



DEVELOPMENT COST CHARGES CONSULTATION PROCESS July 17, 2013 – Comments

An important part of the process of reviewing and revising DCC rates is public consultation and input. The open house today is designed to provide information on what DCCs are, who pays them, what the money is used for and how the rates are calculated. All the information gathered will be submitted to Council in a public presentation at a Committee of the Whole meeting. Further public presentations may be held if required prior to the Development Cost Charges bylaw being presented for consideration at a regular Council meeting. Your input is valued at any time during the process and we encourage you to talk to one of the City representatives listed below.

Comments in writing should be submitted by August 16 to:
Administration Department, City of Parksville
Box 1390, 100 Jensen Avenue East
Parksville, BC V9P 2H3

1. Please provide the following information to help us respond to your comments.

Name: _____ Phone: _____
Address: _____ Email: _____

2. Please indicate any of the following which apply:

City of Parksville Resident/Taxpayer	Yes _____	No _____
Business Owner / Operator in City of Parksville	Yes _____	No _____
Developer	Yes _____	No _____
Public Interest Organization Representative	Yes _____	No _____

3. Comments on the proposed DCC rates? (If not enough space here, please write on back)

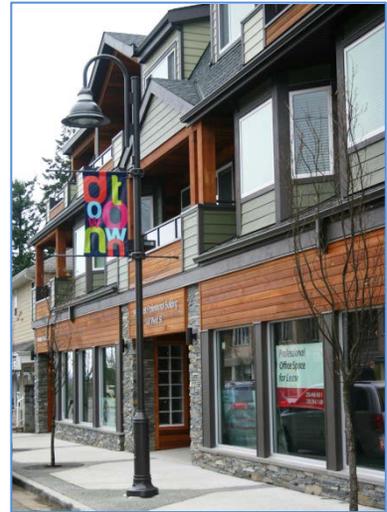
THANK YOU FOR ATTENDING THE OPEN HOUSE TODAY

Fred Manson, Chief Administrative Officer	250 954-4666
Lucky Butterworth, Director of Finance	250 954-3063
Blaine Russell, Director of Community Planning	250 954-4673
Vaughn Figueira, Director of Engineering	250 951-2473

DEVELOPMENT COST CHARGES

INFORMATION SESSION

July 17, 2013



WHAT ARE DEVELOPMENT COST CHARGES?

Development cost charges (DCCs) are monies that are collected from land developers by a municipality to offset some of the infrastructure expenditures incurred to service the needs of new development.

A COMMON PHILOSOPHY

"The developer must pay for the costs associated with development."

MUNICIPAL VERSUS DEVELOPMENT

The cost of DCC projects are allocated between growth and the existing population. The total municipal contribution is the portion of the capital costs that will benefit existing users. The portion of the capital costs associated with growth and development represent the developer contribution.

MUNICIPAL ASSIST FACTOR

The Municipal Assist Factor is separate from any allocation of cost made between new development and existing users. The assist factor is the contribution that the existing population provides to assist growth in paying its portion of the DCC infrastructure costs.

DCCs =

Net Capital Infrastructure Costs (- % Assist Factor)

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New Development Units

FIVE DCC CATEGORIES

- Open spaces/parkland
- Roads
- Storm sewer
- Water
- Sanitary sewer

DCC RATE CALCULATION FACTORS

- Required works
- Estimate Infrastructure costs
- Cost allocation to Growth/existing users
- Future Growth Projections
- Assign costs to land use types
- Convert costs into DCC rates
- Apply Assist factor

CITY OF PARKSVILLE ASSUMPTIONS

- | | |
|---|-----------|
| • Municipal Assist Factor | 1% |
| • Projected population growth | 1.15% |
| • Single/multi-family dwelling proportion | 59% / 41% |
| • Occupancy rate per dwelling | 2 |
| • 2013 base population | 12,157 |

2014 - 2033 DCC SUMMARY

	Roads	Storm	Water	Sanitary	Open Spaces	Total
8.1 Summary of Proposed DCCs						
Single Family Residential - Unit	6,487.17	1,586.03	11,075.82	207.52	1,249.03	20,605.57
Multi Residential -M ²	30.64	4.59	100.69	1.89	11.36	149.17
Commercial M ²	89.04	5.08	49.84	0.93	5.62	150.51
Industrial M ²	35.30	7.14	49.84	0.93	0.00	93.21
Institutional M ²	89.04	2.85	60.92	1.14	0.00	153.95

