



# MEMORANDUM

Date: June 12, 2018  
To: Susanne Thompson, Director of Finance  
cc: Ehren Lee  
From: Anita Kingcott and Sara Stevens  
File: 1328.0034.01  
Subject: DCC Bylaw Update - Minor Update

This Memorandum provides background information on development cost charges (DCCs) and presents proposed DCC rates resulting from a minor update to the City of Victoria's DCC program. This minor update has included:

- Updates to the sanitary sewer program based on recently completed master planning;
- Updates to the parks program based on recently completed master planning; and
- Consolidation of separate "Parkland Acquisition" and "Parkland Development" DCCs into a single "Parkland Acquisition and Development" DCC.

No changes were made to any other of the City's DCC programs (i.e., water, drainage, or transportation).

This minor update results in a small decrease in DCC rates. We have consulted with the Urban Development Institute, and they are supportive of the proposed changes.

Sincerely,

**URBAN SYSTEMS LTD.**

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Anita Kingcott, Consultant

A handwritten signature in blue ink, appearing to read "Sara Stevens".

Sara Stevens, Planning Consultant

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## 2018 DEVELOPMENT COST CHARGE BYLAW UPDATE – MINOR UPDATE

### Background

The City of Victoria's current Development Cost Charge (DCC) Bylaw was adopted in 2017. Since then, the City has completed the Sanitary Sewer Master Plan and Parks & Open Spaces Master Plan and now has more up-to-date information on related infrastructure/parks needs. Additionally, the current DCC Bylaw (No. 17-020) levies DCCs for park acquisition and park development. The City has combined these two programs into one 'Parkland Acquisition and Development' DCC. This will provide the City with greater flexibility to ensure parks standards can be maintained in the City of Victoria. The current DCC Bylaw requires an update to reflect this new information.

### What are DCCs?

DCCs are charges levied on new development to assist with financing the cost of upgrading or providing infrastructure services or acquiring and developing parkland needed to support new development.

The basic DCC calculation is:

#### Growth-Related Infrastructure Costs

**Amount of Growth** = **DCC Rate**

The DCC rate is intended to reflect the impact growth has on infrastructure and parks; the greater the impact, the larger the charge. If a development has no impact, then DCCs cannot be applied to that development.

The Local Government Act requires local governments to "assist" with growth-related costs. Accordingly, local governments are expected to pay for a minimum of 1% of DCC project costs. This is called the "municipal assist factor", and councils are free to set it at any rate above the minimum. Most communities set the municipal assist factor at 1%.

The legislation around DCCs is quite restrictive. DCCs can only be used to help pay for growth-related infrastructure and growth-related parks. If a cost is not growth-related, it cannot be recovered through DCCs.

### Proposed DCC Program Updates – Sanitary and Parks

Only the sanitary and park acquisition and development programs were reviewed in this minor update.

The proposed DCC program for sanitary and park acquisition and development to 2036 totals \$121.8 Million, \$28.4 Million of which is allocated to development and would be recovered through DCCs. Because

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the City is an infill community, all projects in this DCC program update provide a benefit to both existing residents and new development; therefore, only a portion of the total \$121.8 Million is allocated to growth. This DCC program update includes the following types of projects: sewer main upsizing; pump station capacity upgrades; sanitary trunk bypass; park land acquisition; and park development, including greenways development.

**Appendix A** contains the Sanitary program and DCC calculation. **Appendix B** contains the Parkland Acquisition and Development program and DCC calculation.

### Growth

The City is anticipated to grow by approximately 9,700 residential units by 2036 and add approximately 145,000 sq.m. of new commercial space, 5,500 sq.m. of new industrial space, and 16,600 sq.m. of new institutional space.

Growth projections were maintained from the 2016 update for this minor update to ensure consistency.

### Equivalencies

To maintain consistency, the DCC calculation is based on equivalencies from the 2016 update. Equivalencies are noted in the calculation sheets included in **Appendix A** and **B**.

### Merging of Parkland Acquisition and Parkland Development DCCs

The City currently levies separate DCCs for parkland acquisition and for parkland development. To improve its ability to provide parks that new residents need, the City has decided to merge the two programs into a single "Parkland Acquisition and Parkland Development" DCC. This will provide the City with much greater flexibility to direct parks-related DCC reserves to either parkland acquisition or development projects as needed.

As per Section 566 (5) of the Local Government Act, Ministerial approval is required to transfer funds from one statutory reserve to another. In this case, however, the City never established statutory reserves for its Parkland Acquisition or Parkland Development DCC revenues. These accounts have simply been partitions of surplus that the City has been treating as statutory reserves. Based on discussions with Ministry staff, we understand that Ministerial approval is not required in this circumstance.

The City has adopted an establishment bylaw to create a new "Parkland Acquisition and Development" statutory reserve (see **Appendix C**) and has also passed a motion to transfer all existing parks DCC surplus to this new statutory reserve (see **Appendix D**).

### Proposed DCC Rates

Based on the proposed DCC program and growth estimates noted above, as well as assuming a Municipal Assist Factor of 1% (consistent with current practice) the proposed draft DCC rates are:

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**Table 1: Proposed Total DCC Rates**

Land Use	Existing 2016 DCCs	Proposed 2018 DCCs	Change	Unit
Detached Dwelling	\$6,557.53	\$6,468.95	-\$88.58	per lot
Two Family Dwelling	\$11,642.82	\$11,465.64	-\$177.18	per lot
Attached Dwelling	\$42.80	\$42.13	-\$0.67	per m <sup>2</sup> total floor area
Multiple Dwelling	\$45.73	\$45.07	-\$0.66	per m <sup>2</sup> total floor area
Commercial	\$30.96	\$29.49	-\$1.47	per m <sup>2</sup> total floor area
Industrial	\$11.43	\$10.84	-\$0.59	per m <sup>2</sup> total floor area
Institutional	\$30.96	\$29.49	-\$1.47	per m <sup>2</sup> total floor area

**Table 2: Proposed Sanitary DCC Rates**

Land Use	Existing 2016 DCCs	Proposed 2018 DCCs	Change	Unit
Detached Dwelling	\$1,047.28	\$670.85	-\$376.43	per lot
Two Family Dwelling	\$2,094.55	\$1,341.69	-\$752.86	per lot
Attached Dwelling	\$8.00	\$5.13	-\$2.87	per m <sup>2</sup> total floor area
Multiple Dwelling	\$7.73	\$4.95	-\$2.78	per m <sup>2</sup> total floor area
Commercial	\$4.80	\$3.07	-\$1.73	per m <sup>2</sup> total floor area
Industrial	\$1.96	\$1.26	-\$0.70	per m <sup>2</sup> total floor area
Institutional	\$4.80	\$3.07	-\$1.73	per m <sup>2</sup> total floor area



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**Table 3: Proposed Parkland Acquisition and Development DCC Rates**

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	\$16.01	\$18.21	\$2.20	per m <sup>2</sup> total floor area
Multiple Dwelling	\$15.47	\$17.59	\$2.12	per m <sup>2</sup> total floor Area
Commercial	\$1.92	\$2.18	\$0.26	per m <sup>2</sup> total floor area
Industrial	\$0.78	\$0.89	\$0.11	per m <sup>2</sup> total floor area
Institutional	\$1.92	\$2.18	\$0.26	per m <sup>2</sup> total floor area

