



DISTRICT OF CENTRAL SAANICH DEVELOPMENT COST CHARGE REVIEW

*Final Background Report
September 2016*



Source: Brentwood Bay Resort and Spa

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District of Central Saanich Development Cost Charge Review

Final Background Report

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PART 1. BACKGROUND

Points Covered

- Purpose of this Review
- Legislative and Regulatory Background
- Recent Legislative Changes
- DCCs Levied by Other Authorities
- DCC Best Practices Guide



1.1 Background and Purpose of this Review

The last review of the complete District of Central Saanich Development Cost Charge (DCC) programs and rates was completed in April 2011. Since the last update, a number of studies and projects have been completed, including a Water Distribution Master Plan (2013), Pavement Management Plan (2013) and Sanitary Sewer Master Plan (2015). These changes, along with completed projects and updated capital costs to reflect current construction expenditures, have been incorporated into this update.

The current DCC Bylaw levies DCCs for transportation, storm drainage, water, and parks. The proposed DCC Bylaw adds sanitary sewer DCCs. Both the current and proposed DCCs apply to single family residential, multi-family residential, commercial/institutional, and industrial; however, the proposed DCC Bylaw adds a “small lot residential” category. In addition, the current DCC applies to agricultural land uses, where the proposed DCC program proposes to remove agricultural DCCs. The DCCs are levied on a community-wide basis. Currently, most engineering infrastructure required to support growth is provided on a project by project basis as development is approved by the District of Central Saanich. The engineering infrastructure developers are required to build is specific to meet their unique needs and satisfy municipal regulations.

The proposed program ensures that the people who will use and benefit from the services provided pay their share of the costs in a fair and equitable manner. A review of the potential for residential and non-residential development throughout Central Saanich was completed as part of this DCC review. The proposed DCC program creates certainty by providing stable charges to the development industry and by allowing the orderly and timely construction of infrastructure. It should be noted that the material provided in the background report is meant for information only. Reference should be made to the current Bylaw No. 1748, 2011 for the specific DCC rate for all development within the District until the District Council has adopted a new DCC Bylaw.

1.2 Legislative and Regulatory Background

Development cost charges are special charges collected by local governments to help pay for infrastructure expenditures required to service growth. The *Local Government Act (LGA)* provides the authority for municipalities to levy DCCs. The purpose of a DCC is to assist the municipality with accommodating development by providing a dedicated source of funding for the capital costs of:

- providing, constructing, altering or expanding sewage, water, storm drainage and transportation facilities (other than off-street parking); and



- providing and improving parkland.

Municipalities wanting to collect DCCs must adopt a DCC Bylaw that specifies the amount of the DCCs that will be collected. The charges may vary with respect to:

- different zones or different defined or specific areas;
- different uses;
- different capital costs as they relate to different classes of development; and,
- different sizes or different numbers of lots or units in a development.

Funds collected through DCCs must be deposited in a separate reserve account. These funds may only be used to pay for the capital costs of the works and short-term financing costs of a debt incurred for capital works identified in the DCC program. The costs for capital works include not only the actual construction of the works but also the planning, engineering and legal costs which are directly related to the works, as well as improving parkland if a parkland acquisition and development DCC is established.

1.3 Recent Legislative Changes

In 2008 the Provincial Government revised the legislation pertaining to DCCs, which provided the option for municipalities to exempt or waive DCCs for the following classes of “eligible development”:

- Not-for-profit rental housing, including supportive living housing (similar provisions were in the previous legislation, but did not require a bylaw to waive or reduce DCCs for not-for-profit rental housing);
- For-profit affordable rental housing;
- Subdivisions of small lots designed to result in low greenhouse gas emissions; and
- Developments designed to result in a low environmental impact.

Central Saanich’s current DCC Bylaw does not include exemptions or waivers related to this type of “eligible development”. Low impact/green development practices, non-for-profit rental and affordable housing are not expected to have a significant impact on the District’s DCC program at this time (i.e., these practices are not expected to reduce the need for identified DCC projects); therefore, providing DCC waivers or reductions for this type of development would not likely result in a decreased impact on infrastructure. A separate Bylaw can be adopted at a later date to address DCC waivers or exemptions (without the need for approval from the Inspector of Municipalities); District staff has committed to reviewing and undertaking this in the very near future.



More recently, in 2014, the *Local Government Act* was amended to provide “in-stream” protection to applicants at time of building permit, to provide developers with 12 months’ protection from increases to development cost charges (DCCs). The same level of protection currently exists for “in-stream” subdivision applications with a similar protection period of 12 months. In addition, the legislation also protects “precursor applications” for rezoning and/or development permits which are linked to building permits, with the same 12-month protection period.

1.4 DCCs Levied by Other Authorities

In Central Saanich, the District is required to collect regional sewerage and water DCCs on behalf of the Capital Regional District. The Capital Regional District’s ‘Saanich Peninsula Water and Wastewater Development Cost Charges’ apply to participating municipalities: District of Central Saanich, Town of Sidney and District of North Saanich. Table 1 outlines the corresponding rates. It should be noted that Central Saanich is proposing a new municipal sanitary sewer DCC as part of this DCC Bylaw review, however it will be for sanitary collection only.

Table 1
CRD Water and Wastewater DCC Rates

Land Use	Water	Wastewater	Total
Single Detached Residential Use (per unit)	\$1,555.00	\$1,608.00	\$3,163.00
Small Lot Single Family	\$1,100.00	\$1,295.00	\$2,395.00
Townhouse Residential Use (per unit)	\$1,100.00	\$1,295.00	\$2,395.00
Apartment Residential Use (per unit)	\$957.00	\$869.00	\$1,826.00
Commercial (per m ² gross floor area)	\$7.04	\$3.73	\$10.77
Industrial (per m ² gross floor area)	\$3.81	\$3.43	\$7.24
Institutional (per m ² gross floor area)	\$4.35	\$4.72	\$9.07

**Source: Capital Regional District, Development Cost Charge Bylaw No. 3208, 2009*



1.5 Use of DCC Best Practices Guide

The Ministry of Community, Sport and Cultural Development (the “Ministry”) has prepared a Development Cost Charge Best Practices Guide (the “Best Practices Guide”). The purpose of this document is to outline an accepted process to develop a DCC program. Municipalities that follow this recommended process qualify for streamlined Ministry review of their DCC program.

This report was developed in consideration of the Best Practices Guide, which was followed where it was appropriate to do so.

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PART 2. PUBLIC PARTICIPATION

Points Covered

- Consultation Process



2.1 Public Participation Process

Although the *Local Government Act* does not require a public participation process, the DCC Best Practices Guide does suggest that an opportunity for public participation be included as part of the development of the DCC program. The purpose of such a process is to allow those who are interested in or affected by the proposed DCCs to offer comments and input. The Best Practices Guide does not set a recommended format to be followed for public participation; instead, the type of public participation to be used is decided by the municipality itself.

The District of Central Saanich's consultation process consisted of the following:

- Presentation of Draft DCC program to Central Saanich Council on June 13, 2016 (open to the public)
- Posting of Draft DCC Background Report on the District's website
- Referrals and discussions with various stakeholders (Urban Development Institute, Victoria Residential Builders Association, Island Health, local developers)
- Public Open House on September 7, 2016

The Public Open House was advertised in the local newspaper and on the District's website. Unfortunately, it was only attended by one person, although he was a prominent developer in the community, so the discussion was fruitful. As part of the referral process, a written submission was provided by Island Health which is included in the Appendix to this report. District staff had a number of discussions with the Victoria Residential Builders Association, who posted their concerns on their website and indicated the date of the Open House, but they did not formally attend the meeting. They also submitted a written response to the District which is included in the Appendix to this report.



PART 3. DEVELOPING THE DCC PROGRAM AND COSTS - GUIDING PRINCIPLES

Points Covered

- Relationship to Other Municipal Documents
- DCC Time Frame
- Community-Wide and Area-Specific DCCs
- Recoverable Costs
- Grant Assistance
- Interim Financing
- Allocation of Costs
- Municipal Assist Factor
- Units of Charge



3.1 Relationship to Other Municipal and Government Documents

This DCC program has been developed to be consistent with the following legislation, plans, and policy guides:

- *Local Government Act*
- Development Cost Charges Best Practices Guide
- District of Central Saanich Development Cost Charge Bylaw No. 1748, 2011
- District of Central Saanich, Land Use Bylaw, No. 1309, 1999
- District of Central Saanich, Official Community Plan Bylaw No. 1600, 2013
- District of Central Saanich, Sanitary Sewer Master Plan, 2015
- District of Central Saanich, Pavement Management Program Report, 2013
- District of Central Saanich, Water Distribution Master Plan, 2013
- District of Central Saanich, Integrated Stormwater Management Plan, 2009
- Central Saanich Parks and Open Space Master Plan, Summary of Policies, 1999
- Capital Regional District, Pedestrian and Cycling Master Plan, 2011

3.2 DCC Time Frame

The first step in determining DCC costs is to set a time frame for the DCC program. The time frame for the District of Central Saanich DCC program is to 2050. The capital expenditure forecasts include all of the DCC projects that need to be constructed to allow for anticipated development.

3.3 Community-Wide and Area-Specific DCC Charges

In a community-wide DCC, the same DCC rate is applied for each land use deemed to generate a similar or same capital cost burden regardless of the location of the development. An area-specific DCC typically divides the community into different areas according to geographic or other distinctive areas based on technical reasons. For example, it would be appropriate to establish an area-specific DCC for an area that is uniquely serviced by a series of specific water works, which can only service that particular area due to unique location of the area.

The questions we answered in concluding that a community-wide DCC is the best alternative for the District of Central Saanich DCC include the following:

1. What does the Provincial DCC Best Practise Guide (BPG) recommend?
 - *The BPG recommends that all DCCs be established on a community-wide basis, unless a significant disparity exists between those who pay the DCC and benefiting users.*



2. How is the existing DCC Bylaw applied?
 - *The current DCC Bylaw is applied on a community-wide basis.*
3. Who benefits from the capital works in a direct or indirect manner?
 - *All development in the community.*
4. Is a community-wide DCC a fair manner to distribute the costs in relationship to the development of land throughout the District?
 - *Yes, since new development is projected to occur throughout the District and the capital cost burdens between neighbourhoods are similar.*
5. What are the cash flow implications of collecting area-specific DCCs vs. community-wide DCCs on a community the size of District of Central Saanich with the specific District of Central Saanich DCC capital program? How will the manner of DCC collection affect the District's ability to get the DCC program built?
 - *The community-wide DCCs give the most flexibility in terms of accumulating and spending DCC revenues. Area-specific DCCs can limit the amount of DCCs available to fund works throughout the District by having multiple DCC reserves with a small amount in different reserves, this can result in waiting a long time to collect a significant amount of DCCs to build any works in a timely manner.*
6. What are the typical complexities and costs of establishing the community -wide vs. area-specific DCC?
 - *Community-wide DCC would create bylaw simplicity, and therefore reduce the opportunity of errors when determining the amount payable;*
 - *Community-wide DCC reduce administrative effort;*
 - *Community-wide DCC facilitates cash flow; and,*
 - *Community-wide DCC provides funding flexibility.*
7. Does a community-wide DCC support growth throughout the District in a more cost effective manner?
 - *Having DCCs collected community-wide for engineering services gives the District the flexibility to construct DCC works anywhere in the District. This can be beneficial should development shift from one area in the District to another area over time. If all areas develop in a slow manner the DCCs available in a community-wide DCC program will allow the District to respond to changes in development patterns throughout the District.*



- *Having a community-wide DCC can reduce the complexity of collecting the DCC and cost of administering the DCC reserves. A community-wide DCC Bylaw is often a simpler document to apply by front counter staff as well and can reduce the staff time required to assess, collect and expend the DCCs. We believe the reduced administration effort from having a community-wide DCC can be significant.*

The answers to the questions above helped us conclude that a community-wide DCC rate structure is the best alternative to implement the DCC capital program.

3.4 DCC Recoverable Costs

As specified by the *Local Government Act*, the DCC recoverable costs for the projects include construction costs, contingency, engineering, administration and net GST. The capital costs included in this report do not include charges for interim financing or interest on long-term debt financing.

While interest on long-term debt has not been included in the capital costs presented in this report, it should be noted that the definition of “capital costs” (Section 558 of the *LGA*) has been recently amended to include interest in exceptional circumstances where borrowing is required. The Inspector of Municipalities will only allow interest costs in exceptional circumstances that necessitate the construction of specific infrastructure projects in advance of sufficient DCC cash flows (e.g. fixed-capacity infrastructure, out-of-sequence projects, or greenfield developments). In these cases, local governments or developers are required to front-end the cost of the growth-related infrastructure, and recover their costs through DCCs as growth occurs. However, the Ministry continues to encourage local governments to adopt DCC programs that limit the need for borrowing to exceptional cases.

3.5 Grant Assistance

As per the *Development Cost Charges Best Practices Guide*, grants that have not been secured have not been included as part of the DCC calculations.

3.6 Interim Financing

The capital costs shown in the report do not include interim financing.



3.7 Allocation of Costs

For each proposed infrastructure project, costs are allocated between the existing development and new growth. To determine the proper allocation for each project, individual projects can be divided into two broad categories:

1. Projects that upgrade the level of service or resolve existing deficiencies or service other communities; and,
2. Projects that are required solely to accommodate new growth.

Projects in the first category provided some benefit to existing development or others outside Central Saanich, but they also benefit new growth. In order to allocate the degree of benefit equitably between the existing population or others outside Central Saanich and the new growth, the new growth is expressed as a percentage factor (amount of new growth divided by total future population) that was then applied to the estimated costs of the projects in order to determine how much benefit would be attributed to new growth. For projects in this category, the benefit to growth is 31%.

Projects in the second category benefit new growth only. In other words, they would not be contemplated if no new growth were forecasted. One hundred percent (100%) of the benefit and cost of each project in this category has been allocated to new growth. For this DCC review, there were no capital projects identified that were for servicing new growth only. Therefore, the Benefit Allocation for all projects has been set at 31% for all infrastructure categories, as shown in the table below.