8.2 Comparison to Current DCCs

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	0.00	58.53
Institutional M ²	52.16	2.49	36.65	2.00	0.00	93.30

Difference

Single Family Residential - Unit	2,687.19	202.24	4,078.68	(173.97)	(622.01)	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)	0.00	34.68
Institutional M ²	36.88	0.36	24.27	(0.86)	0.00	60.65

DCC OPEN HOUSE

Presentations - 4:00 pm and 5:30 pm

DCC Program Review
Capital Projects

Display Information

Overview of DCC Process
Capital Program
Population Estimates
Calculations
Proposed DCC Rates
Next Steps

WHAT'S NEXT

- Clarification or questions regarding the technical information prior to August 16 may be emailed to Lucky Butterworth at lbutterworth@parksville.ca
- Comments in writing should be forwarded to the administration department.
- Staff to review input and make recommendations for DCC adjustments as required.
- Public meeting to receive public/stakeholder input - TBA
- Council consideration of bylaw
- Possible public meeting to review any DCC adjustments
- Provincial approval of bylaw
- Council adoption of bylaw

**CITY OF PARKSVILLE
GENERAL REVENUE CAPITAL FUND
DCC CAPITAL EXPENDITURES**

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Parkland Open Spaces																					
Land Acquisition & Development for Park Expansion	0	0	0	0	0	0	1,000,000	0	0	0	0	1,000,000	0	0	0	0	1,000,000	0	0	0	
Land acquisition & Development for Links		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Rath Trevor Trail Development	500,000	1,400,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Trail Development	0	50,000	0	50,000	0	50,000	0	50,000	0	50,000	0	50,000	0	50,000	0	50,000	0	50,000	0	0	
	<u>500,000</u>	<u>1,450,000</u>	<u>0</u>	<u>50,000</u>	<u>0</u>	<u>50,000</u>	<u>1,000,000</u>	<u>50,000</u>	<u>0</u>	<u>50,000</u>	<u>0</u>	<u>1,050,000</u>	<u>0</u>	<u>50,000</u>	<u>0</u>	<u>50,000</u>	<u>1,000,000</u>	<u>50,000</u>	<u>0</u>	<u>0</u>	
Parkland Open Spaces Source of Funds																					
Operations																					
Existing	125,000	350,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Municipal Assist	3,750	11,000	0	500	0	500	10,000	500	0	500	0	10,500	0	500	0	500	10,000	500	0	0	
Total Operations	<u>128,750</u>	<u>361,000</u>	<u>0</u>	<u>500</u>	<u>0</u>	<u>500</u>	<u>10,000</u>	<u>500</u>	<u>0</u>	<u>500</u>	<u>0</u>	<u>10,500</u>	<u>0</u>	<u>500</u>	<u>0</u>	<u>500</u>	<u>10,000</u>	<u>500</u>	<u>0</u>	<u>0</u>	
Grants	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Donations	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Parkland Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Off Street Parking Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Land Sale Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
General Capital Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Carry Forward reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Short Term Capital Borrowing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Debt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
DCC Open Space Reserve	<u>371,250</u>	<u>1,089,000</u>	<u>0</u>	<u>49,500</u>	<u>0</u>	<u>49,500</u>	<u>990,000</u>	<u>49,500</u>	<u>0</u>	<u>49,500</u>	<u>0</u>	<u>1,039,500</u>	<u>0</u>	<u>49,500</u>	<u>0</u>	<u>49,500</u>	<u>990,000</u>	<u>49,500</u>	<u>0</u>	<u>0</u>	
Total Parkland Open Spaces Sources of Funds	<u>500,000</u>	<u>1,450,000</u>	<u>0</u>	<u>50,000</u>	<u>0</u>	<u>50,000</u>	<u>1,000,000</u>	<u>50,000</u>	<u>0</u>	<u>50,000</u>	<u>0</u>	<u>1,050,000</u>	<u>0</u>	<u>50,000</u>	<u>0</u>	<u>50,000</u>	<u>1,000,000</u>	<u>50,000</u>	<u>0</u>	<u>0</u>	
Open Space DCC Reserve Fund																					
Opening Balance	2,100,945	1,891,036	910,195	1,054,740	1,150,716	1,304,191	1,405,236	414,934	497,212	641,143	727,792	878,566	-292,728	-157,847	-86,552	52,923	127,318	-1,138,299	-1,100,583	-991,802	
Add: Interest Earned	41,612	20,029	23,209	25,321	28,699	30,922	9,131	10,941	14,108	16,015	19,333	0	0	0	1,165	2,802	0	0	0	0	
D.C.C. Revenue	119,729	120,800	121,336	123,699	124,776	125,311	126,395	128,752	129,823	130,370	131,441	133,799	134,881	135,952	138,310	138,858	106,622	107,699	108,781	94,790	
Less: Trans for Capital Expenditure	<u>371,250</u>	<u>1,089,000</u>	<u>0</u>	<u>49,500</u>	<u>0</u>	<u>49,500</u>	<u>990,000</u>	<u>49,500</u>	<u>0</u>	<u>49,500</u>	<u>0</u>	<u>1,039,500</u>	<u>0</u>	<u>49,500</u>	<u>0</u>	<u>49,500</u>	<u>990,000</u>	<u>49,500</u>	<u>0</u>	<u>0</u>	
Closing Balance	<u>\$1,887,998</u>	<u>\$937,428</u>	<u>\$1,079,507</u>	<u>\$1,176,525</u>	<u>\$1,327,414</u>	<u>\$1,431,619</u>	<u>\$577,586</u>	<u>\$668,349</u>	<u>\$812,836</u>	<u>\$910,506</u>	<u>\$1,062,055</u>	<u>\$156,476</u>	<u>\$294,489</u>	<u>\$386,062</u>	<u>\$532,660</u>	<u>\$632,489</u>	<u>\$(253,531)</u>	<u>\$(198,001)</u>	<u>\$(91,915)</u>	<u>\$531</u>	

