

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

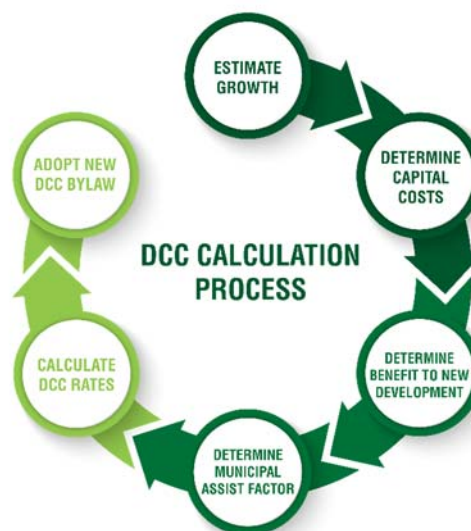
WHY UPDATE DCCs NOW?

- 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

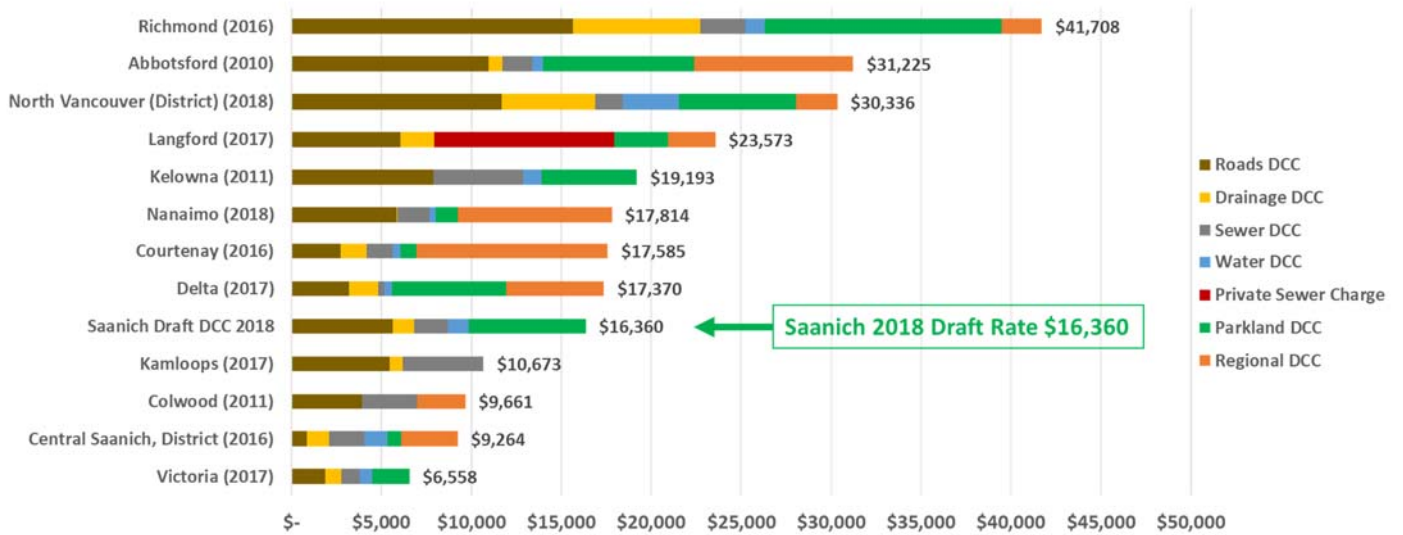


DRAFT DCC RATES AS OF JULY 16th

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 ² 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 ² 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 ² of gross floor area	\$55.09	\$12.85	\$3.79	\$8.64	\$5.43	\$5.11	\$0.73	\$78.80	\$91.64

