Patterson
S. Powell

Staff: F. Manson, Chief Administrative Officer
L. Kitchen, Deputy Corporate Administrator
B. Russell, Manager, Current Planning

1. ITEM OF BUSINESS

a) **Oceanside Development & Construction Association – Affordable Housing**

Johnston - Burger

THAT Council direct staff to investigate the possibility of including a Small Lot zoning category in the "City of Parksville Zoning and Development Bylaw, 1994, No. 2000".

CARRIED.

2. ADJOURNMENT

Johnston - Burger

Rise and Report to Council at their June 2, 2008 meeting.

The meeting ended at 7:26 p.m.



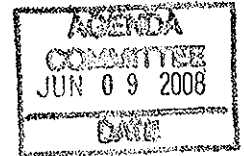
Mayor

TO BE ADOPTED

CITY OF PARKSVILLE

May 26, 2008

Minutes of the Committee of the Whole meeting held in the Civic and Technology Centre, 100 E. Jensen Avenue, Parksville, BC, on Monday, May 26, 2008 at 6:00 p.m.



PRESENT: Her Worship Mayor S. R. Herle

Councillors: C. R. Burger
M. Lefebvre
J. B. Johnston
T. C. Patterson
S. Powell
C. Robinson

Staff: L. Taylor, Director of Administrative Services
L. Butterworth, Director of Finance
G. O'Rourke, Director of Engineering & Operations
B. Russell, Manager of Current Planning
M. Squire, Manager of Engineering
P. Lovegrove, Manager of Budgets & Special Projects

1. **MINUTES**

Lefebvre - Patterson

THAT the minutes of the Committee of the Whole meeting held May 12, 2008 be adopted.

CARRIED.

2. **PUBLIC PRESENTATIONS**

a) John Olsen from Oceanside Affordable Housing Society spoke about the development of affordable housing in the Oceanside area.

3. **CORRESPONDENCE**

4. **DISCUSSION RELATED TO DELEGATIONS OR CORRESPONDENCE**

a) **Oceanside Affordable Housing Society**

Powell - Burger

THAT Council direct staff City Staff to work with the Oceanside Affordable Housing Society to pursue opportunities to provide multi family housing for low income workers.

CARRIED.

5. **STAFF PRESENTATIONS**

Mayor Herle noted that all recommendations adopted by the Committee at this meeting will be forwarded to Council for consideration at their June 2, 2008 meeting.

RECOMMENDATIONS:

a) **Manager of Budgets and Special Projects – DCC Open House Update and Recommendations**

Patterson - Lefebvre

THAT the report from the Manager of Budgets and Special Projects dated May 13, 2008 entitled "DCC Open House Update and Recommendations", be received as information;

AND THAT Council direct staff to prepare the necessary development cost charges bylaw for consideration, based on the proposed rates outlined in the report from the Manager of Budgets and Special Projects.

NO VOTE.

Johnston - Powell

THAT consideration of the report from the Manager of Budgets and Special Projects dated May 13, 2008 entitled "DCC Open House Update and Recommendations", be postponed until the Committee of the Whole meeting on June 9, 2008.

CARRIED.

b) **Director of Finance gave the Quarterly Report (verbal)**

For April, May and June 2008

c) **Planner – Issuance of Development Permit [1152 Herring Gull Way]**

Burger - Powell

THAT the report from the Planner dated May 12, 2008 entitled "Issuance of Development Permit (1152 Herring Gull Way)", be received;

AND THAT a development permit be issued to St. George Transportation Nanaimo Ltd., to permit a 446 m², 2-storey building for handling and storage of furniture with a 2nd floor caretaker residence, and implementation of the overall site plan on Lot 1, Block 564, Nanoose District, Plan 49409 (1152 Herring Gull Way) subject to:

- (a) A landscaping bond in the amount of \$14,962.40 be received prior to the issuance of the permit.

CARRIED.

d) **Manager of Current Planning – Consideration of a Request to Discharge Restrictive Covenant G54355**

Burger - Lefebvre

THAT the report from the Manager of Current Planning dated May 14, 2008 entitled "Consideration of a Request to Discharge Restrictive Covenant G54355", be received;

AND THAT restrictive covenant G54355 which restricts the uses permitted on the subject properties, be discharged from the title of the properties legally described as that part of Lot 4, District Lot 4, Nanoose District, Plan 5772, lying to the north of the northerly boundary of Plan 638 RW and Lot 5, District Lot 4, Nanoose District, Plan 5772, except that part lying to the south of Plan 638 RW (281 Island Highway East) subject to lot consolidation or the registration of a restrictive covenant in favour of the City prohibiting independent sale of the properties while the current building remains standing.

CARRIED.

6. **NEW BUSINESS**

7. **ADJOURNMENT**

Robinson - Lefebvre
Rise and Report to Council at their June 2, 2008 meeting.

The meeting ended at 7:13 p.m.