Table 2
District of Central Saanich
Allocation of Costs Attributable to New Growth

DCC Type	Benefit Allocation %
Transportation	31%
Storm drainage	31%
Sanitary Sewer	31%
Water	31%
Parks and Open Space	31%



3.8 DCC Reserves

Pursuant to the *Local Government Act*, the District of Central Saanich maintains DCC reserves by infrastructure category. When calculating the proposed DCCs, the DCC reserve amounts are taken into consideration. As of the writing of this report, the DCC reserves for the District of Central Saanich are as follows:

Table 3
District of Central Saanich
DCC Reserves by Infrastructure Category

Category	Reserves
Transportation	\$797,391
Drainage	\$473,358
Sanitary Sewer	\$0
Water	\$93,679
Parks	\$32,385
Total	\$1,396,813

3.9 Municipal Assist Factor

The *LGA* recognizes that it would be unfair to impose all of the costs that are attributable to new development to the new development. As such, the *LGA* stipulates that an assist factor will be included as part of the calculation of the DCCs. An assist factor represents the District's contribution towards the capital costs for the projects that are attributed to new development. This contribution is in addition to the costs that were allocated in the calculations to the existing population and that are to be paid by the District. The portion of the costs that the District will have to cover because of the assist factor will have to be financed through other means available to the District, such as general tax revenue.

The actual level of the assist factor is determined by the District. While the District can have a different assist factor for *each type of capital works*, i.e. road, storm drainage, sanitary sewer, water and parks and open space, the District cannot have a municipal assist factor that varies for *different land uses* within the District, i.e. single family residential, townhouse residential, commercial, etc.

According to the *LGA*, the District should consider the following factors when setting DCC rates:

- future land use patterns and development;
- the phasing of works and services;
- whether the charges are excessive in relation to the capital costs of prevailing standards of service;
- whether the costs will deter development; or



- whether the charges will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land.

In consideration of all of the above matters, the assist factor has been set at the following rates for each type of DCC:

Table 4
District of Central Saanich
Municipal Assist Factor by DCC Type

DCC Type	Municipal Assist Factor
Road	1%
Storm Drainage	1%
Sanitary Sewer	1%
Water	1%
Parks	1%

3.10 Units of Charge

Residential (detached dwelling and small lot dwelling) DCCs will be levied at subdivision based on the number of lots created by subdivision, or at Building Permit stage where the lot already exists and has not previously paid DCCs for all the dwelling units to be constructed. In the District of Central Saanich, some single family residential units are permitted to have secondary suites. Therefore, the equivalent units for single family residential units accommodates secondary suites and the corresponding impact on infrastructure.

Multi-family (e.g. townhouse and apartment) will be levied the DCCs at the Building Permit stage of development, based on the number of units under building permit application. Commercial, Industrial, and Institutional DCCs will be levied at the Building Permit stage of development based on the total floor area of the Building Permit. Congregate care will be levied at the Building Permit stage of development based on the total floor area of the Building Permit.

It is easiest to collect the detached dwelling DCCs at the time of subdivision. Collecting the DCC at this point ensures the DCC is collected as early as possible to help in funding needed infrastructure.

In multi-family residential development, the number of townhouses or apartments is often not known at the time of subdivision nor are there any guarantees as to the exact number of units or size that will be built. Therefore, collection of the multi-family DCCs at the Building Permit stage is more accurate in assessing the impact of the development based on the size of the units.

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PART 4. GROWTH PROJECTIONS

Points Covered

- Residential (Detached dwellings and small lot dwellings)
- Multi-family
- Commercial
- Industrial
- Institutional



For the 2016 DCC Review, growth projections to the year 2050 were provided by District of Central Saanich planning staff, as follows:

Table 5
District of Central Saanich
Distribution of Population Growth by Dwelling Type

Land Use	Measure of Units	Growth to 2050 (Units, Area)
		City-Wide
Detached Dwelling	lots	45
Small Lot Dwelling	lots	135
Multi-Family Residential	dwelling units	2,220
Total Residential		2,400
Commercial	square metres total floor area	10,000
Industrial	square metres total floor area	142,000
Institutional	square metres total floor area	9,000
Total Non-Residential		161,000

Industrial growth projections were determined based on the current study being undertaken for the Keating Cross Road corridor study, with projections provided by the study consultant. In addition, a new category for “small lot dwellings” was added, with projections provided by the District.



PART 5. TRANSPORTATION DCCS

Points Covered

- Transportation DCC Program
- Traffic Generation and Calculation of Transportation Impact
- Transportation DCC Calculation



5.1 Transportation DCC Program

The Transportation DCC program includes a variety of capital works including intersection improvements, multi-modal capacity upgrades (e.g. cycling and pedestrian facilities), and trail facilities. The works are shown in Table 9, and are summarized below.

Table 6
District of Central Saanich
Transportation DCC Program Costs

Municipal Costs	DCC Recoverable Program Costs	Total Capital Costs
\$7,251.350	\$3,159,520	\$10,411.450

The total cost of the Transportation projects is approximately \$10.4 million of which approximately \$3.16 million is DCC recoverable. These costs include the construction of new transportation infrastructure plus engineering, contingency, and project administration.

5.2 Traffic Generation and Calculation of Road Impact

For transportation works, the cost of development is distributed based on the trips generated by each land use. The weighted trip ends are based on vehicle trip ends in the PM Peak hour as developed by the Institute of Transportation Engineers, *Trip Generation Manual* and is derived using the example provided from the DCC Best Practices Guide. Relative impacts and equivalent units have been calculated as follows:

Table 7
District of Central Saanich
Equivalent Units for Transportation

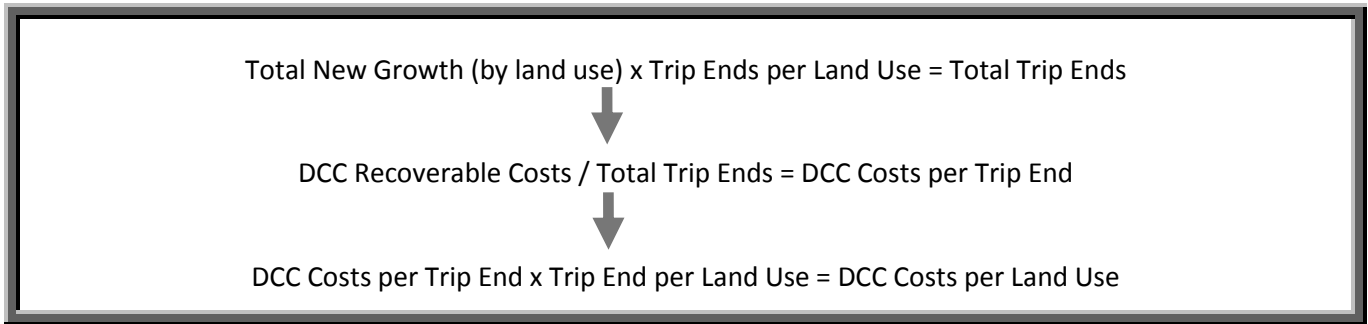
Land Use	Base Unit	Weighted Trip Ends
Detached Dwelling	Lot	1.02
Small Lot Dwelling	Lot	1.02
Multi-Family Residential	Dwelling unit	0.67
Commercial	Total floor area (m ²)	0.014
Industrial	Total floor area (m ²)	0.006
Institutional	Total floor area (m ²)	0.018



5.3 Transportation DCC Calculation

The Transportation DCC rates have been calculated according to the various principles and assumptions discussed earlier in this report. The basic calculation is shown in Equation 1.

Equation 1
District of Central Saanich
Transportation DCC Calculation



The proposed Transportation DCC rates are shown in Table 8. The detailed Transportation DCC calculations are included in the series of tables appended at the end of this section.

Table 8
District of Central Saanich
Proposed Transportation DCC Rates

Land Use	DCC Rate	Unit
Residential Detached Dwelling	\$857.97	per lot
Residential Small Lot Dwelling	\$757.01	per lot
Residential Multi-Family	\$563.55	per unit
Commercial	\$11.78	per m ² of total floor area
Industrial	\$5.05	per m ² of total floor area
Institutional	\$15.14	per m ² of total floor area

The proposed DCC rates are levied per lot for single-family (detached or small lot) subdivision, and per dwelling unit for multi-family residential development (e.g. townhouse and apartments). Commercial, Industrial and Institutional developments are levied on a per m² of total floor area basis.

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Table 9
District of Central Saanich
Transportation DCC Program

Project No.	Project Name	Description	Project Timing	Col. (1)	Col. (2)	Col. (3) = Col. (1) - Col. (2)	Col. (4)	Col. (5) = Col. (3) X Col. (4)	Col. (6) = Col. (5) X 0.01	Col. (7) = Col. (5) - Col. (6)	Col. (8) = Col. (3) - Col. (7)
				Total Cost Estimate	Funding by Others	City Cost	Benefit Allocation	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
1	Stellys Cross Road- Western Terminus to West Saanich Road	Construction of a separated Multi-Use Trail	2019	\$ 320,000		\$320,000	31%	\$98,102	\$981	\$97,121	\$222,879
3	Stellys Cross Road- Wallace Drive to West Saanich Road	Construction of a separated Multi-Use Trail	2023	\$ 545,000		\$545,000	31%	\$167,081	\$1,671	\$165,410	\$379,590
2	Wallace Drive- Stellys Cross Road to Silverdale	Construction of a separated Multi-Use Trail	2017	\$ 120,000		\$120,000	31%	\$36,788	\$368	\$36,421	\$83,579
11	Wallace Drive Bicycle Lane	2.9km from West Saanich Road to Boundary (From CRD's PCMP)		\$ 2,349,000		2349000	31%	\$720,133	\$7,201	\$712,932	\$1,636,068
9	Wallace Drive and Marchant Intersection	Reconfiguration of intersection to enhance pedestrian safety and capacity	2020	\$ 50,000		\$50,000	31%	\$15,329	\$153	\$15,175	\$34,825
4	Mt Newton Cross Road- West Saanich from St Stephens Road	Construction of a separated Multi-Use Trail	2025	\$ 215,000		\$215,000	31%	\$65,913	\$659	\$65,253	\$149,747
5	Mt Newton Cross Road- Patricia Bay Highway to East Saanich Road	Construction of a separated Multi-Use Trail	2021	\$ 360,000		\$360,000	31%	\$110,365	\$1,104	\$109,262	\$250,738
8	Mt Newton East Saanich Road Intersection	Reconfiguration of intersection, including installation of refuge islands, to enhance pedestrian safety and capacity	2017	\$ 60,000		\$60,000	31%	\$18,394	\$184	\$18,210	\$41,790
6	Saanich Cross Road Sidewalk	Construction of a sidewalk connecting East Saanich and Central Saanich Road	2016	\$ 150,000		\$150,000	31%	\$45,986	\$460	\$45,526	\$104,474
7	Keating Interchange Upslope Improvements/Municipal Contribution	Reconfiguration of approach roads required by construction of interchange at Keating Cross Road	2026	\$ 3,175,000		\$3,175,000	31%	\$973,360	\$9,734	\$963,626	\$2,211,374
10	West Saanich and Marchant Sidewalks	Installation of sidewalks on West Saanich Road between Wallace and Marchant	2020	\$ 610,000		\$610,000	31%	\$187,008	\$1,870	\$185,138	\$424,862
12	West Saanich Shared Pathway	Construction of 3.3km separated Multi-Use Trail (From CRD's PCMP)		\$ 277,200		\$277,200	31%	\$84,981	\$850	\$84,131	\$193,069
14	Benvenuto Bicycle Lanes	1.7km painted bicycle lane (From CRD's PCMP)		\$ 2,180,250		\$2,180,250	31%	\$668,399	\$6,684	\$661,715	\$1,518,535
				\$10,411,450	\$0	\$10,411,450		\$3,191,839	\$31,918	\$3,159,920	\$7,251,530
Notes: Projects 11-14 as identified in the Capital Regional District's Pedestrian and Cycling Master Plan.											



PART 6. STORM DRAINAGE DCCS

Points Covered

- Storm drainage DCC Program
- Storm drainage Equivalent Units
- Storm drainage DCC Calculation



6.1 Storm drainage DCC Program and Rates

The storm drainage DCC program is comprised of drainage facilities, including piping and detention ponds. The works are shown in Table 13, and are summarized below.

Table 10
District of Central Saanich
Storm drainage DCC Program Costs

Municipal Costs	DCC Recoverable Program Costs	Total Capital Costs
\$4,701,346	\$2,048,654	\$6,750,000

The total cost of the improvements is approximately \$6.75 million of which approximately \$2.05 million is DCC recoverable. No external funding is expected. These costs include the construction of new storm drainage infrastructure plus engineering, contingency, and project administration.

6.2 Calculation of Equivalent Units for Storm 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”. Generally speaking, 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 determine equivalency factors necessary to develop Equivalent Storm Drainage Units (EDUs), the basis for calculating storm drainage DCCs.

This DCC update uses the equivalent storm drainage units and are shown in Table 11. The inclusion of secondary suites in single family residential homes are not expected to have any additional impact on the storm drainage system.



Table 11
District of Central Saanich
Equivalent Units for Storm Drainage

Land Use	Base Unit	Equivalent Storm Drainage Unit Per Base Unit
Residential Detached Dwelling	Lot	1
Residential Small Lot Dwelling	Lot	0.9
Residential Multi-Family	Dwelling unit	0.33
Commercial	Total floor area (m ²)	0.0037
Industrial	Total floor area (m ²)	0.0023
Institutional	Total floor area (m ²)	0.0035

6.3 Storm drainage DCC Calculation

The Storm drainage DCC rates have been calculated according to the various principles and assumptions discussed earlier in this report. The basic calculation is shown in Equation 2.

Equation 2
District of Central Saanich
Storm drainage DCC Calculation

Total New Growth (by unit or sq. m.) x Equivalent Unit (per unit or sq. m.) = Total Equivalent Unit

↓

DCC Recoverable Costs / Total Equivalent Units = DCC Costs per Equivalent Unit

↓

DCC Costs per Equivalent Unit x Equivalent Units (per unit, lot or sq. m.) = DCC Costs per Unit, Lot or sq. m.

The proposed Storm drainage DCC rates are shown in Table 12. The detailed Storm drainage DCC calculations are included in the series of tables appended at the end of this section.



