



# REPORT



## District of Saanich 2019 Development Cost Charge Update Background Report



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## Executive Summary

In 2018, the District of Saanich initiated a major update of its Development Cost Charge (DCC) Bylaw, as the last major update was completed several years ago. Recently, in 2017, the DCC program was simplified and consolidated in anticipation of this major update. As part of this DCC review and update, Saanich now has new information on a number of DCC program inputs including: population and growth estimates; servicing requirements; construction and land acquisition costs; and growth-related infrastructure / park needs.

Through this update, growth estimates were updated based on a 20-year timeframe, and all growth-related projects and costs were reviewed and updated. DCC eligible projects for transportation, sewer, water and drainage infrastructure, as well as park requirements (acquisition and development) were identified based on a review of recent infrastructure/parks planning documents and in-depth discussions with District staff.

Development Cost Charge rates have been developed based on a municipal-wide DCC program for Transportation, Drainage, and Park Acquisition and Development. Water and Sewer DCC programs are based on their respective District of Saanich Utility Service Areas, as amended from time to time. There is one proposed area-specific DCC for transportation upgrades in the Cordova Bay neighbourhood. Finally, the existing park quadrant (area-specific) DCC program has been calculated at \$0 for each area, to expend the remaining DCC reserve funds in each respective area (Southeast, Southwest, Northeast and Northwest).

In addition to land use and growth projections, technical analysis and policy considerations, the development of the DCC program was based on provincial legislation and best practices. Consultation occurred with key stakeholders, the development industry, Ministry staff and the general public throughout the process.

Based on consultation with stakeholders and discussions with elected officials, the District elected to phase-in the DCC rates over a number of years using a varying assist factor. The proposed DCC rates are provided in Tables ES-1 through ES-5.

**Table ES-1: DCC Rates in force at Calendar Date of Bylaw Adoption**

District-wide DCC	Collection Basis	Transportation	Drainage	Sewer	Water	Park Acquisition and Development	Cordova Bay Roads DCC (area-specific)
<b>Municipal Assist Factor</b>		<b>20%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>20%</b>	<b>20%</b>
<b>Single Family Residential</b>	Per Lot	\$3,643	\$1,173	\$1,749	\$1,173	\$3,804	\$344
<b>Duplex / Triplex / Quadplex Residential</b>	Per Unit	\$3,024	\$704	\$1,399	\$938	\$3,043	\$286
<b>Townhouse Residential</b>	Per Unit	\$2,659	\$704	\$1,224	\$821	\$2,663	\$251
<b>Apartment Residential</b>	Per Unit	\$2,222	\$340	\$1,014	\$680	\$2,206	\$210
<b>Commercial</b>	Per gross floor area in m <sup>2</sup>	\$35.70	\$3.75	\$8.05	\$5.40	\$3.42	\$3.37
<b>Industrial</b>	Per gross floor area in m <sup>2</sup>	\$10.56	\$2.58	\$3.32	\$2.23	\$1.52	\$1.00
<b>Institutional</b>	Per gross floor area in m <sup>2</sup>	\$35.70	\$3.75	\$8.05	\$5.40	\$3.42	\$3.37

**Table ES-2: DCC Rates in force at Calendar Date of Bylaw Adoption Plus One Year**

District-wide DCC	Collection Basis	Transportation	Drainage	Sewer	Water	Park Acquisition and Development	Cordova Bay Roads DCC (area-specific)
<b>Municipal Assist Factor</b>		<b>15%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>15%</b>	<b>15%</b>
<b>Single Family Residential</b>	Per Lot	\$3,897	\$1,173	\$1,749	\$1,173	\$4,055	\$638
<b>Duplex / Triplex / Quadplex Residential</b>	Per Unit	\$3,235	\$704	\$1,399	\$938	\$3,244	\$529
<b>Townhouse Residential</b>	Per Unit	\$2,845	\$704	\$1,224	\$821	\$2,838	\$466
<b>Apartment Residential</b>	Per Unit	\$2,377	\$340	\$1,014	\$680	\$2,352	\$389
<b>Commercial</b>	Per gross floor area in m <sup>2</sup>	\$38.19	\$3.75	\$8.05	\$5.40	\$3.65	\$6.25
<b>Industrial</b>	Per gross floor area in m <sup>2</sup>	\$11.30	\$2.58	\$3.32	\$2.23	\$1.62	\$1.85
<b>Institutional</b>	Per gross floor area in m <sup>2</sup>	\$38.19	\$3.75	\$8.05	\$5.40	\$3.65	\$6.25

**Table ES-2: DCC Rates in force at Calendar Date of Bylaw Adoption Plus Two Years**

District-wide DCC	Collection Basis	Transportation	Drainage	Sewer	Water	Park Acquisition and Development	Cordova Bay Roads DCC (area-specific)
<b>Municipal Assist Factor</b>		<b>10%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>10%</b>	<b>10%</b>
<b>Single Family Residential</b>	Per Lot	\$4,152	\$1,173	\$1,749	\$1,173	\$4,306	\$932
<b>Duplex / Triplex / Quadplex Residential</b>	Per Unit	\$3,446	\$704	\$1,399	\$938	\$3,444	\$773
<b>Townhouse Residential</b>	Per Unit	\$3,031	\$704	\$1,224	\$821	\$3,014	\$680
<b>Apartment Residential</b>	Per Unit	\$2,533	\$340	\$1,014	\$680	\$2,497	\$568
<b>Commercial</b>	Per gross floor area in m <sup>2</sup>	\$40.69	\$3.75	\$8.05	\$5.40	\$3.88	\$9.13
<b>Industrial</b>	Per gross floor area in m <sup>2</sup>	\$12.04	\$2.58	\$3.32	\$2.23	\$1.72	\$2.70
<b>Institutional</b>	Per gross floor area in m <sup>2</sup>	\$40.69	\$3.75	\$8.05	\$5.40	\$3.88	\$9.13

**Table ES-2: DCC Rates in force at Calendar Date of Bylaw Adoption Plus Three Years**

District-wide DCC	Collection Basis	Transportation	Drainage	Sewer	Water	Park Acquisition and Development	Cordova Bay Roads DCC (area-specific)
<b>Municipal Assist Factor</b>		<b>5%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>5%</b>	<b>5%</b>
<b>Single Family Residential</b>	Per Lot	\$4,406	\$1,173	\$1,749	\$1,173	\$4,556	\$1,225
<b>Duplex / Triplex / Quadplex Residential</b>	Per Unit	\$3,657	\$704	\$1,399	\$938	\$3,645	\$1,017
<b>Townhouse Residential</b>	Per Unit	\$3,217	\$704	\$1,224	\$821	\$3,189	\$894
<b>Apartment Residential</b>	Per Unit	\$2,688	\$340	\$1,014	\$680	\$2,643	\$747
<b>Commercial</b>	Per gross floor area in m <sup>2</sup>	\$43.18	\$3.75	\$8.05	\$5.40	\$4.10	\$12.01
<b>Industrial</b>	Per gross floor area in m <sup>2</sup>	\$12.78	\$2.58	\$3.32	\$2.23	\$1.82	\$3.55
<b>Institutional</b>	Per gross floor area in m <sup>2</sup>	\$43.18	\$3.75	\$8.05	\$5.40	\$4.10	\$12.01

**Table ES-2: DCC Rates in force at Calendar Date of Bylaw Adoption Plus Four Years**

District-wide DCC	Collection Basis	Transportation	Drainage	Sewer	Water	Park Acquisition and Development	Cordova Bay Roads DCC (area-specific)
Municipal Assist Factor		1%	1%	1%	1%	1%	1%
<b>Single Family Residential</b>	Per Lot	\$4,610	\$1,173	\$1,749	\$1,173	\$4,757	\$1,460
<b>Duplex / Triplex / Quadplex Residential</b>	Per Unit	\$3,826	\$704	\$1,399	\$938	\$3,805	\$1,212
<b>Townhouse Residential</b>	Per Unit	\$3,365	\$704	\$1,224	\$821	\$3,330	\$1,066
<b>Apartment Residential</b>	Per Unit	\$2,812	\$340	\$1,014	\$680	\$2,759	\$891
<b>Commercial</b>	Per gross floor area in m <sup>2</sup>	\$45.18	\$3.75	\$8.05	\$5.40	\$4.28	\$14.31
<b>Industrial</b>	Per gross floor area in m <sup>2</sup>	\$13.37	\$2.58	\$3.32	\$2.23	\$1.90	\$4.23
<b>Institutional</b>	Per gross floor area in m <sup>2</sup>	\$45.18	\$3.75	\$8.05	\$5.40	\$4.28	\$14.31

# 1.0 Background

In 2018, the District of Saanich commissioned Urban Systems to conduct a comprehensive update to its Development Cost Charge Bylaw, based on a number of factors as follows:

- The last major update was completed several years ago;
- The DCC program was consolidated and simplified in 2017 as an initial phase until a major DCC update could occur (i.e. this project);
- New information on servicing needs and projects is now available; and
- Current construction and land acquisition costs, growth estimates, and updated information on growth-related infrastructure and park needs is now available.

This DCC update involved a number of components:

- Review and update of growth estimates by land use;
- Review and update of eligible projects, costs and benefit allocations;
- Analysis and calculations of municipal-wide DCCs for transportation water, sewer, drainage, and park acquisition and development;
- Analysis and calculations of area-wide DCCs for Cordova Bay roads;
- Analysis and calculations of the existing area-specific park programs for four park quadrants (Southeast, Southwest, Northeast and Northwest);
- Workshops with staff and Council; and
- Consultation with stakeholders and the public.

This DCC program was developed to be consistent with the following legislation, best practice guides, plans and studies:

- *Local Government Act*
- *Community Charter*
- Development Cost Charges Best Practice Guide
- Official Community Plan, 2008
- Active Transportation Master Plan, 2018
- Sewer Master Plan, 2017
- Water Supply Master Plan, 2016
- Water System Master Plan Draft Report, 2017
- Saanich Park Priority Guide, 2010
- Parks, Culture, and Recreation Master Plan, 2013
- Population Projections, Trend & Capacity Build-Out Analysis, 2013
- Regional Growth Strategy, Capital Regional District, 2018

The material provided in this background report is meant for information only. Reference should be made to the current Development Cost Charges Bylaw, 1997, Amendment Bylaw 2016, No. 9402 for rates until a new DCC bylaw has been adopted.

## 2.0 DCC Key Elements

The Development Cost Charge Best Practices Guide (“BPG”), prepared by the Ministry of Municipal Affairs and Housing, stipulates key elements that should be considered when determining DCC rates. **Table 1** outlines the key elements, decisions and supporting rationale used in this update and indicates whether the proposed approach aligns with the BPG.

**Table 1: DCC Key Elements**

Key Element	Proposed DCC Update	Rationale	Aligns with BPG?
<b>Time Frame</b>	20 years	<ul style="list-style-type: none"> <li>Aligns with capital planning timeframe</li> </ul>	✓
<b>District-wide or area-specific charge</b>	District-wide and area-specific	<ul style="list-style-type: none"> <li>Transportation, drainage, park acquisition and development programs apply District-wide as these programs provide a benefit to all growth within the District.</li> <li>Water DCCs are applicable only within the District of Saanich Water Service Area.</li> <li>Sewer DCCs are applicable only within the District of Saanich Sewer Service Area.</li> <li>Cordova Bay Roads is an area-specific program that applies only to the Cordova Bay area.<sup>1</sup></li> </ul>	✓
<b>Grant Assistance</b>	None	<ul style="list-style-type: none"> <li>No identified projects include grant funding</li> </ul>	✓
<b>Developer Contribution</b>	None	<ul style="list-style-type: none"> <li>No identified DCC projects include a direct developer contribution</li> </ul>	✓
<b>Interim Financing</b>	None	<ul style="list-style-type: none"> <li>No financing is included on any DCC projects</li> </ul>	✓
<b>Benefit Allocation</b>	10% -100%	<ul style="list-style-type: none"> <li>Generally, benefit allocations were determined based on the ‘rule of thumb’ approach. Where sufficient details on location, design and function were available, specific benefit allocations by project were determined.</li> </ul>	✓

<p><b>Municipal Assist Factor</b></p>	<p>Phased-in DCC rates for Transportation, Cordova Bay Transportation, and Park Acquisition and Development programs over 5 years using the Municipal Assist Factor. All other infrastructure types = 1% Assist Factor</p>	<ul style="list-style-type: none"> <li>• DCCs for the Transportation, Cordova Bay Transportation and Park Acquisition and Development programs will be phased in over 5 years using the Municipal Assist Factor in the following sequence: Year 1 – 20%, Year 2 – 15%, Year 3 – 10%, Year 4 - 5% and Year 5 – 1%.</li> <li>• All other infrastructure types (i.e. Drainage, Sewer and Water will have the minimum 1% Municipal Assist Factor applied from the point of adoption of the Bylaw to ensure the long-term financial sustainability of the District.</li> </ul>	<p>✓</p>
<p><b>Units of charge</b></p>	<p>Per lot, per unit, and per square metre of gross floor area</p>	<ul style="list-style-type: none"> <li>• Per lot for single family development</li> <li>• Per unit for Duplex/Triplex/ Quadruplex units, Townhouse/ Rowhouse units, and apartment units</li> <li>• Per square metre of gross floor area for Commercial, Industrial, and Institutional development</li> </ul>	<p>✓</p>

<sup>1</sup> The Cordova Bay Roads area-specific DCC is an existing DCC program with specific projects identified to service growth in only this area. Through the previous DCC program, development has already contributed DCCs for this area (held in a specific DCC reserve account), and these funds will continue to be collected in the Cordova Bay area and allocated to the identified transportation projects in the Cordova Bay area.

**Benefit Allocations:**

The ‘rule of thumb’ approach outlined in the DCC Best Practices Guide was generally used to assign benefit allocations to the projects (with the exception of some utility projects). This was selected as the preferred approach due to the amount of technical modeling available for each utility program, and that it allows for a more holistic evaluation of project benefits based on good engineering judgement, project location and available data.

In general, the following logic was used to apply benefit factors on a rule of thumb basis.

- For new parks projects in Uptown and Shelbourne Valley or projects that are primarily driven by new development, a 100% benefit factor was assigned to each project. Specifically, the purchase of new parkland is expected to fully benefit new development as there is currently sufficient parkland to meet the needs of the existing population;
- For master planning, modeling and studies, a range of benefit allocations from 50% - 75% were applied based on the logic that these projects will be largely required to address the impacts of new development;

- For those projects located in Cordova Bay, a benefit allocation of 50% has been assigned. This is because there is still a mixture of greenfield development and infill development occurring in Cordova Bay. In addition, this percentage is consistent with the benefit allocation used for the current area-specific Transportation DCC Program for Cordova Bay;
- For some projects in major infill growth areas, such as Uptown and Shelbourne Valley, a 33% benefit allocation was utilized based on the rationale that these serve both the existing population as well as significant new infill growth to come, as these neighbourhoods evolve into urban centres;
- For the majority of projects in other areas within the Urban Containment Boundary (UCB), where significant infill development is occurring, a 25% benefit allocation was utilized as this represents a proportionate benefit for most projects that are occurring in areas of Saanich where higher levels of infill development and population growth are expected; and
- For those projects located outside the UCB, a benefit allocation of 10% has been utilized as new development in this area is expected to follow current population growth trends (currently around 10%).

This logic was applied in a consistent manner for all projects in the program, especially for Parks and Transportation projects. However, it should be noted that for some projects, notably several Water and Sewer projects (with sufficient details on their location, design and function), a more specific benefit factor was applied based on measurable increases in service. This was only possible for some projects, and the rule of thumb approach was used to determine the benefit allocation for the remaining utility projects.

## 3.0 Growth Projections and Equivalencies

### 3.1 Growth Projections

Residential and non-residential growth estimates were developed through a review and analysis of District of Saanich's residential and non-residential building permit data (2007-2016), and the Population Projections, Trend & Capacity Build-Out Analysis growth report (MXD Development Strategists, 2013). Building permit data shows current growth trends and provides context for how growth and development in the District is occurring. The MXD Growth Report is a comprehensive population study, commissioned by the District in 2013, that provides detailed development projections for residential, commercial, industrial and institutional uses by neighbourhood for the entire District.

Urban Systems reviewed building permit data for ten years and compared it with the low, medium and high growth scenarios presented in the MXD Growth Report. Urban Systems and District staff determined that the MXD moderate growth scenario provided a reasonable baseline estimate, requiring only minor adjustments to reflect actual growth and recent development trends.

To adjust for these factors, the base growth estimates were revised as follows:

- Updated base population estimate reflect District of Saanich's total population of 114,148 reported by Statistics Canada in the 2016 census;
- Assumed higher growth of 0.61% annually for the first ten years based on recent trends and current census data; and,
- Assumed moderate growth of 0.45% annually for the remaining years.

The MXD Growth Report also provided growth estimates by neighbourhood, including Cordova Bay; therefore, the analysis and adjustments noted above apply to both the District-wide and Cordova Bay area-specific DCC programs. Growth estimates by dwelling type and land use for the District-wide and Cordova Bay area are provided in **Tables 2 and 3**.

**Table 2: Distribution of District-wide and Cordova Bay Population Growth by Dwelling Type (to 2038)**

Dwelling Type	New Units (District-wide)	New Units (Cordova Bay)
Single Family	2,400	0
Duplex / Triplex / Quadruplex	952	500
Townhouse / Rowhouse	952	155
Apartment	3,696	425

**Table 3: Non-Residential Growth Projections (to 2038)**

Land Use	New Development (square metres gross floor area)	
	District-wide	Cordova Bay
Commercial	79,949 sq.m.	20,000 sq.m.
Industrial	23,361 sq.m.	0
Institutional	44,218 sq.m.	0

## 3.2 Equivalencies

The equivalencies used to calculate the proposed DCC rates are provided in **Table 4**.

**Table 4: Equivalencies**

Land Use	Transportation (trip ends)	Drainage (equivalent drainage units)	Sewer/Water (pop.)	Parks (pop.)
Single Family (per lot)	1	1	1	1
Duplex/Triplex/ Quadruplex (per unit)	0.83	0.60	0.80	0.80
Townhouse/Rowhouse (per unit)	0.73	0.60	0.70	0.70
Apartment (per unit)	0.61	0.29	0.58	0.58
Commercial (per m <sup>2</sup> of gross floor area)	0.0098	0.0032	0.0046	0.0009
Industrial (per m <sup>2</sup> of gross floor area)	0.0029	0.0022	0.0019	0.0004
Institutional (per m <sup>2</sup> of gross floor area)	0.0098	0.0032	0.0046	0.0009

## **Transportation**

For transportation projects, the cost of development is distributed based on the equivalent trip ends generated by each land use.

## **Drainage**

In general terms, the impact on the storm drainage system of developing a parcel of land is expressed as the amount of stormwater run-off that must be accommodated by the system. The accepted parameter for expressing imperviousness in stormwater run-off calculations is the “run-off coefficient”. The run-off coefficient reflects the ratio between the impervious area on a parcel and the total area of the parcel. Run-off coefficients are then used to calculate drainage equivalencies per dwelling unit for residential uses and per square metre of gross floor area for non-residential uses.

## **Sewer and Water**

Relative impact on sewer and water systems from new development is determined using estimated number of persons per unit for residential growth and equivalent population per square metre of gross floor area for non-residential growth.

## **Park Acquisition and Development**

For residential demand, occupancy rates can be used to project demands for park acquisition and park development. For non-residential land uses, equivalent populations per square metre are established. The impact on parks from industrial, commercial and institutional is expected to be significantly lower than that of residential development.

## 4.0 DCC Costs and Projects

### 4.1 DCC Costs

DCC rates are determined by applying the key elements, growth projections, and equivalencies described earlier in this report to projects that are DCC-eligible and expected to be built within the specified DCC timeframe (i.e. 20 years).

Area-specific DCCs are charged when infrastructure will only benefit a specific area; District-wide DCCs are charged where the entire District can benefit from new or upgraded infrastructure. The District of Saanich levies an area-specific DCC for Cordova Bay (transportation only). District-wide DCCs are charged for transportation, drainage, Sewer (within Sewer Service Area), water (within Water Service Area), park acquisition and park development.

An overview of the DCC program costs by infrastructure type is provided in **Table 5**. The full DCC program and calculations are included in **Appendix A**.

**Table 5: DCC Program Overview and Capital Costs**

DCC Program	Total Capital Costs	Benefit Allocation	Municipal Assist Factor <sup>1</sup>	DCC Recoverable Program Costs	Municipal Contribution (baseline) <sup>2</sup>
Transportation (District-wide)	\$138.8 M	25-50%	Phased in Rate 20% (Year 1) – 1% (Year 5)	\$37.4 M	\$101.4 M
Cordova Bay Roads (area-specific)	\$11.6 M	50%	Phased in Rate 20% (Year 1) – 1% (Year 5)	\$5.7 M	\$5.8 M
Drainage (District-wide)	\$29.3 M	25-75%	1%	\$7.8 M	\$21.5 M
Sewer (District Sewer Service Area)	\$30.7 M	25-100%	1%	\$12.4 M	\$18.3 M
Water (District Water Service Area)	\$29.4 M	25-100%	1%	\$9.4 M	\$19.9 M
Park Acquisition and Development (District-wide)	\$41.3 M	10-100%	Phased in Rate 20% (Year 1) – 1% (Year 5)	\$30.6 M	\$10.7 M
Park Quadrants (area-specific)	\$5.5 M	25-100%	1%	\$2.0 M	\$3.5 M

<sup>1</sup> DCCs for the Transportation, Cordova Bay Transportation, and Park Acquisition and Development programs will be phased in over 5 years using the Municipal Assist Factor in the following sequence: Year 1 – 20%, Year 2 – 15%, Year 3 – 10%, Year 4 – 5% and Year 5 – 1%.