CITY OF PARKSVILLE GENERAL REVENUE CAPITAL FUND OPEN SPACES DCC CAPITAL EXPENDITURE PROGRAM

	4.2 Equivalent Population Calculation			4.3 DCC Calculation for Open spaces		
	Total Units	Density or Equivalent Population Factor	Total Equivalent Population	DCC Capital & Debt Cost Allocation	Required DCC Rates	Old Rates
Single Family Residential	381	2	762	475,881	1249.03	1911.04
Multi Residential - M ²	136,930	0.0181818	2490	1,555,044	11.36	17.37
Commercial M ²	69,238	0.009	623	389,073	5.62	8.19
Industrial M ²		0.0045	0	0	0.00	0.00
Institutional M ²		0.011	0	0	0.00	0
			3875	2,419,998		

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033		
Capital Cost	500,000	1,450,000	0	50,000	0	50,000	1,000,000	50,000	0	50,000	0	1,050,000	0	50,000	0	50,000	1,000,000	50,000	0	0	\$5,350,000	
Grants	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Donations	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parkland Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Off Street Parking Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land Sale Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
General Capital Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Carry Forward reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Short Term Capital Borrowing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Debt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Cost	500,000	1,450,000	0	50,000	0	50,000	1,000,000	50,000	0	50,000	0	1,050,000	0	50,000	0	50,000	1,000,000	50,000	0	0	5,350,000	
Allocation -Existing	125,000	350,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	475,000	
Allocation - New	375,000	1,100,000	0	50,000	0	50,000	1,000,000	50,000	0	50,000	0	1,050,000	0	50,000	0	50,000	1,000,000	50,000	0	0	4,875,000	
Municipal Assist	1.00%	3,750	11,000	0	500	0	500	10,000	500	0	500	0	10,500	0	500	0	500	10,000	500	0	0	48,750
Total Municipal Cost		128,750	361,000	0	500	0	500	10,000	500	0	500	0	10,500	0	500	0	500	10,000	500	0	0	523,750
DCC Allocation	371,250	1,089,000	0	49,500	0	49,500	990,000	49,500	0	49,500	0	1,039,500	0	49,500	0	49,500	990,000	49,500	0	0	4,826,250	
Interest allocation	41,545	20,628	23,754	25,889	29,210	31,503	12,710	14,707	17,886	20,036	23,370	3,443	6,480	8,495	11,721	13,918	0	0	0	12	305,307	
																						Existing Open spacesDCC Reserve Fund Balar
																						2,100,945
																						Net Amount to be Paid by DCC's
																						<u>\$2,419,998</u>