Table 12
District of Central Saanich
Proposed Storm Drainage DCC Rates

Land Use	DCC Rate	Unit
Residential Detached Dwelling	\$1,223.91	per lot
Residential Small Lot Dwelling	\$1,101.52	per lot
Residential Multi-Family	\$403.89	per unit
Commercial	\$11.78	per m ² of total floor area
Industrial	\$5.05	per m ² of total floor area
Institutional	\$15.14	per m ² of total floor area

The proposed DCC rates are levied per lot for single-family (detached or small lot) subdivision, and per dwelling unit for multi-family residential development (e.g. townhouse and apartments). Commercial, Industrial and Institutional developments are levied on a per m² of total floor area basis.



Table 13
District of Central Saanich
Storm drainage DCC Program

Project No.	Column			Col. (1)	Col. (2)	Col. (3) = Col. (1) - Col. (2)	Col. (4)	Col. (5) = Col. (3) x Col. (4)	Col. (6) = Col. (5) x %	Col. (7) = Col. (5) - Col. (6)	Col. (8) = Col.(3) - Col. (7)
	Name	Description	Project Timing	Total Cost Estimate	Funding by Others	City Cost	Benefit Allocation	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
1	Drainage Facility Maber Flats	Construction of stormwater drainage facility	2017-2019	\$2,700,000		\$2,700,000	31%	\$827,739	\$8,277	\$819,462	\$1,880,538
2	Detention Facility-Martindale Valley	Construction of stormwater detention facility	2021	\$2,540,000		\$2,540,000	31%	\$778,688	\$7,787	\$770,901	\$1,769,099
3	Hydraulic Improvements- McHugh Ditch	Hydraulic enhancements to McHugh ditch	2023	\$265,000		\$265,000	31%	\$81,241	\$812	\$80,429	\$184,571
4	Keating West Infiltration Area	Stormwater quality treatment facility to respond to increased pollution from industrial growth	2027	\$1,070,000		\$1,070,000	31%	\$328,030	\$3,280	\$324,750	\$745,250
5	Adam Kerr Park Detention Pond	Construction of detention pond in Adam Kerr Park	2017	\$175,000		\$175,000	31%	\$53,650	\$536	\$53,113	\$121,887
Totals				\$6,750,000		\$6,750,000		\$2,069,348	\$20,693	\$2,048,654	\$4,701,346
	Notes:										



PART 7. SANITARY SEWER DCCS

Points Covered

- Sanitary Sewer DCC Program
- Sanitary Sewer Demand and Calculation of Equivalent Population
- Sanitary Sewer DCC Calculation



7.1 Sanitary Sewer DCC Program

The District of Central Saanich Sanitary Sewer DCC Program is a new program, and includes sanitary sewer projects and improvements related to the collection of waste water within the District boundaries. The Capital Regional District is responsible for the treatment and disposal of waste water, with regional DCCs identified in Table 1. The works covered under municipal Sanitary Sewer DCCs are shown in Table 17, and are summarized below.

Table 14
District of Central Saanich
Sanitary Sewer DCC Program Costs

Municipal Costs	DCC Recoverable Program Costs	Total Capital Costs
\$9,650,303	\$4,205,208	\$13,855,511

The total cost of the improvements is approximately \$13.86 million of which approximately \$4.21 million is DCC recoverable. These costs include the construction of new sewer infrastructure plus engineering, contingency, and project administration.

7.2 Sanitary Sewer Demand and Calculation of Equivalent Population

By using the estimated number of persons per unit for residential growth and equivalent population for non-residential growth, the relative degree of impact that the new development would have on the capital projects can be ascertained. For this purpose, the following table sets the equivalents that were used to determine the relative impact of each land use type.

Table 15
District of Central Saanich
Equivalent Units for Sanitary Sewer

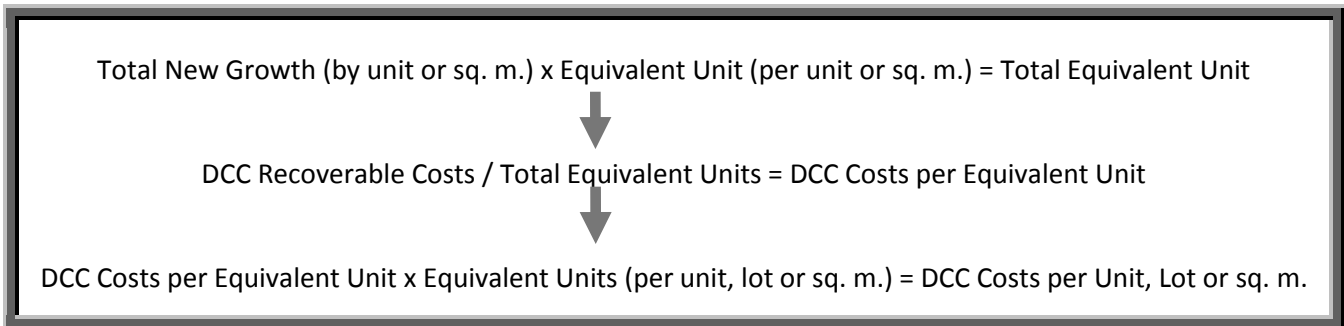
Land Use	Base Unit	Equivalent Sanitary Sewer Unit Per Base Unit
Residential Detached Dwelling	Lot	2.7
Residential Small Lot Dwelling	Lot	2.4
Residential Multi-Family	Dwelling unit	2.0
Commercial	Total floor area (m ²)	0.009
Industrial	Total floor area (m ²)	0.0045
Institutional	Total floor area (m ²)	0.011



7.3 Sanitary Sewer DCC Calculation

The Sanitary Sewer DCC rates have been calculated according to the various principles and assumptions discussed earlier in this report. The basic calculation is shown in Equation 3.

Equation 3
District of Central Saanich
Sanitary Sewer DCC Calculation



The proposed Sanitary Sewer DCC rates are shown in Table 16. The detailed Sanitary Sewer DCC calculations are included in the series of tables appended at the end of this section.

Table 16
District of Central Saanich
Proposed Sanitary Sewer DCC Rates

Land Use	DCC Rate	Unit
Residential Detached Dwelling	\$1,987.23	per lot
Residential Small Lot Dwelling	\$1,766.43	per lot
Residential Multi-Family	\$1,472.03	per unit
Commercial	\$6.62	per m ² of total floor area
Industrial	\$3.31	per m ² of total floor area
Institutional	\$8.10	per m ² of total floor area

The proposed DCC rates are levied per lot for single-family (detached or small lot) subdivision, and per dwelling unit for multi-family residential development (e.g. townhouse and apartments). Commercial, Industrial and Institutional developments are levied on a per m² of total floor area basis.

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Table 17
District of Central Saanich
Sanitary Sewer DCC Program

