

City of Victoria

## Development Cost Charge Bylaw 2018 Minor Update

May 24<sup>th</sup>, 2018



**URBAN**  
systems

### Outline

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1. Overview
2. Draft DCC rates
3. Next Steps

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## What are DCCs?

Charges levied on development to help pay for the costs of expanding and upgrading transportation and utility infrastructure, including park acquisition and development, to meet the needs of growth.

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## Why update the DCC Bylaw now?

- Last major update – 2016
  - Accounted for rising costs (construction, land acquisition)
  - Incorporated new growth information
  - At the time, did not have up-to-date information on parks and sanitary sewer
- City now has new information on parks and sanitary sewer
  - Parks and Open Spaces Master Plan (approved May 11, 2017)
  - New sanitary sewer master planning
- Needed to combine “Park Acquisition DCC” and “Park Development DCC” into a single “Parks DCC” to better meet needs of growth

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## What has been updated?

- Parks
  - Created a single “Parks DCC”
  - Updated list of projects and costs
- Sanitary Sewer
  - Updated list of projects and costs

**\*\*No changes made to other infrastructure classes\*\***

## DCC Change from 2016 – Total DCCs

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Land Use	Existing 2016 DCCs	Proposed 2018 DCCs	Change	Unit
Detached Dwelling	\$6,557.53	\$6,475.99	-\$81.54	per lot
Two Family Dwelling	\$11,642.82	\$11,479.76	-\$163.06	per lot
Attached Dwelling (Townhouse, triplex/fourplex)	\$42.80	\$42.18	-\$0.62	per m <sup>2</sup> of Gross Floor Area
Multiple Dwelling (Apartment)	\$45.73	\$45.13	-\$0.60	per m <sup>2</sup> of Gross Floor Area
Commercial Use	\$30.96	\$29.53	-\$1.43	per m <sup>2</sup> of Gross Floor Area
Industrial Use	\$11.43	\$10.86	-\$0.58	per m <sup>2</sup> of Gross Floor Area
Institutional	\$30.96	\$29.53	-\$1.43	per m <sup>2</sup> of Gross Floor Area

## DCC Change from 2016 – Sanitary Sewer

Land Use	Existing 2016 DCCs	Proposed 2018 DCCs	Change	Unit
Detached Dwelling	\$1,047.28	\$677.90	-\$369.38	per lot
Two Family Dwelling	\$2,094.55	\$1,355.80	-\$738.75	per lot
Attached Dwelling (Townhouse, triplex/fourplex)	\$8.00	\$5.18	-\$2.82	per m <sup>2</sup> of Gross Floor Area
Multiple Dwelling (Apartment)	\$7.73	\$5.01	-\$2.72	per m <sup>2</sup> of Gross Floor Area
Commercial Use	\$4.80	\$3.11	-\$1.69	per m <sup>2</sup> of Gross Floor Area
Industrial Use	\$1.96	\$1.27	-\$0.69	per m <sup>2</sup> of Gross Floor Area
Institutional	\$4.80	\$3.11	-\$1.69	per m <sup>2</sup> of Gross Floor Area