<sup>2</sup> For the baseline calculation (i.e. no phase-in), an initial Assist Factor of 1% was used for all categories.

## 4.2 Interest on Long-term Debt

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

## 4.3 DCC Projects

The DCC program was developed by: reviewing available master planning studies; reviewing the previous program to remove completed projects; and, consulting with District staff. Cost estimates reflect, construction cost increases and assessed land value. Detailed cost estimates for drainage, sewer and water are included.

A summary of project details for each class of infrastructure/parks is included below, with detailed projects and cost estimates provided in **Appendix A**.

### **Transportation (District-wide) and Cordova Bay Roads (Cordova Bay area-specific)**

The transportation DCC program is separated into two programs: District-wide DCC projects and Cordova Bay area-specific DCC projects. Separate transportation programs ensure that the growth-related projects that are specific to Cordova Bay are funded by that new growth in the specific neighbourhood. This also ensures that DCCs already collected for Cordova Bay are applied towards the identified DCC projects in Cordova Bay.

#### **Transportation (District-wide)**

District-wide transportation DCC projects were determined based on the following:

- Active Transportation Plan (2018)
- Discussions with District staff

The transportation program includes the following types of projects:

- Upgrades for pedestrian / cycling facilities and turn lanes
- Bridge replacements and transportation upgrades
- Transportation studies, plans and programs

#### **Cordova Bay Roads (Cordova Bay area-specific)**

Cordova Bay area-specific transportation projects are based on the following:

- Active Transportation Plan (2018)
- Discussions with District staff

The Cordova Bay Roads DCC program includes the follow types of projects:

- Upgrades for pedestrian / cycling facilities and turn lanes
- A walkway/footpath

### **Drainage (District-wide)**

Drainage DCC projects were determined based on the following:

- Stormwater modelling conducted by GeoAdvice
- Discussions with District staff.

The drainage DCC program includes: pipe upsizing; erosion control; and, stormwater master planning.

### **Sewer (District Sewer Service Area)**

Sewer DCC projects were determined based on the following:

- Sewer Master Plan (2017)
- Modelling by GeoAdvice
- Discussions with District Staff

The Sewer DCC program includes: pipe upsizing; force main and pump station upgrades; and, an update to the Sewer master plan.

### **Water (District Water Service Area)**

Water DCC projects were determined based on the following:

- Water Supply Master Plan, 2016
- Water System Master Plan Draft (2017)
- Modelling by GeoAdvice
- Discussions with District staff

The water DCC program includes: water main, pump station and PRV upgrades; and, an update to the water master plan.

### **Park Acquisition and Development (District-wide)**

Park Acquisition and Parkland Development DCC projects were determined based on the following:

- Parks, Culture, and Recreation Master Plan (2013)
- Projects identified in the previous DCC program that are not complete
- Land acquisition required in new growth areas
- Discussions with District staff

The Park Acquisition projects includes acquisition of new parkland to service new growth areas. The Park Development projects includes improvements such as: playing fields; pathways and trails; washrooms; wayfinding; park expansion; and whole park redevelopment. The Park Development project list was reviewed in detail to ensure consistency with legislation and it can be confirmed that all the park development projects meet the limitations of the legislation as described in Section 566 of the *Local Government Act*.

### **Park Quadrants (area-specific)**

The District of Saanich currently maintains area-specific Park DCCs for four areas (“quadrants”) within the municipality – Southeast, Southwest, Northeast and Northwest. In revising the DCC program, projects were reviewed with District staff, including projects identified in the previous program that are not complete as well as potential new projects due to growth in the specific area. Based on a review of the remaining DCC reserves and projects in each park quadrant, it was determined that the area-specific parks DCCs could effectively be set at zero, with additional park projects coming through the municipal-wide DCC program.

## 5.0 DCC Rates

### 5.1 Initial DCC Rate Calculations

As discussed in previous sections, development cost charges are calculated on a municipal-wide basis for transportation, drainage, sewer, water, and parks acquisition and development, and on an area-wide basis for roads in Cordova Bay. The initial DCC calculations were based on a 1% assist factor for all categories, resulting in the proposed DCC rates shown in **Table 6** below.

**Table 6: initial DCC Rate Calculations**

District-wide DCC	Collection Basis	Transportation	Drainage	Sewer	Water	Park Acquisition and Development	Cordova Bay Roads DCC (area-specific)
<b>Municipal Assist Factor</b>		<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>
<b>Single Family Residential</b>	Per Lot	\$4,610	\$1,173	\$1,749	\$1,173	\$4,757	\$1,460
<b>Duplex / Triplex / Quadplex Residential</b>	Per Unit	\$3,826	\$704	\$1,399	\$938	\$3,805	\$1,212
<b>Townhouse Residential</b>	Per Unit	\$3,365	\$704	\$1,224	\$821	\$3,330	\$1,066
<b>Apartment Residential</b>	Per Unit	\$2,812	\$340	\$1,014	\$680	\$2,759	\$891
<b>Commercial</b>	Per gross floor area in m <sup>2</sup>	\$45.18	\$3.75	\$8.05	\$5.40	\$4.28	\$14.31
<b>Industrial</b>	Per gross floor area in m <sup>2</sup>	\$13.37	\$2.58	\$3.32	\$2.23	\$1.90	\$4.23
<b>Institutional</b>	Per gross floor area in m <sup>2</sup>	\$45.18	\$3.75	\$8.05	\$5.40	\$4.28	\$14.31

## 6.0 Consultation and Proposed DCC Rates

### 6.1 Stakeholder Consultation

The District of Saanich has conducted extensive stakeholder engagement throughout this DCC update. To engage as many stakeholders as possible, the District hosted sessions specifically designed for the development community and Saanich Community Association Network (SCAN). The public were also invited to attend two separate open houses to learn more about the DCC update process and to provide feedback. All events were publicized through the District's social media accounts and website. Written comments were requested from stakeholders.

The first round of stakeholder consultation was conducted early in the update process and consisted of the following:

- Developer Community Information Sessions (March 1, 2018) (presentation)
- Saanich Community Association Network (SCAN) Information Session (March 7, 2018) (presentation)
- Public Open House (March 8, 2018)

At these information sessions, stakeholders were introduced to the DCC update review and process through presentations and a series of panels, and they had the opportunity to ask questions of District staff and the consultants in attendance. A DCC FAQ sheet was also provided.

After draft DCC rates were determined, the District conducted a second round of stakeholder consultation through hosting the following information sessions:

- Developer Community Information Sessions (July 25, 2018) (presentation)
- Public Open House (July 25, 2018)

At these information sessions, stakeholders were presented with draft DCC rates through a second series of panels, with the opportunity to ask questions of District staff and Urban Systems consultants. A DCC FAQ sheet was available at the sessions and written comments on the draft DCC rates were requested. The District received 12 responses to a survey available online and by hard-copy at the information session. Survey results indicated general support from the public for DCCs to pay a share of infrastructure costs to support new development. Developers expressed concerns about the significant rate increase and requested the District consider phasing-in rates.

Stakeholders have been kept apprised of the DCC review and update through the District's social media accounts and regular website updates as new information becomes available. Draft rates are posted on the District's website.

See **Appendix B** stakeholder engagement materials.

## 6.2 Phased Approach to New DCC Rates

Based on feedback from the stakeholders and discussions with District staff and Council, the District is proposing to use a variable assist factor in order to phase in the DCC rates over a period of five years. The proposed DCC rate is much higher than the previous DCC rate, given the timeframe between DCC updates and escalating construction and land costs. The purpose of phasing in the rates will be to reduce the impact on the development community by allowing a period of adjustment before the new rates are fully implemented.

As noted above, the new DCC rates will be phased in using predetermined adjustments to the Municipal Assist Factor for three infrastructure categories: Transportation, Cordova Bay Roads (Area-specific) and Park Acquisition and Development. The assist factors for these three categories will be set at 20% in Year 1 (date of Bylaw adoption), 15% in Year 2 (one year after adoption), 10% in Year 3 (two years after adoption), 5% in Year 4 (three years after adoption) and finally 1% in Year 5 (four years after adoption).

The remaining DCC program categories for Sewer, Water, and Drainage will be implemented with a 1% Municipal Assist Factor at the date of Bylaw adoption, and remain at 1% throughout the duration of the program. This phase-in approach results in the associated DCC rates show in the tables below, which are reflected in the proposed new DCC Bylaw provided in **Appendix D** of this report (with the existing bylaw provided in **Appendix C** for reference).

*Table 7: DCC Rates in force at Calendar Date of Bylaw Adoption*

District-wide DCC	Collection Basis	Transportation	Drainage	Sewer	Water	Park Acquisition and Development	Cordova Bay Roads DCC (area-specific)
<b>Municipal Assist Factor</b>		<b>20%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>20%</b>	<b>20%</b>
<b>Single Family Residential</b>	Per Lot	\$3,643	\$1,173	\$1,749	\$1,173	\$3,804	\$344
<b>Duplex / Triplex / Quadplex Residential</b>	Per Unit	\$3,024	\$704	\$1,399	\$938	\$3,043	\$286
<b>Townhouse Residential</b>	Per Unit	\$2,659	\$704	\$1,224	\$821	\$2,663	\$251
<b>Apartment Residential</b>	Per Unit	\$2,222	\$340	\$1,014	\$680	\$2,206	\$210
<b>Commercial</b>	Per gross floor area in m <sup>2</sup>	\$35.70	\$3.75	\$8.05	\$5.40	\$3.42	\$3.37
<b>Industrial</b>	Per gross floor area in m <sup>2</sup>	\$10.56	\$2.58	\$3.32	\$2.23	\$1.52	\$1.00
<b>Institutional</b>	Per gross floor area in m <sup>2</sup>	\$35.70	\$3.75	\$8.05	\$5.40	\$3.42	\$3.37

**Table 8: DCC Rates in force at Calendar Date of Bylaw Adoption Plus One Year**

District-wide DCC	Collection Basis	Transportation	Drainage	Sewer	Water	Park Acquisition and Development	Cordova Bay Roads DCC (area-specific)
<b>Municipal Assist Factor</b>		<b>15%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>15%</b>	<b>15%</b>
<b>Single Family Residential</b>	Per Lot	\$3,897	\$1,173	\$1,749	\$1,173	\$4,055	\$638
<b>Duplex / Triplex / Quadplex Residential</b>	Per Unit	\$3,235	\$704	\$1,399	\$938	\$3,244	\$529
<b>Townhouse Residential</b>	Per Unit	\$2,845	\$704	\$1,224	\$821	\$2,838	\$466
<b>Apartment Residential</b>	Per Unit	\$2,377	\$340	\$1,014	\$680	\$2,352	\$389
<b>Commercial</b>	Per gross floor area in m <sup>2</sup>	\$38.19	\$3.75	\$8.05	\$5.40	\$3.65	\$6.25
<b>Industrial</b>	Per gross floor area in m <sup>2</sup>	\$11.30	\$2.58	\$3.32	\$2.23	\$1.62	\$1.85
<b>Institutional</b>	Per gross floor area in m <sup>2</sup>	\$38.19	\$3.75	\$8.05	\$5.40	\$3.65	\$6.25

**Table 9: DCC Rates in force at Calendar Date of Bylaw Adoption Plus Two Years**

District-wide DCC	Collection Basis	Transportation	Drainage	Sewer	Water	Park Acquisition and Development	Cordova Bay Roads DCC (area-specific)
<b>Municipal Assist Factor</b>		<b>10%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>10%</b>	<b>10%</b>
<b>Single Family Residential</b>	Per Lot	\$4,152	\$1,173	\$1,749	\$1,173	\$4,306	\$932
<b>Duplex / Triplex / Quadplex Residential</b>	Per Unit	\$3,446	\$704	\$1,399	\$938	\$3,444	\$773
<b>Townhouse Residential</b>	Per Unit	\$3,031	\$704	\$1,224	\$821	\$3,014	\$680
<b>Apartment Residential</b>	Per Unit	\$2,533	\$340	\$1,014	\$680	\$2,497	\$568
<b>Commercial</b>	Per gross floor area in m <sup>2</sup>	\$40.69	\$3.75	\$8.05	\$5.40	\$3.88	\$9.13
<b>Industrial</b>	Per gross floor area in m <sup>2</sup>	\$12.04	\$2.58	\$3.32	\$2.23	\$1.72	\$2.70
<b>Institutional</b>	Per gross floor area in m <sup>2</sup>	\$40.69	\$3.75	\$8.05	\$5.40	\$3.88	\$9.13

**Table 10: DCC Rates in force at Calendar Date of Bylaw Adoption Plus Three Years**

District-wide DCC	Collection Basis	Transportation	Drainage	Sewer	Water	Park Acquisition and Development	Cordova Bay Roads DCC (area-specific)
<b>Municipal Assist Factor</b>		<b>5%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>5%</b>	<b>5%</b>
<b>Single Family Residential</b>	Per Lot	\$4,406	\$1,173	\$1,749	\$1,173	\$4,556	\$1,225
<b>Duplex / Triplex / Quadplex Residential</b>	Per Unit	\$3,657	\$704	\$1,399	\$938	\$3,645	\$1,017
<b>Townhouse Residential</b>	Per Unit	\$3,217	\$704	\$1,224	\$821	\$3,189	\$894
<b>Apartment Residential</b>	Per Unit	\$2,688	\$340	\$1,014	\$680	\$2,643	\$747
<b>Commercial</b>	Per gross floor area in m <sup>2</sup>	\$43.18	\$3.75	\$8.05	\$5.40	\$4.10	\$12.01
<b>Industrial</b>	Per gross floor area in m <sup>2</sup>	\$12.78	\$2.58	\$3.32	\$2.23	\$1.82	\$3.55
<b>Institutional</b>	Per gross floor area in m <sup>2</sup>	\$43.18	\$3.75	\$8.05	\$5.40	\$4.10	\$12.01

**Table 11: DCC Rates in force at Calendar Date of Bylaw Adoption Plus Four Years**

District-wide DCC	Collection Basis	Transportation	Drainage	Sewer	Water	Park Acquisition and Development	Cordova Bay Roads DCC (area-specific)
<b>Municipal Assist Factor</b>		<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>
<b>Single Family Residential</b>	Per Lot	\$4,610	\$1,173	\$1,749	\$1,173	\$4,757	\$1,460
<b>Duplex / Triplex / Quadplex Residential</b>	Per Unit	\$3,826	\$704	\$1,399	\$938	\$3,805	\$1,212
<b>Townhouse Residential</b>	Per Unit	\$3,365	\$704	\$1,224	\$821	\$3,330	\$1,066
<b>Apartment Residential</b>	Per Unit	\$2,812	\$340	\$1,014	\$680	\$2,759	\$891
<b>Commercial</b>	Per gross floor area in m <sup>2</sup>	\$45.18	\$3.75	\$8.05	\$5.40	\$4.28	\$14.31
<b>Industrial</b>	Per gross floor area in m <sup>2</sup>	\$13.37	\$2.58	\$3.32	\$2.23	\$1.90	\$4.23
<b>Institutional</b>	Per gross floor area in m <sup>2</sup>	\$45.18	\$3.75	\$8.05	\$5.40	\$4.28	\$14.31

## 6.3 Impact to Municipal Contribution for Phased-in Rates

As discussed in the previous section, the phasing-in of DCC rates is achieved by adjusting the Assist Factor, in this case for Transportation, Cordova Bay Roads, and Parks Acquisition and Development. This has the effect of increasing the municipal contribution over the phase-in period, over and above the initial municipal contribution based on a 1% Assist Factor for all DCC categories. Table 12 below shows the additional municipal contribution required for Transportation (\$0.9 million), Cordova Bay Roads (\$0.2 million) and Parks Acquisition and Development (\$0.7 million). This increased the municipal contribution by an additional \$1.8 million for a total municipal contribution of \$182.9 million on a total capital program of \$286.6 million.

**Table 12: Additional Municipal Contribution due to DCC Rate Phase-In**

DCC Program	Total Capital Costs	Municipal Assist Factor <sup>1</sup>	Initial Municipal Contribution @1% Assist Factor	Municipal Contribution with Phased-In Rates	Additional Municipal Contribution
Transportation (District-wide)	\$138.8 M	Phased in Rate 20% (Year 1) – 1% (Year 5)	\$101.4 M	\$102.3 M	\$0.9 M
Cordova Bay Roads (area-specific)	\$11.6 M	Phased in Rate 20% (Year 1) – 1% (Year 5)	\$5.8 M	\$6.0 M	\$0.2 M
Drainage (District-wide)	\$29.3 M	1%	\$21.5 M	\$21.5 M	\$0
Sewer (District Sewer Service Area)	\$30.7 M	1%	\$18.3 M	\$18.3 M	\$0
Water (District Water Service Area)	\$29.4 M	1%	\$19.9 M	\$19.9 M	\$0
Park Acquisition and Development (District-wide)	\$41.3 M	Phased in Rate 20% (Year 1) – 1% (Year 5)	\$10.7 M	\$11.4 M	\$0.7 M
Park Quadrants (area-specific)	\$5.5 M	1%	\$3.5 M	\$3.5 M	\$0
<b>TOTALS</b>	<b>\$286.6 M</b>		<b>\$181.1 M</b>	<b>\$182.9 M</b>	<b>+\$1.8 M</b>

## 7.0 DCC Implementation

### 7.1 Bylaw Exemptions

The *Local Government Act (LGA)* is clear that a DCC cannot be levied if the proposed development does not impose new capital cost burdens on the District, or if a DCC has already been paid in regard to the same development. However, if additional further expansion for the same development creates new capital cost burdens or uses up capacity, DCCs can be levied for the additional costs.

The LGA further restricts the levying of the DCC at the time of application for a building permit if:

- The building permit is for a church or place of public worship as per the *Community Charter*; or
- The value of the work authorized by the building permit does not exceed \$50,000 or a higher amount as prescribed by bylaw; or
- Unit size is no larger than 29 sq.m. and only for residential use.

Changes to the legislation now allow local governments to charge DCCs (at the time of building permit) on residential developments of fewer than four self-contained dwelling units, if such a charge is provided for in the local government's DCC bylaw. The District of Saanich had indicated that it will charge DCCs on fewer than four self-contained dwelling units as set out in the new DCC bylaw.

### 7.2 DCC Waivers and Reductions

Changes to the *Local Government Act* in 2008 provide local governments the discretionary authority to waive or reduce DCCs for certain types of development to promote affordable housing and low impact development. The District is in the process of reviewing DCC waivers and reductions through a separate but concurrent project, to be review by Council as a separate DCC Waivers and Reductions Bylaw in the near future.

### 7.3 Collection of Charges

The District will collect DCCs for single family, duplex/triplex/quadruplex, townhouse/rowhouse and apartment residential development at time of subdivision approval or building permit. Of the two possible collection times, subdivision approval occurs earlier in the process. Collecting DCCs at subdivision for these residential developments where possible, will allow the District to ensure timely provision of infrastructure and services.

DCCs for commercial, industrial and institutional development will be levied at time of building permit. For these uses, DCCs will be collected at building permit when gross floor area is known as this will result in more equitable distribution of growth costs.

## 7.4 Collection of DCCs on Expansion or Redevelopment

When an existing building undergoes an expansion or redevelopment there is usually an additional growth-related demand placed on District infrastructure and park requirements. The new developer/builder should pay the applicable DCCs based on the additional floor area/units for duplex/triplex/quadruplex, townhouse/rowhouse, apartment, commercial, industrial, and institutional land uses, at the DCC rates in the current DCC bylaw.

If a single family or duplex residential unit is replaced by another single family or duplex residential unit then no additional DCCs are payable. If a lot is subdivided into two, for example, to construct two single family or duplex residential units, then DCCs are payable on the one additional single family/duplex residential lot.

## 7.5 In-Stream Applications

The new DCC rates will come into force immediately after the updated Development Cost Charge Bylaw is adopted; however, the *Local Government Act (LGA)* provides special protection from rate increases for development applications that are submitted prior to the adoption date.

In-stream protection applies to both building permit and subdivision applications received prior to the adoption of the new DCC Bylaw. Protection is also extended to rezoning and development permit applications that are submitted prior to the adoption of the new DCC Bylaw and that will result in a building permit within 12 months of the adoption of the Bylaw. The *Local Government Act* outlines the criteria that must be met for an application to qualify for in-stream protection.

If an application meets the required criteria and is submitted prior to the adoption of the new DCC Bylaw, it will be provided protection from rate increases for a period of 12 months after the adoption date.

## 7.6 DCC Credits and Rebates

The District is working to update their existing policies to guide staff in the collection of DCCs and the use of DCC credits and rebates as stipulated in the *Local Government Act*. There may be situations in which it is not in the best interests of the District to allow an owner to build DCC infrastructure outside of their subdivision or development. Building such services may start or accelerate development in areas where the District is not prepared to support. Policies for DCC credits, rebates and latecomer agreements are often drafted to assist staff in development financing.