**CITY OF PARKSVILLE
GENERAL REVENUE CAPITAL FUND
DCC CAPITAL EXPENDITURE PROGRAM**

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
ROAD DCC PROJECTS																				
Despard: Hwy 4a to Craig	0	0	0	0	0	0	0	0	0	0	0	1,294,000	0	0	0	0	0	0	0	0
Hirst Ave: MacMillian to Moilliet	0	0	0	0	937,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hwy 19A: Finholm to Rushton Lane	0	0	0	0	0	0	0	0	0	0	0	857,296	0	0	0	0	0	0	0	0
Hwy 19A: Langara to Grieg	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,375,000
Hwy 4A: Despard to Jensen	0	0	0	0	0	0	0	3,005,000	0	0	0	0	0	0	0	0	0	0	0	0
Jensen; Bagshaw - Isl Hwy	0	0	0	0	0	0	0	0	0	0	0	0	757,000	0	0	0	0	0	0	0
Jensen, Corfield to Bagshaw	0	0	0	0	0	0	0	0	0	0	0	0	648,300	0	0	0	0	0	0	0
Northwest Bay Road: Langara to Boundary	0	0	0	0	0	0	0	0	0	0	0	1,875,000	0	0	0	0	0	0	0	0
Stanford Ave: Hwy 19a to Craig	0	0	0	0	0	0	0	0	0	0	0	0	1,875,000	0	0	0	0	0	0	0
Traffic Signals																				
Despard Ave/Craig	0	0	0	0	0	0	0	0	0	0	0	250,000	0	0	0	0	0	0	0	0
Jensen Ave/Alberni Highway Upgrade	0	0	0	0	0	0	0	0	0	0	0	0	798,500	0	0	0	0	0	0	0
Jensen Ave/Craig St	0	0	0	0	0	0	0	0	0	0	0	0	250,000	0	0	0	0	0	0	0
Stanford Ave/ Craig St	0	0	0	0	0	0	0	0	0	0	0	0	250,000	0	0	0	0	0	0	0
Intersection Shelly to Hwy 19A	0	0	0	0	0	250,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total DCC Capial	0	0	0	0	937,500	250,000	0	3,005,000	0	0	0	4,276,296	4,578,800	0	0	0	0	0	0	5,375,000
DCC Roads Source of Funds																				
Operations																				
Existing	0	0	0	0	0	0	0	0	0	0	0	0	2,114,885	0	0	0	0	0	0	0
Municipal Assist	0	0	0	0	9,375	2,500	0	30,050	0	0	0	42,763	24,640	0	0	0	0	0	0	53,750
Total Operations	0	0	0	0	9,375	2,500	0	30,050	0	0	0	42,763	2,139,525	0	0	0	0	0	0	53,750
Grants	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Donations	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
General Capital Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Carry-forward Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Debt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Road DCC Reserve	0	0	0	0	928,125	247,500	0	2,974,950	0	0	0	4,233,533	2,439,275	0	0	0	0	0	0	5,321,250
Total Road DCC Source of Funds	0	0	0	0	937,500	250,000	0	3,005,000	0	0	0	4,276,296	4,578,800	0	0	0	0	0	0	5,375,000
DCC Road Reserve																				
Opening Balance	637,664	1,373,101	2,126,515	2,899,228	3,700,671	3,575,872	4,146,497	4,987,740	2,817,391	3,644,774	4,493,152	5,365,298	1,939,646	276,255	1,074,240	1,901,581	2,749,826	3,449,375	4,169,396	4,910,328
Add: Interest Earned	30,215	46,794	63,797	81,433	78,687	91,243	109,755	61,996	80,203	98,871	118,063	42,682	6,079	23,639	41,844	60,510	75,903	91,747	108,051	0
Trans To	705,222	706,620	708,916	720,010	724,639	726,882	731,488	742,605	747,180	749,507	754,083	765,199	769,805	774,346	785,497	787,735	623,646	628,274	632,881	404,581
Less: Current Years Trans From	0	0	0	0	928,125	247,500	0	2,974,950	0	0	0	4,233,533	2,439,275	0	0	0	0	0	0	5,321,250
Closing Balance	\$1,373,101	\$2,126,515	\$2,899,228	\$3,700,671	\$3,575,872	\$4,146,497	\$4,987,740	\$2,817,391	\$3,644,774	\$4,493,152	\$5,365,298	\$1,939,646	\$276,255	\$1,074,240	\$1,901,581	\$2,749,826	\$3,449,375	\$4,169,396	\$4,910,328	\$(6,341)