Project No.	Column	Description	Project Timing	Col. (1)	Col. (2)	Col. (3) = Col. (1) - Col. (2)	Col. (4)	Col. (5) = Col. (3) x Col. (4)	Col. (6) = Col. (5) x X%	Col. (7) = Col. (5) - Col. (6)	Col. (8) = Col. (3) - Col. (7)
	Name			Total Cost Estimate	Funding by Others	City Cost	Benefit Allocation	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
CAP-01	Brentwood Lift Station	New Brentwood lift station. Three 140-hp pumps at 75 L/s flow and 113 m of head each (2 duty + 1 redundancy).	2018	\$2,133,028		\$2,133,028	31%	\$653,922.48	\$6,539	\$647,383	\$1,485,645
CAP-02	Brentwood Forcemain	New 300 mm forcemain to connect the new Brentwood station to the existing gravity sewer network at White Rd. (manhole A16).	2018	\$3,314,280		\$3,314,280	31%	\$1,016,058.90	\$10,161	\$1,005,898	\$2,308,382
CAP-03	Sluggett Road	New 250 mm gravity sewers along Sluggett Rd. from Hagan station to the new Brentwood station.	2018	\$331,097		\$331,097	31%	\$101,504.39	\$1,015	\$100,489	\$230,608
CAP-04	Brentwood Drive	Upsize the sewers along Brentwood Dr. between manhole E32 to new Brentwood station's wet well from 250 mm to 300 mm.	2018	\$31,868		\$31,868	31%	\$9,768.80	\$98	\$9,672	\$22,196
CAP-05	Devonshire Lift Station	Adjust Devonshire start and stop levels to reduce back up into upstream gravity sewers. Lead start	2018	\$531		\$531	31%	\$162.67	\$2	\$161	\$370
CAP-06	Cultra Lift Station	Adjust Cultra start and stop levels to reduce back up into upstream gravity sewers. Lead start @	2018	\$531		\$531	31%	\$162.67	\$2	\$161	\$370
CAP-07a	Stelly's Lift Station	New Stelly's lift station. Two 2-hp pumps at 7 L/s flow and 15 m of head each (1 duty + 1 redundancy).	2025	\$426,648		\$426,648	31%	\$130,797.50	\$1,308	\$129,490	\$297,159
CAP-07b	Stelly's Forcemain	New 100 mm forcemain to connect the new Stelly's station to Enid Place (manhole H14).	2025	\$299,263		\$299,263	31%	\$91,745.11	\$917	\$90,828	\$208,435
CAP-08	Holm Connection	New 300 mm gravity sewer extension from the end of the siphon-turned gravity sewer (manhole A13) to the existing Holm lift station.	2025	\$64,339		\$64,339	31%	\$19,724.26	\$197	\$19,527	\$44,812
CAP-09	Stelly's Siphon	Decommission the existing Stelly's Rd. siphon.	2025	\$18,285		\$18,285	31%	\$5,605.61	\$56	\$5,550	\$12,735
CAP-10	Hagan Lift Station	Decommission the Hagan Lift Station.	2025	\$85,330		\$85,330	31%	\$26,159.50	\$262	\$25,898	\$59,432
CAP-11	Hagan Lift Station	Decommission the existing Hagan forcemain (upstream of Stelly's Rd. siphon).	2025	\$42,665		\$42,665	31%	\$13,079.75	\$131	\$12,949	\$29,716
CAP-12	Delamere Gravity Sewer	New 150 mm gravity sewers to the Delamere station.	2025	\$125,605		\$125,605	31%	\$38,506.79	\$385	\$38,122	\$87,483
CAP-13	Brentwood Drive	Upsize the sewers along Brentwood Dr. between manhole C56 to E12 from 200 mm to 250 mm.	2025	\$253,551		\$253,551	31%	\$77,731.09	\$777	\$76,954	\$176,597
CAP-14	Highway 17 Sewers Phase 1	Upsize the sewers along Hwy. 17 between manhole L13 to L38 from 200-250 mm to 300 mm.	2025	\$341,660		\$341,660	31%	\$104,742.64	\$1,047	\$103,695	\$237,965
CAP-15	Highway 17 Sewers Phase 2	Upsize the sewers along Hwy. 17 between manhole L40 to B23 from 250-300 mm to 375 mm.	2025	\$1,376,464		\$1,376,464	31%	\$421,982.65	\$4,220	\$417,763	\$958,701
CAP-16	Keating Cross Road	Upsize the sewers along Keating Cross Rd. between manhole M20 to B02 from 200-250 mm to 375 mm.	2025	\$125,581		\$125,581	31%	\$38,499.31	\$385	\$38,114	\$87,466
CAP-17	Silverdale Pump Station	Upgrade the Silverdale pump capacity. Two 15 -hp pumps at 20 L/s flow and 40 m of head each (1 duty + 1 redundancy).	2025	\$52,173		\$52,173	31%	\$15,994.67	\$160	\$15,835	\$36,338
CAP-18	Silverdale Forcemain	New 150 mm forcemain to connect Silverdale to the new Brentwood forcemain.	2025	\$43,689		\$43,689	31%	\$13,393.66	\$134	\$13,260	\$30,429
CAP-19	Wallace Drive	Upsize the sewers starting at Wallace Dr. from manhole K15B to the Silverdale station's wet well from 150 mm to 250 mm.	2040	\$101,061		\$101,061	31%	\$30,982.37	\$310	\$30,673	\$70,389
CAP-20	Wallace Drive Phase 2	New 200 mm gravity sewer along Wallace Dr. to collect flows from areas north of the Wallace Dr. and W. Saanich Rd./Hwy. 17A intersection to the existing manhole K15B, which leads to the Silverdale station.	2040	\$214,985		\$214,985	31%	\$65,907.96	\$659	\$65,249	\$149,736
CAP-21	Wallace Drive Phase 3	Upsize the sewers along Wallace Dr. between manhole A16 to A22 from 400-450 mm to 525 mm.	2040	\$1,238,953		\$1,238,953	31%	\$379,825.81	\$3,798	\$376,028	\$862,925
CAP-22	Central Saanich Road	Upsize the sewers along Central Saanich Rd. (downstream of CRD Keating Trunk station forcemain discharge) between manhole A88 to A90 from 600 mm to 675 mm.	2040	\$836,348		\$836,348	31%	\$256,399.27	\$2,564	\$253,835	\$582,513
CON-01	Butler Lift Station	Butler L.S. - Electrical Power Distribution Upgrades	2018	\$41,918		\$41,918	31%	\$12,850.72	\$129	\$12,722	\$29,196
CON-02	Keating Lift Station	Keating L.S. - Pump Units & Piping & Valve Upgrades	2018	\$58,366		\$58,366	31%	\$17,893.40	\$179	\$17,714	\$40,652
CON-03	Kirkpatrick Lift Station	Kirkpatrick L.S. - Pump Units & Piping & Valve Upgrades	2018	\$43,510		\$43,510	31%	\$13,338.72	\$133	\$13,205	\$30,304
CON-04	Butler Lift Station	Butler L.S. - Pump Units & Piping & Valve Upgrades	2025	\$43,884		\$43,884	31%	\$13,453.46	\$135	\$13,319	\$30,565
CON-05	Mt. Newton Lift Station	Mt. Newton L.S. - Pump Units & Piping & Valve Upgrades	2025	\$39,008		\$39,008	31%	\$11,958.63	\$120	\$11,839	\$27,169
CON-06	Butchart Lift Station	Butchart L.S. - Pump Units & Piping & Valve Upgrades	2025	\$60,950		\$60,950	31%	\$18,685.36	\$187	\$18,499	\$42,451
CON-07	Cultra Lift Station	Cultra L.S. - Pump Units & Piping & Valve Upgrades	2025	\$43,884		\$43,884	31%	\$13,453.46	\$135	\$13,319	\$30,565
CON-08	Central Saanich Lift Station	Central Saanich L.S. - Electrical Instrumentation & Control Upgrades	2025	\$17,066		\$17,066	31%	\$5,231.90	\$52	\$5,180	\$11,886
CON-09	Kirkpatrick Lift Station	Kirkpatrick L.S. - Electrical Power Distribution Upgrades	2025	\$48,150		\$48,150	31%	\$14,761.43	\$148	\$14,614	\$33,536
CON-10	Butchart Lift Station	Butchart L.S. - Electrical Power Distribution Upgrades	2025	\$97,885		\$97,885	31%	\$30,008.68	\$300	\$29,709	\$68,177
CON-11	Butchart Lift Station	Butchart L.S. - Electrical Instrumentation & Control Upgrades	2025	\$12,190		\$12,190	31%	\$3,737.07	\$37	\$3,700	\$8,490
CON-12	Central Saanich Lift Station	Central Saanich L.S. - Pump Units & Piping & Valve Upgrades	2025	\$60,950		\$60,950	31%	\$18,685.36	\$187	\$18,499	\$42,451
CON-13	Devonshire Lift Station	Devonshire L.S. - Pump Units & Piping & Valve Upgrades	2025	\$48,760		\$48,760	31%	\$14,948.29	\$149	\$14,799	\$33,961
CON-14	Lancelot Lift Station	Lancelot L.S. - Pump Units & Piping & Valve Upgrades	2025	\$30,475		\$30,475	31%	\$9,342.68	\$93	\$9,249	\$21,226
CON-15	Butler Lift Station	Butler L.S. - Electrical Instrumentation & Control Upgrades	2025	\$17,066		\$17,066	31%	\$5,231.90	\$52	\$5,180	\$11,886
CON-16	Central Saanich Lift Station	Central Saanich L.S. - Electrical Power Distribution Upgrades	2025	\$49,125		\$49,125	31%	\$15,060.40	\$151	\$14,910	\$34,216
CON-17	Cultra Lift Station	Cultra L.S. - Electrical Power Distribution Upgrades	2025	\$48,150		\$48,150	31%	\$14,761.43	\$148	\$14,614	\$33,536
CON-18	Cultra Lift Station	Cultra L.S. - Electrical Instrumentation & Control Upgrades	2025	\$17,066		\$17,066	31%	\$5,231.90	\$52	\$5,180	\$11,886
CON-19	Keating Lift Station	Keating L.S. - Electrical Power Distribution Upgrades	2025	\$49,613		\$49,613	31%	\$15,209.88	\$152	\$15,058	\$34,555
CON-20	Keating Lift Station	Keating L.S. - Electrical Instrumentation & Control Upgrades	2025	\$17,066		\$17,066	31%	\$5,231.90	\$52	\$5,180	\$11,886
CON-21	Kirkpatrick Lift Station	Kirkpatrick L.S. - Electrical Instrumentation & Control Upgrades	2025	\$17,066		\$17,066	31%	\$5,231.90	\$52	\$5,180	\$11,886
CON-22	Mt. Newton Lift Station	Mt. Newton L.S. - Electrical Power Distribution Upgrades	2025	\$48,150		\$48,150	31%	\$14,761.43	\$148	\$14,614	\$33,536
CON-23	Mt. Newton Lift Station	Mt. Newton L.S. - Electrical Instrumentation & Control Upgrades	2025	\$17,066		\$17,066	31%	\$5,231.90	\$52	\$5,180	\$11,886
CON-24	Arthur Lift Station	Arthur L.S. - Pump Units & Piping & Valve Upgrades	2025	\$37,789		\$37,789	31%	\$11,584.92	\$116	\$11,469	\$26,320
CON-25	Delamere Lift Station	Delamere L.S. - Pump Units & Piping & Valve Upgrades	2025	\$48,760		\$48,760	31%	\$14,948.29	\$149	\$14,799	\$33,961
CON-26	Delamere Lift Station	Delamere L.S. - Electrical Power Distribution Upgrades	2025	\$91,303		\$91,303	31%	\$27,990.67	\$280	\$27,711	\$63,592
CON-27	Holm Lift Station	Holm L.S. - Electrical Power Distribution Upgrades	2025	\$48,150		\$48,150	31%	\$14,761.43	\$148	\$14,614	\$33,536
CON-28	Arthur Lift Station	Arthur L.S. - Electrical Power Distribution Upgrades	2040	\$64,804		\$64,804	31%	\$19,866.94	\$199	\$19,668	\$45,136
CON-29	Devonshire Lift Station	Devonshire L.S. - Electrical Instrumentation & Control Upgrades	2040	\$22,968		\$22,968	31%	\$7,041.45	\$70	\$6,971	\$15,997
CON-30	Holm Lift Station	Holm L.S. - Pump Units & Piping & Valve Upgrades	2040	\$59,062		\$59,062	31%	\$18,106.58	\$181	\$17,926	\$41,136
CON-31	Arthur Lift Station	Arthur L.S. - Electrical Instrumentation & Control Upgrades	2040	\$22,968		\$22,968	31%	\$7,041.45	\$70	\$6,971	\$15,997
CON-32	Delamere Lift Station	Delamere L.S. - Electrical Instrumentation & Control Upgrades	2040	\$22,968		\$22,968	31%	\$7,041.45	\$70	\$6,971	\$15,997
CON-33	Devonshire Lift Station	Devonshire L.S. - Electrical Power Distribution Upgrades	2040	\$65,460		\$65,460	31%	\$20,068.13	\$201	\$19,867	\$45,593
CON-34	Holm Lift Station	Holm L.S. - Electrical Instrumentation & Control Upgrades	2040	\$22,968		\$22,968	31%	\$7,041.45	\$70	\$6,971	\$15,997
CON-35	Lancelot Lift Station	Lancelot L.S. - Electrical Power Distribution Upgrades	2040	\$64,804		\$64,804	31%	\$19,866.94	\$199	\$19,668	\$45,136
CON-36	Lancelot Lift Station	Lancelot L.S. - Electrical Instrumentation & Control Upgrades	2040	\$22,968		\$22,968	31%	\$7,041.45	\$70	\$6,971	\$15,997
AUX-01	Devonshire Lift Station	Devonshire L.S. - Kiosk and receptacle for portable generator	2018	\$10,612		\$10,612	31%	\$3,253.35	\$33	\$3,221	\$7,391
AUX-02	Angler's Anchorage Marina	Surge Analysis assessment for the Angler's Anchorage Marina Inlet crossing	2018	\$10,612		\$10,612	31%	\$3,253.35	\$33	\$3,221	\$7,391
AUX-03	Stelly's Cross Road	Surge Analysis assessment for the Stelly's X Road (Graham Creek) crossing	2018	\$10,612		\$10,612	31%	\$3,253.35	\$33	\$3,221	\$7,391
AUX-04	Stelly's Cross Road	AC Pipe Condition assessment lab testing for the Stelly's X Road crossing	2018	\$21,224		\$21,224	31%	\$6,506.69	\$65	\$6,442	\$14,783
AUX-05	Central Saanich Road	AC Pipe Condition assessment lab testing for the Central Saanich Road South crossing	2018	\$21,224		\$21,224	31%	\$6,506.69	\$65	\$6,442	\$14,783
AUX-06	Central Saanich Road	Surge Analysis assessment for the Central Saanich North Road crossing	2018	\$10,612		\$10,612	31%	\$3,253.35	\$33	\$3,221	\$7,391
AUX-07	Pipe Bridge	Further Seismic Analysis	2018	\$3,820		\$3,820	31%	\$1,171.20	\$12	\$1,159	\$2,661
AUX-08	Pipe Bridge	Structural Assessment	2018	\$6,367		\$6,367	31%	\$1,952.01	\$20	\$1,932	\$4,435
AUX-09	Beach Sewer	Site Specific Surveys (to determine relocation requirements)	2025	\$12,190		\$12,190	31%	\$3,737.07	\$37	\$3,700	\$8,490
AUX-10	Grinder Rehabilitation	Rehabilitation of 10 Grinder Stations	2025	\$182,849		\$182,849	31%	\$56,056.07	\$561	\$55,496	\$127,354
AUX-11	New Grinder Stations	Construction of 12 New Grinder Stations	2025	\$585,117		\$585,117	31%	\$179,379.43	\$1,794	\$177,586	\$407,532
Totals				\$13,855,511		\$13,855,511		\$4,247,684	\$42,477	\$4,205,208	\$9,650,303



PART 8. WATER DCCS

Points Covered

- Water DCC Program
- Water Demand and Calculation of Equivalent Population
- Water DCC Calculation



8.1 Water DCC Program

The Water DCC Program includes waterworks projects and improvements related to the distribution of water within the District boundaries. The District of Central Saanich purchases bulk water from the Capital Regional District, who is responsible for storage and treatment of water. Regional water DCCs are identified in Table 1. The works covered under municipal Water DCCs are shown in Table 21.

Table 18
District of Central Saanich
Water DCC Program Costs

Municipal Costs	DCC Recoverable Program Costs	Total Capital Costs
\$6,424,122	\$2,799,369	\$9,223,491

The total cost of the improvements is approximately \$9.22 million of which approximately \$2.80 million is DCC recoverable. No external funding is expected. These costs include the construction of new water infrastructure plus engineering, contingency, and project administration.

8.2 Water Demand and Calculation of Equivalent Population

The Water DCC is based on the need for additional services to meet the demands of population growth. For residential demand, occupancy rates can be used to project demands for water services. For non-residential land uses, an equivalency is used. These are based on average population densities. These equivalent factors were also calculated for the 2011 DCC update.

Table 19
District of Central Saanich
Equivalent Units for Water

Land Use	Base Unit	Equivalent Population Per Base Unit
Residential Detached Dwelling	Lot	2.7
Residential Small Lot Dwelling	Lot	2.4
Residential Multi-Family	Dwelling unit	2.0
Commercial	Total floor area (m ²)	0.009
Industrial	Total floor area (m ²)	0.0045
Institutional	Total floor area (m ²)	0.011



8.3 Water DCC Calculation

The Water DCC rates have been calculated according to the various principles and assumptions discussed earlier in this report. The basic calculation is shown in Equation 4.

Equation 4
District of Central Saanich
Water DCC Calculation

Total New Growth (by unit or sq. m.) x Equivalent Population (per unit or sq. m.) = Total Equivalent Population

DCC Recoverable Costs / Total Equivalent Population = DCC Costs per Equivalent Population

DCC Costs per Equivalent Population x Equivalent Population (per unit or sq. m.) = DCC Costs per Unit or sq. m.

The proposed Water DCC rates are shown in Table 20. The detailed Water DCC calculations are included in the series of tables appended at the end of this section.

Table 20
District of Central Saanich
Proposed Water DCC Rates

Land Use	DCC Rate	Unit
Residential Detached Dwelling	\$1,278.61	per lot
Residential Small Lot Dwelling	\$1,136.55	per lot
Residential Multi-Family	\$947.12	per unit
Commercial	\$4.26	per m ² of total floor area
Industrial	\$2.13	per m ² of total floor area
Institutional	\$5.21	per m ² of total floor area

The proposed DCC rates are levied per lot for single-family (detached or small lot) subdivision, and per dwelling unit for multi-family residential development (e.g. townhouse and apartments). Commercial, Industrial and Institutional developments are levied on a per m² of total floor area basis.

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Table 21
District of Central Saanich
Water DCC Program