## 7.7 DCC Monitoring and Accounting

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

## 7.8 DCC Reviews

To keep the DCC program as current as possible, the District should review its program on a regular basis (e.g. every one to three years). Based on its regular review, the District may make minor amendments to the DCC rates. Typically, a major amendment to the DCC program and rates is recommended about every five years.

# Appendix A

## DCC Program and Calculations

**DISTRICT OF SAANICH DCC UPDATE  
TRANSPORTATION DCC PROGRAM (DISTRICT-WIDE)**

Project ID	Project	To	From	Priority	Length (m) or rate per year	Col. (1)	Col. (2)	Col. (3) = Col. (1) X Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col. (1) - Col. (5)
						Cost Estimate w/ Cont., Eng., & Admin.	Benefit Allocation	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
<b>Complete Street Projects</b>											
T1	Shelbourne Valley Project	Torquay	North Dairy	Short	3250	\$ 19,900,000	25%	\$ 4,975,000	\$ 49,750	\$ 4,925,250	\$ 14,974,750
T2	Richmond Road / Cedar Hill Cross	Intersection Upgrade		Short		\$ 5,000,000	25%	\$ 1,250,000	\$ 12,500	\$ 1,237,500	\$ 3,762,500
T3	Gorge Road	Harriet	Tillicum	Medium	900	\$ 3,600,000	25%	\$ 900,000	\$ 9,000	\$ 891,000	\$ 2,709,000
T4	Mann Avenue	Wilkinson	Glanford	Medium	1050	\$ 4,200,000	25%	\$ 1,050,000	\$ 10,500	\$ 1,039,500	\$ 3,160,500
T5	Quadra Street	Tolmie	Tattersall	Long	990	\$ 4,455,000	25%	\$ 1,113,750	\$ 11,138	\$ 1,102,613	\$ 3,352,388
T6	Quadra Street	Tattersall	Reynolds	Long	1040	\$ 4,680,000	25%	\$ 1,170,000	\$ 11,700	\$ 1,158,300	\$ 3,521,700
T7	Quadra Street	Reynolds	Saanich	Long	1020	\$ 4,590,000	25%	\$ 1,147,500	\$ 11,475	\$ 1,136,025	\$ 3,453,975
T8	Quadra Street	Saanich	Beckwith	Long	1050	\$ 4,725,000	25%	\$ 1,181,250	\$ 11,813	\$ 1,169,438	\$ 3,555,563
T9	Quadra Street	Beckwith	West Saanich	Long	1020	\$ 4,590,000	25%	\$ 1,147,500	\$ 11,475	\$ 1,136,025	\$ 3,453,975
T10	Sinclair Road	Finnerty	Gyro Park	Medium	1250	\$ 5,000,000	25%	\$ 1,250,000	\$ 12,500	\$ 1,237,500	\$ 3,762,500
T11	Tillicum Road	Maddock	Gorge	Medium	600	\$ 2,400,000	25%	\$ 600,000	\$ 6,000	\$ 594,000	\$ 1,806,000
T12	Wilkinson Road	Santa Rosa	Roy	Medium	650	\$ 5,600,000	25%	\$ 1,400,000	\$ 14,000	\$ 1,386,000	\$ 4,214,000
T13	Fowler Road	Cordova Bay	5454 Fowler	Long	500	\$ 2,000,000	25%	\$ 500,000	\$ 5,000	\$ 495,000	\$ 1,505,000
T14	Sayward Road	Hwy 17	Fowler	Long	600	\$ 2,400,000	25%	\$ 600,000	\$ 6,000	\$ 594,000	\$ 1,806,000
<b>Bridge Replacements and Additions</b>											
T15	Interurban Road Bridge and Roadway Upgrade			Medium	N/A	\$ 6,000,000	25%	\$ 1,500,000	\$ 15,000	\$ 1,485,000	\$ 4,515,000
T16	Marigold Avenue Bridge and Roadway Upgrade			Medium	N/A	\$ 6,000,000	25%	\$ 1,500,000	\$ 15,000	\$ 1,485,000	\$ 4,515,000
T17	Hartland Road Bridge			Medium	N/A	\$ 4,000,000	25%	\$ 1,000,000	\$ 10,000	\$ 990,000	\$ 3,010,000
T18	Goward Road Bridge			Medium	N/A	\$ 3,000,000	25%	\$ 750,000	\$ 7,500	\$ 742,500	\$ 2,257,500
<b>Transportation Studies and Plans</b>											
T19	Bus Stops Improvement			Annual	N/A	\$ 3,800,000	50%	\$ 1,900,000	\$ 19,000	\$ 1,881,000	\$ 1,919,000
T20	Corner Ramp Installation			Annual	N/A	\$ 1,500,000	25%	\$ 375,000	\$ 3,750	\$ 371,250	\$ 1,128,750
T21	New and Expanded Sidewalks			Annual	N/A	\$ 30,000,000	25%	\$ 7,500,000	\$ 75,000	\$ 7,425,000	\$ 22,575,000
T22	Wayfinding Installation			Annual	N/A	\$ 1,500,000	50%	\$ 750,000	\$ 7,500	\$ 742,500	\$ 757,500
T23	Local Area Plan(s), Transportation Studies			Short/ Medium	N/A	\$ 750,000	50%	\$ 375,000	\$ 3,750	\$ 371,250	\$ 378,750
T24	Transportation Data Monitoring			Annual	N/A	\$ 1,500,000	50%	\$ 750,000	\$ 7,500	\$ 742,500	\$ 757,500
T25	Active Transportation Plan Updates			Every 4 Years	N/A	\$ 500,000	50%	\$ 250,000	\$ 2,500	\$ 247,500	\$ 252,500
T26	Traffic Signal Installation and Upgrade			Annual	N/A	\$ 7,000,000	40%	\$ 2,800,000	\$ 28,000	\$ 2,772,000	\$ 4,228,000
T27	Quadra Corridor Study			Medium	N/A	\$ 100,000	50%	\$ 50,000	\$ 500	\$ 49,500	\$ 50,500
						<b>\$ 138,790,000</b>		<b>\$ 37,785,000</b>	<b>\$ 377,850</b>	<b>\$ 37,407,150</b>	<b>\$ 101,382,850</b>

**DISTRICT OF SAANICH DCC UPDATE  
TRANSPORTATION DCC CALCULATION (DISTRICT-WIDE)**

Transportation				
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)
	Estimated New Development	Unit	Wt. Trip Rate	Trip Ends
Single Family	2,400	per lot	1.00	2,400
Duplex/Triplex/Quadruplex units	952	per unit	0.83	790
Townhouse/Rowhouse units	952	per unit	0.73	695
Apartment	3,696	per unit	0.61	2,255
Commercial	79,949	per square metre of gross floor area	0.0098	784
Industrial	23,361	per square metre of gross floor area	0.0029	68
Institutional	44,218	per square metre of gross floor area	0.0098	433
<b>Total Trip Ends</b>				<b>7,424 (a)</b>
<b>B: Unit Transportation DCC Calculation</b>				
Net Roads DCC Program Recoverable		<u>\$37,407.150</u>	(b)	
Existing DCC Reserve Monies		\$3,181,760	(c)	
Net Amount to be Paid by DCCs		\$34,225,390	(d) = (b) - (c)	
DCC per Trip End		\$4,609.94	(e) = (d) / (a)	
<b>C: Resulting Transportation DCCs</b>				
Single Family		\$ 4,609.94	per lot	(e) x Col. (3)
Duplex/Triplex/Quadruplex units		\$ 3,826.25	per unit	(e) x Col. (3)
Townhouse/Rowhouse units		\$ 3,365.25	per unit	(e) x Col. (3)
Apartment		\$ 2,812.06	per unit	(e) x Col. (3)
Commercial		\$ 45.18	per square metre of gross floor area	(e) x Col. (3)
Industrial		\$ 13.37	per square metre of gross floor area	(e) x Col. (3)
Institutional		\$ 45.18	per square metre of gross floor area	(e) x Col. (3)

**DISTRICT OF SAANICH DCC UPDATE  
CORDOVA BAY ROADS DCC PROGRAM (AREA-SPECIFIC)**

Project ID	Street	To	From	Description	Priority	Length (m) or rate per year	Rate	Col. (1)	Col. (2)	Col. (3) = Col. (1) X Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col. (1) - Col. (5)
								Cost Estimate w/ Cont., Eng., & Admin.	Benefit Allocation	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
CBR1	Cordova Bay Road	Royal Oak	Galey Way	Transportation upgrade for pedestrian / cycling facilities and tu	6-10 Years	700	\$ 4,000	\$ 2,800,000	50%	\$ 1,400,000	\$ 14,000	\$ 1,386,000	\$ 1,414,000
CBR2	Cordova Bay Road	Galey Way	Doumac	Transportation upgrade for pedestrian / cycling facilities and tu	6-10 Years	1850	\$ 2,000	\$ 3,700,000	50%	\$ 1,850,000	\$ 18,500	\$ 1,831,500	\$ 1,868,500
CBR3	Cordova Bay Road	Doumac	Fowler	Transportation upgrade for pedestrian / cycling facilities and tu	6-10 Years	1400	\$ 2,000	\$ 2,800,000	50%	\$ 1,400,000	\$ 14,000	\$ 1,386,000	\$ 1,414,000
CBR4	Cordova Bay Road	Fowler	Hwy 17	Transportation upgrade for pedestrian / cycling facilities and tu	11-20 Years	850	\$ 2,000	\$ 1,700,000	50%	\$ 850,000	\$ 8,500	\$ 841,500	\$ 858,500
CBR5	Cordova Bay Footpath	Wesley Court	Cherry Tree Bend	Walkway / footpath	11-20 Years	550	\$ 1,000	\$ 550,000	50%	\$ 275,000	\$ 2,750	\$ 272,250	\$ 277,750
								<b>\$ 11,550,000</b>		<b>\$ 5,775,000</b>	<b>\$ 57,750</b>	<b>\$ 5,717,250</b>	<b>\$ 5,832,750</b>

**DISTRICT OF SAANICH DCC UPDATE  
CORDOVA BAY ROADS DCC CALCULATION (AREA-SPECIFIC)**

Transportation - Cordova Bay				
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)
	Estimated New Development	Unit	Wt. Trip Rate	Trip Ends
Single Family	0	per lot	1.00	0
Duplex/Triplex/Quadruplex units	500	per unit	0.83	415
Townhouse/Rowhouse units	155	per unit	0.73	113
Apartment	425	per unit	0.61	259
Commercial	20,000	per square metre of gross floor area	0.0098	196
Industrial	0	per square metre of gross floor area	0.0029	0
Institutional	0	per square metre of gross floor area	0.0098	0
			<b>Total Trip Ends</b>	<b>983 (a)</b>
<b>B: Unit Transportation - Cordova Bay DCC Calculation</b>				
Net Roads DCC Program Recoverable		<u>\$5,717,250</u>	(b)	
Existing DCC Reserve Monies		\$4,281,392	(c)	
Net Amount to be Paid by DCCs		\$1,435,858	(d) = (b) - (c)	
DCC per Trip End		\$1,460.10	(e) = (d) / (a)	
<b>C: Resulting Transportation - Cordova Bay DCCs</b>				
Single Family		\$ 1,460.10	per lot	(e) x Col. (3)
Duplex/Triplex/Quadruplex units		\$ 1,211.88	per unit	(e) x Col. (3)
Townhouse/Rowhouse units		\$ 1,065.87	per unit	(e) x Col. (3)
Apartment		\$ 890.66	per unit	(e) x Col. (3)
Commercial		\$ 14.31	per square metre of gross floor area	(e) x Col. (3)
Industrial		\$ 4.23	per square metre of gross floor area	(e) x Col. (3)
Institutional		\$ 14.31	per square metre of gross floor area	(e) x Col. (3)

**DISTRICT OF SAANICH DCC UPDATE  
DRAINAGE DCC PROGRAM (DISTRICT-WIDE)**

Project ID	Street	Near/At	Length (m)	Year Planned	Col. (1)	Col. (2)	Col. (3) =Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col.(1) - Col. (5)
					Cost Estimate w/ Cont., Eng., & Admin.	Benefit Allocation	Benefit to New Development	Municipal Assist Factor  1%	DCC Recoverable	Total Municipal Responsibility
D1	Storm Drain System Model Development & Updates	Annual Program (\$20k/yr)	N/A	1-5 Years	\$ 560,000	75%	\$ 420,000	\$ 4,200	\$ 415,800	\$ 144,200
D2	Storm Water Master Plan	N/A	N/A	1-5 Years	\$ 490,000	75%	\$ 367,500	\$ 3,675	\$ 363,825	\$ 126,175
D3	Shelbourne, Ph 1, drainage both sides to support Rd project, plus upgrades to areas with drain conveyance capacity constraints	Torquay to Garnet & Pear/ Poplar	1530	1-5 Years	\$ 3,400,000	25%	\$ 850,000	\$ 8,500	\$ 841,500	\$ 2,558,500
D4	Shelbourne, Ph 2, D & C drainage both sides to support Rd project, plus upgrades to areas with drain conveyance capacity constraints	Pear to North Dairy	1780	1-5 Years	\$ 4,390,000	25%	\$ 1,097,500	\$ 10,975	\$ 1,086,525	\$ 3,303,475
D5	Shelbourne, Ph 3, drainage both sides to support road project, plus upgrades to areas with drain conveyance capacity constraints	Garnet to Pear	1240	1-5 Years	\$ 3,160,000	25%	\$ 790,000	\$ 7,900	\$ 782,100	\$ 2,377,900
D6	Gorge Rd Part 2, upsize existing drainage system	Adelaide to Parkview	630	1-5 Years	\$ 880,000	25%	\$ 220,000	\$ 2,200	\$ 217,800	\$ 662,200
D7	Gorge Rd Part 3, upsize existing drainage system	Parkview to Tillicum	660	1-5 Years	\$ 925,000	25%	\$ 231,250	\$ 2,313	\$ 228,938	\$ 696,063
D8	Mt. Doug Creek Pt 1, Upsize & replace Wood Stave	San Juan & Shelbourne	382	1-5 Years	\$ 1,530,000	25%	\$ 382,500	\$ 3,825	\$ 378,675	\$ 1,151,325
D9	Mt. Doug Creek Pt 2, Shelbourne, Upsize and replace Wood Stave	Kenmore to Cedarglen	495	1-5 Years	\$ 2,000,000	25%	\$ 500,000	\$ 5,000	\$ 495,000	\$ 1,505,000
D10	Cordova Bay Rd, road erosion control incl. gully headwalls	Mnt Douglas Park	500	6-10 Years	\$ 10,500,000	25%	\$ 2,625,000	\$ 26,250	\$ 2,598,750	\$ 7,901,250
D11	Cordova Bay Rd, Road drainage, ocean (one) side (catch basins, leads and pipeworks a required for ditch infill to support raod infrastructure)	Royal Oak to Galey Way	700	6-10 Years	\$ 29,400	50%	\$ 14,700	\$ 147	\$ 14,553	\$ 14,847
D12	Cordova Bay Rd, Road drainage, ocean (one) side - Same requirement for CB. Lead and sections of pipe to infill ditches	Galey Way to Doumac	1850	6-10 Years	\$ 77,700	50%	\$ 38,850	\$ 389	\$ 38,462	\$ 39,239
D13	Cordova Bay Rd, Road drainage, ocean (one) side - Same requirement for CB. Lead and sections of pipe to infill ditches	Fowler to Hwy 17	850	11-20 Years	\$ 35,700	50%	\$ 17,850	\$ 179	\$ 17,672	\$ 18,029
D14	Quadra Street, Road drainage both sides, Estimated Average 450 mm for half the length of each project	Tolmie to Tattersall	990	11-20 Years	\$ 265,320	25%	\$ 66,330	\$ 663	\$ 65,667	\$ 199,653
D15	Quadra Street, Road drainage both sides, Estimated Average 450 mm for half the length of each project	Tattersall to Reynolds	1040	11-20 Years	\$ 278,720	25%	\$ 69,680	\$ 697	\$ 68,983	\$ 209,737
D16	Quadra Street, Road drainage both sides, Estimated Average 450 mm for half the length of each project	Reynolds to Saanich	1020	11-20 Years	\$ 273,360	25%	\$ 68,340	\$ 683	\$ 67,657	\$ 205,703
D17	Quadra Street, Road drainage both sides, Estimated Average 450 mm for half the length of each project	Saanich to Beckwith	1050	11-20 Years	\$ 281,400	25%	\$ 70,350	\$ 704	\$ 69,647	\$ 211,754
D18	Quadra Street, Road drainage both sides, Estimated Average 450 mm for half the length of each project	Beckwith to W. Saanich Rd	1020	11-20 Years	\$ 273,360	25%	\$ 68,340	\$ 683	\$ 67,657	\$ 205,703
<b>Totals</b>					<b>\$ 29,349,960</b>		<b>\$ 7,898,190</b>	<b>\$ 78,982</b>	<b>\$ 7,819,208</b>	<b>\$ 21,530,752</b>

**DISTRICT OF SAANICH DCC UPDATE  
DRAINAGE DCC CALCULATION (DISTRICT- WIDE)**

Drainage				
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)
	Estimated New Development	Unit	EDUs per Unit	EDUs
Single Family	2,400	per lot	1.00	2,400
Duplex/Triplex/Quadruplex units	952	per unit	0.60	571
Townhouse/Rowhouse units	952	per unit	0.60	571
Apartment	3,696	per unit	0.29	1,072
Commercial	79,949	per square metre of gross floor area	0.0032	256
Industrial	23,361.0	per square metre of gross floor area	0.0022	51
Institutional	44,218	per square metre of gross floor area	0.0032	141
			<b>Total Equivalent Population</b>	5063 (a)
<b>B: Unit Drainage DCC Calculation</b>				
Net Drainage DCC Program Recoverable		\$7,819,208	(b)	
Existing DCC Reserve Monies		\$1,881,263	(c)	
Net Amount to be Paid by DCCs		\$5,937,945	(d) = (b) - (c)	
DCC per person		\$1,172.82	(e) = (d) / (a)	
<b>C: Resulting Drainage DCCs</b>				
Single Family		\$ 1,172.82	per lot	(e) x Col. (3)
Duplex/Triplex/Quadruplex units		\$ 703.69	per unit	(e) x Col. (3)
Townhouse/Rowhouse units		\$ 703.69	per unit	(e) x Col. (3)
Apartment		\$ 340.12	per unit	(e) x Col. (3)
Commercial		\$ 3.75	per square metre of gross floor area	(e) x Col. (3)
Industrial		\$ 2.58	per square metre of gross floor area	(e) x Col. (3)
Institutional		\$ 3.75	per square metre of gross floor area	(e) x Col. (3)