**DCC Rate Comparison**

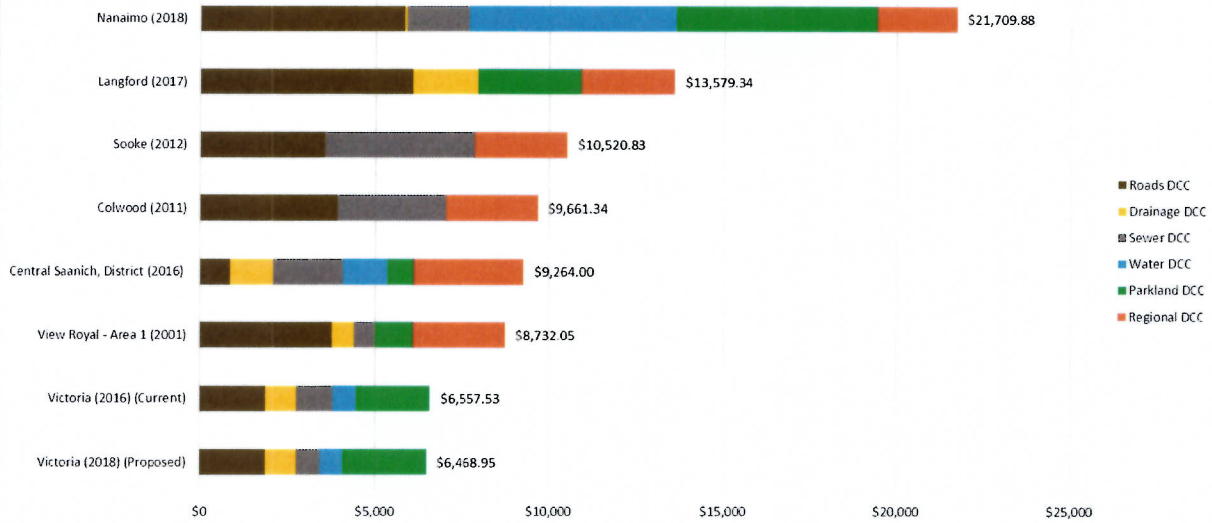
The following charts show how the proposed rates compare to those in other communities. The proposed rates shown below include the existing DCC rates and new sanitary and park acquisition and development charges. The proposed rates are well below most DCCs in the region.

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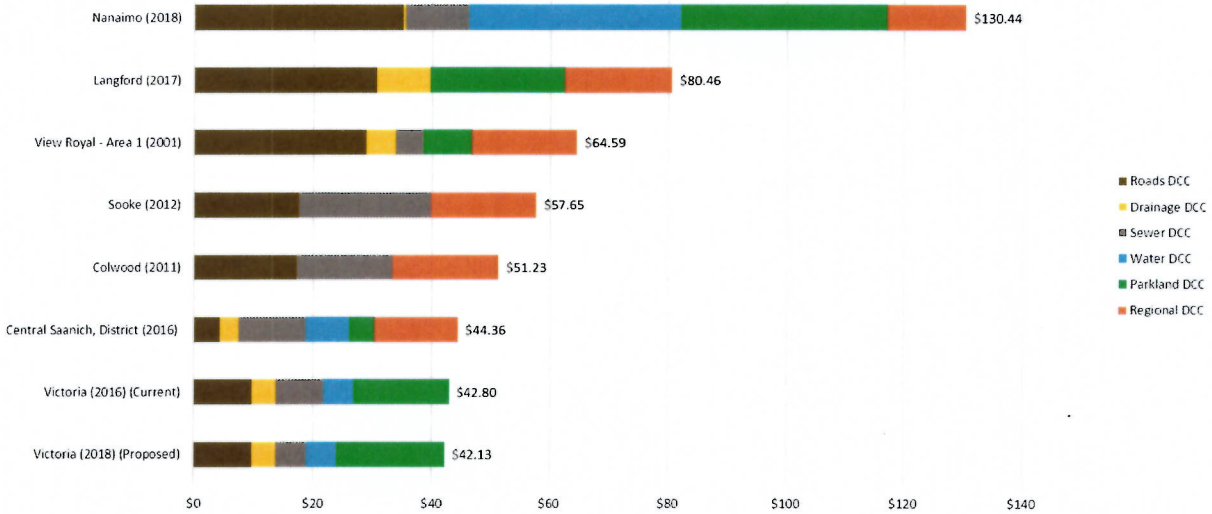
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Single Family DCC Comparison Rates (per lot)



Townhouse DCC Comparison Rates (per sq.m. GFA)