Project No.	Column			Col. (1)	Col. (2)	Col. (3) = Col. (1) - Col. (2)	Col. (4)	Col. (5) = Col. (3) x Col. (4)	Col. (6) = Col. (5) x X%	Col. (7) = Col. (5) - Col. (6)	Col. (8) = Col. (3) - Col. (7)
	Name	Description	Project Timing	Total Cost Estimate	Funding by Others	City Cost	Benefit Allocation	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
1	Central Saanich Road	Install 5 m of 300mm main for Central Saanich Road crossing	2018	\$2,208		\$2,208	31%	\$676.96	\$6.77	\$670	\$1,538
2	Campion Road	Upgrade existing pipe to 150mm	2018	\$213,088		\$213,088	31%	\$65,326.27	\$653.26	\$64,673	\$148,415
3	Spooner Way	Replace existing pipe	2018	\$45,267		\$45,267	31%	\$13,877.60	\$138.78	\$13,739	\$31,528
4	Campion Road and Livesay Connection	New 150mm pipe connecting Campion Road and Livesay Street	2018	\$107,096		\$107,096	31%	\$32,832.37	\$328.32	\$32,504	\$74,592
5	Wallace Drive	Upgrade existing pipe to 150mm	2018	\$285,957		\$285,957	31%	\$87,665.82	\$876.66	\$86,789	\$199,168
6	Straits View Road	Replace existing pipe	2018	\$70,661		\$70,661	31%	\$21,662.60	\$216.63	\$21,446	\$49,215
7	Tomlinson Road	Upgrade existing pipe to 200mm	2018	\$308,039		\$308,039	31%	\$94,435.39	\$944.35	\$93,491	\$214,548
8	White Road	Replace existing pipe	2018	\$51,892		\$51,892	31%	\$15,908.47	\$159.08	\$15,749	\$36,142
9	Hovey Road	Upgrade existing pipe to 150mm	2018	\$152,363		\$152,363	31%	\$46,709.98	\$467.10	\$46,243	\$106,120
10	Hovey Road to Tomlinson	New pipe connecting end of Hovey Road to dead end of Tomlinson Rd	2018	\$124,761		\$124,761	31%	\$38,248.02	\$382.48	\$37,866	\$86,896
11	Seabrook Road	Upgrade existing pipe to 150mm	2018	\$139,114		\$139,114	31%	\$42,648.24	\$426.48	\$42,222	\$96,892
12	White Road	Upgrade existing pipe to 150mm	2018	\$61,829		\$61,829	31%	\$18,954.77	\$189.55	\$18,765	\$43,063
13	Tanlee Crescent	Upgrade existing pipe to 150mm	2018	\$138,010		\$138,010	31%	\$42,309.76	\$423.10	\$41,887	\$96,123
14	Haidey Terrace	Upgrade existing pipe to 150mm	2018	\$70,661		\$70,661	31%	\$21,662.60	\$216.63	\$21,446	\$49,215
15	Chatwell Drive	Upgrade existing pipe to 150mm	2018	\$98,263		\$98,263	31%	\$30,124.55	\$301.25	\$29,823	\$68,440
16	Oldfield Road	Upgrade existing pipe to 350mm	2018	\$128,073		\$128,073	31%	\$39,263.46	\$392.63	\$38,871	\$89,203
17	Sean Road	Upgrade existing pipe to 350mm	2018	\$602,828		\$602,828	31%	\$184,809.03	\$1,848.09	\$182,961	\$419,867
18	Oldfield Road	Upgrade existing pipe to 300mm	2018	\$537,687		\$537,687	31%	\$164,838.83	\$1,648.39	\$163,190	\$374,497
19	Bryn Road	Upgrade existing pipe to 300mm	2018	\$191,006		\$191,006	31%	\$58,556.71	\$585.57	\$57,971	\$133,035
20	Bryn Road and Nicholas Road	New 150mm pipe connecting Bryn Road and Nicholas Road	2018	\$107,096		\$107,096	31%	\$32,832.37	\$328.32	\$32,504	\$74,592
21	Nicholas Road	Replace existing pipe	2018	\$64,037		\$64,037	31%	\$19,631.73	\$196.32	\$19,435	\$44,601
22	Bear Hill Road	Upgrade existing pipe to 300mm	2018	\$239,586		\$239,586	31%	\$73,449.74	\$734.50	\$72,715	\$166,870
23	Wallace Drive	Replace existing pipe	2018	\$372,075		\$372,075	31%	\$114,067.11	\$1,140.67	\$112,926	\$259,149
24	Prosser Road	Replace existing pipe	2018	\$26,498		\$26,498	31%	\$8,123.47	\$81.23	\$8,042	\$18,456
25	Stelly's Cross Road	Stellys Cross Road within Lower Dawson pressure zone	2018	\$206,463		\$206,463	31%	\$63,295.40	\$632.95	\$62,662	\$143,801
26	Stelly's Cross Road	Stellys Cross Road within Lower Dawson pressure zone	2018	\$228,545		\$228,545	31%	\$70,064.96	\$700.65	\$69,364	\$159,180
27	Stelly's Cross Road	Stellys Cross Road within Lower Dawson pressure zone	2018	\$1,547,921		\$1,547,921	31%	\$474,546.28	\$4,745.46	\$469,801	\$1,078,120
28	West Saanich Road	Replace existing pipe	2018	\$88,326		\$88,326	31%	\$27,078.25	\$270.78	\$26,807	\$61,519
29	PRV-Wallace Dr and Benvenuto Ave	PRV installation at Wallace Dr and Benvenuto Ave	2018	\$82,806		\$82,806	31%	\$25,385.86	\$253.86	\$25,132	\$57,674
30	Direct Connection to CRD Main	New pipe direct to CRD Transmission Main at Central Saanich Rd	2018	\$462,610		\$462,610	31%	\$141,822.32	\$1,418.22	\$140,404	\$322,206
31	Island View Place and Lamont Road	New pipe connecting Island View Place to Lamont Road 150	2018	\$139,114		\$139,114	31%	\$42,648.24	\$426.48	\$42,222	\$96,892
32	Check Valve on Newman Rd	Check Valve on Newman Rd	2018	\$11,041		\$11,041	31%	\$3,384.78	\$33.85	\$3,351	\$7,690
33	Saanichton High Fire Pump	New fire booster pump in Saanichton High PZ (H: 97m; Q: 210Ls) - 30	2018	\$1,656,121		\$1,656,121	31%	\$507,717.13	\$5,077.17	\$502,640	\$1,153,481
34	Mt Newton Fire Pump	New fire booster pump in Mt. Newton PZ (H: 40m; Q: 80Ls) - 60hp	2018	\$331,224		\$331,224	31%	\$101,543.43	\$1,015.43	\$100,528	\$230,696
35	Martindale Fire Pump	New fire booster pump in Martindale PZ (H: 40m; Q: 80Ls) - 60hp	2018	\$331,224		\$331,224	31%	\$101,543.43	\$1,015.43	\$100,528	\$230,696
Totals				\$9,223,491	\$0	\$9,223,491		\$2,827,646	\$28,276	\$2,799,369	\$6,424,122
	Notes										



PART 9. PARKS DCCS

Points Covered

- Parks DCC Program
- Parks Equivalent Units
- Parks DCC Calculation



9.1 Parks DCC Program and Rates

The Parks DCC program is comprised of park land acquisition and park land development projects, including playgrounds and trails. The works are shown in Table 25, and summarized below.

Table 22
District of Central Saanich
Parks DCC Program Costs

Municipal Costs	DCC Recoverable Program Costs	Total Capital Costs
\$3,561,182	\$1,551,818	\$5,113,000

The total cost of the improvements is approximately \$5.11 million, of which approximately \$1.55 million is DCC recoverable. No external funding is expected. These costs include the acquisition and development of park land plus planning, engineering, contingency, and project administration.

9.2 Calculation of Equivalent Units for Parks

Equivalent park and open space units are similar to those used for sanitary sewer and water DCC calculations, for residential land use categories. There is not a DCC contribution for commercial, industrial, or institutional categories in accordance with the DCC Best Practices Guide. Equivalencies are shown in Table 23.

Table 23
District of Central Saanich
Equivalent Units for Park and Open Space

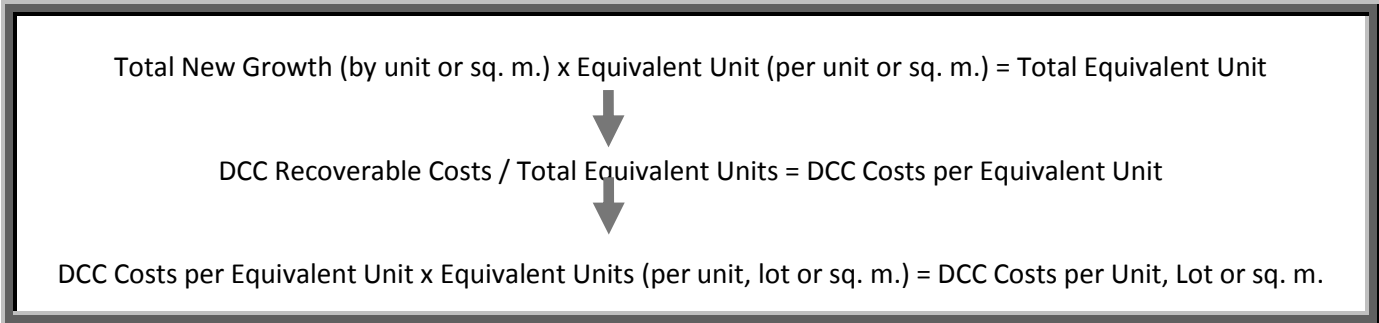
Land Use	Base Unit	Equivalent Park and Open Space Unit Per Base Unit
Residential Detached Dwelling	Lot	2.7
Residential Small Lot Dwelling	Lot	2.4
Residential Multi-Family	Dwelling unit	2.0



9.3 Park and Open Space DCC Calculation

The Park and Open Space DCC rates have been calculated according to the various principles and assumptions discussed earlier in this report. The basic calculation is shown in Equation 5.

Equation 5
District of Central Saanich
Park and Open Space DCC Calculation



The proposed Park and Open Space DCC rates are shown in Table 24. The detailed Park and Open Space DCC calculations are included in the series of tables appended at the end of this section.

Table 24
District of Central Saanich
Proposed Park and Open Space DCC Rates

Land Use	DCC Rate	Unit
Residential Detached Dwelling	\$839.72	per lot
Residential Small Lot Dwelling	\$746.42	per lot
Residential Multi-Family	\$622.02	per unit

The proposed DCC rates are levied per lot for single-family (detached or small lot) subdivision, and per dwelling unit for multi-family residential development (e.g. townhouse and apartments). Commercial, Industrial and Institutional developments are not levied DCCs for parks.

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Table 25
District of Central Saanich
Parks DCC Program

Project No.	Column				Col. (1)	Col. (2)	Col. (3) = Col. (1) - Col. (2)	Col. (4)	Col. (5) = Col. (3) x Col. (4)	Col. (6) = Col. (5) x X%	Col. (7) = Col. (5) - Col. (6)	Col. (8) = Col.(3) - Col. (7)
	Name	Description	Project Timing	Net Area	Total Cost Estimate	Funding by Others	City Cost	Benefit Allocation	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
	Cenotaph		S		\$80,000		\$80,000	31%	\$24,526	\$245.26	\$24,280	\$55,720
	Boat ramp - ocean access for recreational use		L		\$100,000		\$100,000	31%	\$30,657	\$306.57	\$30,350	\$69,650
	Lighting - CP		M		\$100,000		\$100,000	31%	\$30,657	\$306.57	\$30,350	\$69,650
	Fitness circuits - 2X		M / L		\$200,000		\$200,000	31%	\$61,314	\$613.14	\$60,701	\$139,299
	Fencing, boundary id, safety barriers...etc		S / M / L		\$50,000		\$50,000	31%	\$15,329	\$153.29	\$15,175	\$34,825
	Pioneer Park central plaza		S		\$75,000		\$75,000	31%	\$22,993	\$229.93	\$22,763	\$52,237
	Public washrooms		S		\$32,000		\$32,000	31%	\$9,810	\$98.10	\$9,712	\$22,288
	Public washrooms		M		\$112,000		\$112,000	31%	\$34,336	\$343.36	\$33,992	\$78,008
	Public washrooms		L		\$124,000		\$124,000	31%	\$38,015	\$380.15	\$37,635	\$86,365
	Community Park acquisition	0.8 ha of land in Brentwood Bay area (as per OCP)	L		\$850,000		\$850,000	31%	\$260,585	\$2,605.85	\$257,979	\$592,021
	Community Park development		L		\$800,000		\$800,000	31%	\$245,256	\$2,452.56	\$242,803	\$557,197
	Neighbourhood Parks (development)	Tanner Park	S		\$300,000		\$300,000	31%	\$91,971	\$919.71	\$91,051	\$208,949
	Neighbourhood Parks (development)	Rodolph Park	M		\$100,000		\$100,000	31%	\$30,657	\$306.57	\$30,350	\$69,650
	Neighbourhood Parks (development)	Saanichton Green	M		\$100,000		\$100,000	31%	\$30,657	\$306.57	\$30,350	\$69,650
	Neighbourhood Parks (development)	Saanichton Bay	L		\$50,000		\$50,000	31%	\$15,329	\$153.29	\$15,175	\$34,825
	Mabor Flats – bird watching deck/lookout		S		\$50,000		\$50,000	31%	\$15,329	\$153.29	\$15,175	\$34,825
	Adam Kerr Park - orchard, entrance, parking		S		\$100,000		\$100,000	31%	\$30,657	\$306.57	\$30,350	\$69,650
	Newman Farm & Butterfield Park site improvements (interpretive centre, public toilets, access improvements/parking, signage, trails, benches, picnic sites...)		S / M		\$100,000		\$100,000	31%	\$30,657	\$306.57	\$30,350	\$69,650
	Info stations....Points of Interest, heritage site id, public info kiosks				\$90,000		\$90,000	31%	\$27,591	\$275.91	\$27,315	\$62,685
	Development of 1 major trail system every 7 years, at an average cost of \$280K	Oak Haven Park/Gore			\$100,000		\$100,000	31%	\$30,657	\$306.57	\$30,350	\$69,650
		Cooperidge Park/Sandhill Park			\$500,000		\$500,000	31%	\$153,285	\$1,532.85	\$151,752	\$348,248
		Centennial Park/George May			\$150,000		\$150,000	31%	\$45,986	\$459.86	\$45,526	\$104,474
		HaldonPark/Thomson Road			\$150,000		\$150,000	31%	\$45,986	\$459.86	\$45,526	\$104,474
		Brentwood Bay waterfront walkway			\$500,000		\$500,000	31%	\$153,285	\$1,532.85	\$151,752	\$348,248
	Beach Access development - 1 site improved every 7 years at an average cost of \$40K	Henderson Point, Kennes, Saunders Lane, Cascade, Salmon Rd	S/M/L		\$200,000		\$200,000	31%	\$61,314	\$613.14	\$60,701	\$139,299
	Dock improvements to support public recreational use	Brentwood	S		\$50,000		\$50,000	31%	\$15,329	\$153.29	\$15,175	\$34,825
	Dock improvements to support public recreational use	Saanichton	M		\$50,000		\$50,000	31%	\$15,329	\$153.29	\$15,175	\$34,825
Totals					\$5,113,000		5,113,000		1,567,493	15,675	1,551,818	3,561,182



PART 10. DCC RATES SUMMARY AND IMPLEMENTATION

Points Covered

- DCC Rates Summary
- Bylaw Exemptions
- Collection of Charges – Building Permit and Subdivision
- In-Stream Applications and Grace Periods
- DCC Rebates and Credits
- DCC Monitoring and Accounting
- DCC Reviews



10.1 Summary of Proposed DCC Rates

Table 26 summarizes the proposed District of Central Saanich DCC rates (not including CRD regional DCCs for water and sanitary sewer). The proposed DCC rates are levied per lot for single detached residential (including small lot) and per unit for multi-family residential. Commercial, industrial and institutional developments are levied per m² of floor area. The detached dwelling DCCs will be levied at time of subdivision. All other DCCs will be levied at Building Permit.

In the past, the District charged DCCs for secondary suites. To encourage the legalization of these suites and the provision of secondary suites to support affordable housing, the District allows secondary suites in some single family residential zones and will no longer charge separate DCCs for the suites.

10.2 Bylaw Exemptions

The *LGA* is quite 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 development for the same development creates new capital cost burdens or uses up capacity, the 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 worship; and
- the value of the work authorized by the Building Permit does not exceed \$50,000 or an amount as prescribed by Bylaw.

The *Local Government Act* now allows local governments to charge DCCs on residential developments of four units or less, as long as such a charge is provided for in the local government's DCC Bylaw. To enact this approach, the DCC Bylaw must include a specific provision; which the current DCC Bylaw does include.

In addition, the *Local Government Act* provides local governments the discretionary authority to waive or reduce DCCs for certain types of development to promote affordable housing and low impact development. Under this new legislation, the District will have to adopt a Bylaw to waive or reduce DCCs for not-for-profit rental housing. The District will be undertaking a separate review of DCC waivers or reductions in the very near future, as a separate process and bylaw to this DCC Bylaw.



10.3 Collection of Charges – Building Permit and Subdivision

Municipalities can choose to collect DCCs at subdivision approval or Building Permit issuance. The District of Central Saanich will collect DCCs for detached dwellings at subdivision approval or Building Permit issuance. Of the two possible collection times, subdivision approval occurs earlier in the process. Collecting DCCs early will allow the District to ensure timely provision of infrastructure and services.