**CITY OF PARKSVILLE
GENERAL REVENUE CAPITAL FUND
DCC CAPITAL EXPENDITURE PROGRAM**

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Storm Sewer DCC projects																				
Bagshaw St: Stanford to Hwy 19A	0	0	0	0	0	0	0	0	0	0	0	231,450	0	0	0	0	0	0	0	0
Bay Ave: Outfall	0	0	0	0	0	104,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Digby 3-1 Gaetjen to Outfall	0	0	0	0	0	246,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Forsyth Ave: Cameron to Pym	0	0	0	0	0	0	205,800	0	0	0	0	0	0	0	0	0	0	0	0	0
Hirst Ave: MacMillan to Moilliet	0	0	0	93,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hwy 19a: Shelly to Mills	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	146,500	0	0	0	0
Jensen: Bagshaw to Hwy 19A	0	0	0	0	0	0	0	0	0	0	0	0	0	176,300	0	0	0	0	0	0
Jensen: Corfield to Bagshaw	0	0	0	0	0	0	0	0	0	0	0	0	0	126,200	0	0	0	0	0	0
McVickers- Ring Rd South	0	0	0	0	0	0	0	0	0	0	0	0	0	105,820	0	0	0	0	0	0
Moss Ave: Bass to Craig	0	0	0	328,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Turner Road	0	0	0	0	0	530,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total DCC Capital	0	0	0	421,900	0	881,700	205,800	0	0	0	0	231,450	0	408,320	0	146,500	0	0	0	0
DCC Storm Sewer Source of Funds																				
Operations																				
Existing	0	0	0	375,066	0	117,800	0	0	0	0	0	111,096	0	195,994	0	0	0	0	0	0
Municipal Assist	0	0	0	468	0	7,639	2,059	0	0	0	0	1,204	0	2,124	0	1,466	0	0	0	0
Total Operations	0	0	0	375,534	0	125,439	2,059	0	0	0	0	112,300	0	198,118	0	1,466	0	0	0	0
Grants	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Donations	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parkland Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Off Street Parking Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land Sale Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
General Capital Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Carry-forward Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Storm DCC Zone IV	0	0	0	46,366	0	756,261	203,741	0	0	0	0	119,150	0	210,202	0	145,034	0	0	0	0
Short Term Capital Borrowing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Debt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Storm Sewer Sources of Funds	0	0	0	421,900	0	881,700	205,800	0	0	0	0	231,450	0	408,320	0	146,500	0	0	0	0
Storm DCC Reserve																				
Opening Balance	-178,906	-94,920	-11,080	74,645	164,431	209,332	302,905	-365,948	-480,201	-390,218	-299,988	-209,261	-116,455	-142,299	-48,504	-162,826	-66,702	-156,353	-100,476	-44,099
Add: Interest Earned	0	0	1,643	3,618	4,606	6,665	0	0	0	0	0	0	0	0	0	0	0	0	0	0
D.C.C. Revenue	83,986	83,840	84,082	86,168	86,661	86,908	87,408	89,488	89,983	90,230	90,727	92,806	93,306	93,795	95,880	96,124	55,383	55,877	56,377	43,581
Less: Trans for Capital Expenditure	0	0	0	0	46,366	0	756,261	203,741	0	0	0	0	119,150	0	210,202	0	145,034	0	0	0
Closing Balance	\$(94,920)	\$(11,080)	\$74,645	\$164,431	\$209,332	\$302,905	\$(365,948)	\$(480,201)	\$(390,218)	\$(299,988)	\$(209,261)	\$(116,455)	\$(142,299)	\$(48,504)	\$(162,826)	\$(66,702)	\$(156,353)	\$(100,476)	\$(44,099)	\$(518)

**CITY OF PARKSVILLE
WATER CAPITAL FUND
DCC CAPITAL EXPENDITURE PROGRAM**

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
WATER DCC PROJECTS																									
Despard to Maple Crescent (HP7)-200 Main	0	0	0	0	0	0	0	0	0	327,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gaeijen to Sunray - 150 main connection	0	0	0	0	0	0	0	0	0	0	0	0	70,300	0	0	0	0	0	0	0	0	0	0	0	0
Hwy 4A to Cypress - 200 main	0	0	0	0	0	187,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jensen: Bagshaw to Hwy 19A	0	0	0	0	0	0	0	0	0	0	0	0	105,000	0	0	0	0	0	0	0	0	0	0	0	0
Jensen: Corfield to Bagshaw	0	0	0	0	0	0	0	0	0	0	0	0	140,200	0	0	0	0	0	0	0	0	0	0	0	0
Reservoir #4 Duplication	0	0	0	0	0	0	0	0	0	2,340,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stanford Ave: Shelly to Martindale	0	0	0	0	224,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Well - Springwood facility	300,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Reservoir #1 - Springwood Facility	0	0	0	0	0	0	350,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Wells(Railway)	0	0	250,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Soriel to Chinook - New 150 main	0	0	0	0	128,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ERWS River Intake	846,747	3,039,449	2,512,108	98,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ERWS Water Treatment	693,197	5,927,669	7,100,108	113,467	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ERWS Aquifer Storage Recovery	401,822	2,178,459	1,883,108	69,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total DCC Capital	2,241,766	11,145,577	11,745,324	281,201	352,700	187,250	350,000	0	0	2,667,600	0	0	315,500	0											