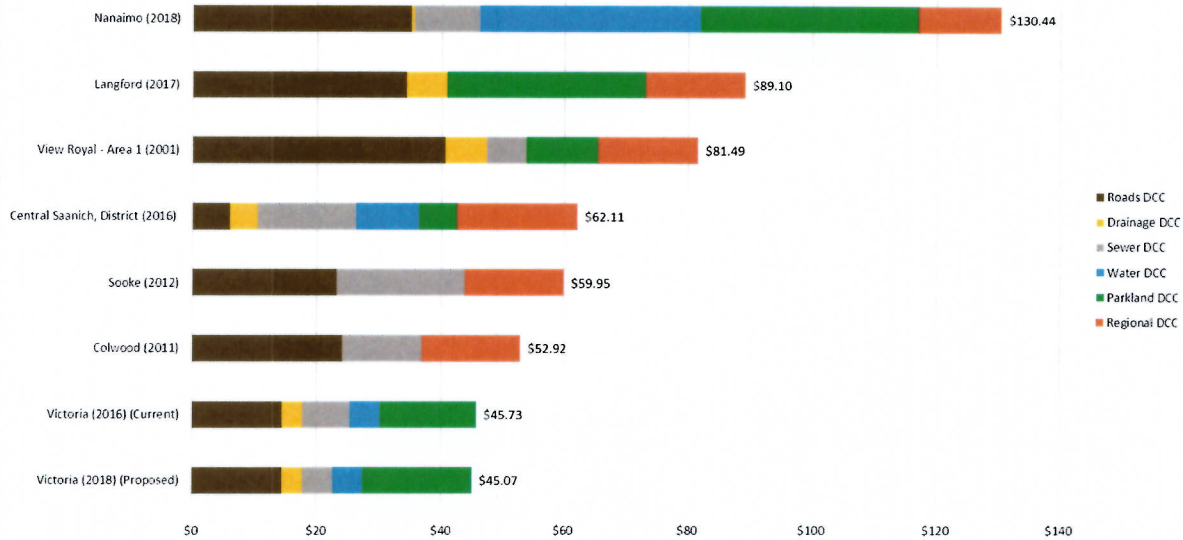


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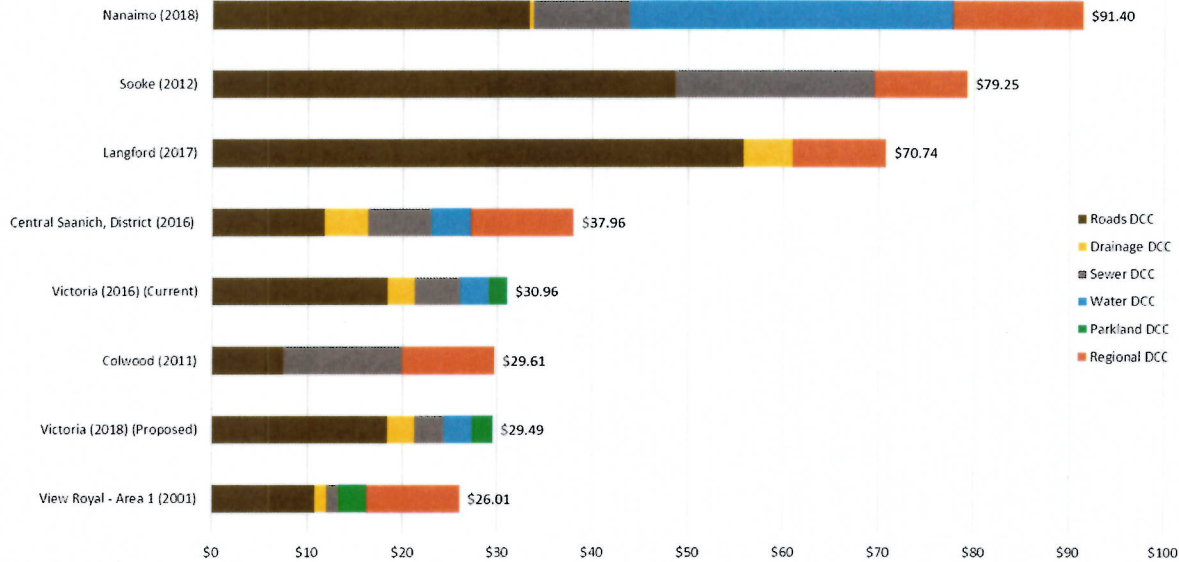
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Apartment DCC Comparison Rates (per sq.m. GFA)



Commercial DCC Comparison Rates (per sq. m. GFA)

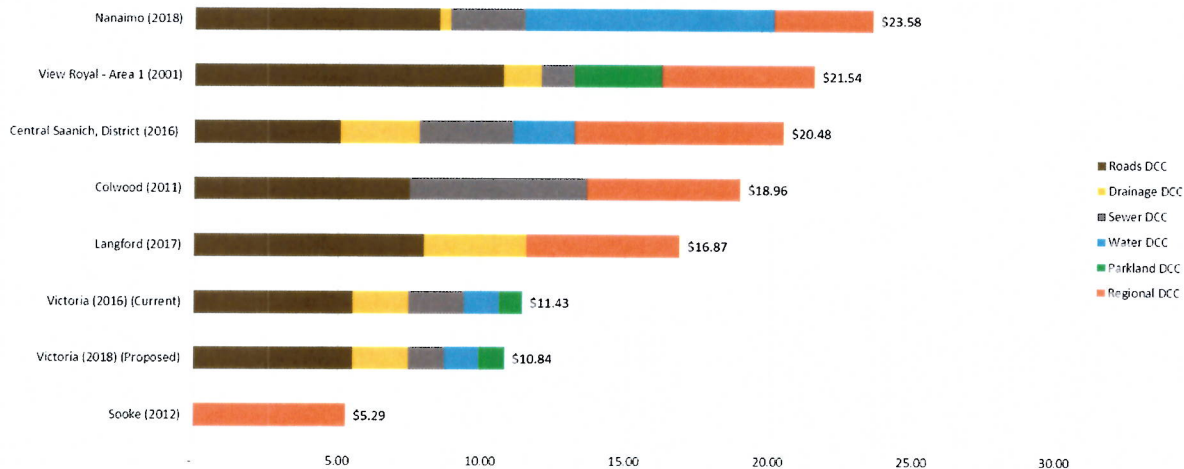


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Industrial DCC Comparison Rates (per sq.m. gross floor area)



## Considerations

As per Section 564 (4) of the Local Government Act, local governments must consider a number of factors when setting DCCs. Each consideration and the City's corresponding response is summarized in **Table 4**.

**Table 4: DCC Considerations**

Local governments must take the following into consideration:	City's Response
Future land use patterns and development; phasing of works and services; and the provision of park land described in an official community plan.	<p>The sanitary and parks programs are based on master planning that is directly linked to the official community plan (OCP), which establishes future land use patterns and development. Each program also includes project timing that reflects appropriate phasing of works and services.</p> <p>The capital costs included in this DCC program reflect the City's current engineering design standards and the BC Building Code, which already include provisions to lower environmental impact (e.g., requirements for low flow toilets). An individual development designed to result in an even lower environmental impact is not expected to have an impact on these overall costs, because the scale of reduction in sanitary flows would not be large enough to reduce the need for City-wide system components. However, if a developer can demonstrate that no impact is made on the City's infrastructure then, as per Section 561 (3) of the LGA, that development would be exempt from DCCs.</p>
How development designed to result in a low environmental impact may affect the capital costs of infrastructure.	



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Local governments must take the following into consideration:	City's Response
Whether the charges are excessive in relation to the capital cost of prevailing standards of service in the City.	The charges reflect realistic costs to construct needed infrastructure to meet prevailing standards of service in the City.
Whether the charges will, in the City: (i) deter development, (ii) discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land, or (iii) discourage development designed to result in a low environmental impact.	The City's proposed DCCs are relatively low when compared to DCCs across the region. The City does not expect that the proposed DCCs will deter development, negatively impact affordability, or discourage low impact development. Furthermore, the City provides a grant to affordable housing projects to help offset some costs of development.

## Consultation

A meeting with the Urban Development Institute was held on July 6<sup>th</sup>, 2018 to discuss the proposed rates. Subsequent to the meeting, UDI provided a letter of support (see Appendix E).

## Bylaw Amendments

The amending bylaw is included in Appendix F. Only the rate table is being updated. Appendix G includes the current bylaw.

# **Appendix A**

## **Sanitary DCC Program and Calculation**

**CITY OF VICTORIA  
SANITARY DCC PROGRAM**

Project ID		Col.(1)	Col. (2)	Col. (3) =Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col.(1) - Col. (5)
	Description	Cost Estimate w/ Cont., Eng., & Admin. (1)	Benefit Allocation	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
Project 1	Trunk Mains <10 years - diameter larger than 375mm	\$25,380,000	16%	\$4,060,800	\$40,608	\$4,020,192	\$21,359,808
Project 2	Trunk Mains >10 years - diameter larger than 375mm	\$1,740,000	50%	\$870,000	\$8,700	\$861,300	\$878,700
Project 3	Pump Station Capacity Upgrades	\$4,020,000	16%	\$643,200	\$6,432	\$636,768	\$3,383,232
Project 4	Humboldt Trunk Bypass	\$4,440,000	50%	\$2,220,000	\$22,200	\$2,197,800	\$2,242,200
<b>Totals</b>		<b>\$35,580,000</b>		<b>\$7,794,000</b>	<b>\$77,940</b>	<b>\$7,716,060</b>	<b>\$27,863,940</b>

**Notes**

(1) Cost estimates includes 35% contingency, plus 20% for engineering, legal and contract administration.