All other DCCs will be collected at Building Permit, which is when the size and number of buildings to be constructed will be known. Collecting DCCs based on this more accurate information will result in more equitable distribution of growth costs.

The DCC Bylaw will specify when DCCs will be collected for different development types. Where a development type has not been specified in the DCC Bylaw, the DCC levied will be based on the rate of the most similar development type.

10.4 Collection of DCCs on Redeveloped or Expanded Developments

When an existing building or development undergoes an expansion or redevelopment, there is usually a need for additional DCC related engineering services. The new developer/ builder should pay the applicable DCCs based on the additional floor area for commercial land uses and additional developed area for industrial land uses at the DCC rates in the current DCC Bylaw. In essence, the District is giving a DCC credit for the existing development or building. DCCs are only levied on the new development/ building area.

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Table 26
District of Central Saanich
Proposed DCC Rate Summary

	Transportation	Storm drainage	Sanitary Sewer	Water	Parks	Total Development Cost Charge	
Residential Detached Dwelling	\$857.94	\$1,223.91	\$1,987.23	\$1,278.61	\$839.72	\$6,187.42	Per Lot
Residential Small Lot Dwelling	\$757.01	\$1,101.52	\$1,766.43	\$1,136.55	\$746.42	\$5,507.92	Per Lot
Residential Multi-Family	\$563.55	\$403.89	\$1,472.03	\$947.12	\$622.02	\$4,008.60	Per Unit
Commercial	\$11.78	\$4.53	\$6.62	\$4.26	\$0	\$27.19	Per square metre gross floor area
Industrial	\$5.05	\$2.75	\$3.31	\$2.13	\$0	\$13.24	Per square metre gross floor area
Institutional	\$15.14	\$4.28	\$8.10	\$5.21	\$0	\$32.73	Per square metre gross floor area

Note: The rates shown above are for the District of Central Saanich only. Capital Regional District (CRD) Regional Water and Sewer DCCs are in addition to the above.



10.5 In-Stream Applications and Grace Periods

The *LGA* requires that subdivision applications that are complete and application fees have been paid, be provided one-year protection from the proposed DCC rates. These in-stream active subdivision applications will be exempted from any increase in DCCs for one year from the date of implementation of the new DCC Bylaw.

Effective January 1, 2011, Building Permits are also given the same in-stream exemptions as subdivision applications under the *LGA*. Complete Building Permit applications will also be exempt from any increase in DCCs for one year from the date of implementation of the new DCC Bylaw. In 2014, this in-stream exemption was further extended to include rezoning and development permit applications that have been submitted to a local government (in a form acceptable to the local government and fees paid).

10.6 DCC Rebates and Credits

The *LGA* stipulates that should an owner pay for specific services inside or outside of the boundaries of the land being subdivided or developed and these services are included in the calculation to determine the DCC, then the amount paid must be deducted from the class of DCC that is applicable to the service. In practice, should the District, for example, require an owner build a watermain outside their development and the watermain is in the DCC program, the District will credit the owner the cost of the watermain up to the water DCCs paid.

The District should establish a policy or practise to guide staff in the collection of DCCs and the use of DCC credits. There may be situations in which it is not in the best interests of the District to allow an owner to build DCC services outside of their subdivision or development. Building such services may start or accelerate development in areas in which the District is not prepared to support.

The District may establish a DCC rebate policy to fund DCC works advanced by owners and developers prior to the District building such services. For example, an owner may be required to service their property to the local sanitary sewer standard but the District would request that this main be upsized to a trunk sewer. The incremental portion of costs beyond the local requirement may be offered as a DCC rebate from DCC reserves. Again, a District policy or practise is recommended to ensure consistent application of the DCC rebate principle. Often policies for DCC credits, rebates and latecomer agreements are drafted to assist staff in development financing.



10.7 DCC Monitoring and Accounting

In order to monitor the DCC Program, the District should enter all of the projects contained in the DCC program into some type of tracking system. The tracking system would monitor the status of the project from the conceptual stage through to its final construction. The tracking system would include information about the estimated costs, the actual construction costs, and the 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.

10.8 DCC Reviews

To keep the DCC program as current as possible, the District should review its program every year or two. Based on this review, the District may make minor amendments to the DCC rates. Minor amendments may include the deletion of completed projects, the addition of new projects, the deletion of estimated construction costs, with the inclusion of actual construction costs and time frame adjustments. This also requires a DCC Bylaw amendment.

Major amendments of the DCC program and rates will occur when significant land use changes are made, when new servicing plans are prepared or when the information upon which the DCCs are calculated has become significantly outdated or requires significant revision. Based on experience, a major amendment to the DCC program and rates is recommended every 5 years. This is consistent with the District's approach, as the last major DCC review was in 2011.

Before the next major update, the District should further explore DCC waivers and exemptions for green building and affordable housing. This can be done as a separate bylaw, and does not require approval from the Inspector of Municipalities.



APPENDIX A

Existing Development Cost Charge Bylaw No. 1748, 2011

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

BYLAW NO. 1748

A Bylaw to Impose Development Cost Charges

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

AND WHEREAS in fixing development cost charges imposed by this bylaw the Council has taken into consideration future land use patterns and development, the phasing of works and services, 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 infrastructure, and whether the charges are excessive in relation to the capital cost of prevailing standards of service in the municipality, will deter development in the municipality, will discourage the construction of reasonably priced housing, the provision of reasonably priced serviced land in the municipality and development designed to result in a low environmental impact in the municipality;

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

1. Every person who obtains:

- a) approval of a subdivision as defined in the *Land Title Act* or a subdivision under the *Strata Property Act*; or
- b) a building permit authorizing the construction, alteration or extension of a building or structure other than:
 - i) a building permit authorizing work of a value of less than \$50,000 or such other amount as may be prescribed by regulation under the *Local Government Act*;
 - ii) a building permit authorizing the construction, alteration or extension of a building that is, or will be, exempt from taxation under section 220(1)(h) or 224(2)(f) of the *Community Charter*;
 - iii) a building permit authorizing the construction, alteration or extension of self-contained dwelling units where each unit is no larger in area than 29 square metres and each unit is to be put to no other use other than the residential use in those dwelling units, and
 - iv) a building permit authorizing the construction, alteration or extension of a residential development where no subdivision approval is issued for the residential development,

shall pay to the Corporation of the District of Central Saanich at the time set out in section 4, the applicable development cost charges set out in Schedule "A".

2. For greater certainty, subject to section 1b), every person who obtains a building permit authorizing the construction, alteration or extension of a building or structure that will contain fewer than 4 self-contained dwelling units and be put to no other use than the residential use in those dwelling units shall pay to the Corporation of the District of Central Saanich, at the time set out in section 4, the applicable development cost charges set out in Schedule "A".

3. Where a development combines residential, multi-family residential, commercial, industrial, institutional and agricultural uses or any combination of them, the development cost charges shall be the sum of:

- a) the applicable rate for residential development, multiplied by the number of proposed residential parcels, if any;
- b) the applicable rate for multi-family residential development multiplied by the number of proposed dwelling units, if any;
- c) the applicable rate for commercial development multiplied by the floor area of proposed commercial space, if any;
- d) the applicable rate for industrial development multiplied by the developed area of proposed industrial space, if any;

- e) the applicable rate for institutional development multiplied by the floor area of proposed institutional space, if any; and
 - f) the applicable rate for agricultural development multiplied by the developed area of proposed agricultural space, if any.
4. Development cost charges shall be paid:
- a) in respect of residential development, at the time of subdivision approval; and
 - b) in respect of multi-family residential, commercial, industrial, institutional and agricultural development, at the time of building permit issuance.
5. Development cost charges shall only be assessed:
- a) in respect of commercial and institutional development, to the extent the development increases the floor area of commercial or institutional space, as applicable; and
 - b) in respect of industrial and agricultural development, to the extent the development increases the developed area of industrial or agricultural space, as applicable.
6. In this Bylaw:
- a) "agricultural" means the use of land for a farm operation or farm business as defined in the *Farm Practices Protection (Right to Farm) Act*;
 - b) "commercial" means a use of land that is not a residential, industrial, institutional or agricultural use;
 - c) "developed area" in respect of
 - i) industrial premises means that portion of a parcel on which are located any improvements to accommodate or facilitate an industrial use including any building, structure, parking or storage area, or landscaped area, and
 - ii) agricultural premises means that portion of a parcel on which are located any improvements to accommodate or facilitate an agricultural use including any building, structure, access, parking and loading area and covered area, but excluding any building for farm retail sales having a floor area of less than 100 square metres and any building erected for use for a period of less than 6 months;
 - d) "dwelling unit" means a set of habitable rooms in a building used or intended to be used as a residence, and without limiting the generality of the foregoing, containing some or all of cooking, eating, living, sleeping and sanitary facilities;
 - e) "floor area" means the total area of all floors in a building measured to the outside surface of the exterior walls, but excluding areas provided for parking of motor vehicles;
 - f) "industrial" means a use of land or water for the processing, fabricating, manufacturing, assembling, storing, transporting, distributing, testing, servicing or repairing of goods, materials or things, and includes railways, warehouses, the operation of transportation or shipping terminals and docks other than those used as marinas for pleasure craft;
 - g) "institutional" means a use of land by a public authority for the benefit of the public in general, and includes, without limiting the generality of the foregoing, public hospitals, public schools and private schools;
 - h) "multi-family residential" means the use of a parcel or building for the provision of two or more dwelling units other than a dwelling unit with a secondary suite;
 - i) "residential" means, except in sections 1.b)iii) and 2 of this Bylaw, the use of a parcel or building for the provision of one dwelling unit which may contain a secondary suite; and
 - j) "secondary suite" has the meaning set out in Central Saanich *Land Use Bylaw No. 1309, 1999*.
7. Schedule "A" forms part of this Bylaw.
8. In the case of a subdivision approval or building permit issued pursuant to an application received by the municipality prior to the date of adoption of this Bylaw, the development cost

charges payable upon approval of the subdivision or issuance of the building permit shall be the lesser of the amounts payable under this Bylaw and the amounts payable under Central Saanich Development Cost Charge Bylaw No. 1437, 2002.

9. This Bylaw may be cited as "**Central Saanich Development Cost Charge Bylaw No. 1748, 2011**".

10. Central Saanich Development Cost Charge Bylaw No. 1437, 2002 is repealed.

READ A FIRST TIME this **18th** day of **April** , **2011**

READ A SECOND TIME this **18th** day of **April** , **2011**

READ A THIRD TIME this **18th** day of **April** , **2011**

RECEIVED THE APPROVAL OF THE INSPECTOR
OF MUNICIPALITIES this **19th** day of **May** , **2011**

FINALLY PASSED AND ADOPTED by the Municipal Council, signed by the Mayor and Municipal Clerk, and sealed with the Seal of the Corporation this **6th** day of **June, 2011**.

"JACK MAR"
Jack Mar
Mayor

"SARA C. RIBEIRO"
Sara C. Ribeiro
Municipal Clerk

BYLAW NO. 1748**SCHEDULE "A"**

1. Table of Charges

<u>Class of Development</u>	<u>Purpose</u>	<u>Development Cost Charge</u>
Residential	Roads	\$153 per parcel
	Water	\$104 per parcel
	Drainage	\$541 per parcel
	Parks	\$80 per parcel
Multi-Family Residential	Roads	\$112 per dwelling unit
	Water	\$86 per dwelling unit
	Drainage	\$178 per dwelling unit
	Parks	\$67 per dwelling unit
Commercial	Roads	\$4,497 per 1000m ² of floor area
	Water	\$389 per 1000m ² of floor area
	Drainage	\$2,000 per 1000m ² of floor area
Industrial	Roads	\$3,748 per hectare of developed area
	Water	\$1,944 per hectare of developed area
	Drainage	\$12,162 per hectare of developed area
Institutional	Roads	\$2,698 per 1000m ² of floor area
	Water	\$475 per 1000m ² of floor area
	Drainage	\$1,892 per 1000m ² of floor area
Agricultural	Roads	\$125 per 1000m ² of developed area
	Drainage	\$270 per 1000m ² of developed area

2. Charges shall be assessed proportionately where expressed per 1000m² or per hectare.



APPENDIX B

Proposed Development Cost Charge Bylaw No. 1889, 2016



APPENDIX C

Open House Materials

Central Saanich 2016 DCC Review

Open House | September 7, 2016



Development Cost Charges, or DCCs, are fees charged to developers to help pay for the costs of expanding and upgrading the community's transportation, utility and park infrastructure to meet the needs and impacts of growth.

DCCs are put in place by a Council Bylaw and approved by the Province.

The last DCC Update was undertaken by the District of Central Saanich in 2011.

Please review the panels and provide us with any comments you may have. District staff and consultants are here to answer your questions.

Thank you for attending the Open House!



About DCCs



WHAT DO DCCs PAY FOR?

- Infrastructure capital upgrades
 - Transportation
 - Water
 - Sanitary Sewer
 - Stormwater
- Park acquisition and improvements

WHAT DON'T DCCs PAY FOR?

- Operations and Maintenance
- New or upgraded infrastructure needed for the existing population
- New libraries, fire halls, police stations, most rec buildings, artificial turf, sports field lighting, etc.

WHO PAYS DCCs?

- Applicants for subdivision to create single family lots
- Applicants for building permits to construct multi-family, commercial & institutional development



About DCCs



HOW HAS IT CHANGED SINCE 2011?

- Inflation
 - land values and construction costs
- Updated capital programs
 - Water Distribution Master Plan (2013)
 - Pavement Management Plan (2013)
 - Sanitary Sewer Master Plan (2015)
- Updated population and unit projections
 - to the year 2050
- Addition of sanitary sewer collection projects (new infrastructure category)
- Removal of completed projects
- Addition of Small Lot Residential category

HOW IS IT CREATED?

- Regulated through provincial legislation – Local Government Act
- Additional technical guidance from the *DCC Best Practices Guide*
- Review and approval from Council and the Province (Inspector of Municipalities), following public and stakeholder consultation

BASIC DCC CALCULATION



Growth Forecast



The projected growth forecast for the DCC program is based on an estimated growth projection to the year 2050, which is consistent with the District's long-term capital plans.