DCC Source of Funds																									
OPERATIONS																									
Existing	547,510	4,053,064	4,491,608	91,267	0	0	0	0	0	0	0	0	117,941	0	0	0	0	0	0	0	0	0	0	0	0
Municipal Assist	16,349	10,925	12,537	1,900	3,527	1,873	3,499	0	0	26,675	0	0	1,975	0	0	0	0	0	0	0	0	0	0	0	0
Total Operations	563,859	4,063,989	4,504,145	93,167	3,527	1,873	3,499	0	0	26,675	0	0	119,916	0											
Water DCC Reserve Fund	1,618,499	1,081,588	1,241,179	188,034	349,173	185,377	346,501	0	0	2,640,925	0	0	195,584	0	0	0	0	0	0	0	0	0	0	0	0
Grants/Developer Contributions	59,408	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Long Term Debt	0	8,000,000	8,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
\$8,000,000	2,241,766	13,145,577	13,745,324	281,201	352,700	187,250	350,000	0	0	2,667,600	0	0	315,500	0											
75.00%																									

Water DCC Reserve Fund																									
Opening Balance	523,609	(89,632)	(300,042)	(1,088,180)	(1,085,664)	(1,164,674)	(1,074,965)	#####	(821,529)	(496,780)	(2,807,923)	(2,468,234)	(2,107,564)	(1,932,472)	(1,551,941)	(1,150,379)	(743,844)	(615,375)	(477,000)	(328,620)	(300,716)	(262,857)	(215,042)	(157,322)	(84,613)
Add: Interest Earned	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Trans To	1,083,737	1,089,157	1,094,091	1,115,173	1,125,077	1,130,000	1,140,006	1,160,989	1,170,893	1,175,926	1,185,833	1,206,814	1,216,820	1,226,675	1,247,706	1,252,679	974,613	984,519	994,524	874,048	884,003	893,959	903,864	918,853	928,761
Less: Current Years																									
Trans From	1,618,499	1,081,588	1,241,179	188,034	349,173	185,377	346,501	0	0	2,640,925	0	0	195,584	0	0	0	0	0	0	0	0	0	0	0	0
DCC LTD Payments	78,479	217,979	641,051	924,623	854,914	854,914	854,914	846,144	846,144	846,144	846,144	846,144	846,144	846,144	846,144	846,144	846,144	846,144	846,144	846,144	846,144	846,144	846,144	846,144	846,144
Closing Balance	\$(89,632)	\$(300,042)	\$(1,088,180)	\$(1,085,664)	\$(1,164,674)	\$(1,074,965)	\$(1,136,374)	\$(821,529)	\$(496,780)	\$(2,807,923)	\$(2,468,234)	\$(2,107,564)	\$(1,932,472)	\$(1,551,941)	\$(1,150,379)	\$(743,844)	\$(615,375)	\$(477,000)	\$(328,620)	\$(300,716)	\$(262,857)	\$(215,042)	\$(157,322)	\$(84,613)	\$(1,996)