**DISTRICT OF SAANICH DCC UPDATE  
SANITARY DCC PROGRAM (DISTRICT-WIDE)**

Project ID	Location	Priority	Existing Diameter	Upgrade Diameter	Length	Col.(1)	Col. (2)	Col. (3) =Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col.(1) - Col. (5)
						Cost Estimate w/ Cont., Eng., & Admin.	Benefit Allocation	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
S1	3900 BLK SEACROFT PL	1-year	200	300	83	\$ 121,800	25%	\$ 30,450.00	\$ 304.50	\$ 30,145.50	\$ 91,654.50
S2	4500 BLK Emily Carr Dr	2-5 years	150	250	107	\$ 194,740	50%	\$ 97,370.00	\$ 973.70	\$ 96,396.30	\$ 98,343.70
S3	1900 BLK Ferndale Rd	6-20 years	300	375	148	\$ 297,360	25%	\$ 74,340.00	\$ 743.40	\$ 73,596.60	\$ 223,763.40
S4	3900 BLK Quadra St (WEST SIDE OF Quadra @ Reynolds)	2-5 years	150	250	250	\$ 21,000	25%	\$ 5,250.00	\$ 52.50	\$ 5,197.50	\$ 15,802.50
S5	Shorefront Cordova Bay (N. of Beach Pump Station)	6-20 years	300	375	1500	\$ 4,620,000	25%	\$ 1,155,000.00	\$ 11,550.00	\$ 1,143,450.00	\$ 3,476,550.00
<b>Forcemain Upgrades</b>											
S6	Brett PS Forcemain	2-5 years	150	250	325	\$ 682,500	100%	\$ 682,500.00	\$ 6,825.00	\$ 675,675.00	\$ 6,825.00
S7	Wetherby Pump Station Forcemain	2-5 years	200	300	522	\$ 1,096,200	100%	\$ 1,096,200.00	\$ 10,962.00	\$ 1,085,238.00	\$ 10,962.00
<b>Planning and Modelling</b>											
S8	Sewer Modelling Annual					\$ 560,000	100%	\$ 560,000.00	\$ 5,600.00	\$ 554,400.00	\$ 5,600.00
S9	SCADA Modelling Annual					\$ 840,000	100%	\$ 840,000.00	\$ 8,400.00	\$ 831,600.00	\$ 8,400.00
S10	Sewer Master Plan Model/Study Update	6 - 20 years				\$ 1,400,000	100%	\$ 1,400,000.00	\$ 14,000.00	\$ 1,386,000.00	\$ 14,000.00
<b>Pump Stations</b>											
S11	Beach Drive					\$ 2,282,000	33%	\$ 753,060.00	\$ 7,530.60	\$ 745,529.40	\$ 1,536,470.60
S12	Christmas					\$ 896,000	33%	\$ 295,680.00	\$ 2,956.80	\$ 292,723.20	\$ 603,276.80
S13	Haliburton					\$ 1,694,000	33%	\$ 559,020.00	\$ 5,590.20	\$ 553,429.80	\$ 1,140,570.20
<b>Projects Added from 5-Year Capital Plan -</b>											
S14	Winston - Falmouth to Leslie	2-5 years	150	200	155	\$ 350,000	33%	\$ 116,666.67	\$ 1,166.67	\$ 115,500.00	\$ 234,500.00
S15	Veteran St - Knight to Derby; Freeman - Veteran to St. Mathews	2-5 years	150	200	430	\$ 1,022,000	33%	\$ 340,666.67	\$ 3,406.67	\$ 337,260.00	\$ 684,740.00
S16	Davida - 438 to Tillicum	2-5 years	150	200	300	\$ 672,000	33%	\$ 224,000.00	\$ 2,240.00	\$ 221,760.00	\$ 450,240.00
S17	Orillia - Gorge to Obed	2-5 years	150	200	175	\$ 392,000	33%	\$ 130,666.67	\$ 1,306.67	\$ 129,360.00	\$ 262,640.00
S18	Donald - Gorge to Obed	2-5 years	150	200	170	\$ 385,000	33%	\$ 128,333.33	\$ 1,283.33	\$ 127,050.00	\$ 257,950.00
S19	Gorgeview - Gorge to end	2-5 years	150	200	175	\$ 392,000	33%	\$ 130,666.67	\$ 1,306.67	\$ 129,360.00	\$ 262,640.00
S20	Obed - Harriett to Qu'Appelle	2-5 years	150	200	150	\$ 357,000	33%	\$ 119,000.00	\$ 1,190.00	\$ 117,810.00	\$ 239,190.00
S21	Regina - Tillicum to Wascana	2-5 years	150	200	530	\$ 1,190,000	33%	\$ 396,666.67	\$ 3,966.67	\$ 392,700.00	\$ 797,300.00
S22	Arbutus Trunk - Gordon Head to 2294 Arbutus	2-5 years	500	750	680	\$ 2,380,000	50%	\$ 1,190,000.00	\$ 11,900.00	\$ 1,178,100.00	\$ 1,201,900.00
S23	Shelbourne VAP - Phase 1	2-5 years			1100	\$ 2,520,000	25%	\$ 630,000.00	\$ 6,300.00	\$ 623,700.00	\$ 1,896,300.00
S24	Selbourne VAP - Phase 2	2-5 years			1340	\$ 3,220,560	25%	\$ 805,140.00	\$ 8,051.40	\$ 797,088.60	\$ 2,423,471.40
S25	Shelbourne VAP - Phase 3	2-5 years			1300	\$ 3,080,000	25%	\$ 770,000.00	\$ 7,700.00	\$ 762,300.00	\$ 2,317,700.00
<b>Totals</b>						<b>\$ 30,666,160</b>		<b>\$ 12,530,677</b>	<b>\$ 125,307</b>	<b>\$ 12,405,370</b>	<b>\$ 18,260,790</b>

**DISTRICT OF SAANICH DCC UPDATE  
SANITARY DCC CALCULATION (DISTRICT-WIDE)**

Sanitary Sewer				
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)
	Estimated New Development	Unit	Person per unit (residential)/ Equivalent Population/square meter (other land uses)	Equivalent Population
Single Family	2,400	per lot	1.00	2,400
Duplex/Triplex/Quadruplex units	952	per unit	0.80	762
Townhouse/Rowhouse units	952	per unit	0.70	666
Apartment	3,696	per unit	0.58	2,144
Commercial	79,949	per square metre of gross floor area	0.0046	368
Industrial	23,361	per square metre of gross floor area	0.0019	44
Institutional	44,218	per square metre of gross floor area	0.0046	203
				6,587 (a)
<b>B: Unit Sanitary Sewer DCC Calculation</b>				
Net Sanitary Sewer DCC Program Recoverable		\$12,405,370	(b)	
Existing DCC Reserve Monies		\$884,730	(c)	
Net Amount to be Paid by DCCs		\$11,520,640	(d) = (b) - (c)	
DCC per person		\$1,748.93	(e) = (d) / (a)	
<b>C: Resulting Sanitary Sewer DCCs</b>				
Single Family		\$ 1,748.93	per lot	(e) x Col. (3)
Duplex/Triplex/Quadruplex units		\$ 1,399.15	per unit	(e) x Col. (3)
Townhouse/Rowhouse units		\$ 1,224.25	per unit	(e) x Col. (3)
Apartment		\$ 1,014.38	per unit	(e) x Col. (3)
Commercial		\$ 8.05	per square metre of gross floor area	(e) x Col. (3)
Industrial		\$ 3.32	per square metre of gross floor area	(e) x Col. (3)
Institutional		\$ 8.05	per square metre of gross floor area	(e) x Col. (3)

**DISTRICT OF SAANICH DCC UPDATE  
WATER DCC PROGRAM (DISTRICT-WIDE)**

Project ID	Location	Existing Diameter	Proposed Diameter	Length (m)	Priority	Col.(1)	Col. (2)	Col. (3) =Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col.(1) - Col. (5)
						Cost Estimate w/ Cont., Eng., & Admin.	Benefit Allocation	Benefit to New Development	Municipal Assist Factor  1%	DCC Recoverable	Total Municipal Responsibility
<b>Planning and Modelling</b>											
W1	Water Modelling Annual				Annual	\$ 28,000	100%	\$ 28,000	\$ 280	\$ 27,720	\$ 280
W2	SCADA Upgrades				Annual	\$ 42,000	100%	\$ 42,000	\$ 420	\$ -	\$ 42,000
W3	Water Master Plan					\$ 350,000	100%	\$ 350,000	\$ 3,500	\$ 346,500	\$ 3,500
<b>Water Main Upgrades</b>											
W4	SVAP - Construction Phase 1	150	200	300	1-5 Years	\$ 546,000	20%	\$ 109,200	\$ 1,092	\$ 108,108	\$ 437,892
W5	SVAP - Construction Phase 2	200/100	300/150	1150/360	1-5 Years	\$ 2,425,000	50%	\$ 1,212,500	\$ 12,125	\$ 1,200,375	\$ 1,224,625
W6	SVAP - Construction Phase 3	100	150	200	1-5 Years	\$ 260,000	50%	\$ 130,000	\$ 1,300	\$ 128,700	\$ 131,300
W7	Haultain St, 1834 to Foul Bay	200	250	350	1-5 Years	\$ 686,000	25%	\$ 171,500	\$ 1,715	\$ 169,785	\$ 516,215
W8	Saanich Rd, Vernon Ave to Lodge Ave	200	250	840	6-10 Years	\$ 1,646,400	25%	\$ 411,600	\$ 4,116	\$ 407,484	\$ 1,238,916
W9	Vernon Ave, Ravine Way to Saanich Rd	150	250	275	1-5 Years	\$ 539,000	67%	\$ 359,333	\$ 3,593	\$ 355,740	\$ 183,260
W10	Zinnia Rd, Chesterfield Rd to 4020 Zinnia Rd	100	200	400	1-5 Years	\$ 728,000	100%	\$ 728,000	\$ 7,280	\$ 720,720	\$ 7,280
W11	Benjamin Rd / Laburnum Rd	100/150 - C1/150-DI	200/250	177 / 119	6-10 Years	\$ 304,000	25%	\$ 76,000	\$ 760	\$ 75,240	\$ 228,760
W12	Agnes / Broadway St	100/150-CI/AC	200/250	417 / 174	11-20 Years	\$ 598,000	25%	\$ 149,500	\$ 1,495	\$ 148,005	\$ 449,995
W13	Rosedale Ave	150-CI	250	99	6-10 Years	\$ 111,000	25%	\$ 27,750	\$ 278	\$ 27,473	\$ 83,528
W14	Burns Ave	150-CI	250	132	6-10 Years	\$ 148,000	25%	\$ 37,000	\$ 370	\$ 36,630	\$ 111,370
W15	Delmar Ave	150-AC	250	173	11-20 Years	\$ 193,000	25%	\$ 48,250	\$ 483	\$ 47,768	\$ 145,233
W16	Glyn / Layritz	150AC	200 / 250	162 / 379	11-20 Years	\$ 580,000	25%	\$ 145,000	\$ 1,450	\$ 143,550	\$ 436,450
W17	McRae / Richmond / Knight	150-AC/200-CI	200 / 250	154 / 842	1-5 Years	\$ 1,092,000	25%	\$ 273,000	\$ 2,730	\$ 270,270	\$ 821,730
W18	Prospect Lake Rd	200-AC/DI	250	838	11-20 Years	\$ 936,000	25%	\$ 234,000	\$ 2,340	\$ 231,660	\$ 704,340
W19	Old West Saanich Rd	200-CI/AC/DI	300	1787	11-20 Years	\$ 2,388,000	25%	\$ 597,000	\$ 5,970	\$ 591,030	\$ 1,796,970
W20	Townsend Dr	150-CI/DI	250	780	6-10 Years	\$ 872,000	25%	\$ 218,000	\$ 2,180	\$ 215,820	\$ 656,180
W21	Sayward Rd / Patricia Bay Hwy	200-CI/DI	300	814	6-10 Years	\$ 1,088,000	25%	\$ 272,000	\$ 2,720	\$ 269,280	\$ 818,720
W22	Alderly	150/200-CI	250	933	11-20 Years	\$ 1,044,000	25%	\$ 261,000	\$ 2,610	\$ 258,390	\$ 785,610
W23	Richmond Rd	150 / 200-CI/AC/DI	250	407	11-20 Years	\$ 454,600	25%	\$ 113,650	\$ 1,137	\$ 112,514	\$ 342,087
W24	Richmond Rd / Newton St	150-CI/AC/200-CI	250	408	6-10 Years	\$ 457,000	25%	\$ 114,250	\$ 1,143	\$ 113,108	\$ 343,893
W25	Tattersal	150-CI	200	171	6-10 Years	\$ 166,000	25%	\$ 41,500	\$ 415	\$ 41,085	\$ 124,915
<b>PRV Stations</b>											
W25	New Cedar Hill X-Road at Shelbourne	500 ml			11-20 Years	\$ 1,022,000	50%	\$ 511,000	\$ 5,110	\$ 505,890	\$ 516,110
W26	New Cedar Hill X-Road at Blenkinsop	500 ml			11-20 Years	\$ 1,022,000	50%	\$ 511,000	\$ 5,110	\$ 505,890	\$ 516,110
W27	New Alderly at Sayward	250 ml			11-20 Years	\$ 434,000	25%	\$ 108,500	\$ 1,085	\$ 107,415	\$ 326,585
W28	SVAP - Ph 2 construction	200 ml			1-5 Years	\$ 364,000	25%	\$ 91,000	\$ 910	\$ 90,090	\$ 273,910
<b>Pump Stations</b>											
W29	New Prospect Lake Fire Pump				6-10 Years	\$ 910,000	25%	\$ 227,500	\$ 2,275	\$ 225,225	\$ 684,775
W30	New Qualyle Fire Pump				6-10 Years	\$ 910,000	25%	\$ 227,500	\$ 2,275	\$ 225,225	\$ 684,775
W31	New Markam PS				6-10 Years	\$ 1,246,700	25%	\$ 311,675	\$ 3,117	\$ 308,558	\$ 938,142
W32	Mount Tolmie #1				11-20 Years	\$ 4,370,800	25%	\$ 1,092,700	\$ 10,927	\$ 1,081,773	\$ 3,289,027
W33	Rainbow Pump Station				6-10 Years	\$ 1,400,000	25%	\$ 350,000	\$ 3,500	\$ 346,500	\$ 1,053,500
<b>Totals</b>						<b>\$ 29,361,500</b>		<b>\$ 9,580,908</b>	<b>\$ 95,809</b>	<b>\$ 9,443,519</b>	<b>\$ 19,917,981</b>

**DISTRICT OF SAANICH DCC UPDATE  
WATER DCC CALCULATION  
(DISTRICT-WIDE)**

Water				
Land Use	Col. (1) Estimated New Development	Col. (2) Unit	Col. (3) Person per unit (residential)/ Equivalent Population/square meter (other land uses)	Col. (4) = (1) x (3) Equivalent Population
Single Family	2,400	per lot	1.00	2,400
Duplex/Triplex/Quadruplex units	952	per unit	0.80	762
Townhouse/Rowhouse units	952	per unit	0.70	666
Apartment	3,696	per unit	0.58	2,144
Commercial	79,949	per square metre of gross floor area	0.0046	368
Industrial	23,361	per square metre of gross floor area	0.0019	44
Institutional	44,218	per square metre of gross floor area	0.0046	203
			<b>Total Trip Ends</b>	<b>6,587 (a)</b>
<b>B: Unit Water DCC Calculation</b>				
Net Water DCC Program Recoverable		<a href="#">\$9,443,519</a>	(b)	
Existing DCC Reserve Monies		\$1,717,630	(c)	
Net Amount to be Paid by DCCs		\$7,725,889	(d) = (b) - (c)	
DCC per person		\$1,172.86	(e) = (d) / (a)	
<b>C: Resulting Water DCCs</b>				
Single Family		\$ 1,172.86	per lot	(e) x Col. (3)
Duplex/Triplex/Quadruplex units		\$ 938.29	per unit	(e) x Col. (3)
Townhouse/Rowhouse units		\$ 821.00	per unit	(e) x Col. (3)
Apartment		\$ 680.26	per unit	(e) x Col. (3)
Commercial		\$ 5.40	per square metre of gross floor area	(e) x Col. (3)
Industrial		\$ 2.23	per square metre of gross floor area	(e) x Col. (3)
Institutional		\$ 5.40	per square metre of gross floor area	(e) x Col. (3)

**DISTRICT OF SAANICH DCC UPDATE  
PARK DCC PROGRAM (DISTRICT-WIDE)**

Project No.	Name	Project Timing	Estimated Assessed Value	Col. (1)	Col. (2)	Col. (2)	Col. (3) =Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col.(1) - Col. (5)
				Estimated Purchase Value	Funding by Others	Benefit Allocation	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
<b>Park Acquisition Projects</b>										
PA1	Bowker Creek Greenway (0.8382 ha)	Short / Medium	\$5,063,500	\$6,076,200		33%	\$2,005,146	\$20,051	\$1,985,095	\$4,091,105
PA2	Rowan Park (0.4551 ha)	Short / Medium	\$1,126,200	\$1,351,440		100%	\$1,351,440	\$13,514	\$1,337,926	\$13,514
PA3	Church / McIvor Park (0.3223 ha)	Short / Medium	\$2,981,400	\$3,577,680		100%	\$3,577,680	\$35,777	\$3,541,903	\$35,777
PA4	Rudd Park (0.4846 ha)	Short / Medium	\$4,794,500	\$5,753,400		100%	\$5,753,400	\$57,534	\$5,695,866	\$57,534
PA5	Oak / Audley Park (0.4129 ha)	Short / Medium	\$4,831,000	\$5,797,200		100%	\$5,797,200	\$57,972	\$5,739,228	\$57,972
PA6	Saanich Square (~0.50 ha)	Short / Medium	\$6,828,070	\$8,193,684		100%	\$8,193,684	\$81,937	\$8,111,747	\$81,937
<b>Park Development Projects</b>										
PD1	Cedar Hill Park Upgrades as per Plan (not parking)	Medium	\$214,286	\$300,000		25%	\$75,000	\$750	\$74,250	\$225,750
PD2	Gorge Waterway Park Major Upgrades	Medium	\$357,143	\$500,000		25%	\$125,000	\$1,250	\$123,750	\$376,250
PD3	Horner Park Redevelopment (whole park)	Short	\$464,286	\$650,000		25%	\$162,500	\$1,625	\$160,875	\$489,125
PD4	Hyacinth Park - Redevelopment (whole park)	Short	\$464,286	\$650,000		25%	\$162,500	\$1,625	\$160,875	\$489,125
PD5	Lambrick Park - Redevelopment (whole park)	Short	\$857,143	\$1,200,000		25%	\$300,000	\$3,000	\$297,000	\$903,000
PD6	Layritz - playing field equipment	Medium	\$178,571	\$250,000		10%	\$25,000	\$250	\$24,750	\$225,250
PD7	Marigold Park - New Washroom and Connection to Sewer	Medium	\$160,714	\$225,000		25%	\$56,250	\$563	\$55,688	\$169,313
PD8	Parks & Trails Signage Upgrades	S/M/L	\$1,339,286	\$1,339,286		25%	\$334,821	\$3,348	\$331,473	\$1,007,813
PD9	Mt. Tolmie - summit improvements and washroom (not park)	Medium	\$214,286	\$300,000		25%	\$75,000	\$750	\$74,250	\$225,750
PD10	Playfair Park - New Washroom and Connection to Sewer	Short	\$142,857	\$200,000		25%	\$50,000	\$500	\$49,500	\$150,500
PD11	Quadrant Trail Program	S/M/L	\$792,704	\$792,704		25%	\$198,176	\$1,982	\$196,194	\$596,510
PD12	Streetscape Irrigation: Rithetwood to Amblewood	Medium	\$21,429	\$30,000		25%	\$7,500	\$75	\$7,425	\$22,575
PD13	Traffic Island and Cul De Sac Improvements	S/M/L	\$857,143	\$857,143		25%	\$214,286	\$2,143	\$212,143	\$645,000
PD14	Meadow Park Washroom Replacement	Medium	\$107,143	\$150,000		25%	\$37,500	\$375	\$37,125	\$112,875
PD15	Craigflower-Kosapsom Park Washroom Replacement	Medium	\$107,143	\$150,000		25%	\$37,500	\$375	\$37,125	\$112,875
PD16	District Youth Park (process to determine location still to happen)	Short	\$357,143	\$500,000		25%	\$125,000	\$1,250	\$123,750	\$376,250
PD17	SV New Park Project # 1 Cedar Hill	Medium	\$607,143	\$850,000		100%	\$850,000	\$8,500	\$841,500	\$8,500
PD18	SV Park Expansion Project #2 Rowan Park	Medium	\$71,429	\$100,000		33%	\$33,000	\$330	\$32,670	\$67,330
PD19	UD New Park Project #1 Oak Street properties at Audley and	Long	\$357,143	\$500,000		100%	\$500,000	\$5,000	\$495,000	\$5,000
PD20	UD New Park Project #2 801 Vernon	Long	\$535,714	\$750,000		100%	\$750,000	\$7,500	\$742,500	\$7,500
PD21	UD Park Expansion Project #2 Rudd Park	Long	\$178,571	\$250,000		33%	\$82,500	\$825	\$81,675	\$168,325
<b>Totals</b>			<b>\$ 34,010,231</b>	<b>\$ 41,293,737</b>	<b>\$ -</b>		<b>\$ 30,880,083</b>	<b>\$ 308,801</b>	<b>\$ 30,571,282</b>	<b>\$ 10,722,454</b>

**DISTRICT OF SAANICH DCC UPDATE  
PARK DCC CALCULATION (DISTRICT-WIDE)**

<b>Park (District-Wide)</b>				
<b>Land Use</b>	<b>Col. (1)</b>	<b>Col. (2)</b>	<b>Col. (3)</b>	<b>Col. (4) = (1) x (3)</b>
	<b>Estimated New Development</b>	<b>Unit</b>	<b>Person per unit (residential)/ Equivalent Population/square meter (other land uses)</b>	<b>Equivalent Population</b>
Single Family	2,400	per lot	1.00	2,400
Duplex/Triplex/Quadruplex units	952	per unit	0.80	762
Townhouse/Rowhouse units	952	per unit	0.70	666
Apartment	3,696	per unit	0.58	2,144
Commercial	79,949	per square metre of gross floor area	0.0009	72
Industrial	23,361	per square metre of gross floor area	0.0004	9
Institutional	44,218	per square metre of gross floor area	0.0009	40
			<b>Total Trip Ends</b>	<b>6,093 (a)</b>
<b>B: Unit Parks DCC Calculation</b>				
Net Parks DCC Program Recoverable		<a href="#">\$30,571,282</a>	(b)	
Existing DCC Reserve Monies		\$1,589,384	(c)	
Net Amount to be Paid by DCCs		\$28,981,898	(d) = (b) - (c)	
DCC per person		\$4,756.77	(e) = (d) / (a)	
<b>C: Resulting Parks DCCs</b>				
Single Family		\$ 4,756.77	per lot	(e) x Col. (3)
Duplex/Triplex/Quadruplex units		\$ 3,805.41	per unit	(e) x Col. (3)
Townhouse/Rowhouse units		\$ 3,329.74	per unit	(e) x Col. (3)
Apartment		\$ 2,758.92	per unit	(e) x Col. (3)
Commercial		\$ 4.28	per square metre of gross floor area	(e) x Col. (3)
Industrial		\$ 1.90	per square metre of gross floor area	(e) x Col. (3)
Institutional		\$ 4.28	per square metre of gross floor area	(e) x Col. (3)

**DISTRICT OF SAANICH DCC UPDATE  
PARK QUADRANT DCC PROGRAM (AREA-SPECIFIC)**

Quadrant	Quadrant Park DCC Recoverable	Current DCC Reserves	Reserves remaining
South East Parks Quadrant	\$434,698	\$434,698	\$ -
South West Parks Quadrant	\$229,023	\$229,023	\$ -
North East Parks Quadrant	\$140,617	\$140,617	\$ -
North West Parks Quadrant	\$1,178,352	\$1,178,352	\$ -
<b>TOTAL</b>	<b>\$1,982,690</b>	<b>\$1,982,690</b>	<b>\$0</b>