Mayor



REQUEST TO APPEAR AS A DELEGATION

TO BE HELD Monday - June 9, 2008 AT 6:00 P.M.
Day Date

NAME OF PERSON MAKING PRESENTATION: Mike Bourcier

NAME OF APPLICANT IF OTHER THAN ABOVE: BASE Program

NAME OF ORGANIZATION [if applicable]: BASE Program

Mailing address: 456 Mill Rd Qualicum Beach BC V9K 1J6

Phone: 250-752-3732
[Business] [Home]

DETAILS: [Please provide complete information on the nature of your presentation. If applicable, provide one set of submission documents in letter sized format for photocopying purposes. All requests and documentation must be received by the Administration Department by twelve noon on the Tuesday prior to the meeting date for consideration. Delegation requests that do not meet the criteria of *Delegations and/or Presentations to Council or Committee Policy 2.22* will not be processed.]

I would like to present an update on the BASE program. We have been in operation for 6 months and we have over 80 active files and a lot of successes.

NOTE: Any personal information on this form is collected for the purpose of administering the meetings of Council as noted in Section 26(c) of the *Freedom of Information and Protection of Privacy Act*.



City of PARKSVILLE

REQUEST TO APPEAR AS A DELEGATION

TO BE HELD Monday - June 9, 2008 AT 6:00 P.M.
Day Date

NAME OF PERSON MAKING PRESENTATION: Michele Deakin
[Please print]

NAME OF APPLICANT IF OTHER THAN ABOVE: _____
[Please print]

NAME OF ORGANIZATION [if applicable]: Mid-Vancouver Island Habitat Enhancement Society

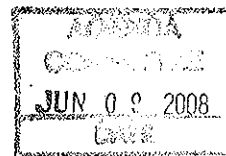
Mailing address: Box 935, Parksville, B.C. V9P 2G9

Phone: 738-0232 - 738-0232 Fax: _____
[Business] [Home]

DETAILS: [Please provide complete information on the nature of your presentation. If applicable, provide one set of submission documents in letter sized format for photocopying purposes. All requests and documentation must be received by the Administration Department by twelve noon on the Tuesday prior to the meeting date for consideration. Delegation requests that do not meet the criteria of *Delegations and/or Presentations to Council or Committee Policy 2.22* will not be processed.]

As follow up to our earlier presentation against the removal of ALR lands, Michele would like to give an update on what she and others have been doing to consider options for ALR land owners in Parksville and other adjoining areas. Information collected includes farming options and government programs.

NOTE: Any personal information on this form is collected for the purpose of administering the meetings of Council as noted in Section 26(c) of the *Freedom of Information and Protection of Privacy Act*.



DATE: June 4, 2008

MEMO TO: FRED MANSON
CHIEF ADMINISTRATIVE OFFICER

FROM: PAMELA LOVEGROVE, MANAGER OF BUDGETS AND SPECIAL
PROJECTS

SUBJECT: DEVELOPMENT COST CHARGE (DCC) PROGRAM
REVISIONS

I. ISSUE:

Clarification of changes and issues related to proposed DCC program update.

II. EXECUTIVE SUMMARY

At the Committee of the Whole meeting on May 26, 2008, Council requested staff to provide clarification of changes to the DCC program and rates recommended subsequent to the public consultation process.

Staff recommends that the DCC funding for 14 of the 63 projects included in the DCC capital program be changed. The changes reflect generally accepted 'best practices' whereby the DCC funds are used to fund infrastructure needs required to accommodate community growth.

The proposed changes would result in a net reduction in proposed DCC rates, as compared to the rates proposed in January 2008, of \$1,682.26 for a single family residential unit. Increased funding amounts of \$856,910 will be required from the General Revenue and the Utility funds over the 20 year program due to the decrease in rates.

III. REFERENCE:

Finance Department Report dated May 13, 2008 to the May 26, 2008 Committee of the Whole

Letter from Oceanside Development and Construction Association (ODCA), dated February 20, 2008.

IV. BACKGROUND:

At the Committee of the Whole meeting held on May 26, 2008, staff provided Council with an update on proposed changes to the City's DCC program. Such update outlined suggested revisions to the program, subsequent to Open Houses held to obtain related public input. At the Committee meeting Council requested further information and

clarification, and passed the following resolution at the regular meeting of Council on June 2, 2008:

"THAT consideration of the report from the Manager of Budgets and Special Projects dated May 13, 2008 entitled "DCC Open House Update and Recommendations", be postponed until the Committee of the Whole meeting on June 9, 2008."

The specific issues for which Council requested clarification were contained on page 11 of the May 13 report. Further related information on each of these issues is presented in Appendix I and Table I to this report.

Appendix I explains the changes that were made after the February 24th Public Consultation.

At one of the public meetings the ODCA provided a letter to staff, dated February 20, 2008, requesting clarification of some of the information and revisions to the recommended program. They also requested changes to specific projects in the program in an effort to reduce proposed DCC charges. A copy of the letter, which includes the ODCA's comments and/or suggested changes respecting each of the 63 projects included in the program, is attached to this report.