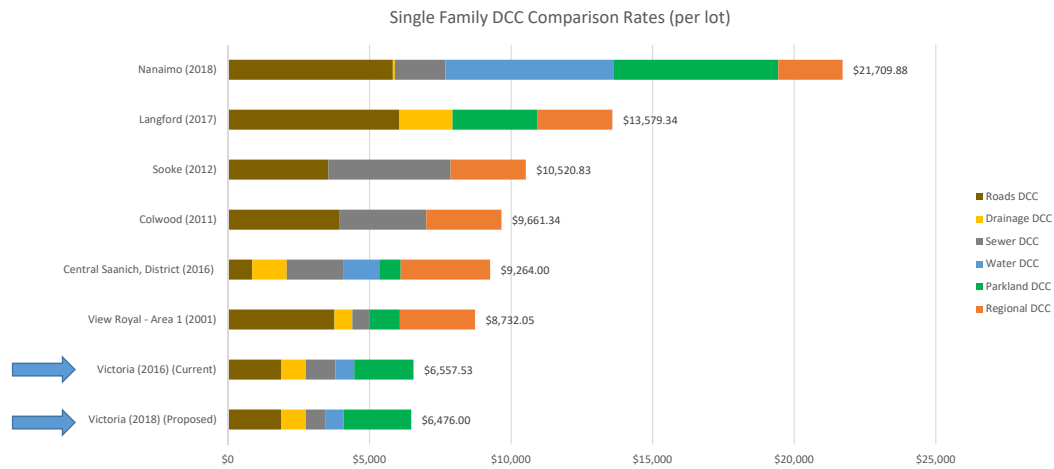
## DCC Change from 2016 - Parks

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Land Use	Existing 2016 DCCs	Proposed 2018 DCCs	Change	Unit
Detached Dwelling	\$2,094.70	\$2,382.55	\$287.85	per lot
Two Family Dwelling	\$4,189.41	\$4,765.09	\$575.68	per lot
Attached Dwelling (Townhouse, triplex/fourplex)	\$16.01	\$18.21	\$2.20	per m <sup>2</sup> of Gross Floor Area
Multiple Dwelling (Apartment)	\$15.47	\$17.59	\$2.12	per m <sup>2</sup> of Gross Floor Area
Commercial Use	\$1.92	\$2.18	\$0.26	per m <sup>2</sup> of Gross Floor Area
Industrial Use	\$0.78	\$0.89	\$0.11	per m <sup>2</sup> of Gross Floor Area
Institutional	\$1.92	\$2.18	\$0.26	per m <sup>2</sup> of Gross Floor Area

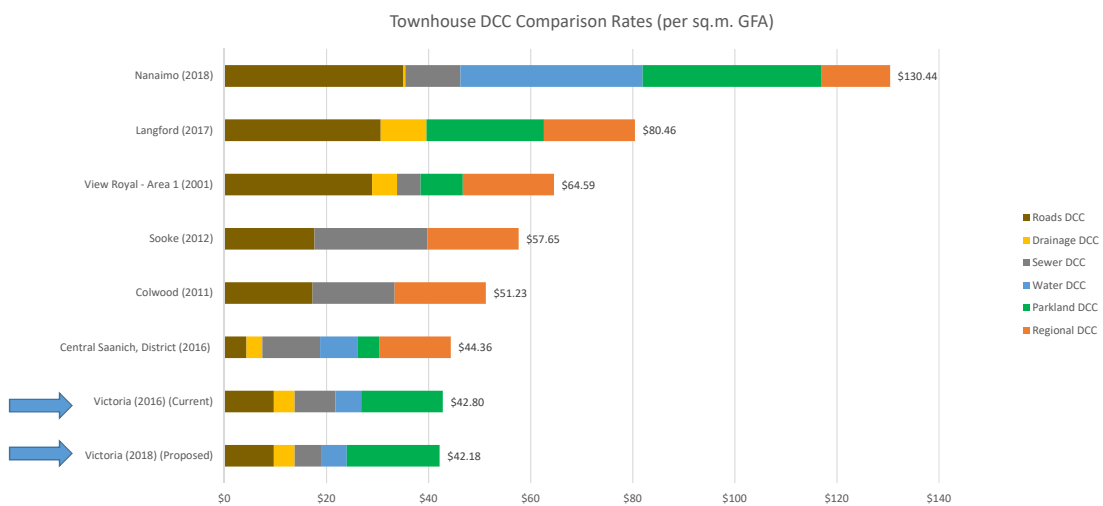
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## Single Family



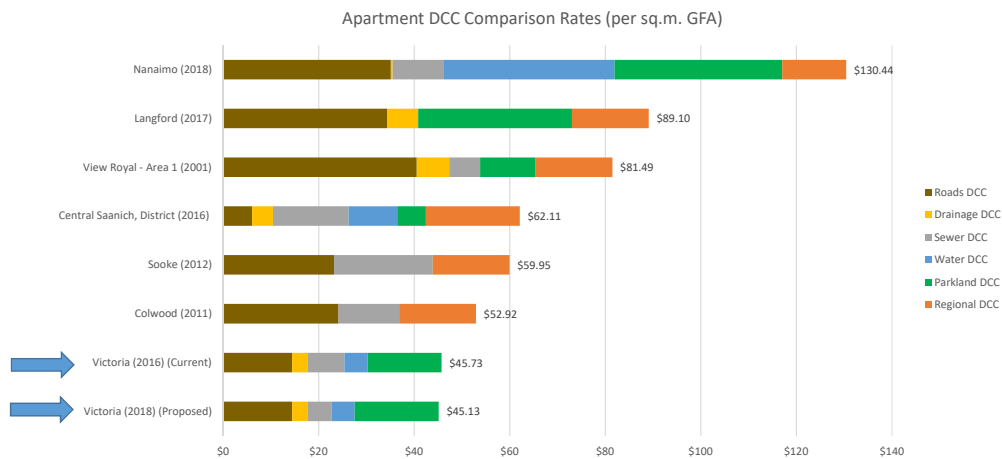
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## Attached Dwelling