Project No.	Name	Project Timing	Cost Estimate w/o Contingency	Col. (1)	Col. (2)	Col. (2)	Col. (3) = Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col. (1) - Col. (5)
				Cost Estimate w/ Contingency	Funding by Others	Benefit Allocation	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
<b>South East Parks Quadrant</b>										
PSEQ1	Reynolds Park Playground Redevelopment	Short / Medium	\$ 232,143	\$ 325,000		25%	\$ 81,250	\$ 813	\$ 80,438	\$ 244,563
PSEQ2	Bowker Creek Greenway - New Trail Construction	Medium	\$ 714,286	\$ 1,000,000		33%	\$ 330,000	\$ 3,300	\$ 326,700	\$ 673,300
PSEQ3	Streetscape Irrigation and Improvements - Blanshard Street Island/Park	Medium	\$ 64,286	\$ 90,000		25%	\$ 22,500	\$ 225	\$ 22,275	\$ 67,725
PSEQ4	Quadrant Trail Program	S/M/L	\$ 21,355	\$ 21,355		25%	\$ 5,339	\$ 53	\$ 5,285	\$ 16,070
						<b>SUBTOTAL</b>	<b>\$ 439,089</b>	<b>\$ 4,391</b>	<b>\$ 434,698</b>	<b>\$ 1,001,657</b>
<b>South West Parks Quadrant</b>										
PSWQ1	Colquitz - trail development and refurbishing	Medium	\$ 571,429	\$ 800,000		25%	\$ 200,000	\$ 2,000	\$ 198,000	\$ 602,000
PSWQ2	Quadrant Trail Program	S/M/L	\$ 125,344	\$ 125,344		25%	\$ 31,336	\$ 313	\$ 31,023	\$ 94,322
						<b>SUBTOTAL</b>	<b>\$ 231,336</b>	<b>\$ 2,313</b>	<b>\$ 229,023</b>	<b>\$ 696,322</b>
<b>North East Parks Quadrant</b>										
PNEQ1	Cadboro - Gyro improvements, playing field equipment	Medium	\$ 285,714	\$ 400,000		25%	\$ 100,000	\$ 1,000	\$ 99,000	\$ 301,000
PNEQ2	Quadrant Trail Program	S/M/L	\$ 168,147	\$ 168,147		25%	\$ 42,037	\$ 420	\$ 41,617	\$ 126,531
						<b>SUBTOTAL</b>	<b>\$ 142,037</b>	<b>\$ 1,420</b>	<b>\$ 140,617</b>	<b>\$ 427,531</b>
<b>North West Parks Quadrant</b>										
PNWQ1	Additional Park Acquisition	Medium	\$ 500,000	\$ 500,000		100%	\$ 500,000	\$ 5,000	\$ 495,000	\$ 5,000
PNWQ2	Fowler Park Washrooms, fencing, irrigation, trails, landscaping (not parking)	Medium	\$ 428,571	\$ 600,000		25%	\$ 150,000	\$ 1,500	\$ 148,500	\$ 451,500
PNWQ3	Lochside Park Playground Redevelopment	Short	\$ 264,286	\$ 370,000		50%	\$ 185,000	\$ 1,850	\$ 183,150	\$ 186,850
PNWQ4	Lochside Park Washroom	Medium	\$ 214,286	\$ 300,000		50%	\$ 150,000	\$ 1,500	\$ 148,500	\$ 151,500
PNWQ5	Quadrant Trail Program	S/M/L	\$ 821,020	\$ 821,020		25%	\$ 205,255	\$ 2,053	\$ 203,202	\$ 617,818
						<b>SUBTOTAL</b>	<b>\$ 1,190,255</b>	<b>\$ 11,903</b>	<b>\$ 1,178,352</b>	<b>\$ 1,412,668</b>
						<b>TOTALS</b>	<b>\$ 2,002,717</b>	<b>\$ 20,027</b>	<b>\$ 1,982,690</b>	<b>\$ 3,538,178</b>

# Appendix B

## Stakeholder Engagement Materials

# BACKGROUND INFORMATION

## DISTRICT OF SAANICH | DEVELOPMENT COST CHARGE BYLAW UPDATE

The District of Saanich is updating its development cost charges (DCC) bylaw. The following provides background information on DCCs and answers several frequently asked questions.

### WHAT IS A DEVELOPMENT COST CHARGE?

Development Cost Charges are fees collected from developers on a user pay basis to help fund the cost of growth-related infrastructure and parks. DCCs are regulated through the *Local Government Act*. The rates charged reflect the impact growth has on infrastructure and parks; the greater the impact, the larger the charge. This helps ensure developers pay their fair share of the costs required to develop new infrastructure.

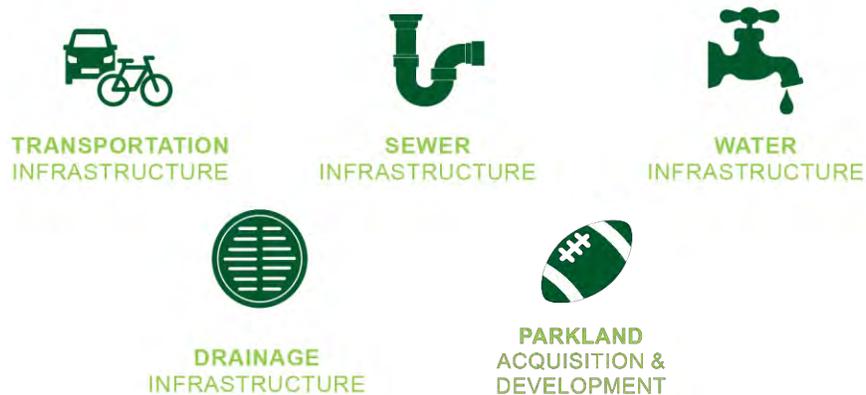
### WHO PAYS DCCs?

DCCs are paid by applicants for:

- subdivision approval to create single family lots
- building permits to construct multi-family, commercial, industrial or institutional development

### WHAT DO DCCs PAY FOR?

DCCs pay for capital upgrades needed to support growth by assisting in the funding of:



### WHAT DO DCCs NOT PAY FOR?

- Replacing, operating and maintaining parks, roads, water mains, sanitary and storm drains already in place to serve existing Saanich residents
- New facilities such as fire hall or libraries

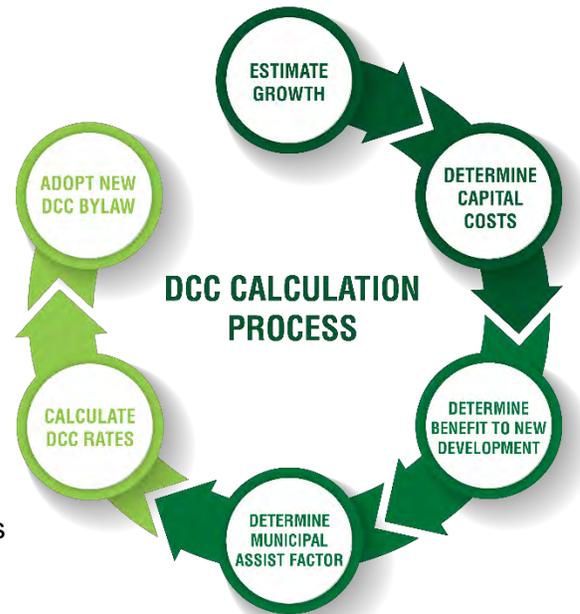
## WHY UPDATE DCCs NOW?

- Last major update was several years ago
- DCC program was simplified in 2017 until a major update could occur
- Saanich has current construction and land acquisition costs; current growth estimates; and updated information on growth-related underground and transportation infrastructure / park needs

## HOW ARE DCCs CALCULATED?

DCCs are calculated by:

1. Estimating growth
2. Identifying projects and capital costs
3. Determining benefit allocation
4. Determining municipal assist factor



## NEXT STEPS

1. Finalize growth estimates
2. Develop DCC project lists and project costs
3. Establish draft rates (spring 2018)
4. Draft the background report
5. Review DCC program with Council
6. Conduct second public consultation (late spring 2018)
7. Submit bylaw to the province for ministry review and endorsement (fall 2018)
8. Facilitate Council final review and bylaw adoption (anticipated by end of 2018)
9. Implement new DCC rates (effective at bylaw adoption)

## FOR MORE INFORMATION

Please visit [saanich.ca/DCCupdate](http://saanich.ca/DCCupdate) or contact:

Engineering department

[engineering@saanich.ca](mailto:engineering@saanich.ca)

(250) 475-5575

## DISTRICT OF SAANICH Development Cost Charge Bylaw Update

### WHAT ARE DCCs?

Development Cost Charges (DCCs) are fees collected from developers on a user pay basis to help fund the cost of growth-related infrastructure and parks. DCCs are regulated by the province through the *Local Government Act* and directed by the *DCC Best Practices Guide*.

### DEVELOPMENT FINANCE TOOLS

Multiple tools are available to help communities fund infrastructure improvements. These tools can be grouped into four categories as shown below.



DCCs are an effective tool for Saanich to recover a portion of the costs associated with servicing new development. DCCs avoid placing the burden of new servicing costs on existing rate payers by charging developers that benefit from the new services.



### WHAT DO DCCs NOT PAY FOR?

By legislation, DCCs cannot be used to pay for:

- Operation and maintenance of Saanich engineering infrastructure or parkland.
- New or upgraded works needed only for the existing population.
- New libraries, fire halls, police stations, parks and recreation buildings, parking lots, sports field lighting, artificial turf and sport courts (tennis / pickleball).

### WHO PAYS FOR DCCs?

- Applicants for subdivision approval to create single-family development sites.
- Applicants for building permits to construct multi-family, commercial, industrial, or institutional development.



### WHAT DO DCCs PAY FOR?

DCCs are used to pay for new or upgraded infrastructure and parkland required to support growth.

- TRANSPORTATION INFRASTRUCTURE**  
Roadway improvements and extensions, and active transportation upgrades
- SEWER INFRASTRUCTURE**  
Sanitary lift stations, force mains, trunk sewers and wastewater treatment facilities
- WATER INFRASTRUCTURE**  
Water main upgrades, reservoirs, water treatment plants and pump stations
- DRAINAGE INFRASTRUCTURE**  
Pumping stations, major culvert crossings, storm sewer upsizing and drainage improvements
- PARKLAND ACQUISITION & DEVELOPMENT**  
Parkland acquisition, landscaping, fencing, irrigation and washrooms



### WHY UPDATE THE DCC BYLAW?

Saanich reviews DCCs periodically to ensure they align with anticipated growth in Saanich, current construction costs and Saanich master planning documents.

A major DCC update is needed now for the following reasons:

- Last major DCC update was several years ago.
- DCC program was simplified in 2017 until a major update could occur.
- Saanich has new information on servicing needs.
- Saanich has current construction and land acquisition costs; current growth estimates; and updated information on growth-related infrastructure / park needs.



### HOW ARE DCC RATES CALCULATED?

#### CALCULATING DCC RATES

The DCC calculation process consists of:

1. Estimating growth
2. Identifying projects and capital costs
3. Determining benefit allocation
4. Determining municipal assist factor

DCC rates are calculated by dividing DCC costs by projected growth to generate a charge per dwelling type.

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



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### HOW ARE DCC RATES CALCULATED?

#### 2. IDENTIFYING PROJECTS AND CAPITAL COSTS

DCC project locations and timing are based on where new services will be required to support new development in the next 20 years.

Project lists are developed by:

- Reviewing previous program(s) to determine if any projects remain uncompleted and are to be carried forward
- Including DCC-eligible projects determined through master planning processes
- Including projects identified by staff based on in-progress or anticipated development applications
- Updating cost estimates for each project



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### HOW ARE DCC RATES CALCULATED?

#### 1. ESTIMATING GROWTH

Project timing and priorities over the 20 year time horizon (2018 – 2037) will be based on when and where growth is occurring.

Future residential, commercial, industrial and institutional growth projections are based on:

- Official Community Plan growth estimates
- Population projections, trend & capacity build-out analysis (2019)
- Staff inputs
- Subdivision and building permit records (growth units)
- Local building permit values and construction cost estimates (\$)
- Projected growth in the context of the CRD Regional Growth Strategy



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### HOW ARE DCC RATES CALCULATED?

#### 3. DETERMINING BENEFIT ALLOCATION

The benefit allocation:

- Reflects the benefit of each project to the existing community, versus new development.
- Calculates the proportion of capital costs associated with new development.

#### EXAMPLE – WATERMAIN

- An existing 150mm watermain is nearing the end of its useful life
- Future development requires upgrade to a 300mm watermain
- The benefit allocation for this watermain upgrade would be set at 50/50 as it benefits existing and future development equally



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### HOW ARE DCC RATES CALCULATED?

#### 4. DETERMINING MUNICIPAL ASSIST FACTORS

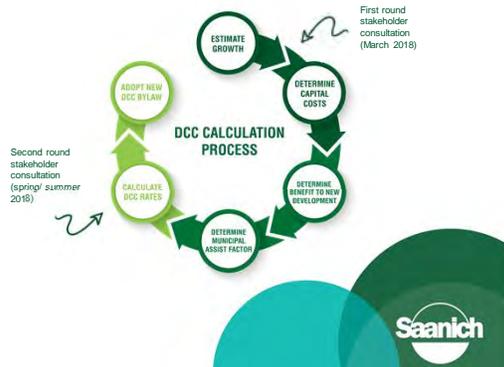
- The Local Government Act requires municipalities to financially "assist" future development.
- Minimum assist factor is 1%, maximum is 99%.
- Actual amount is set by Saanich Council.
- Most communities select a municipal assist factor of between 1% and 5%.

Saanich's current assist factor is 1%. Increasing the assist factor would result in lower DCCs but the difference must be made-up through other revenue sources such as property taxes.



### WHAT ARE THE NEXT STEPS?

- Finalize growth estimates
- Develop DCC project lists and project costs
- Establish draft rates (spring 2018)
- Draft the background report
- Review DCC program with Council
- Conduct second public consultation (late spring 2018)
- Submit bylaw for Ministry review and endorsement (fall 2018)
- Facilitate Council final review and bylaw adoption (anticipated completion by end of 2018)
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# BACKGROUND INFORMATION

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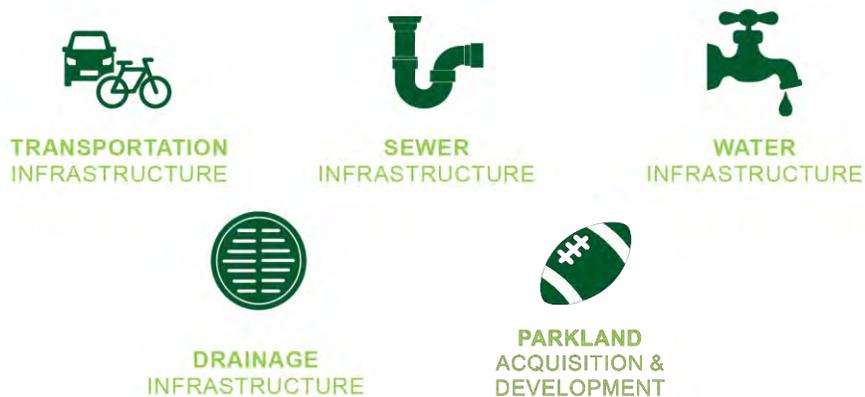
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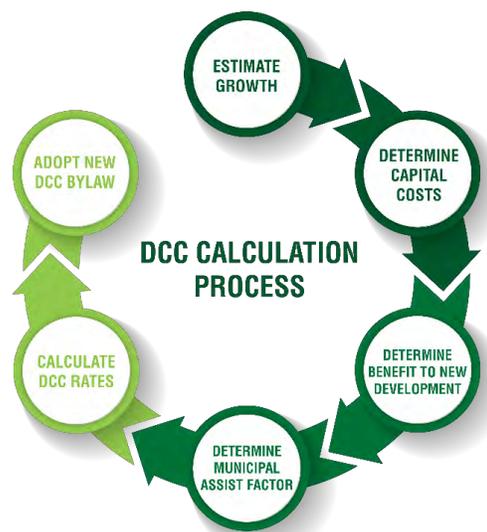
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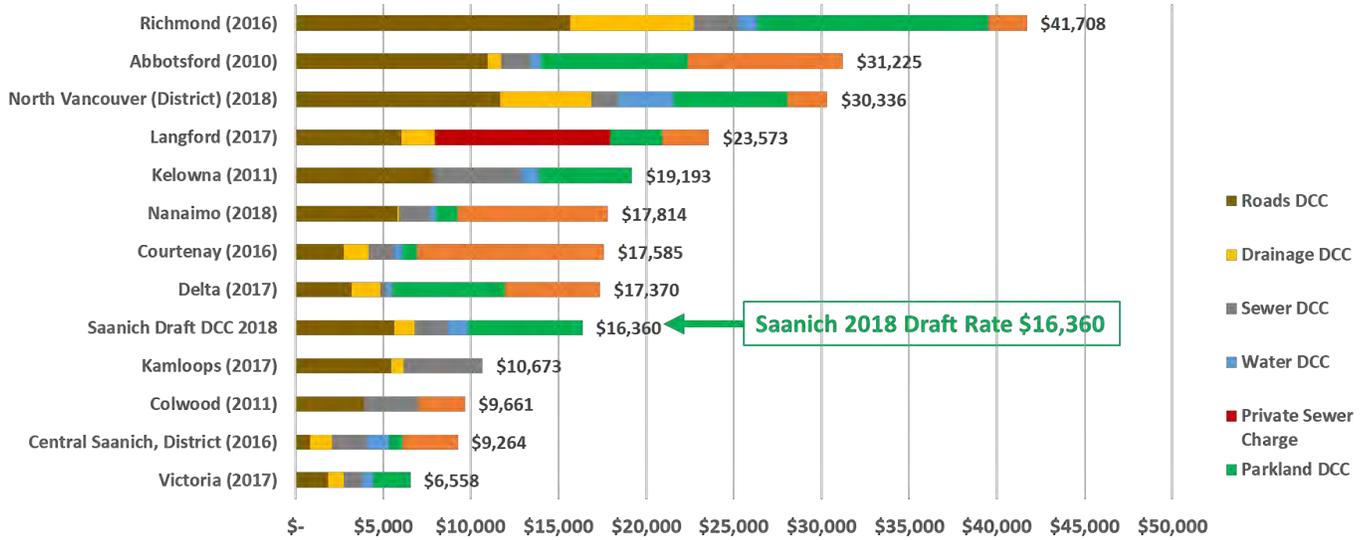
1. Estimating growth
2. Identifying projects and capital costs
3. Determining benefit allocation
4. Determining municipal assist factor



## DRAFT DCC RATES AS OF JULY 16<sup>th</sup>

Land Use	Unit	Transportation	Transportation Cordova Bay	Drainage	Sanitary Sewer	Water	Park Acquisition	Park Development	Total	Total (Cordova Bay)
Single Family	per lot	\$5,622	\$1,311	\$1,184	\$1,877	\$1,181	\$5,681	\$814	\$16,360	\$17,671
Duplex/Triplex/ Quadruplex units	per unit	\$4,666	\$1,088	\$711	\$1,502	\$945	\$4,545	\$651	\$13,020	\$14,108
Townhouse / Row house units	per unit	\$4,104	\$957	\$711	\$1,314	\$827	\$3,977	\$570	\$11,502	\$12,459
Apartment	per unit	\$3,429	\$800	\$343	\$1,089	\$685	\$3,295	\$472	\$9,314	\$10,114
Commercial	per m <sup>2</sup> of gross floor area	\$55.09	\$12.85	\$3.79	\$8.64	\$5.43	\$5.11	\$0.73	\$78.80	\$91.64
Industrial	per m <sup>2</sup> of gross floor area	\$16.30	\$3.80	\$2.61	\$3.57	\$2.24	\$2.27	\$0.33	\$27.32	\$31.12
Institutional	per m <sup>2</sup> of gross floor area	\$55.09	\$12.85	\$3.79	\$8.64	\$5.43	\$5.11	\$0.73	\$78.80	\$91.64