Upon review of the ODCA letter, and a subsequent meeting with the ODCA, staff agreed to recommending revisions to the proposed DCC funding on 14 projects. Table I provides a summary of these 14 specific projects, and the suggested changes (as compared to the original program presented to council in January, 2008). For each of the projects Table I provides:

- The *location* of the project;
- The *source* (i.e. study or other works where project requirement identified);
- A brief *description* of the works;
- The estimated *full cost* of the project;
- The *DCC amount* (i.e. the portion of the full cost to be funded by DCC's – for both the *original* program presented in January, 2008 and the *revised* program currently presented);
- The *DCC portion* (i.e. the percentage of the full cost to be funded by DCC's – for both the *original* program presented in January, 2008 and the *revised* program currently presented);
- The proposed *year of construction*;
- *Staff comments*;
- A summary of *comments provided by the ODCA* in their letter dated February 20, 2008;
- Updated *staff comments and recommendations* (subsequent to a review of the information from the public meetings).

It is appropriate to note that the Province has now passed regulations (Bill 27) which expands the provisions of Section 933 (12) which allows Council to waive or reduce DCC charges

Development for which charges may be waived or reduced

933.1 (1) In this section, "**eligible development**" means development that is eligible in accordance with an applicable bylaw or regulation under this section as being for one or more of the following categories:

- (a) not-for-profit rental housing, including supportive living housing;
- (b) for-profit affordable rental housing;
- (c) a subdivision of small lots that is designed to result in low greenhouse gas emissions;
- (d) a development that is designed to result in a low environmental impact.

(2) Subject to a bylaw under subsection (3) and an applicable regulation under subsection (4), a local government may waive or reduce a charge under section 933 [*development cost charges generally*] for an eligible development.

(3) For the purposes of subsection (2), the local government, by bylaw

(a) must establish what constitutes an eligible development or a class of eligible development for the purposes of one or more categories of eligible development described in subsection (1),

(b) must establish the amount or rates of reduction for an eligible development, which may be different for different categories of eligible development described in subsection (1) or different classes of eligible development established in the bylaw, and

(c) may establish the requirements that must be met in order to obtain a waiver or reduction under subsection (2) and the conditions on which such a waiver or reduction may be granted.

It is not immediately possible to establish the financial or other impacts of reducing or eliminating DCC charges in accordance with the new regulations.

Financial Implications

The reduction in the DCC portion of the capital projects from the original presentation will increase the amount of funds required from other sources to complete the projects. This will result in a reduction of the Prior Years Surpluses in future years. (Refer to Appendix III for details)

Sustainability Considerations

No issues.

V. OPTIONS:

1. Accept the recommendations, as presented.
2. Direct staff to make further revisions to the DCC rates and program, with specific directions.

Analysis:

1. Council could instruct staff to proceed with the preparation of the required bylaws to reflect the DCC program and related charges (Appendix II) proposed subsequent to consideration of the information received during the public consultation process.

Staff considers the suggested revisions are consistent with the generally accepted approach (i.e. 'Best Practices') to establishing a DCC program and related charges. Specifically, DCC charges are applied to infrastructure required to accommodate future growth and required increases in 'capacity' (as compared to the funding of infrastructure replacements and upgrades to serve current residents, which is typically from General Revenues and Utility Reserves).

This approach would allow for a timely preparation of the required bylaws and adoption of the new program and rates, which reflect current construction costs and projected financial requirements.

Staff recommend that an effective date of implementation be 60 calendar days after the Bylaw adoption date.

2. Council could direct staff to proceed with updating the DCC program on a different basis. This would require Council direction. Such approach may delay the implementation of new rates required to fund the program, and may further reduce or increase the associated prior year's surpluses (depending on the specific direction provided by Council).

VI. RECOMMENDATION:

THAT, Council direct staff to prepare the relevant bylaws to revise the DCC program, for Council consideration, based on the DCC program presented to Council in January 2008, and the revisions presented in this report".

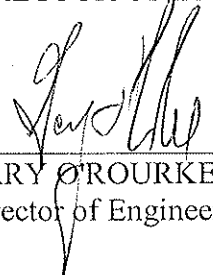


PAMELA LOVEGROVE, CMA
Manager, Budgets & Special Projects

DIRECTOR OF FINANCE COMMENTS

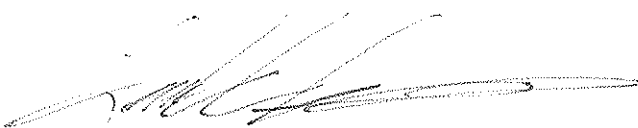
G. LUCKY BUTTERWORTH, CGA
Director of Financial Services

DIRECTOR OF ENGINEERING & OPERATIONS COMMENTS



GARY O'ROURKE
Director of Engineering and Operations

CHIEF ADMINISTRATIVE OFFICER COMMENTS:



FRED C. MANSON, CGA
Chief Administrative Officer

DCC RECOMMENDATIONS

Revised length of term for Long Term borrowing for AWS from 20 to 25 years

- Prior to the Public consultation session, the term used for borrowing for the AWS Intake system was 20 years.
- Based on public information and to assist with annual program costs and taxpayer affordability, we subsequently extended the borrowing period from 20 year to 25 years
- Results are lower debt repayment for each year - From \$285,445 to \$240,120 – annual payment reduction of \$43, 325 which is charged to the DCC program
- The first debt repayment commences in 2016

Method of calculation for Multi Family residential was changed from units to floor space (m2). Collection of DCC's will remain at building permit application.