(2) Projects with 16% benefit allocation (based on population increase over 20 years) due to demonstrated mix of benefits to existing and future customers.

(3) Projects with 50% benefit factor (assuming equal benefit to existing and future customers) because projects are mainly triggered by growth.

**CITY OF VICTORIA  
SANITARY DCC CALCULATION**

FINAL

<b>Sanitary Sewer</b>				
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)
	Estimated New Development	Unit	Person per unit (residential)/ Equivalent Population/m <sup>2</sup> (other land uses)	Equivalent Population
Detached Dwelling	335	per lot	2.40	804
Two Family Dwelling	126	per lot	4.80	602
Attached Dwelling (Townhouse/triplex/fourplex)	922	per unit	2.30	2,121
Multiple Dwelling (Apartment)	8,272	per unit	1.40	11,581
Commercial	145,000	per square metre of total floor area	0.0110	1,595
Industrial	5,500	per square metre of total floor area	0.0045	25
Institutional	16,600	per square metre of total floor area	0.0110	183
				16,910 (a)
<b>B: Unit Sanitary Sewer DCC Calculation</b>				
Net Sanitary Sewer DCC Program Recoverable		\$7,716,060 (b)		
Existing DCC Reserve Monies		\$2,989,342 (c)		
Net Amount to be Paid by DCCs		\$4,726,718 (d) = (b) - (c)		
DCC per person		\$279.52 (e) = (d) / (a)		
<b>C: Resulting Sanitary Sewer DCCs</b>				
Detached Dwelling		\$ 670.85	per lot	(e) x Col. (3)
Two Family Dwelling		\$ 1,341.69	per lot	(e) x Col. (3)
Attached Dwelling (Townhouse/triplex/fourplex)		\$ 642.90	per unit	(e) x Col. (3)
Multiple Dwelling (Apartment)		\$ 5.13	per sq.m	Estimated Area 125.4
		\$ 391.33	per unit	(e) x Col. (3)
Commercial		\$ 4.95	per sq.m.	Estimated Area 79.0
		\$ 3.07	per square metre of total floor area	(e) x Col. (3)
Industrial		\$ 1.26	per square metre of total floor area	(e) x Col. (3)
Institutional		\$ 3.07	per square metre of total floor area	(e) x Col. (3)

**Notes**

(1) DCC per square metre based on an average unit size of 125.4 m<sup>2</sup> (1350 ft<sup>2</sup>) for townhouse and 79 m<sup>2</sup> (850 ft<sup>2</sup>) for apartment (consistent with 2007 and 2016 updates)