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

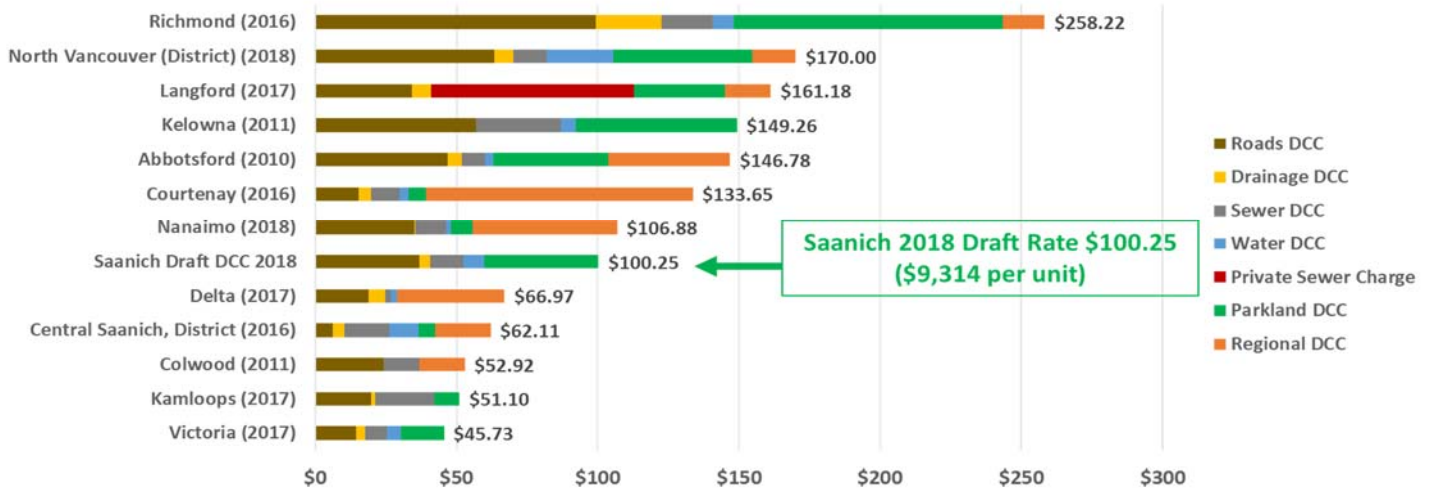
Single Family DCC Comparison Rates (per lot)



Notes:

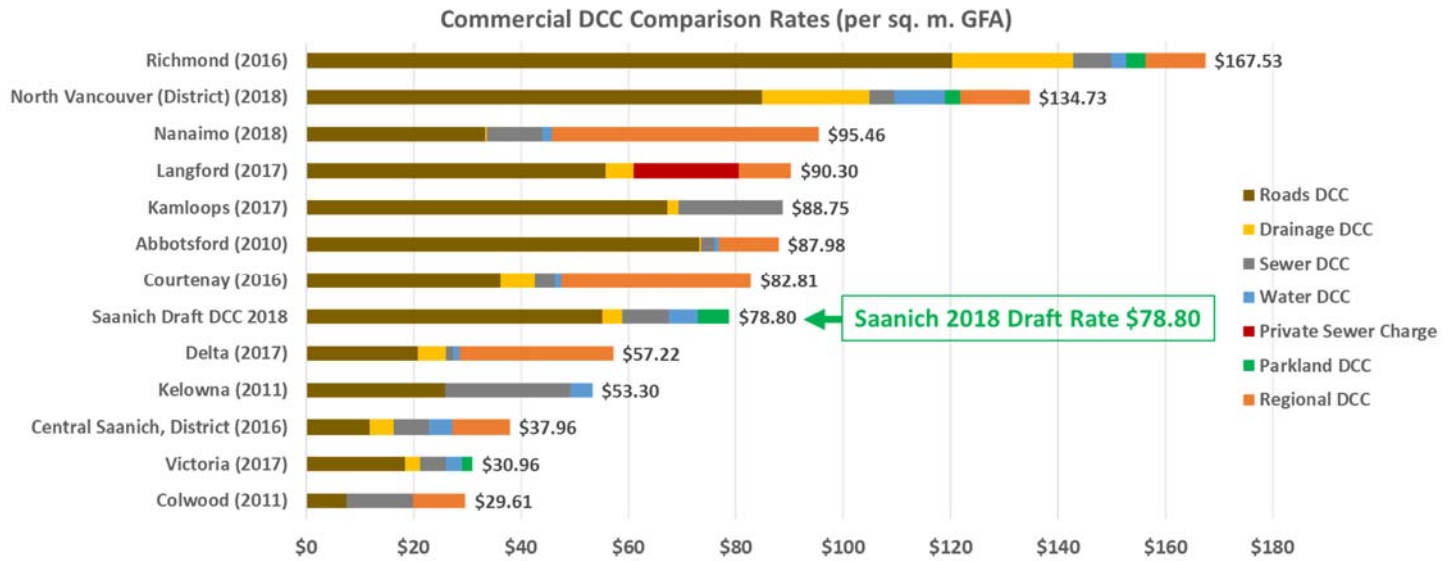
- Langford includes Corix Sewer Fees for new development
- Kelowna rates assume Sector A Inner City.

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. Review feedback from 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 (2018/2019)
5. Implement new DCC rates (effective at bylaw adoption)

FOR MORE INFORMATION

Please visit saanich.ca/DCCupdate or contact:

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