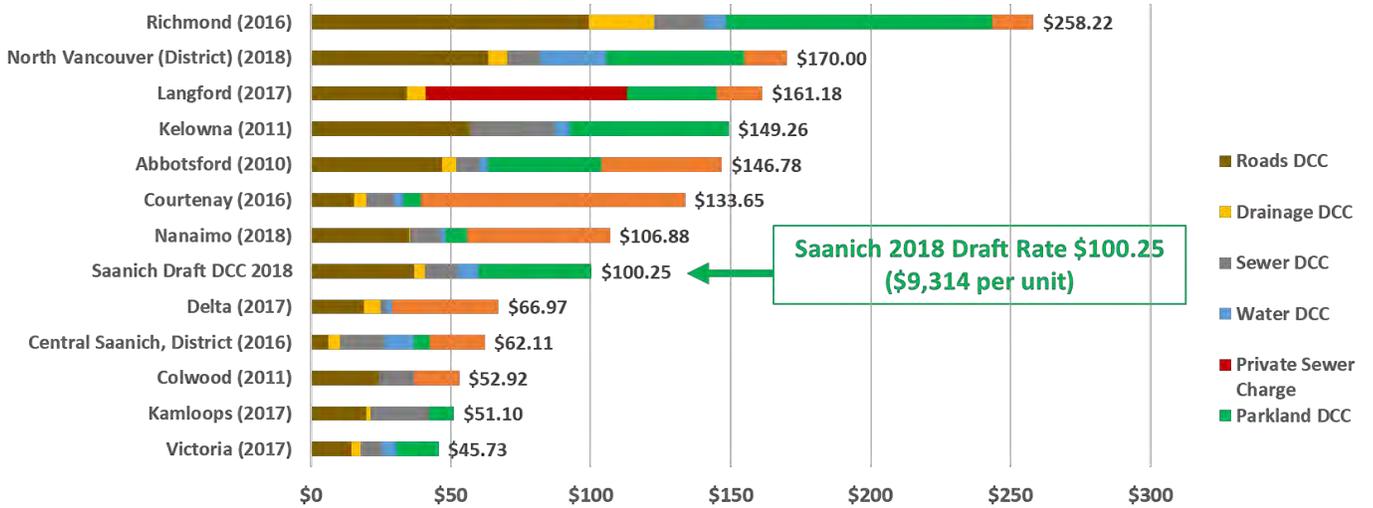
### Single Family DCC Comparison Rates (per lot)



Notes:

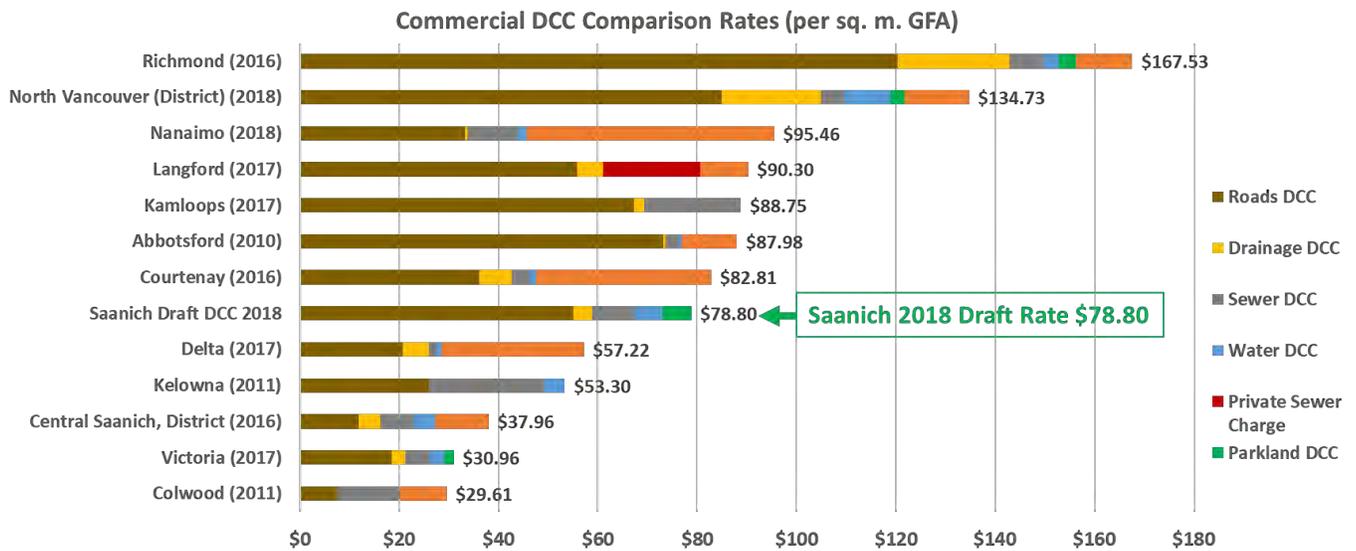
- Langford includes Corix Sewer Fees for new development
- Kelowna rates assume Sector A Inner City.

### Apartment DCC Comparison Rates (per sq.m. GFA)



Notes:

- Langford includes Corix Sewer fees for new development
- Where necessary, rate conversion from per unit to per sq.m. assumes unit size of 92.9 sq.m. (1,000 sq.ft.)
- Kelowna rates assume Sector A Inner City.



**Notes:**

- Langford includes Corix Sewer Fees for new development
- Where necessary, drainage rate per ha is converted to per sq.m. assuming 0.8 FSR.
- Kelowna rates assume Sector A Inner City.

**NEXT STEPS**

1. Conduct second public consultation and updates (late summer 2018)
2. Provide bylaw for review by Council and three readings (fall 2018)
3. Submit bylaw to the province for ministry review and endorsement (fall 2018)
4. Facilitate Council final review and bylaw adoption (anticipated by end of 2018)
5. Implement new DCC rates (effective at bylaw adoption)

**FOR MORE INFORMATION**

Please visit [saanich.ca/DCCupdate](http://saanich.ca/DCCupdate) or contact:

Engineering department

[engineering@saanich.ca](mailto:engineering@saanich.ca)

- (250) 475-5575



## DISTRICT OF SAANICH Development Cost Charge Bylaw Update

### WHAT ARE DCCs?

Development Cost Charges (DCCs) are fees collected from developers on a user pay basis to help fund the cost of growth-related infrastructure and parks. DCCs are regulated by the province through the *Local Government Act* and directed by the *DCC Best Practices Guide*.

### DEVELOPMENT FINANCE TOOLS

Multiple tools are available to help communities fund infrastructure improvements. These tools can be grouped into four categories as shown below.



Source: Development Finance Choices Guide, Province of BC

DCCs are an effective tool for Saanich to recover a portion of the costs associated with servicing new development. DCCs avoid placing the burden of new servicing costs on existing rate payers by charging developers that benefit from the new services.



### WHAT DO DCCs NOT PAY FOR?

By legislation, DCCs cannot be used to pay for:

- Operation and maintenance of Saanich infrastructure or parkland.
- New or upgraded works needed only for the existing population.
- New libraries, fire halls, police stations, parks and recreation buildings, parking lots, sports field lighting, artificial turf and sport courts (tennis / pickleball).

### WHO PAYS FOR DCCs?

- Applicants for subdivision approval to create single-family development sites.
- Applicants for building permits to construct multi-family, commercial, industrial, or institutional development.



### WHY UPDATE THE DCC BYLAW?

Saanich reviews DCCs periodically to ensure they align with anticipated growth in Saanich, current construction costs and Saanich master planning documents.

A major DCC update is needed now for the following reasons:

- Last major DCC update was several years ago.
- DCC program was simplified in 2017 until a major update could occur.
- Saanich has new information on servicing needs.
- Saanich has current construction and land acquisition costs; current growth estimates; and updated information on growth-related infrastructure / park needs.



### WHAT DO DCCs PAY FOR?

DCCs are used to pay for new or upgraded infrastructure and parkland required to support growth.

-  **TRANSPORTATION INFRASTRUCTURE**  
Roadway improvements and extensions, and active transportation upgrades
-  **SEWER INFRASTRUCTURE**  
Sanitary lift stations, force mains, trunk sewers and wastewater treatment facilities
-  **WATER INFRASTRUCTURE**  
Water main upgrades, reservoirs, water treatment plants and pump stations
-  **DRAINAGE INFRASTRUCTURE**  
Pumping stations, major culvert crossings, storm sewer upsizing and drainage improvements
-  **PARKLAND ACQUISITION & DEVELOPMENT**  
Parkland acquisition, landscaping, fencing, irrigation and washrooms



### HOW ARE DCC RATES CALCULATED?

#### CALCULATING DCC RATES

At a high-level DCC rates are calculated by dividing total DCC costs by projected growth to generate a charge per land use type (single-family, multi-family, commercial, industrial and institutional) type.

The DCC calculation process consists of:

1. Estimating growth
2. Identifying projects and capital costs
3. Determining benefit allocation
4. Determining municipal assist factor



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### HOW ARE DCC RATES CALCULATED?

#### 2. IDENTIFYING PROJECTS AND CAPITAL COSTS

Projects and capital costs are based on where new services will be required to support new development (20 year time horizon).

##### Transportation (District-wide)

- Upgrades for pedestrian / cycling facilities and turn lanes
- Bridge replacements and transportation upgrades
- Transportation studies, plans and programs

##### Transportation (Cordova Bay)

- Upgrades for pedestrian / cycling facilities and turn lanes
- Walkway/footpath

##### Drainage

- Pipe upsizing
- Erosion Control
- Stormwater Master Plan



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### HOW ARE DCC RATES CALCULATED?

#### 1. ESTIMATING GROWTH

**Residential** growth estimates (20 years) are based on:

- Official Community Plan growth estimates
- Population projections, trend & capacity build-out analysis (2013)
- Staff inputs
- Projected growth in the context of the CRD Regional Growth Strategy

**Non-Residential** growth estimates were determined through:

- Subdivision and building permit records (growth units)
- Local building permit values and construction cost estimates (\$)
- Projected growth in the context of the CRD Regional Growth Strategy

#### GROWTH PROJECTIONS BY CATEGORY (20 YEARS)

Development Category	Estimated New Development– City-Wide	Estimated New Development– Cordova Bay	Unit of Measure
Single Family	2,400	-	per lot
Duplex/Triplex/Quadplex	952	500	per unit
Townhouse/Rowhouse	952	155	per unit
Apartment	3,696	425	per unit
Commercial	79,949	20,000	per sq.m. GFA
Industrial	23,361	-	per sq.m. GFA
Institutional	44,218	-	per sq.m. GFA

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### HOW ARE DCC RATES CALCULATED?

#### Sanitary

- Pipe upsizing
- Forcemain and pump station upgrades
- Update to Sanitary Master Plan

#### Water

- Water main, pump station and PRV station upgrades
- Update to Water Master Plan

#### Parks

- Acquisition of new parkland
- Park improvements including: playing field equipment; pathways and trails; washrooms; wayfinding; park expansion; and, whole park redevelopment



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### HOW ARE DCC RATES CALCULATED?

#### 3. DETERMINING BENEFIT ALLOCATION

The benefit allocation is:

- Applied to each project based on the benefit of each project to the existing community versus new development
- Benefit allocations can range from 1% to 100%
- Calculating the proportion of capital costs associated with new development.

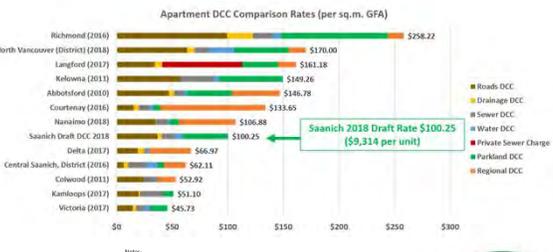
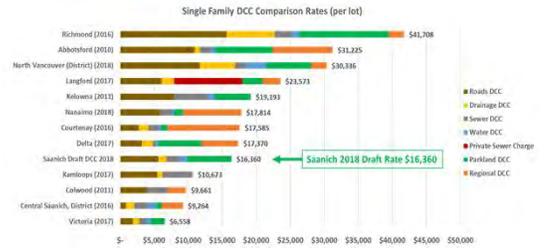
#### 4. DETERMINING MUNICIPAL ASSIST FACTOR

- Local Government Act requires municipalities to "assist" future development through a minimum 1% assist factor.
- The MAF is proposed to remain at 1% under the new program



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### DCC RESIDENTIAL RATE COMPARISONS



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### DCC DRAFT RATES

Saanich has completed the DCC calculation process resulting in draft DCC rates.

#### DCC Rate Summary\*

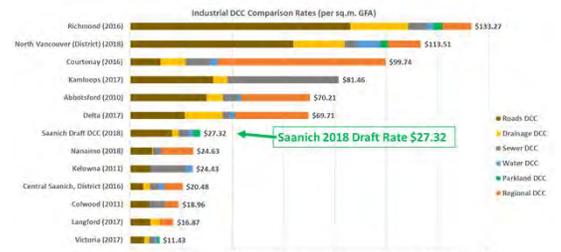
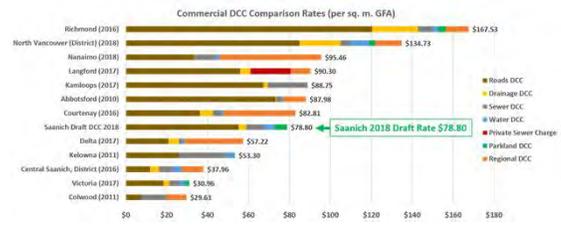
Land Use	Unit	Transportation	Transportation Cordova Bay	Drainage	Sanitary Sewer	Water	Park Acquisition	Park Development	Grand total	Grand Total (Cordova Bay)
Single Family	per lot	\$5,622	\$1,311	\$1,184	\$1,877	\$1,181	\$5,599	\$896	\$16,360	\$17,671
Duplex/Triplex/Quadplex units	per unit	\$4,666	\$1,088	\$711	\$1,502	\$945	\$4,480	\$717	\$13,020	\$14,108
Townhouse/Row house units	per unit	\$4,104	\$957	\$711	\$1,314	\$827	\$3,920	\$627	\$11,502	\$12,459
Apartment	per unit	\$3,429	\$800	\$343	\$1,089	\$685	\$3,248	\$520	\$9,314	\$10,114
Commercial	per m <sup>2</sup> of gross floor area	\$55.09	\$12.85	\$3.79	\$8.64	\$5.43	\$5.04	\$0.81	\$78.80	\$91.64
Industrial	per m <sup>2</sup> of gross floor area	\$16.30	\$3.80	\$2.61	\$3.57	\$2.24	\$2.24	\$0.36	\$27.32	\$31.12
Institutional	per m <sup>2</sup> of gross floor area	\$55.09	\$12.85	\$3.79	\$8.64	\$5.43	\$5.04	\$0.81	\$78.80	\$91.64

\* Rates are preliminary – minor changes may occur as updated reserve fund information is provided.



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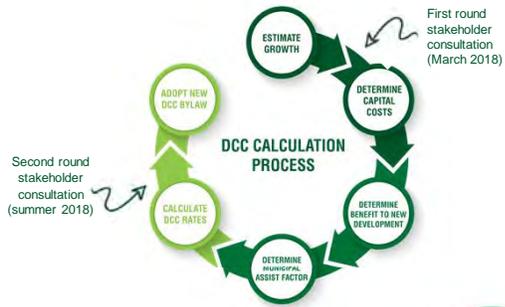
### DCC NON-RESIDENTIAL RATE COMPARISONS

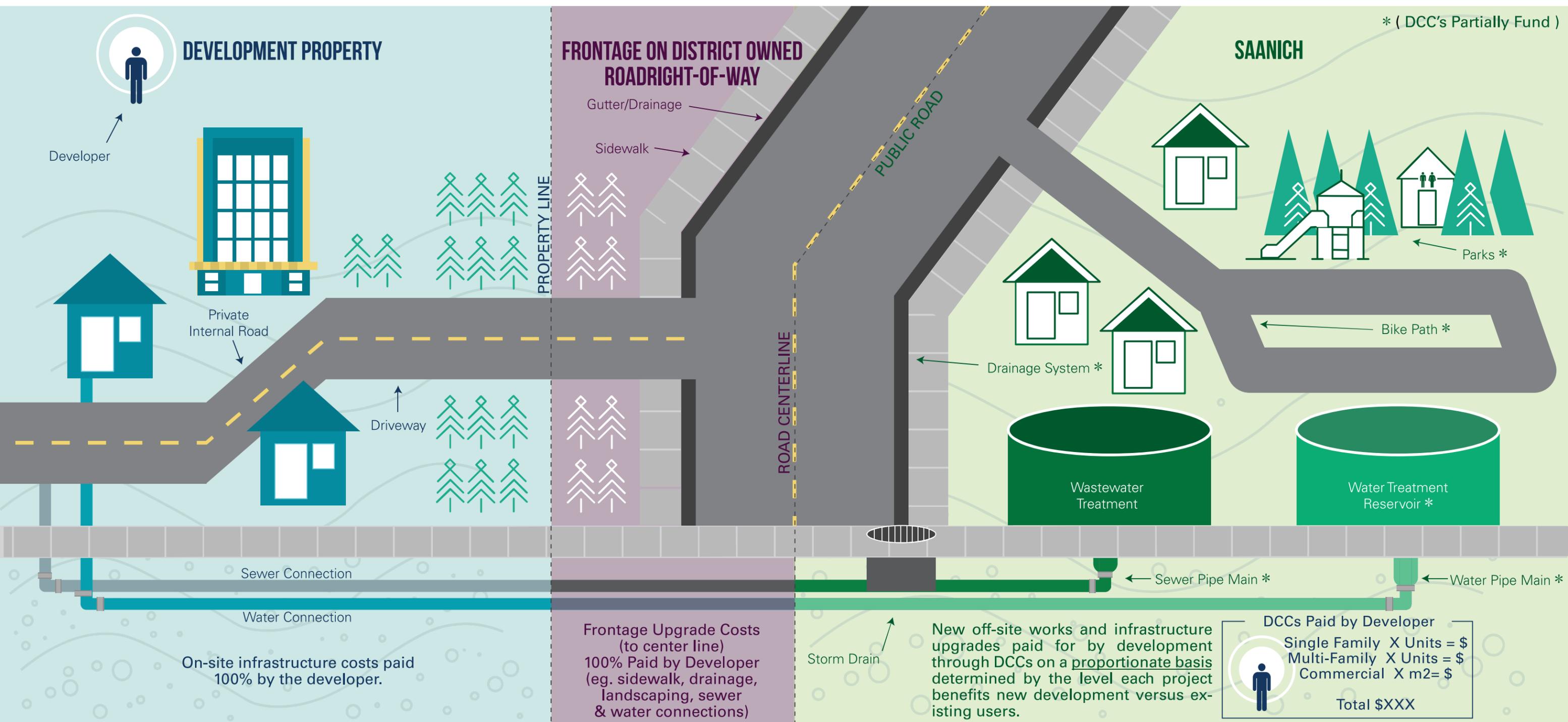


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### WHAT ARE THE NEXT STEPS?

- Refine program/rates based on stakeholder feedback (summer 2018)
- Council presentation and review of final DCC rates (fall 2018)
- If Council approves the Bylaw will be given three readings and submitted for Ministry review and endorsement (fall/winter 2018)
- Facilitate Council final review and bylaw adoption (winter 2018/2019)
- Implement new DCC rates (effective at bylaw adoption)





\*( DCC's Partially Fund )

**DEVELOPMENT PROPERTY**

**FRONTAGE ON DISTRICT OWNED ROAD/RIGHT-OF-WAY**

**SAANICH**

Developer

Private Internal Road

Driveway

Gutter/Drainage

Sidewalk

PUBLIC ROAD

Parks \*

Bike Path \*

Drainage System \*

Wastewater Treatment

Water Treatment Reservoir \*

Sewer Connection

Water Connection

Sewer Pipe Main \*

Water Pipe Main \*

On-site infrastructure costs paid 100% by the developer.

Frontage Upgrade Costs (to center line) 100% Paid by Developer (eg. sidewalk, drainage, landscaping, sewer & water connections)

Storm Drain

New off-site works and infrastructure upgrades paid for by development through DCCs on a proportionate basis determined by the level each project benefits new development versus existing users.