The District is anticipated to grow by an estimated 2,400 dwelling units by 2050, as shown in the table below. In addition, the District has estimated 10,000 square metres of commercial, 142,000 square metres of industrial development, and 9,000 square metres of institutional development.

Dwelling Type	New Units	Unit Measure
Residential Detached	45	Lot
Residential Small Lot	135	Lots
Residential Multi	2,220	Units
Commercial	10,000	sq.m. Total Floor Area
Industrial	142,000	sq.m. Total Floor Area
Institutional	9,000	sq.m. Total Floor Area

DCC Program Costs



The table below identifies the Total Capital Costs of the DCC Program (\$45.35 million), of which \$13.77 million is recoverable through DCCs and \$31.58 million is funded through municipal sources. No grants have been assigned to the current DCC program, but could be added in the future.

DCC Program	Municipal Costs (\$ millions)	DCC Recoverable Costs (\$ millions)	Funding by Others	Total Capital Costs (\$ millions)
Transportation	\$7.25	\$3.16	\$0	\$10.41
Storm Drainage	\$4.70	\$2.05	\$0	\$6.75
Sanitary	\$9.65	\$4.21	\$0	\$13.86
Water	\$6.42	\$2.80	\$0	\$9.22
Parks	\$3.56	\$1.55	\$0	\$5.11
Total	\$31.58	\$13.77	\$0	\$45.35

DCC Reserves



DCCs collected from developers must be placed in statutory reserve accounts, and only used for DCC projects for each category. The following table identifies the existing DCC Reserves for the District of Central Saanich, by each infrastructure category. Sanitary sewer collection is a new category in 2016 and therefore there are no current DCC reserves for that program.



DCC Program	DCC Reserves
Transportation	\$797,391
Storm Drainage	\$473,358
Sanitary	\$0
Water	\$93,679
Parks	\$32,385
Total	\$1,396,813

Proposed DCC Rates



Based on the amount to be recovered from new development, and the amount of future growth to 2050, the table below shows the proposed DCC rates for 2016.

Residential DCCs are levied per parcel / dwelling unit. Commercial, industrial and institutional DCCs are levied per square metre of building area (gross floor area, or GFA).

Land Use	Transportation	Storm Drainage	Sanitary Sewer	Water	Parks	Total Development Cost Charge	
Residential Detached	\$857.94	\$1,223.91	\$1,987.23	\$1,278.61	\$839.72	\$6,187.42	Per Lot
Residential Small Lot	\$757.01	\$1,101.52	\$1,766.43	\$1,136.55	\$746.42	\$5,507.92	Per Lot
Residential Multi	\$563.55	\$403.89	\$1,472.03	\$947.12	\$622.02	\$4,008.60	Per Unit
Commercial	\$11.78	\$4.53	\$6.62	\$4.26	\$0	\$27.19	Per sq.m. GFA
Industrial	\$5.05	\$2.75	\$3.31	\$2.13	\$0	\$13.24	Per sq.m. GFA
Institutional	\$15.14	\$4.28	\$8.10	\$5.21	\$0	\$32.73	Per sq.m. GFA

CRD Water and Wastewater DCCs



In addition to municipal Development Cost Charges, the District also collects regional DCCs on behalf of the Capital Regional District for its share in the capital costs for regional sewage treatment.

Regional DCCs for all residential categories (single family, townhouse and apartment) are charged on a per unit basis. All other non-residential development (i.e. commercial, industrial, institutional) is charged on a per square metre basis, consistent with the District.

Dwelling Type	Water	Wastewater	Total
Residential Detached	\$1,555.00	\$1,608.00	\$3,163.00 per lot
Residential Small Lot Detached	\$1,100.00	\$1,295.00	\$2,395.00 per lot
Residential Townhouse	\$1,100.00	\$1,295.00	\$2,395.00 per unit
Residential Apartment	\$957.00	\$869.00	\$1,826.00 per unit
Commercial	\$7.04	\$3.73	\$10.77 per sq.m.
Industrial	\$3.81	\$3.43	\$7.24 per sq.m.
Institutional	\$4.35	\$4.72	\$9.07 per sq.m.



Comparison of Existing/Proposed DCC Rates



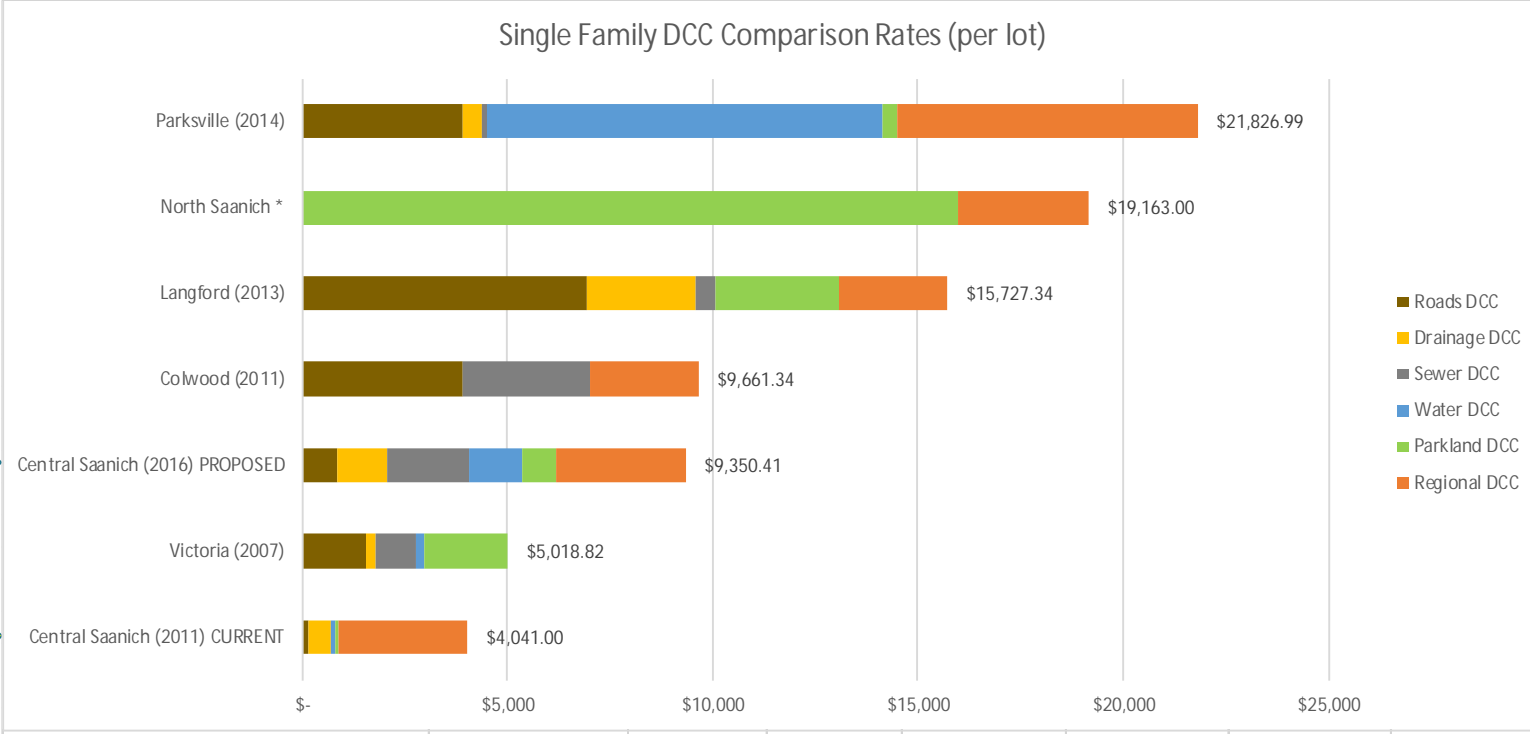
The table below provides a comparison of existing (2011) DCC rates to the proposed 2016 DCC rates. The potential increases to the existing DCC categories (transportation, stormwater, water and parks) are due to inflationary construction costs as well as new project costs. There is one new DCC category for municipal sanitary sewer collection.

Dwelling Type	Central Saanich Proposed DCCs	CRD Water & Wastewater	Total Proposed DCCs	Current DCCs
Residential Detached	\$6,287.42	\$3,163.00	\$9,350.42 per lot	\$4,040.51 per lot
Residential Small Lot Detached	\$5,507.92	\$2,395.00	\$7,902.92 per lot	N/A
Residential Multi	\$4,008.60	\$1,826.00	\$5,834.60 per unit	\$2,270.20 per unit
Commercial	\$27.19	\$10.77	\$37.96 per sq.m.	\$17.66 per sq.m.
Industrial	\$13.24	\$7.24	\$20.48 per sq.m.	\$11.70 per sq.m. *
Institutional	\$32.73	\$9.07	\$41.80 per sq.m.	\$14.14 per sq.m.

* Note: Current Central Saanich Industrial DCC based on rate per hectare utilizing a 40% site coverage

Comparison of DCC Rates

Residential Detached (standard lot)



Notes:

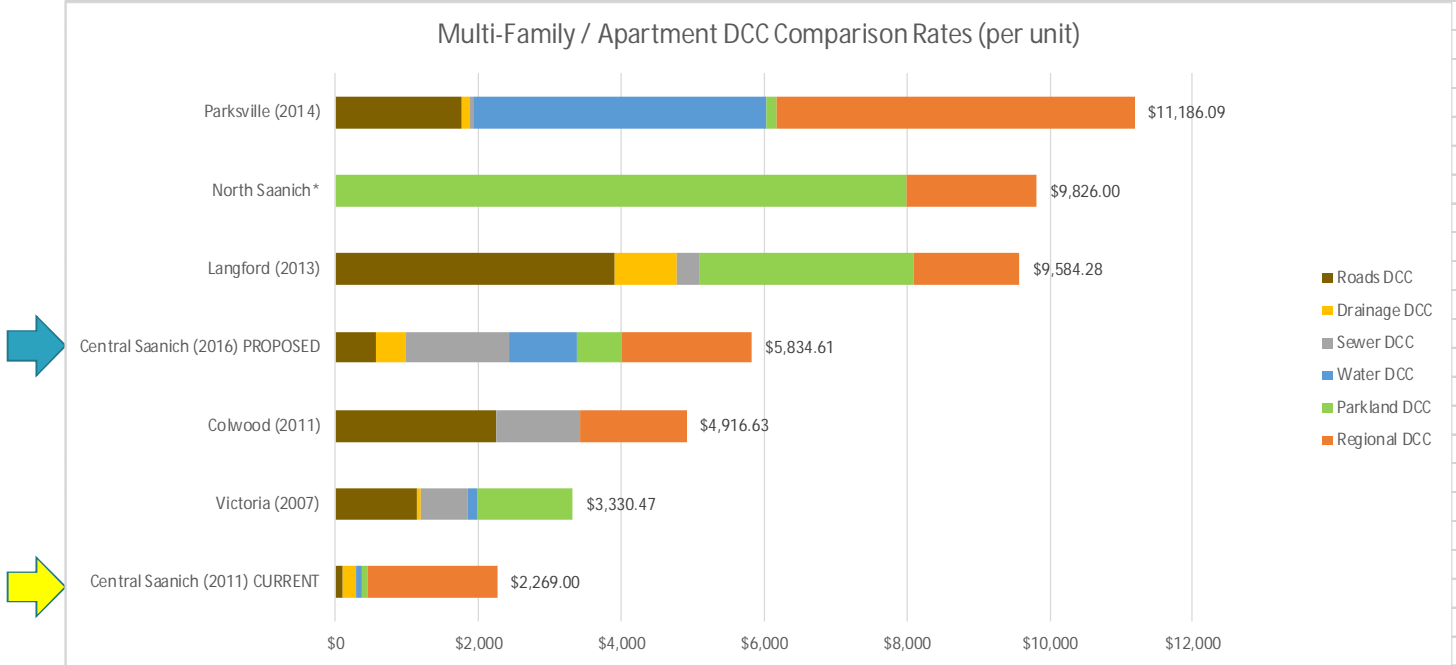
Sidney (1998) varies by area. Including Regional District, charges range from \$3,927.70 - \$6,479.68 per lot

North Saanich does not levy DCCs but collects on behalf of the Capital Regional District. Community Amenity Contribution Policy (shown as Parkland for comparison purposes) suggests \$16,000 per lot.

Saanich (2004) varies by area with charges ranging from \$980.72 - \$23,505.14 per lot. Median charge is \$3,863.66 per lot. Regional District DCCs do not apply. Langford sewer charge is for Incremental Storage Improvement Fees related to agreement with West Shore Environmental Services.

Comparison of DCC Rates

Residential Multi



Notes:

Sidney (1998) varies by area. Including Regional District, charges range from \$2,590.70 - \$5,142.68 per unit

North Saanich does not levy DCCs but collects on behalf of the Capital Regional District. Community Amenity Contribution Policy (show as Parkland for comparison purposes) suggests \$8,000 per unit.