## **Appendix B**

**Parkland Acquisition and Development DCC Program and Calculation**

**CITY OF VICTORIA  
PARKLAND ACQUISITION AND DEVELOPMENT PROGRAM**

FINAL

Project No.	Name	Description	From	To	Net Area (sq.m.)/ Length (m)	Construction/ Acquisition Unit Cost	Cost Estimate w/o Contingency	Col. (1) Cost Estimate w/ Contingency	Col. (2) Benefit Allocation	Col. (3) = Col. (1) x Col. (2)	Col. (4) Municipal Assist Factor 1%	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col. (1) - Col. (5)
1	Harbour Pathway	Acquisition Development					\$ 9,592,724	\$ 9,592,724	16.0%	\$ 1,534,836	\$ 15,348	\$ 1,519,487	\$ 8,073,236
	<b>Greenways Development (35 yr program)</b>						\$ 34,419,915	\$ 34,419,915	16.0%	\$ 5,507,186	\$ 55,072	\$ 5,452,114	\$ 28,967,800
2	Douglas St	Development	Avalon Rd	Michigan St	320	700	\$ 224,000	\$ 302,400	9.1%	\$ 27,518	\$ 275	\$ 27,243	\$ 275,157
3	Douglas St	Development	Dallas Rd	Beacon St/Circle Dr	281	700	\$ 196,700	\$ 265,545	9.1%	\$ 24,165	\$ 242	\$ 23,923	\$ 241,622
4	Southgate Street	Development	Douglas Street	Quadra Street	249	700	\$ 174,300	\$ 235,305	9.1%	\$ 21,413	\$ 214	\$ 21,199	\$ 214,105
5	Pandora Avenue Service	Development	Vancouver Street	Cook Street	197	700	\$ 137,900	\$ 186,165	9.1%	\$ 16,941	\$ 169	\$ 16,772	\$ 169,393
6	Douglas St	Development	Simcoe St/Circle Dr	Avalon Rd	248	700	\$ 173,600	\$ 234,360	9.1%	\$ 21,327	\$ 213	\$ 21,113	\$ 213,247
7	Grant Street	Development	Cook Street	Chambers Street	200	700	\$ 140,000	\$ 189,000	9.1%	\$ 17,199	\$ 172	\$ 17,027	\$ 171,973
8	Grant Street	Development	Cook Street	Chambers Street	200	700	\$ 140,000	\$ 189,000	9.1%	\$ 17,199	\$ 172	\$ 17,027	\$ 171,973
9	Masters Road	Development	South End	Windermere Place	86	700	\$ 60,200	\$ 81,270	9.1%	\$ 7,396	\$ 74	\$ 7,322	\$ 73,948
10	Masters Road	Development	South End	Windermere Place	78	700	\$ 54,600	\$ 73,710	9.1%	\$ 6,708	\$ 67	\$ 6,641	\$ 67,069
11	May Street	Development	Joseph Street	Memorial Crescent	215	700	\$ 150,500	\$ 203,175	9.1%	\$ 18,489	\$ 185	\$ 18,304	\$ 184,871
12	Pandora Avenue	Development	Johnson St Bridge	Wharf Street	83	700	\$ 58,100	\$ 78,435	9.1%	\$ 7,138	\$ 71	\$ 7,066	\$ 71,369
13	Pandora Avenue Service	Development	Cook Street	Chambers Street	194	700	\$ 135,800	\$ 183,330	9.1%	\$ 16,683	\$ 167	\$ 16,516	\$ 166,814
14	Brighton Avenue	Development	Richmond Avenue	Bank Street	83	700	\$ 44,100	\$ 59,535	9.1%	\$ 5,418	\$ 54	\$ 5,364	\$ 54,171
15	Brighton Avenue	Development	Richmond Avenue	Bank Street	77	700	\$ 53,900	\$ 72,765	9.1%	\$ 6,622	\$ 66	\$ 6,555	\$ 66,210
16	Summit Avenue	Development	Graham St	Prior Street	85	700	\$ 59,500	\$ 80,325	9.1%	\$ 7,310	\$ 73	\$ 7,236	\$ 73,089
17	Summit Avenue	Development	Prior Street	Blackwood Street	92	700	\$ 64,400	\$ 86,940	9.1%	\$ 7,912	\$ 79	\$ 7,832	\$ 79,106
18	Brighton Avenue	Development	Bank Street	Wilmer Street	64	700	\$ 44,800	\$ 60,480	9.1%	\$ 5,504	\$ 55	\$ 5,449	\$ 55,031
19	Brighton Avenue	Development	Bank Street	Wilmer Street	75	700	\$ 52,600	\$ 70,875	9.1%	\$ 6,450	\$ 64	\$ 6,385	\$ 63,490
20	Brighton Avenue	Development	Wilmer Street	Maddison Street	62	700	\$ 43,400	\$ 58,940	9.1%	\$ 5,352	\$ 53	\$ 5,278	\$ 53,212
21	Dallas Rd	Development	Douglas St	Camas Circle	433	700	\$ 303,100	\$ 409,185	9.1%	\$ 37,236	\$ 372	\$ 36,863	\$ 372,322
22	Dallas Rd	Development	Douglas St	Camas Circle	434	700	\$ 303,800	\$ 410,130	9.1%	\$ 37,322	\$ 373	\$ 36,949	\$ 373,181
23	Brighton Avenue	Development	Maddison Street	Davie Street	59	700	\$ 41,300	\$ 55,755	9.1%	\$ 5,074	\$ 51	\$ 5,023	\$ 50,732
24	Kings Road	Development	Avebury Avenue	Asquith Street	88	700	\$ 61,600	\$ 83,160	9.1%	\$ 7,568	\$ 76	\$ 7,492	\$ 75,668
25	Kings Road	Development	Avebury Avenue	Asquith Street	86	700	\$ 60,200	\$ 81,270	9.1%	\$ 7,396	\$ 74	\$ 7,322	\$ 73,948
26	Kings Road	Development	Roseberry Avenue	Avebury Avenue	84	700	\$ 58,800	\$ 79,380	9.1%	\$ 7,224	\$ 72	\$ 7,151	\$ 72,229
27	Kings Road	Development	Roseberry Avenue	Avebury Avenue	84	700	\$ 58,800	\$ 79,380	9.1%	\$ 7,224	\$ 72	\$ 7,151	\$ 72,229
28	Store Street	Development	Discovery Street	North End	93	700	\$ 65,100	\$ 87,885	9.1%	\$ 7,998	\$ 80	\$ 7,918	\$ 79,967
29	Southgate Street	Development	Quadra Street	Heywood Avenue	148	700	\$ 103,600	\$ 139,860	9.1%	\$ 12,727	\$ 127	\$ 12,600	\$ 127,260
30	Dallas Rd	Development	Cook St	Camas Circle	321	700	\$ 224,700	\$ 303,345	9.1%	\$ 27,604	\$ 276	\$ 27,328	\$ 276,017
31	Dallas Rd	Development	Camas Circle	Cook St	299	700	\$ 209,300	\$ 282,555	9.1%	\$ 26,713	\$ 267	\$ 26,445	\$ 267,100
32	Hagins Street	Development	Hillside Avenue	Cook Street	128	700	\$ 89,600	\$ 120,960	9.1%	\$ 11,007	\$ 110	\$ 10,897	\$ 110,063
33	Kings Road	Development	Asquith Street	Belmont Avenue	71	700	\$ 49,700	\$ 67,095	9.1%	\$ 6,106	\$ 61	\$ 6,045	\$ 61,050
34	Kings Road	Development	Asquith Street	Belmont Avenue	72	700	\$ 50,400	\$ 68,040	9.1%	\$ 6,192	\$ 62	\$ 6,130	\$ 61,910
35	Pearl Street	Development	Shelbourne Street	Saanich Boundary	90	700	\$ 63,000	\$ 85,050	9.1%	\$ 7,740	\$ 77	\$ 7,662	\$ 77,388
36	Brighton Avenue	Development	Brighton Crescent	Foul Bay Road	95	700	\$ 65,500	\$ 89,775	9.1%	\$ 8,170	\$ 82	\$ 8,088	\$ 81,687
37	Brighton Avenue	Development	Brighton Crescent	Foul Bay Road	93	700	\$ 65,100	\$ 87,885	9.1%	\$ 7,998	\$ 80	\$ 7,918	\$ 79,967
38	Kings Road	Development	Belmont Avenue	Forbes Street	80	700	\$ 55,000	\$ 75,600	9.1%	\$ 6,880	\$ 69	\$ 6,811	\$ 68,789
39	Kings Road	Development	Belmont Avenue	Forbes Street	79	700	\$ 55,300	\$ 74,655	9.1%	\$ 6,794	\$ 68	\$ 6,726	\$ 67,929
40	Kings Road	Development	Empire Street	Mount Stephen Avenue	194	700	\$ 135,800	\$ 183,330	9.1%	\$ 16,683	\$ 167	\$ 16,516	\$ 166,814
41	Kings Road	Development	Fernwood Rd	Roseberry Avenue	78	700	\$ 54,600	\$ 73,710	9.1%	\$ 6,708	\$ 67	\$ 6,641	\$ 67,069
42	Kings Road	Development	Fernwood Rd	Roseberry Avenue	82	700	\$ 57,400	\$ 77,490	9.1%	\$ 7,052	\$ 71	\$ 6,981	\$ 70,509
43	Kings Road	Development	Mount Stephen Avenue	Cedar Hill Road	138	700	\$ 96,600	\$ 130,410	9.1%	\$ 11,867	\$ 119	\$ 11,749	\$ 118,661
44	Kings Road	Development	Mount Stephen Avenue	Cedar Hill Road	135	700	\$ 94,500	\$ 127,575	9.1%	\$ 11,609	\$ 116	\$ 11,493	\$ 116,082
45	Pearl Street	Development	Belmont Avenue	Shakespeare Street	210	700	\$ 147,000	\$ 198,450	9.1%	\$ 18,059	\$ 181	\$ 17,878	\$ 180,572
46	Dallas Road	Development	Linden Avenue	Wellington Avenue	100	700	\$ 70,000	\$ 94,500	9.1%	\$ 8,600	\$ 86	\$ 8,514	\$ 85,986
47	Dallas Road	Development	Memorial Crescent	Saint Charles Street	606	700	\$ 424,200	\$ 572,670	9.1%	\$ 52,113	\$ 521	\$ 51,592	\$ 521,078
48	Shakespeare Street	Development	Edgeware Road	Blackwood Street	230	700	\$ 161,000	\$ 217,350	9.1%	\$ 19,779	\$ 198	\$ 19,581	\$ 197,769
49	Summit Avenue	Development	Blackwood Street	East End	116	700	\$ 81,200	\$ 109,620	9.1%	\$ 9,975	\$ 100	\$ 9,875	\$ 99,744
50	Summit Avenue	Development	Blackwood Street	Stevenson Place	73	700	\$ 51,100	\$ 68,985	9.1%	\$ 6,278	\$ 63	\$ 6,215	\$ 62,770
51	Summit Avenue	Development	Jackson Street	Prior Street	68	700	\$ 47,600	\$ 64,260	9.1%	\$ 5,848	\$ 58	\$ 5,789	\$ 58,471
52	Kings Road	Development	Capital Heights	Mount Stephen Avenue	98	700	\$ 68,600	\$ 92,610	9.1%	\$ 8,428	\$ 84	\$ 8,343	\$ 84,267
53	Kings Road	Development	Cedar Hill Road	Fernwood Rd	62	700	\$ 43,400	\$ 58,990	9.1%	\$ 5,332	\$ 53	\$ 5,278	\$ 53,312
54	Kings Road	Development	Cedar Hill Road	Fernwood Rd	66	700	\$ 46,200	\$ 62,370	9.1%	\$ 5,676	\$ 57	\$ 5,619	\$ 56,751
55	Kings Road	Development	Forbes Street	Victor Street	74	700	\$ 51,800	\$ 69,930	9.1%	\$ 6,364	\$ 64	\$ 6,300	\$ 63,630
56	Kings Road	Development	Forbes Street	Victor Street	73	700	\$ 51,100	\$ 68,985	9.1%	\$ 6,278	\$ 63	\$ 6,215	\$ 62,770
57	Lotbiniere Avenue	Development	Narrows	Rockland Avenue	360	700	\$ 252,000	\$ 340,200	9.1%	\$ 30,959	\$ 310	\$ 30,649	\$ 309,551
58	Lotbiniere Avenue	Development	Narrows	Rockland Avenue	360	700	\$ 252,000	\$ 340,200	9.1%	\$ 30,959	\$ 310	\$ 30,649	\$ 309,551
59	Maddison Street	Development	Quamichan Street	Lawndale Avenue	163	700	\$ 114,100	\$ 154,035	9.1%	\$ 14,017	\$ 140	\$ 13,877	\$ 140,158
60	Maddison Street	Development	Quamichan Street	Lawndale Avenue	144	700	\$ 100,800	\$ 136,080	9.1%	\$ 12,383	\$ 124	\$ 12,259	\$ 123,821
61	Summit Avenue	Development	Stevenson Place	East End	48	700	\$ 33,600	\$ 45,360	9.1%	\$ 4,128	\$ 41	\$ 4,086	\$ 41,274