DCCs Paid by Developer

Single Family X Units = \$
Multi-Family X Units = \$
Commercial X m2 = \$
<b>Total \$XXX</b>

# SAANICH INFILL DEVELOPMENT

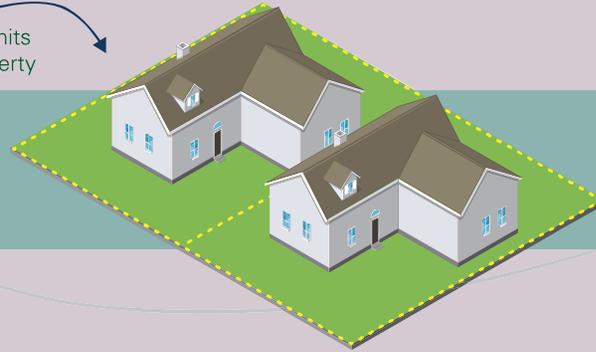
## BEFORE

1 single-family unit  
3,000m<sup>2</sup> property



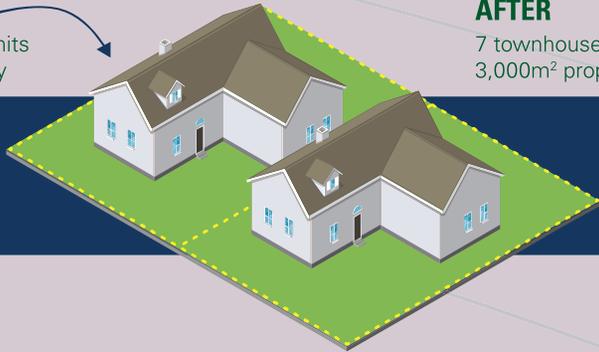
## AFTER

2 single-family units  
2 x 1500m<sup>2</sup> property



## BEFORE

2 single-family units  
3,000m<sup>2</sup> property



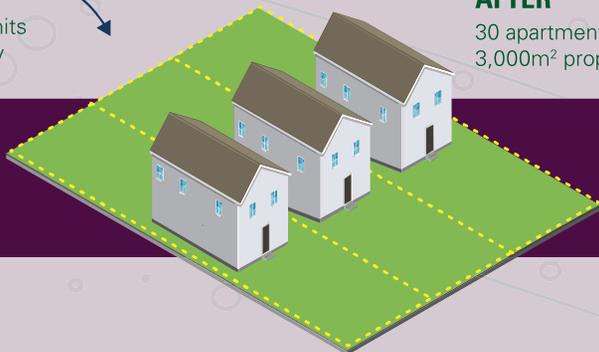
## AFTER

7 townhouses units  
3,000m<sup>2</sup> property



## BEFORE

3 single-family units  
3,000m<sup>2</sup> property



## AFTER

30 apartment units  
3,000m<sup>2</sup> property



### CALCULATION

DCCs paid on one new subdivided lot

Single Family (SF) DCC rate = \$16,360 / unit

Total Cost = \$16,360 x 1 = \$16,360

### CALCULATION

DCCs paid on difference between 7 new townhouse units and 2 SF units

Single-family DCC rate = \$16,360 / unit

Townhouse DCC rate = \$11,502 / unit

Total Cost = (Townhouse rate x 7) – (SF rate x 2)  
Total Cost = (\$11,502 x 7) – (\$16,360 x 2) = \$47,794

### CALCULATION

DCCs paid on difference between 30 new apartment units and 3 SF units

Single-family DCC rate = \$16,360 / unit

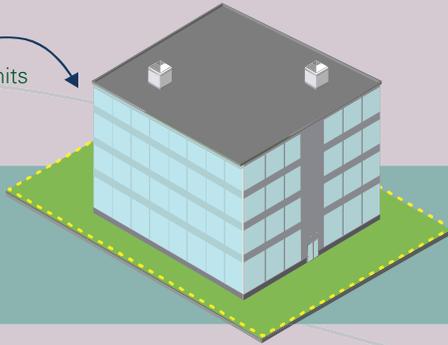
Multi-family DCC rate = \$9,314 / unit

Total Cost = (Multi-family rate x 30) – (SF rate x 3)  
Total Cost = (\$9,314 x 30) – (\$16,360 x 3) = \$230,340

# SAANICH INFILL DEVELOPMENT

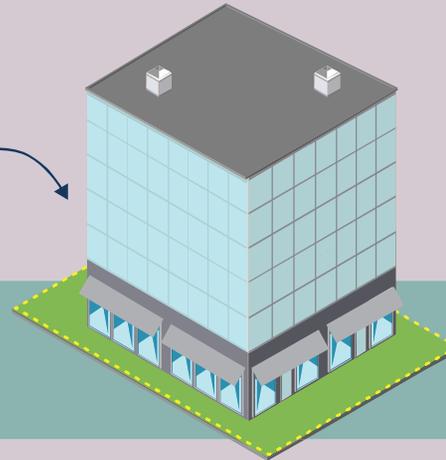
## BEFORE

30 multi-family units  
3,000m<sup>2</sup> property



## AFTER

Mixed use:  
70 units + 1,000m<sup>2</sup> commercial



## CALCULATION

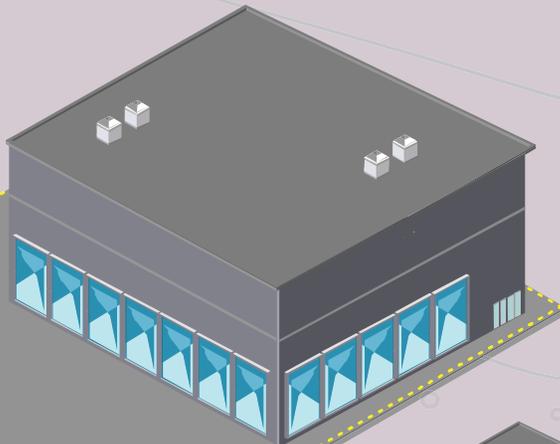
DCCs paid on difference between 40 new multi-family units and mixed use

**Multi-family** DCC rate = \$9,314 / unit  
**Mixed use** DCC rate = \$9,314 / unit (residential)  
 + [\$78.80 / m<sup>2</sup> (commercial)]

**Total Cost** = (Mixed use rate) - Multi-family rate x 30  
**Total Cost** = [(\$9,314 x 70) + (\$78.80 x 1,000m<sup>2</sup>)]  
 - (\$9,314 x 30) = \$451,360

## BEFORE

Commercial  
5,000m<sup>2</sup> floor area  
~15,000m<sup>2</sup> property



## AFTER

Commercial  
8,000m<sup>2</sup> + 5000m<sup>2</sup> +  
3,000m<sup>2</sup> added floor area  
~15,000m<sup>2</sup> property



## CALCULATION

DCCs paid on additional 3,000m<sup>2</sup> of commercial space

**Commercial** DCC rate = \$78.80 / m<sup>2</sup>  
**Total Cost** = \$78.80 x 3,000m<sup>2</sup> = \$236,400

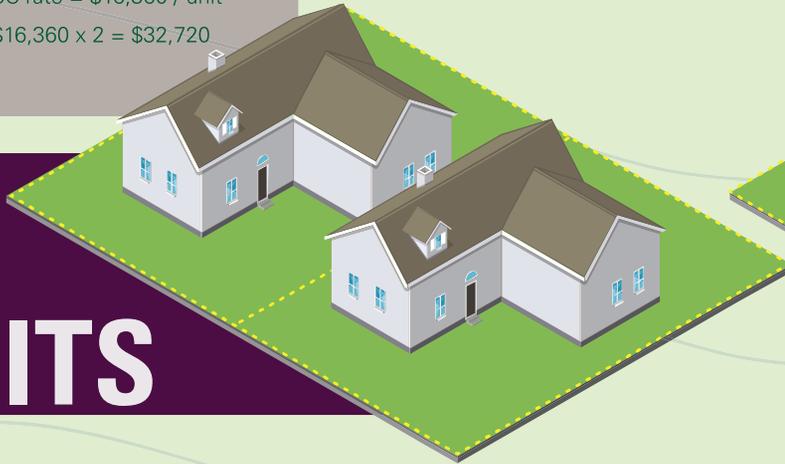
# SAANICH GREENFIELD DEVELOPMENT

## DEFINITION: SINGLE - FAMILY

Means a residential use of a building for one dwelling unit only. (Saanich Bylaw 8200)

Single Family (SF) DCC rate = \$16,360 / unit

Total Cost (2 Lots) = \$16,360 x 2 = \$32,720

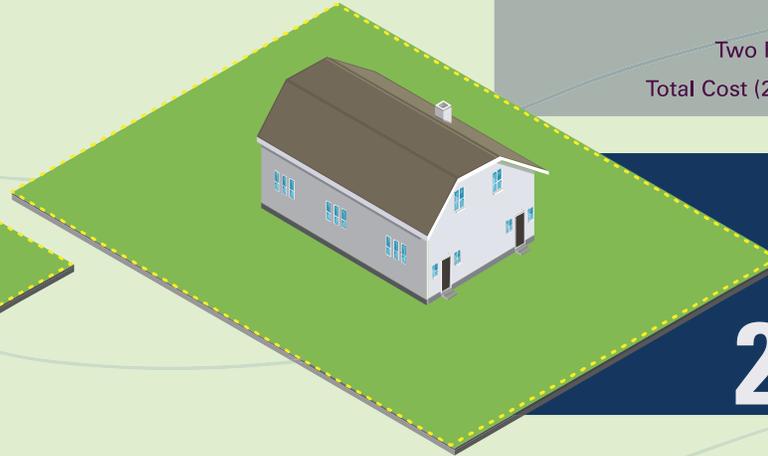


## DEFINITION: TWO FAMILY DWELLING (DUPLEX)

Means the residential use of a building for two dwelling units only. (Saanich Bylaw 8200)

Two Family DCC rate = \$13,020 / unit

Total Cost (2 Units) = \$13,020 x 2 = \$26,040



# 2 UNITS

# 2 UNITS

## DEFINITION: TOWNHOUSES AND ATTACHED HOUSING

(Townhouse or Rowhouse) Means three or more dwelling units on a lot at least two of which are contained within a common building and each dwelling unit has its own principal access at ground level. (Saanich Bylaw 8200)

Attached Housing DCC rate = \$11,502 / unit

Total Cost 7 units = \$11,502 x 7 = \$80,514



# 7 UNITS

## DEFINITION: APARTMENTS

Means the residential use of a building which contains three or more dwelling units with each dwelling unit having its principal access from an entrance or hallway common to other dwelling units. (Saanich Bylaw 8200)

Apartment DCC rate = \$9,314 / unit

Total Cost 30 Units = \$9,314 x 30 = \$279,420



# 30 UNITS

# SAANICH GREENFIELD DEVELOPMENT

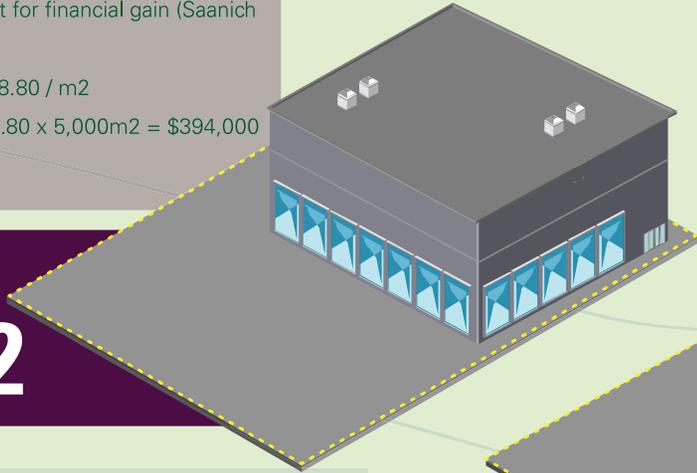


## DEFINITION: COMMERCIAL

Means an activity carried out for financial gain (Saanich Bylaw 8200)

Commercial DCC rate = \$78.80 / m<sup>2</sup>

Total Cost (5,000m<sup>2</sup>) = \$78.80 x 5,000m<sup>2</sup> = \$394,000

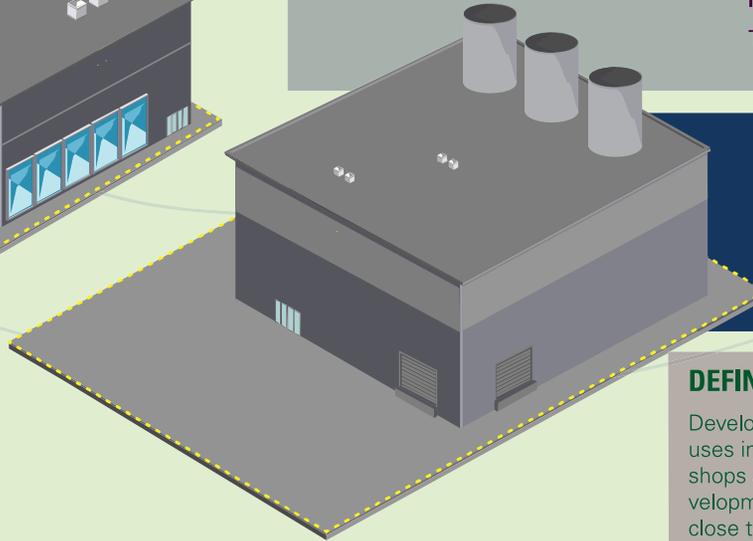


## DEFINITION: INDUSTRIAL

Means a use providing for the processing, manufacture, storage, transportation, distribution, wholesaling, testing, servicing, repairing, wrecking, or salvaging of goods, materials or, things; includes communication, electric, gas, sanitary service, and the selling of heavy industrial equipment. (Saanich Bylaw 8200)

Industrial DCC rate = \$27.32/ m<sup>2</sup>

Total Cost (10,000m<sup>2</sup>) = \$27.32 x 10,000m<sup>2</sup> = \$273,200



5000m<sup>2</sup>

10,000m<sup>2</sup>

## DEFINITION: INSTITUTIONAL

Means a building or structure used or intended to be used only on a non-profit basis for cultural, recreational, social, religious, governmental, health or educational purposes. (Courtenay DCC Bylaw)

Institutional DCC rate = \$78.80 / m<sup>2</sup>

Total Cost (15,000m<sup>2</sup>) = \$78.80 x 15,000m<sup>2</sup> = \$1,182,000



15,000m<sup>2</sup>

## DEFINITION: MIXED USE

Developments that combine residential, commercial, and other uses in the same building or development. Residences above shops and live-work residences are examples of mixed-use developments. Mixed-use developments enable people to live close to work and amenities. (Saanich OCP)

Apartment DCC rate = \$9,314 / m<sup>2</sup>

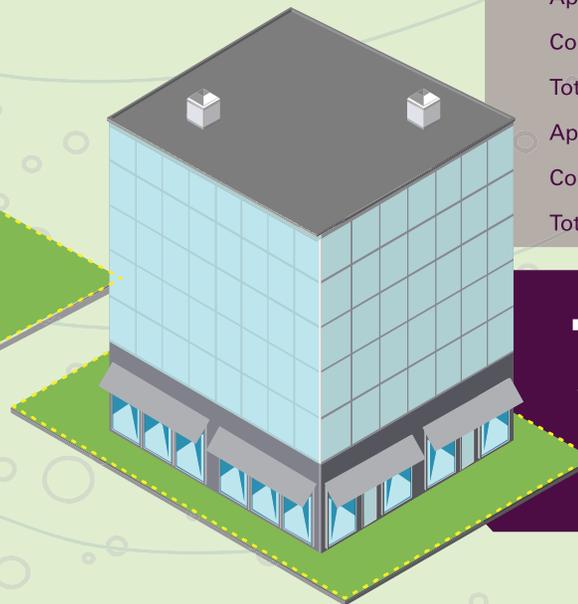
Commercial DCC rate = \$78.80 / m<sup>2</sup>

Total Cost = 70 units + 1,000m<sup>2</sup>

Apartment DCC (70 units) = \$9,314 x 70 = \$651,980

Commercial DCC (1000m<sup>2</sup>) = \$78.80 x 1,000m<sup>2</sup> = \$78,800

Total = \$730,780



70 UNITS  
1000m<sup>2</sup>

## Appendix C

### Existing Development Cost Charges Bylaw, 1997, Amendment Bylaw, 2016, No. 9402

**THE CORPORATION OF THE DISTRICT OF SAANICH**

**BYLAW NO. 9402**

**TO AMEND BYLAW NO. 7692 BEING  
DEVELOPMENT COST CHARGES BYLAW, 1997**

The Municipal Council of The Corporation of the District of Saanich in open meeting assembled enacts as follows:

1. Bylaw No. 7692 being the "Development Cost Charges Bylaw, 1997" is hereby amended as follows:
  - a. By deleting Schedules:
    - "1" North Quadra
    - "3" Douglas Street West
    - "4" Civic Core Area #1
    - "5" Civic Core Area #2
    - "6" Royal Oak
    - "7" Viewmont "A"
    - "8" Viewmont "B"
    - "9" Viewmont "C"
    - "10" Viewmont "D"
    - "11" Viewmont "E"
    - "12" Braefoot
    - "13" Gorge East
    - "15" Falaise
    - "16" Christmas Hill
    - "17" Gordon Head "A"
    - "18" Gordon Head "B"
    - "19" Gordon Head "C"
    - "29" Wilkinson Valley "A"
    - "30" Wilkinson Valley "B"
  - b. By renaming Schedule "28" – Municipal Wide Development Cost Charges to Schedule "A", attached hereto as Appendix "1".
  - c. By renaming Schedule "27" - Neighbourhood and Community Parks Development Cost Charges - to Schedule "B", attached hereto as Appendix "2".
  - d. By deleting Schedule "14" – Cordova Bay Development Cost Charge Area in its entirety and substituting therefore the attached new Schedule "C" – Cordova Bay Development Cost Charge Area, attached hereto as Appendix "3".

2. This Bylaw may be cited for all purposes as the **“DEVELOPMENT COST CHARGES BYLAW, 1997, AMENDMENT BYLAW, 2016, NO. 9402”**.

Read a first time this 17<sup>th</sup> day of October, 2016

Read a second time this 17<sup>th</sup> day of October, 2016

Read a third time this 17<sup>th</sup> day of October, 2016

Third reading rescinded this 14<sup>th</sup> day of August, 2017.

Read a third time as amended this 14<sup>th</sup> day of August, 2017.

Approved by the Inspector of Municipalities this 19<sup>th</sup> day of September, 2017.

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of the Corporation on the 2<sup>nd</sup> day of October, 2017.

  
\_\_\_\_\_  
Municipal Clerk

  
\_\_\_\_\_  
Mayor

**SCHEDULE "A"  
TO BYLAW NO. 7692**

**MUNICIPAL WIDE DEVELOPMENT COST CHARGES**

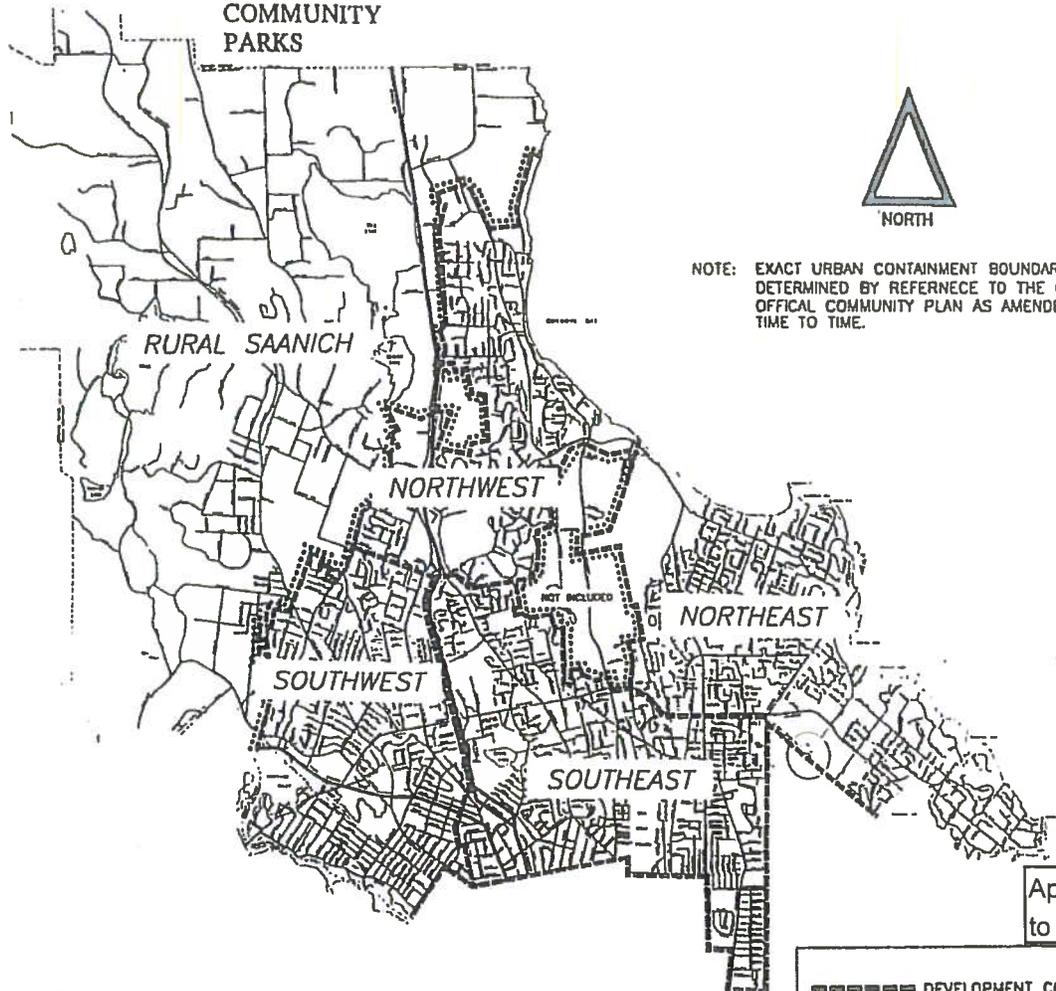
<u>Area</u>	<u>Service</u>	<u>SUBDIVISION</u>	<u>BUILDING PERMIT</u>	
		<u>Per Lot Created</u>	<u>Per Residential Dwelling Unit</u>	<u>Per Sq. Ft. of Gross Floor Area For Non-Residential Building</u>
SAANICH	A - MAJOR ROADS & BIKEWAYS	\$ 264.00	\$ 264.00	\$ 0.264
	B - MUNICIPAL PARKS	\$ 544.76	\$ 544.76	\$ 0.54476
<b>TOTAL MUNICIPAL WIDE COST CHARGE</b>		<b><u>\$ 808.76</u></b>	<b><u>\$ 808.76</u></b>	<b><u>\$ 0.80876</u></b>

**AREA - SAANICH** Saanich includes all lands in the District of Saanich, including lands within any other Development Cost Charge Area or Quadrant.