**CITY OF PARKSVILLE
SANITARY SEWER CAPITAL FUND
DCC CAPITAL EXPENDITURE PROGRAM**

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Sewer DCC Projects																				
Hirst Ave: MacMillian to Moilliet	0	0	0	318,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total DCC Capital	0	0	0	318,000	0	0	0	0	0	0	0									
DCC Items Source of Funds																				
Operations																				
Existing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Municipal Assist	0	0	0	3,180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OPERATIONS	0	0	0	3,180	0	0	0	0	0	0	0									
Carry-forward Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sewer Capital Fund	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DCC Res Fund	0	0	0	314,820	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GRANTS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Long Term Debt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Capital Items Source of Funds	0	0	0	318,000	0	0	0	0	0	0	0									
Sewer DCC Reserve Fund																				
Opening Balance	(105,827)	(85,523)	(65,116)	(44,617)	(338,542)	(317,462)	(296,290)	(274,930)	(253,178)	(231,241)	(209,209)	(186,992)	(164,382)	(141,583)	(118,599)	(95,221)	(71,750)	(53,489)	(35,043)	(16,409)
Add: Interest Earned	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfer to	20,304	20,407	20,499	20,895	21,080	21,172	21,360	21,752	21,937	22,032	22,217	22,610	22,799	22,984	23,378	23,471	18,261	18,446	18,634	16,376
Less: Current Years Trans From	0	0	0	314,820	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance	\$(85,523)	\$(65,116)	\$(44,617)	\$(338,542)	\$(317,462)	\$(296,290)	\$(274,930)	\$(253,178)	\$(231,241)	\$(209,209)	\$(186,992)	\$(164,382)	\$(141,583)	\$(118,599)	\$(95,221)	\$(71,750)	\$(53,489)	\$(35,043)	\$(16,409)	\$(33)

**CITY OF PARKSVILLE
SANITARY SEWER CAPITAL FUND
DCC CAPITAL EXPENDITURE PROGRAM**

8.2 Sewage Generation and Calculation of Equivalent Population			8.3 DCC Calculation for Sanitary Sewer				
	Estimated New Development	Density or Equivalent Population Factor	Total Equivalent Population	DCC Capital & Debt Cost Allocation	DCC per Equivalent Person	Required DCC Rates	Old Rates
Single Family Residential - Units	381	2	762		103.76	207.52	381.49
Multi Residential - M ²	136,930	0.0182	2490		103.76	1.89	3.47
Commercial M ²	69,238	0.009	623		103.76	0.93	1.63
Industrial M ²	2,438	0.009	22		103.76	0.93	1.63
Institutional M ²	14,274	0.011	157		103.76	1.14	2.00
			4054	420,647			

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total		
Capital Cost	0	0	0	318,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$318,000		
Less: Grants	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Other Funding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Net Cost	0	0	0	318,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	318,000		
Allocation -Existing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Allocation - New	0	0	0	318,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	318,000		
Municipal Assist																							
Single Family Residential	1%	0	0	598	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	598		
Multi Residential	1%	0	0	1,953	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,953		
Commercial	1%	0	0	489	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	489		
Industrial m2	1%	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17		
Institutional	1%	0	0	123	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	123		
Municipal Assist		0	0	3,180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,180		
Total Municipal Cost		0	0	3,180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,180		
DCC Allocation		0	0	314,820	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	314,820		
Interest Allocation		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
																					Existing Sanitary Sewer DCC Reserve Fund Balance	(105,827)	
																						Net Amount to be Paid by DCC's	<u>\$420,647</u>

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 Ave; Corfield St to Bagshaw St	Transportation Plan Update 1994 - prepared by ND Lea 2002 - prepared by Boulevard Transportation	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 St to McVickers St & Hwy 19A intersection	Transportation Plan Update 1994 - prepared by ND Lea 2002 - prepared by Boulevard Transportation	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 St to Shelly Rd to Hwy 19A	Future Road Classification Plan - Transportation Plan Update 2002 - prepared by Boulevard Transportation	Upgrade to Collector standard	Pending Capital Project	\$ 1,425,000	76% - 2008 DCC Amendment	2026
R007	Alberni Hwy (4A): Despard Ave to Jensen Ave	Future Road Classification Plan - Transportation Plan Update 2002 - prepared by Boulevard Transportation	Widen Road to Arterial Standard	Pending Capital Project	\$ 3,005,000	100%	2021
R008	Hwy 19A: Finholm St to Rushton Lane	Future Road Classification Plan - Transportation Plan Update 2002 - 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 Ave: Hwy 4A to Craig St			Pending Development / Capital project	\$ 1,294,000	100%	2025

Project No.	Description	Source	Description / Purpose	2013 Status	2013 DCC Total Project Cost	2013 DCC Portion	2013 Plan - Year Scheduled
R011	Northwest Bay Road: Langara PI to Boundary			Pending Capital project	\$ 1,875,000	100%	2025
R012	Hirst Ave Upgrade: McMillan St to Moilliet St	Future Road Classification Plan - Transportation Plan Update 2002 - prepared by Boulevard Transportation	Upgrade to Collector standard	Pending Capital project	\$ 937,500	100%	2018
R014	Hwy 19A Upgrade: Langara PI to Greig Rd	Future Road Classification Plan - Transportation Plan Update 2002 - 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	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
R018	Jensen Ave / Craig St	Transportation Plan Update 2002 - prepared by Boulevard Transportation	Intersection Upgrade	Pending Capital project	\$ 250,000	100%	2026
R019	Jensen Ave / Alberni Highway	Transportation Plan Update 2002 - prepared by Boulevard Transportation	Intersection Upgrade, possible re-alignment	Pending Capital project	\$ 798,500	100%	2026