**CITY OF VICTORIA  
PARKLAND ACQUISITION AND DEVELOPMENT PROGRAM**

FINAL

Project No.	Name	Description	From	To	Net Area (sq.m.)/ Length (m)	Construction/ Acquisition Unit Cost	Cost Estimate w/o Contingency	Col. (1) Cost Estimate w/ Contingency	Col. (2) Benefit Allocation	Col. (3) = Col. (1) x Col. (2)	Col. (4) Municipal Assist Factor 1%	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col. (1) - Col. (5)
62	Cook St	Development	Dallas Rd	Faithful Street	279	700	\$ 195,300	\$ 263,655	9.1%	\$ 23,993	\$ 240	\$ 23,753	\$ 239,902
63	Cook St	Development	Faithful Street	May Street	203	700	\$ 142,100	\$ 191,835	9.1%	\$ 17,457	\$ 175	\$ 17,282	\$ 174,553
64	Cook St	Development	May Street	Park Blvd	53	700	\$ 37,100	\$ 50,085	9.1%	\$ 4,558	\$ 46	\$ 4,512	\$ 45,573
65	Rockland Ave	Development	Gillespie Pl	Royal Tce	155	700	\$ 108,500	\$ 146,475	9.1%	\$ 13,329	\$ 133	\$ 13,196	\$ 133,279
66	Ryan Street	Development	Ivy Place	Belmont Avenue	316	700	\$ 221,200	\$ 298,620	9.1%	\$ 27,174	\$ 272	\$ 26,903	\$ 271,717
67	Foul Bay Rd	Development	South End	Crescent Rd	31	700	\$ 21,700	\$ 29,295	9.1%	\$ 2,666	\$ 27	\$ 2,639	\$ 26,656
68	Foul Bay Rd	Development	South End	Crescent Rd	30	700	\$ 21,000	\$ 28,350	9.1%	\$ 2,580	\$ 26	\$ 2,554	\$ 25,796
69	Pearl Street	Development	Belmont Avenue	Doncaster Drive	225	700	\$ 157,500	\$ 212,625	9.1%	\$ 19,349	\$ 193	\$ 19,155	\$ 193,470
70	Maddison Street	Development	Richardson Street	Quamichan Street	243	700	\$ 170,100	\$ 229,635	9.1%	\$ 20,897	\$ 209	\$ 20,688	\$ 208,947
71	Pearl Street	Development	Shakespeare Street	Scott Street	58	700	\$ 40,600	\$ 54,810	9.1%	\$ 4,988	\$ 50	\$ 4,938	\$ 49,872
72	Pearl Street	Development	Shakespeare Street	Scott Street	59	700	\$ 41,300	\$ 55,755	9.1%	\$ 5,074	\$ 51	\$ 5,023	\$ 50,732
73	William Street	Development	Wilson Street	North End	101	700	\$ 70,700	\$ 95,445	9.1%	\$ 8,685	\$ 87	\$ 8,598	\$ 86,846
74	William Street	Development	Wilson Street	North End	101	700	\$ 70,700	\$ 95,445	9.1%	\$ 8,685	\$ 87	\$ 8,598	\$ 86,846
75	Dallas Road	Development	Howe Street	Moss Street	95	700	\$ 66,500	\$ 89,775	9.1%	\$ 8,170	\$ 82	\$ 8,088	\$ 81,687
76	Dallas Road	Development	Wellington Avenue	Howe Street	98	700	\$ 68,600	\$ 92,810	9.1%	\$ 8,428	\$ 84	\$ 8,343	\$ 84,257
77	Grant Street	Development	Camosun Street	Fernwood Road	100	700	\$ 70,000	\$ 94,500	9.1%	\$ 8,600	\$ 86	\$ 8,514	\$ 85,986
78	Leighton Road	Development	Bank Street	Duchess Street	72	700	\$ 50,400	\$ 68,040	9.1%	\$ 6,192	\$ 62	\$ 6,130	\$ 61,910
79	Saint Charles Street	Development	Shasta Place	Maud Street	254	700	\$ 177,800	\$ 240,030	9.1%	\$ 21,843	\$ 218	\$ 21,624	\$ 218,406
80	Higgins Street	Development	Basil Avenue	Cook Street	75	700	\$ 52,500	\$ 70,875	9.1%	\$ 6,450	\$ 64	\$ 6,385	\$ 64,480
81	Hudson Street	Development	Langford Street	North End	70	700	\$ 49,000	\$ 66,150	9.1%	\$ 6,020	\$ 60	\$ 5,959	\$ 60,191
82	Hudson Street	Development	Langford Street	North End	70	700	\$ 49,000	\$ 66,150	9.1%	\$ 6,020	\$ 60	\$ 5,959	\$ 60,191
83	Masters Road	Development	Windermere Place	Fairfield Road	78	700	\$ 54,600	\$ 73,710	9.1%	\$ 6,708	\$ 67	\$ 6,641	\$ 67,059
84	Masters Road	Development	Windermere Place	Fairfield Road	87	700	\$ 60,900	\$ 82,215	9.1%	\$ 7,462	\$ 75	\$ 7,407	\$ 74,808
85	Windermere Place	Development	Bond Street	Franklin Terrace	175	700	\$ 122,500	\$ 165,375	9.1%	\$ 15,049	\$ 150	\$ 14,899	\$ 150,476
86	Windermere Place	Development	Bond Street	Franklin Terrace	164	700	\$ 114,800	\$ 154,980	9.1%	\$ 14,103	\$ 141	\$ 13,962	\$ 141,018
87	Fifth Street	Development	Summit Avenue	Finlayson Street	254	700	\$ 177,800	\$ 240,030	9.1%	\$ 21,843	\$ 218	\$ 21,624	\$ 218,406
88	Grant Street	Development	Chambers Street	Camosun Street	227	700	\$ 158,900	\$ 214,515	9.1%	\$ 19,521	\$ 195	\$ 19,326	\$ 195,189
89	Irving Road	Development	Beaven Street	Fairfield Road	147	700	\$ 102,900	\$ 138,915	9.1%	\$ 12,641	\$ 126	\$ 12,515	\$ 126,400
90	Irving Road	Development	Crescent Road	Beaven Street	192	700	\$ 134,400	\$ 181,440	9.1%	\$ 16,511	\$ 165	\$ 16,346	\$ 165,094
91	Leighton Road	Development	Dave Street	Leve Street	66	700	\$ 46,200	\$ 62,370	9.1%	\$ 5,676	\$ 57	\$ 5,619	\$ 56,751
92	Rockland Ave	Development	Cyril Close	Oak Bay Ave	200	700	\$ 140,000	\$ 189,000	9.1%	\$ 17,199	\$ 172	\$ 17,027	\$ 171,973