Allowable DCC calculations can be based on Units or floor space

Floor space advantages:

- more equitable for varying sizes of units
- encourages development of smaller , more affordable homes
- preferred by development industry
- more accurate measure of habitable area

Recommended Best Practice

The following are the recommended best practices related to the appropriate units for DCCs:

- to facilitate charges imposed on a density gradient, residential DCCs should be established on a development unit basis, although consideration should be given to charging on a floor space basis if DCCs are charged at the building permit stage;

Open spaces – Acquisition for Trails– DCC portion has been reduced to 75% as per 2005 Parks Master Plan

- The January presentation showed Acquisition for Parks links at 100% DCC allocation.
- In accordance with the 2005 Parks Master Plan, the allocation should be 75%
- Original cost to taxpayer was 1% - the Municipal Assist factor - \$13,860
- Revised cost to taxpayer - \$356,895
- Impact on average taxable property - \$53.99
- Commences 2021

Correction on current Long Term Debt amount for AWS

- The January presentation showed the existing Long Term Debt repayments for Arrowsmith Dam at \$75,000 a year until 2021
- Upon a review of our Long term debt schedules it was determined that the Arrowsmith Dam debt repayment ends in 2018
- Subsequently the Long term debt factor has changed and has reduced the amount required from the DCC reserve by \$225,000

DCC PROGRAM REVIEW

CURRENT DCC RATES

	Roads	Storm	Water	Sanitary	Parks	Total
Single Family Residential - Unit	2,369.24	705.82	3,959.06	113.81	650.00	7,797.93
Multi Residential - Unit	1,231.07	224.59	2,639.38	75.87	650.00	4,820.91
Commercial M ²	32.52	2.26	14.85	0.43	2.68	52.74
Industrial M ²	12.89	3.18	14.85	0.43	-	31.35
Institutional M ²	11.61	1.27	18.15	0.52	-	31.55

ORIGINAL PROPOSED DCC RATES - JANUARY 24, 2008

Single Family Residential - Unit	4,141.20	1,669.02	7,653.64	601.88	2,089.96	16,155.70
Multi Residential - Unit	2,151.80	531.08	7,653.64	601.88	2,090.30	13,028.70
Commercial M ²	56.84	5.34	32.80	2.58	8.95	106.51
Industrial M ²	22.53	7.51	32.80	2.58	-	65.42
Institutional M ²	56.84	3.00	40.09	3.15	-	103.08

REVISED PROPOSED DCC RATES - REVISED MAY 26, 2008

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

MULTI FAMILY RESIDENTIAL RATE COMPARISON

DENSITY		DCC RATES						
M ²	FT ²	Roads	Storm	Water	Sanitary	Parks	Total	
110	1,184	1,974.50	440.00	6,997.10	381.70	1,910.70	11,704.00	
80	861	1,436.00	320.00	5,088.80	277.60	1,389.60	8,512.00	
100	1,076	1,795.00	400.00	6,361.00	347.00	1,737.00	10,640.00	
125	1,345	2,243.75	500.00	7,653.64	433.75	2,089.96	12,921.10	
150	1,614	2,692.50	600.00	7,653.64	520.50	2,089.96	13,556.60	

PRIOR YEAR SURPLUS COMPARISONS

GENERAL REVENUE FUND

	2008	2009	2010	2011	2012	2013	2014	2015	2016
2008 Final Budget Prior year Surplus at End of Year	2,338,970	1,655,453	1,926,988	824,858	693,953	(2,907,493)	(7,279,526)	(11,659,686)	(11,170,253)
Changes from DCC recommendations	0	(97,470)	(205,309)	(323,512)	(915,161)	(1,042,115)	(1,240,749)	(1,512,289)	(1,853,808)
Revised Prior year Surplus at End of Year	2,338,970	1,557,983	1,721,679	501,346	(221,178)	(3,949,608)	(8,520,275)	(13,171,975)	(13,024,061)

WATER UTILITY REVENUE FUND

2008 Final Budget Prior year Surplus at End of Year	485,871	563,136	741,514	590,337	302,252	745,018	(588,843)	(703,224)	(11,430,286)
Changes from DCC recommendations	0	0	0	0	(124,185)	(42,039)	(1,156)	34,620	73,968
Revised Prior year Surplus at End of Year	485,871	563,136	741,514	590,337	178,067	702,979	(589,999)	(668,604)	(11,356,318)

SEWER UTILITY REVENUE FUND

2008 Final Budget Prior year Surplus at End of Year	2,363,666	2,211,762	2,251,633	2,151,134	1,933,512	1,681,835	1,372,679	1,123,839	1,235,602
Changes from DCC recommendations	0	(114,346)	(118,877)	(123,587)	(285,406)	(146,162)	(175,367)	(202,762)	(227,529)
Revised Prior year Surplus at End of Year	2,363,666	2,097,416	2,132,756	2,027,547	1,648,106	1,535,673	1,197,312	921,077	1,008,073

2008	2009	2010	2011	2012	2013	2014	2015	2016	
Cumulative Financial Impact due to DCC revisions	0	(114,346)	(118,877)	(123,587)	(971,675)	(635,221)	(666,508)	(759,036)	(896,943)
Cumulative Financial Impact due to FireHall debt	0	(97,470)	(205,309)	(323,512)	(453,077)	(595,095)	(750,764)	(921,395)	(1,108,426)
TOTAL FINANCIAL IMPACT	0	(211,816)	(324,186)	(447,099)	(1,324,752)	(1,230,316)	(1,417,272)	(1,680,431)	(2,007,370)