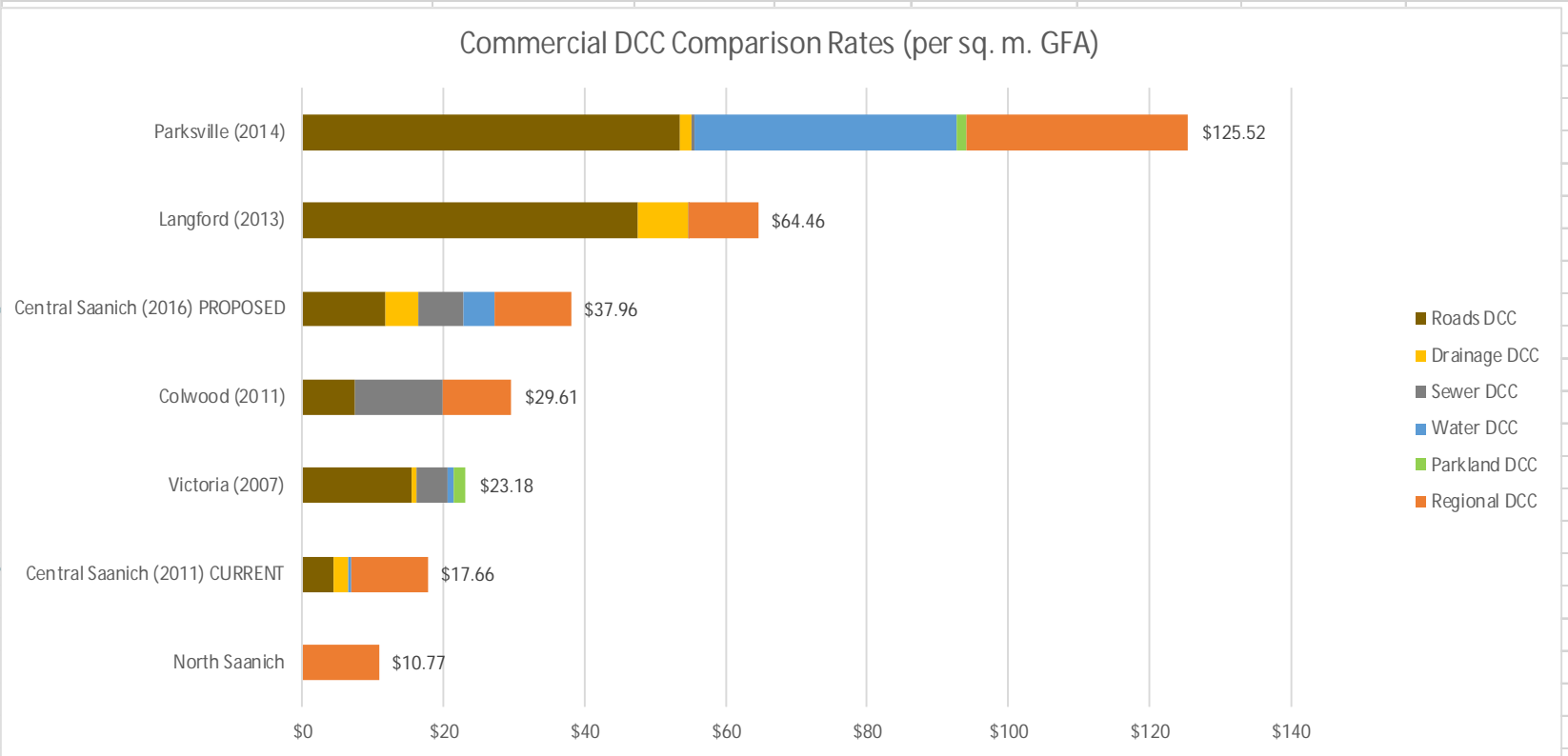
Saanich (2004) varies by area with charges ranging from \$980.72 - \$4,208.96 per unit. Median charge is \$3,799.17 per unit. Regional District DCCs do not apply. Colwood assumes 5 or more dwelling units

Langford assumes 4 or more dwelling units. Sewer charge is for Incremental Storage Improvement Fees related to agreement with West Shore Environmental Services.

Parkville assumes two or more dwelling units on a parcel where the total amount of units is between 19 and 50 (MD) & greater than 50 (HD) units per hectare

Comparison of DCC Rates

Commercial



Notes:

Sidney (1998) varies by area. Including Regional District, charges range from \$14.09 - \$25.19 per sq. m.

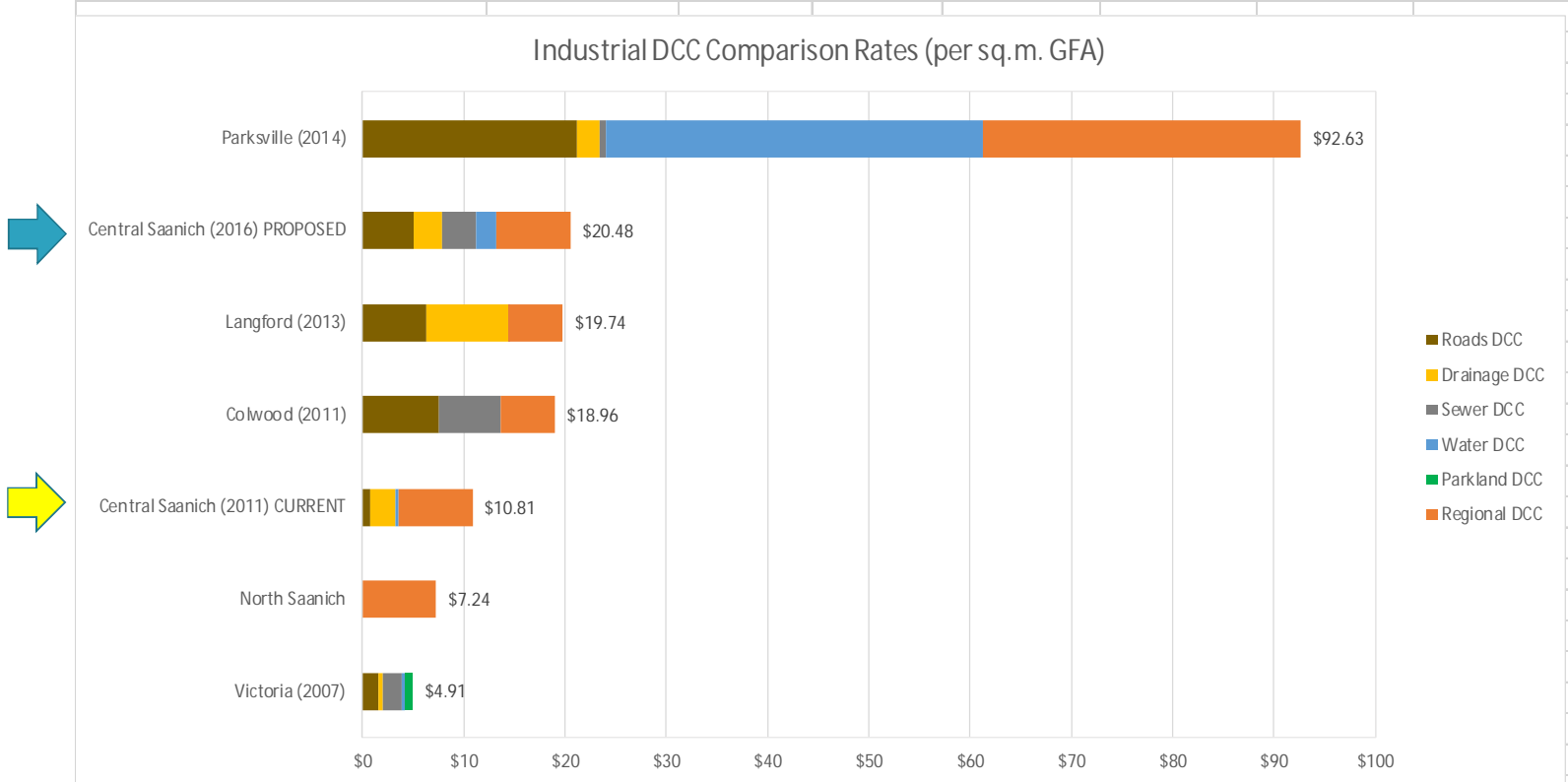
North Saanich does not levy DCCs but collects on behalf of the Capital Regional District.

Saanich (2004) varies by area with charges ranging from \$14.44 - \$46.61 per sq.m. Median charge is \$42.20. Regional District DCCs do not apply.

Langford sewer charge is for Incremental Storage Improvement Fees related to agreement with West Shore Environmental Services.

Comparison of DCC Rates

Industrial



Notes:

- Sidney (1998) varies by area. Including Regional District, charges range from \$0.41-1.79 per sq. m.
- North Saanich does not levy DCCs but collects on behalf of the Capital Regional District.
- Saanich (2004) varies by area with charges ranging from \$7.22-\$23.30 (assuming FSR = 50%) per sq.m. Median charge is \$21.10(assuming FSR = 50%). Regional District DCCs do not apply.
- Langford sewer charge is for Incremental Storage Improvement Fees related to agreement with West Shore Environmental Services. Drainage converted from hectare assuming FSR = 50%

DCC Waivers for Affordable Housing



The Local Government Act allows municipalities to provide DCC waivers and reductions for:

- Not-for-profit rental housing, including supportive living housing
- For-profit affordable rental housing
- Small lot subdivisions designed for low greenhouse gas (GHG) emissions
- Development designed to result in low environmental impact

A number of communities provide up to 100% DCC waivers for Affordable Housing, including:

- City of Langford
- District of Sooke
- Regional District of Nanaimo
- City of Vernon
- City of Surrey
- City of North Vancouver
- City of West Vancouver
- Metro Vancouver



Other communities provide DCC waivers for development for low environmental impact. Any DCC waivers or reduction amounts must be recovered entirely by existing taxpayers.

Should the District consider DCC waivers or reductions for affordable housing projects?

Should the District consider DCC waivers or reductions for development designed for low greenhouse gas emissions or low environmental impact?

Timeline / Next Steps



The DCC review was presented to Council in June 2016 for information and discussion. Following input from the stakeholders and the community, we will review and revise the DCC program and Bylaw as required, and bring it back to Council for consideration of three readings of the DCC Bylaw this fall.

The Bylaw will then be forwarded to the Province for their review and approval, before Council gives Fourth Reading and adoption of the DCC Bylaw by the end of 2016.

It is important for us to receive your feedback as part of our DCC review process.
Please complete a feedback form and leave it with a staff member. Thank you!





APPENDIX D

Stakeholder Feedback

August 26, 2016

Paul Murray
Director of Financial Services
1903 Mount Newton Cross Road
Saanichton, BC
V8M 2A9

To Paul Murray:

Re: District of Central Saanich Development Cost Charge Update

The Office of Chief Medical Health Officer has asked me to provide comment and I thank you for the opportunity to offer our input.

It is our understanding that Development Cost Charges (DCCs) are fees collected from developers by municipalities in order to recover capital costs related to roads, sanitary sewers, water, drainage, and parkland acquisition. DCCs levied on new development projects raise revenue that is applied to the cost of infrastructure to accommodate urban growth. Adjusting DCCs to reflect the full cost of building suburban communities may have the added benefit to discourage sprawl. This is vital to public health improvement as compact neighbourhoods have higher residential density and reduce vehicle miles travelled, improve air quality, and encourage physical activity by increased walking and biking.

How communities are planned and built, and the services and resources provided within them, directly impacts people's physical, mental, and social health. These impacts are reflected in levels of social cohesion, mental and physical fitness, chronic disease, obesity, and injury. Overall, pricing can act as an ally to healthy development by making healthy choices more cost efficient and therefore more appealing to the public. Island Health would like to voice our support to the District of Central Saanich's DCC Bylaw update and the next step being recommended, that is for public commentary to occur. Furthermore, we see the congruency with the CRD and Districts plans and policy guides as a positive step to improve the health and wellbeing of the Districts residents.

Healthy Housing

Providing DCC waivers and reductions for affordable rental housing to encourage the creation of this stock in the municipality is an important health intervention. Affordable housing exemptions to a DCC can increase access to affordable housing through provision of diverse housing forms

and tenure types. Health evidence illustrates this to have a number of benefits, such as: access to affordable housing decreases the frequency of moving between residences. Additionally, housing stability helps to reduce stress and allows people to take better care of themselves and their families. Living in affordable housing allows people to have more dispensable income to buy necessities such as healthy food and medication, which in turn contributes to better health.

Healthy Natural Environments

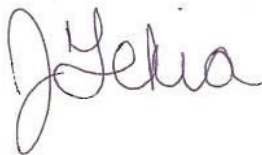
Broadly, DCCs supporting the Integrated Stormwater Management Plan, Water Distribution Master Plan and Sanitary Sewer Master Plan lend to the management of municipally run comprehensive systems. These Plans and essential infrastructure protect drinking water and recreational water from contamination and thereby protect public health for safe and healthy use for all consumers and bathers.

Healthy Transportation

The Capital Regional District Pedestrian and Cycling Master Plan, and support for this Plan in the District of Central Saanich, is an extremely important health intervention. Prioritizing “active transportation” (primarily walking, cycling and the use of public transit) and encouraging mobility of all people, can help achieve an increase in physical activity which can lead to better mental and physical health.

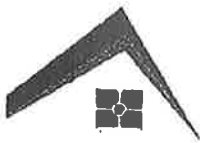
If you have any questions please do not hesitate to contact the undersigned at 250.519.3654 or the Office of the Chief Medical Health Officer regarding Island Health’s *Healthy Built Environment Initiative*.

Yours in Health,

A handwritten signature in cursive script that reads "J. Yehia".

Jade Yehia, CPHI(C)
Regional Built Environment Consultant

cc: Dr. Murray Fyfe, Medical Health Officer, Island Health



VICTORIA
RESIDENTIAL BUILDERS
ASSOCIATION

**Community Builders...
Building Communities**



September 6, 2016

Mayor Ryan Windsor and Council
District of Central Saanich
1903 Mount Newton Cross Road
Saanichton, BC V8M 2A9



Dear Mayor and Council,

Re: Proposed Increases to Development Cost Charges

The Victoria Residential Builders Association does not support the proposed increases to Development Cost Charges. They represent a 131% increase for single family lots since the last review in 2011 – from \$4,040.51 to \$9,350.42. The multi-family increase is 157% from \$2,270.20 to \$5,834.60 per unit. Inflation since 2011 has been about 1.5% annually, which would be an increase of \$307 for a single family lot.

The increase does not meet criteria outlined in the province's DCC Best Practices Guide, which says DCC's must be applied with *Fairness and Equity, Accountability, and Certainty*. "*Certainty should be built into the DCC process, both in terms of stable charges and orderly construction of infrastructure. Stability of DCC rates will assist the development industry in the planning of their projects.*"

Increases of well over 100% do not represent stability nor do they enable developers to plan accordingly. In addition, it is unlikely Central Saanich would recommend a 150% property tax increase for its voting residents, so it is unfair and without accountability to suggest this kind of increase for builders and new homebuyers.


The report's comparison with Langford DCC's does not take into consideration attributes such as Langford's more efficient development processes offering greater certainty and rezoning for affordable market housing:

Langford has 711 new homes breaking ground this year supported by a population increase of 30% over five years – 6,769 new residents. Central Saanich has 32 new housing starts this year with a population increase of only 191 or 1.2% over five years, from 2006 to 2011. We recommend Central Saanich implement more efficient development processes which will generate more revenue from an expanded property tax base.

A recent poll shows housing affordability is the #1 concern in BC, by far the most expensive province in Canada. Layering more costs on new housing will only continue to undermine affordability.

Thank you for consideration of our concerns and feel free to contact me for any additional information.

Yours sincerely,


Casey Edge
Executive Director