**SCHEDULE "B"  
TO BYLAW NO. 7692**

**NEIGHBOURHOOD AND COMMUNITY  
PARKS DEVELOPMENT COST CHARGES**

<u>Area</u>	<u>Service</u>	<u>SUBDIVISION</u>	<u>BUILDING PERMIT</u>	
		<u>Per Lot Created</u>	<u>Per Residential Dwelling Unit</u>	<u>Per Sq. Ft. of Gross Floor Area For Non-Residential Building</u>
1 - SOUTHEAST	NEIGHBOURHOOD/ COMMUNITY PARKS	\$ 171.96	\$ 171.96	\$ 0.17196
2 - SOUTHWEST	NEIGHBOURHOOD/ COMMUNITY PARKS	\$ 200.76	\$ 200.76	\$ 0.20076
3 - NORTHEAST	NEIGHBOURHOOD/ COMMUNITY PARKS	\$ 742.05	\$ 742.05	\$ 0.74205
4 - NORTHWEST	NEIGHBOURHOOD/ COMMUNITY PARKS	\$ 881.20	\$ 881.20	\$ 0.88120



----- DEVELOPMENT COST CHARGE BOUNDARY  
 ..... URBAN CONTAINMENT BOUNDARY



Appendix D  
Proposed Development Cost Charges Bylaw, 2019,  
No. 9553

DISTRICT OF SAANICH

BYLAW 9553, 2019

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES

WHEREAS pursuant to the *Local Government Act*, the Council of the District of Saanich may, by Bylaw, impose development cost charges;

AND WHEREAS development cost charges may be imposed for the purpose of providing funds to assist the municipality in paying the capital costs of providing, constructing, altering, or expanding sewage, water, drainage and highway facilities, other than off-street parking facilities, and providing and improving park land to service directly or indirectly, the development for which the charges are imposed;

AND WHEREAS the Council of the District of Saanich has deemed the charges imposed by this bylaw:

- a. are not excessive in relation to the capital cost of prevailing standards of service in the municipality;
- b. will not deter development in the municipality;
- c. will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality; and
- d. will not discourage development designed to result in a low environmental impact in the municipality;

AND WHEREAS Council has considered the charges imposed by this bylaw in relation to future land use patterns and development, the phasing of works and services and the provision of park land described in the Official Community Plan, and how development designed to result in a low environmental impact may affect the capital costs of sewage, water, drainage and highway facilities, other than off-street parking facilities, and providing and improving park land;

AND WHEREAS in the opinion of the Council, the charges imposed by this Bylaw are related to capital costs attributable to projects included in the municipality's financial plan and long-term capital plans, and to capital projects consistent with the Official Community Plan.

NOW THEREFORE the Council of the District of Saanich, in open meeting assembled, enacts as follows:

PART 1 – TITLE

1.1 This bylaw may be cited for all purposes as "Development Cost Charge Bylaw, 2019, No. 9553."

PART 2 – DEFINITIONS AND INTERPRETATION

2.1 For the purpose of this bylaw, the definitions of words and phrases that are not included in this section shall have the meaning assigned to them in the *Local Government Act* or the *Community Charter*, as the case may be.

## 2.2 In this bylaw:

“Apartment” means the residential use of a building which contains three or more dwelling units with each dwelling unit having its principal access from an entrance or hallway common to other dwelling units.

“Assembly” means a use providing for the gathering of people or artifacts for scientific, educational, cultural, religious, philanthropic, charitable or recreational purposes.

“Building Permit” means any permit required by the municipality that authorizes the construction, alteration or extension of a building or structure.

“Commercial” means a commercial development in a commercial zone used or intended to be used for the carrying on of any business, including an occupation, employment or enterprise that is carried out for financial gain by any person.

“Construct” includes build, erect, install, repair, alter, add, enlarge, move, locate, relocate, reconstruct, demolish, remove, excavate or shore.

“Construction” includes building, erection, installation, repair, alteration, addition, enlargement, moving, locating, relocating, reconstruction, demolition, removal, excavation, or shoring.

“Development” means the construction, alteration, or extension of buildings or structures for any use authorized by the Zoning Bylaw that requires the issuance of a building permit, or the subdivision of land, but does not include internal alterations of a building or structure where the principal use of the building or structure, or part thereof, is not changing.

“Duplex” means a residential building on a single lot other than a strata lot that contains two distinct dwelling units, but does not include a secondary suite or garden suite.

“Dwelling Unit” means a housekeeping unit, designed, occupied or intended for occupancy, as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a family maintaining a household, but does not include a room in a hotel or a motel, and does not include a recreational vehicle.

“Garden Suite” means an additional detached dwelling unit located on a residential lot containing one other dwelling unit.

"Gross Floor Area" means the sum of the total floor area on a lot of each storey in each building measured to the outside face of the exterior walls; excludes the areas of canopies, sun decks, outside stairs, concealed parking, separate and attached carports and garages.

“Industrial” means a use providing for the processing, manufacture, storage, transportation, distribution, wholesaling, testing, servicing, repairing, wrecking, or salvaging of goods, materials or things; includes communication, electric, gas, sanitary service, and the selling of heavy industrial equipment.

“Institutional” means development of a public or institutional nature in an Assembly Zone listed in the Zoning Bylaw.

“Lot” means any lot, parcel, block, or other area in which land is held or into which it is subdivided, but does not include a highway.

“Municipality” means the municipal corporation of the District of Saanich.

“Official Community Plan” or “OCP” means the municipality’s Official Community Plan Bylaw, 2008, No. 8940, as amended or replaced from time to time.

“Quadplex” means four dwelling units on a lot at least three of which are contained within a common building and each dwelling unit has its own principal access at ground level.

“Residential” means the use of a building or part thereof as a dwelling unit or dwelling units.

“Secondary Suite” means an additional dwelling unit located within a building of residential occupancy containing one other dwelling unit.

“Sewer Service Area” has the meaning assigned in the municipality’s Sanitary Sewer Bylaw, 2006, No. 8792, as amended or replaced from time to time.

“Structure” means any material or a combination of materials that form a construction for use, occupancy, or ornamentation whether installed on, above, or below the surface of land or water, but does not include concrete and asphalt paving or similar surfacing of a lot.

“Single Family” means a residential use of a building for one dwelling unit, and for purposes of this bylaw a secondary suite or garden suite is deemed not to be a separate dwelling unit from the principle dwelling unit.

“Subdivision” means a subdivision as defined in the *Land Title Act* or *Strata Property Act*.

“Townhouse” means three or more dwelling units on a strata lot where at least two of which are contained within a common building and each dwelling unit has its own principal access at ground level.

“Triplex” means three dwelling units on a lot at least two of which are contained within a common building and each dwelling unit has its own principal access at ground level.

“Water Service Area” has the meaning assigned in the municipality’s Water Utility Bylaw, 2000, No. 8124, as amended or replaced from time to time.

“Zone” means a zone identified and defined in the Zoning Bylaw.

“Zoning Bylaw” means the municipality’s Zoning Bylaw, 2003, as amended or replaced from time to time.

2.3 If any section, subsection, clause or phrase of this bylaw is, for any reason, held to be invalid by a court of competent jurisdiction, it shall be deemed to be severed and the remainder of this bylaw shall remain valid and enforceable in accordance with its terms.

### PART 3 – DEVELOPMENT COST CHARGES

3.1 The Development Cost Charges set out in Schedules “A”, “B” and “C” attached hereto and forming part of this bylaw, are hereby imposed on every person who:

- a. obtains approval of a subdivision;
- b. obtains a building permit authorizing the construction, alteration or extension of a building or structure, including a building that will, after the construction, alteration or extension, contain fewer than four (4) self-contained dwelling units and be put to no other use than the residential use in those dwelling units.

### PART 4 - EXEMPTIONS

4.1 Despite any other provision of this bylaw, a development cost charge is not payable if any of the following applies in relation to a development authorized by a building permit:

- a. the permit authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction, alteration or extension, exempt from taxation under section 220(1)(h) or 224(2)(f) of the *Community Charter*;
- b. a development cost charge has previously been paid for the development unless, as a result of further development, new capital cost burdens will be imposed on the municipality;
- c. the development does not impose new capital cost burdens on the municipality;
- d. the permit authorizes the construction, alteration or extension of self-contained dwelling units in a building, the area of each self-contained dwelling unit is no larger than 29m<sup>2</sup>, and each dwelling unit will be put to no other use than residential use; or
- e. the value of the work authorized by the permit does not exceed \$50,000.

### PART 5 – CALCULATION OF APPLICABLE CHARGES

5.1 The amount of development cost charges payable in relation to a particular development shall be calculated using the applicable charges set out in the schedules to this bylaw based on the applicable number of development units or gross floor area.

5.2 Development cost charges are applicable in the following areas:

- a. Transportation, drainage, park acquisition and development cost charges are applicable within the municipal boundary of the District of Saanich;
- b. Water development cost charges are applicable within the Water Service Area;
- c. Sewer development cost charges are applicable within the Sewer Service Area;
- d. Cordova Bay Roads development cost charges are applicable with the boundaries as shown in Schedule “B”; and
- e. Parks Quadrant development cost charges are applicable within the boundaries as shown in Schedule “C”.

5.3 Where a type of development is not specifically identified in the schedules the amount of development cost charges to be paid to the municipality shall be equal to the development cost charges that are payable for the most comparable type of development-

5.4 The amount of development cost charges payable in relation to a mixed-use type of development shall be calculated separately for each portion of the development, according to the separate use types, which are included in the building permit application and shall be the sum of the charges payable for each type.

PART 6 – REPEAL AND TRANSITION

6.1 Subject to section 6.2, Development Cost Charges Bylaw, 1997, No. 7692 and all amendments thereto are hereby repealed.

6.2 Despite section 6.1, Development Cost Charges Bylaw, 1997, No. 7692 and all amendments thereto shall apply for the purpose of imposing and collecting development cost charges in relation to development referred to in sections 511 and 568 of the *Local Government Act*, and for no other purpose.

PART 7 – EFFECTIVE DATE

7.1 This Bylaw comes into effect on the date of its adoption.

Read a First Time This \_\_\_\_ day of \_\_\_\_\_ 2019.

Read a Second Time this \_\_\_\_ day of \_\_\_\_\_ 2019.

Read a Third Time this \_\_\_\_, day of \_\_\_\_\_, 2019.

Approved by the Inspector of Municipalities the \_\_\_\_\_, day of \_\_\_\_\_, 2019.

Adopted this \_\_\_\_\_, day of \_\_\_\_\_, 2019.

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Mayor

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Municipal Clerk

**SCHEDULE 'A'**  
**ATTACHED TO DISTRICT OF SAANICH**  
**DEVELOPMENT COST CHARGE BYLAW 9553, 2019**

**Table 1.0: DCC Rates in force at Calendar Date of Bylaw Adoption**

District-wide DCC	Collection Basis	Transportation	Drainage	Sewer	Water	Park Acquisition and Development
<b>Municipal Assist Factor</b>		<b>20%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>20%</b>
<b>Single Family Residential</b>	Per Lot	\$3,643	\$1,173	\$1,749	\$1,173	\$3,804
<b>Duplex / Triplex / Quadplex Residential</b>	Per Unit	\$3,024	\$704	\$1,399	\$938	\$3,043
<b>Townhouse Residential</b>	Per Unit	\$2,659	\$704	\$1,224	\$821	\$2,663
<b>Apartment Residential</b>	Per Unit	\$2,222	\$340	\$1,014	\$680	\$2,206
<b>Commercial</b>	Per gross floor area in m <sup>2</sup>	\$35.70	\$3.75	\$8.05	\$5.40	\$3.42
<b>Industrial</b>	Per gross floor area in m <sup>2</sup>	\$10.56	\$2.58	\$3.32	\$2.23	\$1.52
<b>Institutional</b>	Per gross floor area in m <sup>2</sup>	\$35.70	\$3.75	\$8.05	\$5.40	\$3.42

**Table 2.0: DCC Rates in force at Calendar Date of Bylaw Adoption Plus One Year**

District – wide DCC	Collection Basis	Transportation	Drainage	Sewer	Water	Park Acquisition and Development
<b>Municipal Assist Factor</b>		<b>15%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>15%</b>
<b>Single Family Residential</b>	Per Lot	\$3,897	\$1,173	\$1,749	\$1,173	\$4,055
<b>Duplex / Triplex / Quadplex Residential</b>	Per Unit	\$3,235	\$704	\$1,399	\$938	\$3,244
<b>Townhouse Residential</b>	Per Unit	\$2,845	\$704	\$1,224	\$821	\$2,838
<b>Apartment Residential</b>	Per Unit	\$2,377	\$340	\$1,014	\$680	\$2,352
<b>Commercial</b>	Per gross floor area in m <sup>2</sup>	\$38.19	\$3.75	\$8.05	\$5.40	\$3.65
<b>Industrial</b>	Per gross floor area in m <sup>2</sup>	\$11.30	\$2.58	\$3.32	\$2.23	\$1.62
<b>Institutional</b>	Per gross floor area in m <sup>2</sup>	\$38.19	\$3.75	\$8.05	\$5.40	\$3.65

**Table 3.0: DCC Rates in force at Calendar Date of Bylaw Adoption Plus Two Years**

District-wide DCC	Collection Basis	Transportation	Drainage	Sewer	Water	Park Acquisition and Development
<b>Municipal Assist Factor</b>		<b>10%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>10%</b>
<b>Single Family Residential</b>	Per Lot	\$4,152	\$1,173	\$1,749	\$1,173	\$4,306
<b>Duplex / Triplex / Quadplex Residential</b>	Per Unit	\$3,446	\$704	\$1,399	\$938	\$3,444
<b>Townhouse Residential</b>	Per Unit	\$3,031	\$704	\$1,224	\$821	\$3,014
<b>Apartment Residential</b>	Per Unit	\$2,533	\$340	\$1,014	\$680	\$2,497
<b>Commercial</b>	Per gross floor area in m <sup>2</sup>	\$40.69	\$3.75	\$8.05	\$5.40	\$3.88
<b>Industrial</b>	Per gross floor area in m <sup>2</sup>	\$12.04	\$2.58	\$3.32	\$2.23	\$1.72
<b>Institutional</b>	Per gross floor area in m <sup>2</sup>	\$40.69	\$3.75	\$8.05	\$5.40	\$3.88

**Table 4.0: DCC Rates in force at Calendar Date of Bylaw Adoption Plus Three Years**

District –wide DCC	Collection Basis	Transportation	Drainage	Sewer	Water	Park Acquisition and Development
<b>Municipal Assist Factor</b>		<b>5%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>5%</b>
<b>Single Family Residential</b>	Per Lot	\$4,406	\$1,173	\$1,749	\$1,173	\$4,556
<b>Duplex / Triplex / Quadplex Residential</b>	Per Unit	\$3,657	\$704	\$1,399	\$938	\$3,645
<b>Townhouse Residential</b>	Per Unit	\$3,217	\$704	\$1,224	\$821	\$3,189
<b>Apartment Residential</b>	Per Unit	\$2,688	\$340	\$1,014	\$680	\$2,643
<b>Commercial</b>	Per gross floor area in m <sup>2</sup>	\$43.18	\$3.75	\$8.05	\$5.40	\$4.10
<b>Industrial</b>	Per gross floor area in m <sup>2</sup>	\$12.78	\$2.58	\$3.32	\$2.23	\$1.82
<b>Institutional</b>	Per gross floor area in m <sup>2</sup>	\$43.18	\$3.75	\$8.05	\$5.40	\$4.10

**Table 5.0: DCC Rates in force at Calendar Date of Bylaw Adoption Plus Four Years**

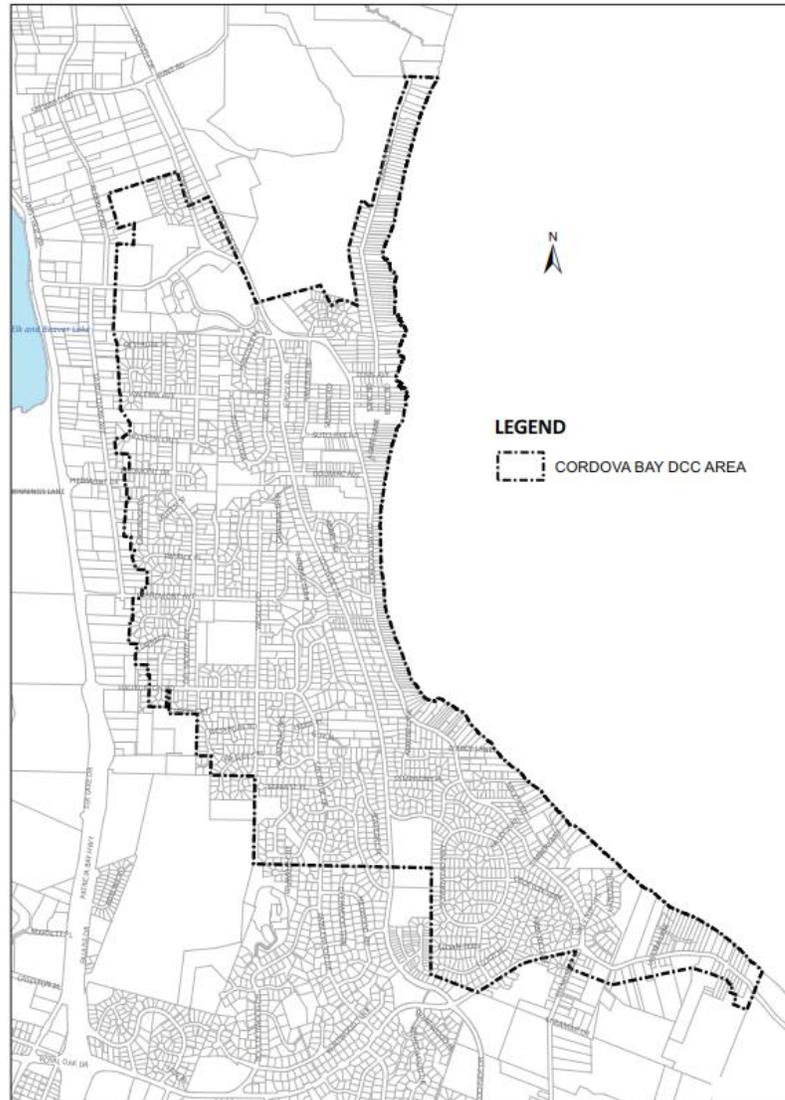
District-wide DCC	Collection Basis	Transportation	Drainage	Sewer	Water	Park Acquisition and Development
<b>Municipal Assist Factor</b>		<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>	<b>1%</b>
<b>Single Family Residential</b>	Per Lot	\$4,610	\$1,173	\$1,749	\$1,173	\$4,757
<b>Duplex / Triplex / Quadplex Residential</b>	Per Unit	\$3,826	\$704	\$1,399	\$938	\$3,805
<b>Townhouse Residential</b>	Per Unit	\$3,365	\$704	\$1,224	\$821	\$3,330
<b>Apartment Residential</b>	Per Unit	\$2,812	\$340	\$1,014	\$680	\$2,759
<b>Commercial</b>	Per gross floor area in m <sup>2</sup>	\$45.18	\$3.75	\$8.05	\$5.40	\$4.28
<b>Industrial</b>	Per gross floor area in m <sup>2</sup>	\$13.37	\$2.58	\$3.32	\$2.23	\$1.90
<b>Institutional</b>	Per gross floor area in m <sup>2</sup>	\$45.18	\$3.75	\$8.05	\$5.40	\$4.28

**SCHEDULE 'B'**

**ATTACHED TO DISTRICT OF SAANICH**

**DEVELOPMENT COST CHARGE BYLAW 9553, 2019**

<b>Cordova Bay Roads DCC (area-specific)</b>	<b>Collection Basis</b>	<b>Calendar Date of Adoption</b>	<b>Calendar Date of Adoption plus One Year</b>	<b>Calendar Date of Adoption plus Two Years</b>	<b>Calendar Date of Adoption plus Three Years</b>	<b>Calendar Date of Adoption plus Four Years</b>
<b>Municipal Assist Factor</b>		<b>20%</b>	<b>15%</b>	<b>10%</b>	<b>15%</b>	<b>1%</b>
<b>Single Family Residential</b>	Per Lot	\$344	\$638	\$932	\$1,225	\$1,460
<b>Duplex / Triplex / Quadplex Residential</b>	Per Unit	\$286	\$529	\$773	\$1,017	\$1,212
<b>Townhouse Residential</b>	Per Unit	\$251	\$466	\$680	\$894	\$1,066
<b>Apartment Residential</b>	Per Unit	\$210	\$389	\$568	\$747	\$891
<b>Commercial</b>	Per gross floor area in m <sup>2</sup>	\$3.37	\$6.25	\$9.13	\$12.01	\$14.31
<b>Industrial</b>	Per gross floor area in m <sup>2</sup>	\$1.00	\$1.85	\$2.70	\$3.55	\$4.23
<b>Institutional</b>	Per gross floor area in m <sup>2</sup>	\$3.37	\$6.25	\$9.13	\$12.01	\$14.31



**SCHEDULE 'C'**

**ATTACHED TO DISTRICT OF SAANICH**

**DEVELOPMENT COST CHARGE BYLAW 9553, 2019**

<b>Parks Quadrant DCC (area-specific)</b>	<b>Subdivision (per lot)</b>	<b>Building Permit (per dwelling unit)</b>	<b>Building Permit (per sq.m. GFA)</b>
<b>Southeast</b>	\$0	\$0	\$0
<b>Southwest</b>	\$0	\$0	\$0
<b>Northeast</b>	\$0	\$0	\$0
<b>Northwest</b>	\$0	\$0	\$0