Percentage of Estimated Property Taxes

DCC ANNUAL ESTIMATED IMPACT ON TAXABLE PROPERTY	17	1	1	113	(36)	5	14	21
FIREHALL ANNUAL ESTIMATED IMPACT ON TAXABLE PROPERTY	15	16	18	20	21	24	26	28
COMBINED ANNUAL ESTIMATED IMPACT ON TAXABLE PROPERTY	\$32	\$17	\$19	\$133	-\$15	\$29	\$40	\$49

TABLE I - PROPOSED DCC REVISIONS - SUMMARY (JUNE 2008)

Project No.	Location	Source	Description / Purpose	Full Cost	DCC Amount		DCC Portion		Year	Staff Comments	ODCA Comments	Staff Comments and Recommendation - April 2008
					Original	Revised	Original	Revised				
S002	Moilliet St: Harnish to Hirst	September 1996 Sanitary Sewer Update - prepared by Koers and Associates	Pipe upsizing to handle full build out construction	\$220,000	\$220,000	\$110,000	100%	50%	2009	Update price from \$ 68,992 to \$ 220,000 - not required in 2017	Was the recommended monitoring from the 1996 Study done to determine if this upgrade is required	This section of Sanitary Sewer is a known maintenance and requires replacement to continue to serve current users. Confirmed that a larger pipe will be required to accomodate future development. Cost apportionment is considered reasonable based on a 50% DCC, 50% Sewer Utility split.
S003	Corfield St: Stanford to Jensen	September 1996 Sanitary Sewer Update - prepared by Koers and Associates	Installation of new pipe to handle full build out conditions	\$130,000	\$130,000	\$65,000	100%	50%	2012	Updated price from \$ 61,600 to \$ 130,000	Was the recommended monitoring from the 1996 Study done to determine if this upgrade is required	This section of Sanitary Sewer is a known maintenance and requires replacement to continue to serve current users. Confirmed that a larger pipe will be required to accomodate future development. Cost apportionment is considered reasonable based on a 50% DCC, 50% Sewer Utility split.
S004	Corfield Street: Jensen to Hwy 19A	September 1996 Sanitary Sewer Update - prepared by Koers and Associates	Installation of new pipe to handle full build out conditions	\$130,000	\$130,000	\$65,000	100%	50%	2014	Updated price from \$ 61,600 to \$ 130,000	Was the recommended monitoring from the 1996 Study done to determine if this upgrade is required	This section of Sanitary Sewer is a known maintenance and requires replacement to continue to serve current users. Confirmed that a larger pipe will be required to accomodate future development. Cost apportionment is considered reasonable based on a 50% DCC, 50% Sewer Utility split.

TABLE I - PROPOSED DCC REVISIONS - SUMMARY (JUNE 2008)

Project No.	Location	Source	Description / Purpose	Full Cost	DCC Amount		DCC Portion		Year	Staff Comments	ODCA Comments	Staff Comments and Recommendation - April 2008
					Original	Revised	Original	Revised				
W007	Jensen St: Bagshaw to Hwy 19A 210m - 200mm dia.	2002 Transportation Study, Ring Road, prepared by Boulevard Transportation	New watermain for new Ring Road connection	\$110,000	\$110,000	\$57,200	100%	52%	2012	Update project price from \$ 50,512 to \$ 110,000	This project is not required per the Water Study and is only included with the construction of the Ring Road. We are uncertain of what if any system improvements that will benefit development will be provided but this should either be deleted as not required	This new watermain along the Ring Road will improve the distribution network and provide appropriate fire flows for residents and businesses along the new street frontage. It will serve existing residents and improve the network to accomodate future growth. Therefore it is considered appropriate to fund the project from DCC's (52%) and the water utility (48%). Prices are in conjunction with Ring Road (Road) project.
W008	Jensen St: Corfield to Bagshaw 205m - 200mm dia.	2002 Transportation Study, Ring Road, prepared by Boulevard Transportation	New watermain for new Ring Road connection	\$105,000	\$105,000	\$54,600	100%	52%	2012	Update project price from \$ 41,888 to \$ 105,000	This project is not required per the Water Study and is only included with the construction of the Ring Road. We are uncertain of what if any system improvements that will benefit development will be provided but this should either be deleted as not required	This new watermain along the Ring Road will improve the distribution network and provide appropriate fire flows for residents and businesses along the new street frontage. It will serve existing residents and improve the network to accomodate future growth. Therefore it is considered appropriate to fund the project from DCC's (52%) and the water utility (48%). Prices are in conjunction with Ring Road (Road) project.
D007	Jensen St: Bagshaw to Hwy 19A	1998 Storm Drainage Study - Koers & Associates Engineering	New Arterial Road - Large Diameter Storm	\$110,000	\$110,000	\$57,200	100%	52%	2012	Update price from \$ 43,428 to \$ 110,000	This storm sewer is only required due to the construction of the Ring Road and therefore should only be 52% DCC Funded like the Road.	Part of Ring Road Project. The associated drainage system is for the new road facility which is partially funded by DCC's (52% - which covers the capacity required to accomodate future road users, versus current residents).
D008	Jensen St: Corfield to Bagshaw	1998 Storm Drainage Study - Koers & Associates Engineering	New Arterial Road - Large Diameter Storm	\$110,000	\$110,000	\$57,200	100%	52%	2012	Update price from \$ 75,152 to \$ 110,000	This storm sewer is only required due to the construction of the Ring Road and therefore should only be 52% DCC Funded like the Road.	Part of Ring Road Project. The associated drainage system is for the new road facility which is partially funded by DCC's (52% - which covers the capacity required to accomodate future road users, versus current residents).