93	Rockland Ave	Development	Joan Cre	Pemberton Rd	179	700	\$ 125,300	\$ 169,155	9.1%	\$ 15,393	\$ 154	\$ 15,239	\$ 153,916
94	Rockland Ave	Development	Royal Tce	Joan Cre	158	700	\$ 110,600	\$ 149,310	9.1%	\$ 13,587	\$ 136	\$ 13,451	\$ 135,859
95	Higgins Street	Development	Hillside Avenue	Basil Avenue	59	700	\$ 41,300	\$ 55,755	9.1%	\$ 5,074	\$ 51	\$ 5,023	\$ 50,732
96	Pearl Street	Development	Doncaster Drive	Shakespeare Street	225	700	\$ 157,500	\$ 212,625	9.1%	\$ 19,349	\$ 193	\$ 19,155	\$ 193,470
97	Cedar Hill Road	Development	Acton Street	Fernwood Road	91	700	\$ 63,700	\$ 85,995	9.1%	\$ 7,826	\$ 78	\$ 7,747	\$ 78,248
98	Dallas Road	Development	Cambridge Street	Uden Avenue	82	700	\$ 57,400	\$ 77,490	9.1%	\$ 7,052	\$ 71	\$ 6,981	\$ 70,509
99	Dallas Road	Development	Marlborough Street	Cambridge Street	83	700	\$ 58,100	\$ 78,435	9.1%	\$ 7,138	\$ 71	\$ 7,066	\$ 71,359
100	Leighton Road	Development	Duchess Street	Dave Street	97	700	\$ 68,300	\$ 93,665	9.1%	\$ 8,492	\$ 85	\$ 8,407	\$ 84,012
101	Rockland Ave	Development	St. Francis Wood	Cyril Close	79	700	\$ 55,300	\$ 74,655	9.1%	\$ 6,794	\$ 68	\$ 6,726	\$ 67,929
102	Windermere Place	Development	Franklin Terrace	Masters Road	45	700	\$ 31,500	\$ 42,525	9.1%	\$ 3,870	\$ 39	\$ 3,831	\$ 38,894
103	Windermere Place	Development	Franklin Terrace	Masters Road	50	700	\$ 35,000	\$ 47,250	9.1%	\$ 4,300	\$ 43	\$ 4,257	\$ 42,893
104	Glasgow Street	Development	Topaz Avenue	Topaz Park	164	700	\$ 114,800	\$ 154,980	9.1%	\$ 14,103	\$ 141	\$ 13,962	\$ 141,018
105	Rockland Ave	Development	St. Charles St	Piermont Pl	167	700	\$ 116,900	\$ 157,815	9.1%	\$ 14,361	\$ 144	\$ 14,218	\$ 143,597
106	Rockland Ave	Development	Terrace Ave	St. Francis Wood	173	700	\$ 121,100	\$ 163,485	9.1%	\$ 14,877	\$ 149	\$ 14,728	\$ 148,757
107	Ryan Street	Development	Cedar Hill Road	Ivy Place	29	700	\$ 19,600	\$ 26,460	9.1%	\$ 2,408	\$ 24	\$ 2,384	\$ 24,076
108	Cedar Hill Road	Development	Kings Road	Acton Street	83	700	\$ 58,100	\$ 78,435	9.1%	\$ 7,138	\$ 71	\$ 7,066	\$ 71,359
109	Dallas Road	Development	Cook Street	Marlborough Street	97	700	\$ 67,900	\$ 91,665	9.1%	\$ 8,342	\$ 83	\$ 8,258	\$ 83,407
110	Douglas St	Development	Douglas St	Douglas St	124	700	\$ 86,800	\$ 117,180	9.1%	\$ 10,663	\$ 107	\$ 10,557	\$ 106,623
111	Fairfield Road	Development	Queen Anne Heights	Oak Bay Boundary	190	700	\$ 133,000	\$ 179,550	9.1%	\$ 16,339	\$ 163	\$ 16,176	\$ 163,374
112	Vieta Heights	Development	Cook Street	Grosvenor Road	172	700	\$ 120,400	\$ 162,540	9.1%	\$ 14,791	\$ 148	\$ 14,643	\$ 147,897
113	Kings Road	Development	Oaklands Park	Scott Street	94	700	\$ 65,800	\$ 88,830	9.1%	\$ 8,084	\$ 81	\$ 8,003	\$ 80,827
114	Rockland Ave	Development	Dereen Pl	Terrace Ave	147	700	\$ 102,900	\$ 138,915	9.1%	\$ 12,641	\$ 126	\$ 12,515	\$ 126,400
115	Rockland Ave	Development	Pemberton Rd	St. Charles St	70	700	\$ 49,000	\$ 66,150	9.1%	\$ 6,020	\$ 60	\$ 5,959	\$ 60,191
116	Vieta Heights	Development	The Rise	Cook Street	91	700	\$ 63,700	\$ 85,995	9.1%	\$ 7,826	\$ 78	\$ 7,747	\$ 78,248
117	Cecelia Road	Development	Washington Ave	East End	55	700	\$ 38,500	\$ 51,975	9.1%	\$ 4,730	\$ 47	\$ 4,682	\$ 47,293
118	Cecelia Road	Development	Washington Ave	East End	55	700	\$ 38,500	\$ 51,975	9.1%	\$ 4,730	\$ 47	\$ 4,682	\$ 47,293
119	Dallas Rd	Development	Douglas St	Douglas St	105	700	\$ 73,500	\$ 99,225	9.1%	\$ 9,029	\$ 90	\$ 8,939	\$ 90,289
120	Rockland Ave	Development	Piermont Pl	Dereen Pl	113	700	\$ 79,100	\$ 106,785	9.1%	\$ 9,717	\$ 97	\$ 9,620	\$ 97,165
121	Saint Charles Street	Development	Rockland Avenue	Angus Road	157	700	\$ 109,500	\$ 148,365	9.1%	\$ 13,501	\$ 135	\$ 13,366	\$ 134,999
122	Vimy Avenue	Development	Moss Street	East End	97	700	\$ 67,900	\$ 91,665	9.1%	\$ 8,342	\$ 83	\$ 8,258	\$ 83,407
123	Kings Road	Development	Victor Street	Oaklands Park	31	700	\$ 21,700	\$ 29,295	9.1%	\$ 2,666	\$ 27	\$ 2,639	\$ 26,656
124	Saint Charles Street	Development	Angus Road	Shasta Place	88	700	\$ 61,600	\$ 83,160	9.1%	\$ 7,568	\$ 76	\$ 7,492	\$ 75,668
125	Pembroke Street	Development	Store Street	Government Street	175	700	\$ 122,500	\$ 165,375	9.1%	\$ 15,049	\$ 150	\$ 14,899	\$ 150,476
126	Cecelia Rd (westside)	Development						\$ 384,000	9.1%	\$ 34,944	\$ 349	\$ 34,595	\$ 349,405