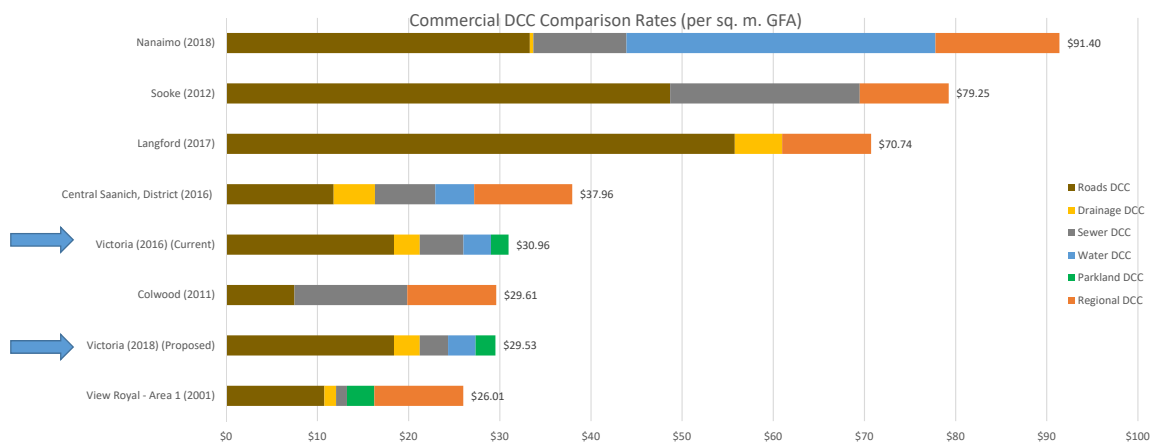
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## Multiple Dwelling



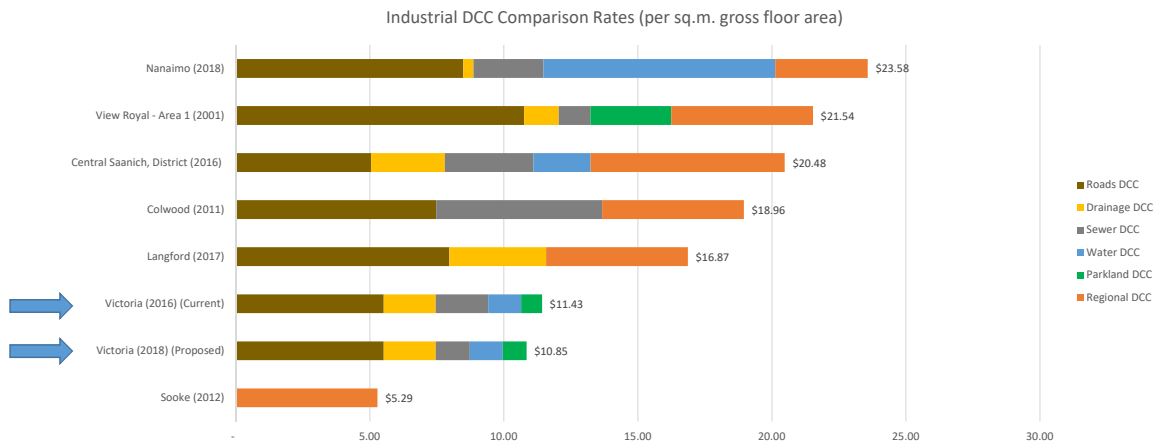
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## Commercial



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## Industrial



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## Next Steps

- Stakeholder consultation – Presentation to UDI requesting feedback, post on City website
- Receive stakeholder input – May/early June
- Report to Council on consultation results and seek final Council direction – June
- First three readings of DCC Bylaw – June
- Approval by Inspector of Municipalities – approx. 1-2 months
- Adopt Bylaw – September

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## Recommendations

That Council:

1. Direct staff to engage the development community on the proposed rate changes

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# Thank you!