TABLE I - PROPOSED DCC REVISIONS - SUMMARY (JUNE 2008)

Project No.	Location	Source	Description / Purpose	Full Cost	DCC Amount		DCC Portion		Year	Staff Comments	ODCA Comments	Staff Comments and Recommendation - April 2008
					Original	Revised	Original	Revised				
D009	McVickers, South of 19A / Ring Road	1998 Storm Drainage Study - Koers & Associates Engineering	Large Diameter Storm	\$160,000	\$160,000	\$83,200	100%	52%	2012	New Project	This sewer is an upgrading of existing pipes which were identified in the 1998 study but not included as a DCC project previously likely because they service a largely already developed area with only one parcel remaining to be developed.	Part of Ring Road Project. The associated drainage system is for the new road facility which is partially funded by DCC's (52% - which covers the capacity required to accommodate future road users, versus current residents).
D011	Sunray Rd: Gaetjen to Outfall	1998 Storm Drainage Study - Koers & Associates Engineering	Large Diameter Storm	\$95,000	\$47,500	\$0	50%	0%	2013	New Project (\$ 95,000)	While it is good to see that this is only designated as 50% DCC Funded, is the project actually required? It is our understanding that there was an error in the 1998 study that indicated the wrong material for this section of pipe and that when the correct material was established that the pipe no longer required replacement.	Considered reasonable to defer consideration of this project pending a future review of the specific requirements.
D012	Bagshaw St: Stanford to Hwy 19A	1998 Storm Drainage Study - Koers & Associates Engineering	Large Diameter Storm	\$100,000	\$100,000	\$52,000	100%	52%	2015	Accelerate project from 2019 to 2015, revise project price from \$ 35,728 to \$ 100,000	This is an already developed street with ditches for the most part the only portion that should be even considered for DCC Funding would be from the Ring Road to 19A to collect the new Ring Road Sewer and that should only be funded at 52% as per the Ring Road.	A portion of drainage flows from future development enter into this pipe system. It is appropriate to fund the costs to increase the pipe capacity from DCC's, and the replacement of the existing pipe from General Revenues. Cost apportionment was considered reasonable based on 52 % DCC and 48% GR.
D014	Moss Ave: Bass to Craig	1998 Storm Drainage Study - Koers & Associates Engineering	Large Diameter Storm	\$150,000	\$150,000	\$75,000	100%	50%	2016	Updated price from \$ 59,136 to \$ 150,000	This is an existing partially developed area with no storm sewers, it will benefit both existing residents and development property and should not be 100% DCC funded. Reviewed and adjusted accordingly - upstream of McKillop Drive non-DCC	This pipe conveys flows from existing, developed areas. A portion of drainage flows from future development to the south will also enter into this pipe system. It is appropriate to fund the costs to increase the pipe capacity from DCC's, and the replacement of the existing pipe from General Revenues. Cost apportionment was considered reasonable based on a 50/50 split.

TABLE I - PROPOSED DCC REVISIONS - SUMMARY (JUNE 2008)

Project No.	Location	Source	Description / Purpose	Full Cost	DCC Amount		DCC Portion		Year	Staff Comments	ODCA Comments	Staff Comments and Recommendation - April 2008
					Original	Revised	Original	Revised				
R004	Corfield Street: Stanford to Jensen	Future Road Classification Plan - 2002 Transportation Plan Update - prepared by Boulevard Transportation	Upgrade to Collector standard	\$460,000	\$460,000	\$349,600	100%	76%	2012	Price updated from \$ 93,632 to \$ 460,000	There is a 500% increase in cost, Is this due to change in scope? or possibly the previous bylaw amount acknowledged that this improvement is required whether development proceeds or not. These projects should not be 100% DCC funded.	Cost increases are warranted to reflect current estimates and scope (i.e. expansion of existing road to a new Collector Facility). Appropriate to fund the expansion (i.e. widening) from DCC's, and renewal/improvement of existing road from General Revenues. Reviewed. DCC portion estimated at 76% of total cost.
R005	Corfield Street: Jensen to Hwy 19A	Future Road Classification Plan - 2002 Transportation Plan Update - prepared by Boulevard Transportation	Upgrade to Collector standard	\$380,000	\$380,000	\$349,600	100%	76%	2012	Price updated from \$ 73,920 to \$ 380,000, accelerate to 2012 from 2015	There is a 500% increase in cost, Is this due to change in scope? or possibly the previous bylaw amount acknowledged that this improvement is required whether development proceeds or not. These projects should not be 100% DCC funded.	Cost increases are warranted to reflect current estimates and scope (i.e. expansion of existing road to a new Collector Facility). Appropriate to fund the expansion (i.e. widening) from DCC's, and renewal/improvement of existing road from General Revenues. Reviewed. DCC portion estimated at 76% of total cost.
R013	Downtown Core Road Upgrades (Hirst, Craig & Middleton)	Future Road Classification Plan - 2002 Transportation Plan Update - prepared by Boulevard Transportation	Upgrade roads to local downtown standard (pedestrian mobility, 3m wide sidewalks, traffic control devices)	\$580,000	\$580,000	\$0	100%	0%	2015	New Project (\$ 580,000)	DCC's should only be for Collectors and Arterial Roads not downtown roads. These are cosmetic improvements and should not be paid for 100% with DCC's	Removed. Project was added to the DCC program in an effort to address desired improvements in downtown core. Improvements do not result in increases in 'capacity' to warrant funding by DCC's, in accordance with generally accepted best practices. Therefore project removed from DCC Program.