Project No.	Description	Source	Description / Purpose	2013 Status	2013 DCC Total Project Cost	2013 DCC Portion	2013 Plan - Year Scheduled
R020	Despard Ave / Craig St	Transportation Plan Update 2002 - prepared by Boulevard Transportation	Possible Signal	Pending Capital project	\$ 250,000	100%	2025
R021	Stanford Ave/ Craig St	Transportation Plan Update 2002 - prepared by Boulevard Transportation	Possible Signal	Pending Capital project	\$ 250,000	100%	2026

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 St to Pym St	Storm Drainage Study 1998 - prepared by Koers & Associates Engineering	Large Diameter Storm	Pending Capital Project	\$ 205,800	100%	2020
D003	Digby 3-1 Gaetjen St to Outfall	Storm Drainage Study 1998 - prepared by Koers & Associates Engineering	Large Diameter Storm	Pending Capital Project	\$ 129,000	100%	2019
D004	Bay Ave: Dogwood St to Outfall	Storm Drainage Study 1998 - prepared by Koers & Associates Engineering	Large Diameter Storm	Pending Capital Project	\$ 104,400	100%	2019
D007	Jensen Ave Upgrade: Bagshaw St to Hwy 19A	Storm Drainage Study 1998 - prepared by 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 St to BagshawSt	Storm Drainage Study 1998 - prepared by Koers & Associates Engineering	New Arterial Road - Large Diameter Storm	Pending Capital Project	\$ 91,700	52% May 13, 2008 MTCAO Recommended ratio	2026
D009	McVickers St, South of 19A / Ring Road	Storm Drainage Study 1998 - prepared by Koers & Associates Engineering	Large Diameter Storm	Pending Development / Capital Project	\$ 105,820	52% May 13, 2008 MTCAO Recommended ratio	2026
D010	Turner Rd: Shelly Rd to Englishman River	Storm Drainage Study 1998 - prepared by Koers & Associates Engineering	Large Diameter Storm	Pending Development / Capital Project	\$ 530,500	100%	2019
D012	Bagshaw St: Stanford Ave to Hwy 19A	Storm Drainage Study 1998 - prepared by Koers & Associates Engineering	Large Diameter Storm	Pending Development / Capital Project	\$ 31,900	52% May 13, 2008 MTCAO Recommended ratio	2025

D013	Hirst Ave: McMillan St to Moilliet St	Storm Drainage Study 1998 - prepared by Koers & Associates Engineering	Twin - Large Diameter Storm	Pending Capital Project	\$ 18,300	19.5% from 2004 Koers Capital Plan spreadsheet	2018
D014	Moss Ave: Bass Ave to Craig St	Storm Drainage Study 1998 - prepared by Koers & Associates Engineering	Large Diameter Storm	Pending Capital Project	\$ 28,500	50% May 13, 2008 MTCAO Recommended ratio	2017
D015	Highway 19A: Shelly Rd to Mills St	Storm Drainage Study 1998 - prepared by 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 - 2005 (June) - prepared by Koers and Associates	Water supply and distribution improvement	Pending Development / Capital Project	\$ 70,300	100%	2026
W011	Stanford Ave: Shelly Rd to Martindale Rd -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 through 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 - 2005 (June) - prepared by Koers and Associates	Water supply and distribution improvement	Pending Development / Capital project	\$ 187,520	100%	2019

Project No.	Location	Source	Description / Purpose	2013 Status	2013 DCC Total Project Cost	2013 DCC Portion	2013 Plan - Year Scheduled
W015	New - 200 main, Despard Ave to Maple Crescent (HP7)	Water Study Update - 2005 (June) - prepared by Koers and Associates	Water supply and distribution improvement	Pending Development / Capital project	\$ 327,600	100%	2023
W016	New - 150 main, Soriel Rd to Chinook Ave	Water Study Update - 2005 (June) - 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 - 2005 (June) - 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 St to Moilliet St	Sanitary Sewer Update - 1996 (Sept) - prepared by Koers & Associates Engineering	Pipe upsizing to handle full build out construction	Pending Capital Project	\$ 318,000	100%	2018

Total DCC Sewer Program: \$ 318,000