Total: \$2,840,000 \$2,792,500 \$1,375,600

Difference (Original to revised): \$1,416,900

less, over the DCC program



Oceanside Development & Construction Association
P.O. Box 616, Parksville, BC V9P 2G7
E-mail: odca@shaw.ca

February 20, 2008

Fred Manson, CAO
City of Parksville
VIA Email:

Dear Fred,

RE: Proposed Changes to DCCs

Several of our members attended the DCC information presentation on January 24, 2008 and have established a committee to review the information provided and prepare comments from the Association. We have elected to separate our comments into two areas. Firstly, a review of the proposal as it relates to the "Development Cost Charge Best Practices Guide" produced by the Ministry of Community Services. Secondly a review of the technical information provided in the handout with respect to the projects and calculations

This submission provides our comments on the overall proposal as it relates to the Best Practices Guide. The guide is based on six significant principles, Integration, Benefiter Pays, Fairness and Equity, Accountability, Certainty, and Consultative Input. We will focus our comments on four of the principles as we feel the other two are adequately addressed.

The two principles, Integration, Benefiter Pays, Fairness and Equity, and Certainty are areas of concern to the ODCA. The City of Parksville is proposing to increase the DCCs substantially and we feel there a number of areas in which the proposal does not comply with the Best Practices Guide.

Affordable Housing

One of the local Government Responsibilities is that they need to take into account whether the proposed DCCs will "*discourage the development of reasonably priced housing or reasonably priced serviced land (section 934 (4) (d))*". The City has identified the lack of affordable priced housing as an issue, and is in the process of exploring the various means to encourage and mandate the provision of affordable housings. Any increase in costs contributes to the affordability problem. The proposed increases will have a negative impact on the affordability of housing in the City.

Storm Water DCCs

Section 933(3) states that DCCs are not payable if it can be proven that the development does not impose a new capital cost burden on the municipality. Storm Water DCCs are being collected on development in at least two areas that are not connected to the storm water collection system. These areas are the Resort area and the Parksville Industrial Park. These areas do not contribute to a new capital cost burden so can not be included in the Storm Water DCC area.

Multi-family DCCs

The DCC Best Practices Guide notes "*DCCs based on the size of the dwelling unit would encourage the construction of smaller homes to enhance housing choices and affordability*". Therefore, the best practice recommendation is "*To facilitate charges based on a density gradient, residential DCCs are charged at building permit, where floor space should be considered an option*".

The current Multi-family DCC calculation has a negative impact on the construction of affordable housing.

Downtown Redevelopment

Currently any construction under \$50,000 is exempt from DCC collection. This is the minimum amount allowed under the legislation; the City has the ability to increase this amount under the DCC bylaw. By increasing this amount, the City will be encouraging redevelopment of the City. With current construction costs, the \$50,000 limit is not high enough to encourage any remodelling of existing buildings, which do not require infrastructure improvements.

Municipal Assist Factor

The current Municipal Assist Factor is set at the minimum required by the legislation. The DCC Best Practices Guide recognizes that "*If construction of the proposed works would not proceed at all if there was no new development, then it would be fair to say that none of the costs should be paid by existing users*". It goes on to state, "*If it is evident that the existing public gains at least some benefit from new capital works and infrastructure improvements, and that same benefit will be received by a component of growth that will not be reflected in new development units (and these will not be subject to DCCs), then equitable assessment of the benefit is dependent upon selection of a suitable means for appointment.*"

Grace Period

It is our understanding that there is no grace period proposed for imposition of the proposed substantial increase in DCCs. For a developer, project funding is usually arranged early in the development process (even before rezoning). Therefore, stability of DCC rates and how projects in progress are affected have a great impact on the viability of land development. With the existing timelines to achieve rezoning, development permit and be in a position to make a valid Building Permit application (which is required to be considered an in-stream application) projects which were started up to three years before adoption of this bylaw, but have not reached the building permit stage would be taxed with the new rates. These projects could be in jeopardy as financing was secured some time ago and the increased costs along with other servicing costs may now make the project infeasible.

We request that the City consider allowing a grace period for the completion of projects which have been progressing (albeit slowly) through the development process, but will not have reached the stage to which "in-stream status" under the legislation has been secured.

Summary

We feel that the proposed DCC increase needs to be reviewed to ensure it meets all the criteria set out in the DCC Best Practices Guide. If this is not done then we feel that there are a number of areas in the existing bylaw, which could be appealed at the Ministry of Community Services level or higher.

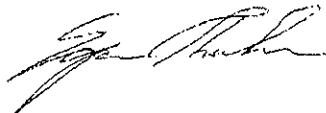
The potential for DCCs to deter development is an important point for the City to consider. In setting DCC rates, you need to recognize that the decisions made will influence the overall cost of housing and economic development in the City. This potential for DCCs to deter development should focus the City's attention on the need to establish DCCs that are fair and reasonable. There are other ways to finance infrastructure improvements in place of or in addition to DCCs, which should be explored in the "Development Finance Choices Guide."

We would be pleased to meet with the City to discuss these comments further.

Yours truly;



Michelle Jones
President



Egon Kuhn
Secretary/Treasurer



Rob Hill
Parksville Committee

c.c. via email: Mayor Sandy Herle
Councillor Chris Burger
Councillor Barry Johnston
Councillor Marc Lefebvre
Councillor Teresa Patterson
Councillor Susan Powell
Councillor Charles Robinson

Comments to Proposed Development Cost Charge Project List as provided January 24, 2008
 Oceanside Development and Construction Association.

PARKLAND OPEN SPACES

Description	Comments
Land Acquisition Park Expansion	Where did these values come from and for which park expansions?
Land acquisition for Links	Where did these values come from and for which Links? Most of the links shown in the Parks Master Plan follow exst'g and future road network or are through undeveloped property which would require park dedication when developed.

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ROADS

Project No.	Description	Comments
R001	McMillian Street: Hirst to Morrison	Appears to be at correct width with curb in place at collector standard or above at this time, and work would just be cosmetic and or repairs, which should not be paid by DCC's
R002/ R003	Jensen: Corfield to Hwy 199A	Pleased to see acknowledgement that project benefits the entire community and only 52% is funded by DCC's
R004/ R005	Corfield Street: Stanford to 19A	There is a 500% increase in cost, Is this due to change in scope? or possibly the previous bylaw amount acknowledged that this improvement is required whether development proceeds or not. These projects should not be 100% DCC funded.
R006	Stanford: Shelly to Corfield	This project have been partially completed by developers already, There is not much further development which would require the completion of Stanford as a Collector especially once the Ring Road is complete? Are we building 2 Ring Roads?? Should have a lower DCC apportionment
R007	Hwy 4A Despard to Jensen	The Transportation Plan identifies this as the main access into the town core and would be likley be required in the time frame without development and should therefore not be 100% DCC funded. Part of this project is under construction at this time by a developer and there is an application pending for another parcel as well. What ever happened to the Intersection improvement project that was to be completed in 2007? Hopefully the this project extends south of Despard so that the Hwy does not narrow to 2 lanes and then widen again.
R008	Hwy 19A: Finholm to Rushton Lane	This project is required due to safety concerns and existing traffic and should not be 100% DCC Funded, and only the widening should be included not any overlay of existing roadway.
R009	Hwy 19A/Shelly Intersection	Not 100% Development Driven, why wouldn't this be done at the same time as the Stanford Avenue upgrade. If you are going to encourage traffic to use Stanford Avenue give them adequate signalization to get there.
R010	Despard Hwy 4A to Craig	This is a Chip Seal Road it only the portion beyond the local standard should be included in the DCC Project Local Road is not developer driven. Collector costs are approximately 40% higher than Local Road so project should only be 40% DCC Funded
R011	Northwest Bay Road: Langara to Boundary	This is not developer driven, there is no development property beyond Langara. This would only be required if parts of Nanoose were to come into the City, and could be dealt with during incorporation negotiations.

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ROADS (Continued)

R012	Hirst Ave: MacMiclian . to Moilliet	This is largely being done by developers now, and is needed. But only the portion for widening should be DCC Funded (40%) as noted above
R013	Downtown Core Roads	DCC's should only be for Collectors and Arterial Roads not downtown roads. These are cosmetic improvements and should not be paid for 100% with DCC's
R014	Hwy 19A Langara to Greig	Has MOT approved widening on their section of hwy from Grieg to Bridge and widening of Bridge, if not this project may not be warranted. Information presented at open house for improvements on Highway from Shelly to Bridge indicated that the bridge would not be widened and this was being used for means of traffic calming.
R015	Wright Road Signal Upgrade	This is not developer driven and should not be 100% DCC Funded
R016- R18	Intersections	These projects should not be 100% DCC Funded
R019	Jensen Ave/Albermin Intersection	What is the scope of work? This intersection was just completed in 2006, cost increase of 850% over previous bylaw indicates a major change in scope. Scheduled for 2013 just 7 years after completion of construction, why was it not built right the first time.
R020 / R021	Possible Signals	Why are possible projects that have not been confirmed as required included in the Project list.
R022	19A/Corfield Signal	This should be advanced as it is needed now, but not likely 100% DCC project.

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