CITY OF VICTORIA  
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Project No.	Name	Description	From	To	Net Area (sq.m.)/ Length (m)	Construction/ Acquisition Unit Cost	Cost Estimate w/o Contingency	Cost Estimate w/ Contingency	Col. (1)	Col. (2)	Col. (3) = Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col. (1) - Col. (5)
127	Barfield	Development			360		\$ 315,000	\$ 425,250		9.1%	\$ 38,698	\$ 387	\$ 38,311	\$ 386,939
128	Vic West Park	Development			190		\$ 171,250	\$ 231,188		9.1%	\$ 21,038	\$ 210	\$ 20,828	\$ 210,360
129	Pemberton Park	Development			70		\$ 66,250	\$ 89,438		9.1%	\$ 8,139	\$ 81	\$ 8,057	\$ 81,380
130	Stadacona Park	Development			185		\$ 159,375	\$ 215,156		9.1%	\$ 19,579	\$ 196	\$ 19,383	\$ 195,773
131	Moss Rocks	Development			150		\$ 176,250	\$ 237,938		9.1%	\$ 21,652	\$ 217	\$ 21,436	\$ 216,502
132	Downtown Parks	Development			42000	Varies		\$ 24,482,999		50%	\$ 12,241,500	\$ 122,415	\$ 12,119,085	\$ 12,363,914
<b>Totals</b>								<b>\$ 86,187,076</b>			<b>\$ 20,893,443</b>	<b>\$ 208,934</b>	<b>\$ 20,684,508</b>	<b>\$ 65,502,568</b>

**2018 Notes**

- (1) 50 year greenways program is from 2003, so only 35 years remaining. DCC program is 20 year project. 20 yr program is 57% of remaining 35 yr program multiplied by increase in population (16%) equals 9.1%.
- (2) Benefit allocations for Harbour Pathway based on new population (16%)
- (3) Downtown parks represents benefit to new and existing development but because these are the downtown core where significant development is occurring, a 50/50 split is more appropriate than new population.
- (4) Unit rates for developing Downtown Parks varies from \$440/m<sup>2</sup> to \$510/m<sup>2</sup>.



**CITY OF VICTORIA  
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<b>Park Acquisition</b>				
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)
	Estimated New Development	Unit	Person per unit (residential)/ Equivalent Population/m <sup>2</sup> (other land uses)	Equivalent Population
Detached Dwelling	335	per lot	2.40	804
Two Family Dwelling	126	per lot	4.80	602
Attached Dwelling (Townhouse/triplex/fourplex)	922	per unit	2.30	2,121
Multiple Dwelling (Apartment)	8,272	per unit	1.40	11,581
Commercial	145,000	per square metre of total floor area	0.0022	319
Industrial	5,500	per square metre of total floor area	0.0009	5
Institutional	16,600	per square metre of total floor area	0.0022	37
			<b>Total Trip Ends</b>	<b>15,468 (a)</b>
<b>B: Unit Parks DCC Calculation</b>				
Net Parks DCC Program Recoverable		\$20,684,508	(b)	
Existing DCC Reserve Monies		\$5,328,723	(c)	
Net Amount to be Paid by DCCs		\$15,355,785	(d) = (b) - (c)	
DCC per person		\$992.73	(e) = (d) / (a)	
<b>C: Resulting Parks DCCs</b>				
Detached Dwelling		\$ 2,382.55	per lot	(e) x Col. (3)
Two Family Dwelling		\$ 4,765.09	per lot	(e) x Col. (3)
Attached Dwelling (Townhouse/triplex/fourplex)		\$ 2,283.27	per unit	(e) x Col. (3)
		\$ 18.21	per sq.m	Estimated Area 125.4
Multiple Dwelling (Apartment)		\$ 1,389.82	per unit	(e) x Col. (3)
		\$ 17.59	per sq.m	Estimated Area 79.0
Commercial		\$ 2.18	per square metre of total floor area	(e) x Col. (3)
Industrial		\$ 0.89	per square metre of total floor area	(e) x Col. (3)
Institutional		\$ 2.18	per square metre of total floor area	(e) x Col. (3)

**Notes**

(1) DCC per square metre based on an average unit size of 125.4 m<sup>2</sup> (1350 ft<sup>2</sup>) for townhouse and 79 m<sup>2</sup> (850 ft<sup>2</sup>) for apartment (consistent with 2007 and 2016 updates)

## **Appendix C**

### **Establishing Bylaw for Statutory Parkland Acquisition and Development Reserve**

NO. 18-040  
A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to establish Reserve Funds for Development Cost Charges

WHEREAS the city has established development cost charges levied in the City in accordance with the Development Cost Charges Bylaw.

AND WHEREAS the Community Charter requires that Reserve Funds shall be established by bylaw

The Council of the Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

1. This Bylaw may be cited as the "DEVELOPMENT COST CHARGES RESERVE ESTABLISHMENT BYLAW (NO. 18-040)".
2. In accordance with the City's Development Cost Charges Bylaw, the following Development Cost Charge Reserve Funds are hereby established:
  - a) Transportation Development Cost Charges Reserve Fund
  - b) Water Development Cost Charges Reserve Fund
  - c) Sewage Development Cost Charges Reserve Fund
  - d) Drainage Development Cost Charges Reserve Fund
  - e) Parkland Acquisition and Development, Development Cost Charges Reserve Fund
3. Monies placed to the credit of a reserve fund established by this Bylaw may be expended by resolution of Council, or as expressly authorized by a financial plan bylaw adopted by Council.

READ A FIRST TIME the        8<sup>th</sup>        day of        **March**        2018

READ A SECOND TIME the    8<sup>th</sup>        day of        **March**        2018

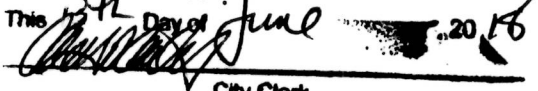
READ A THIRD TIME the     8<sup>th</sup>        day of        **March**        2018

ADOPTED on the                22<sup>nd</sup>        day of        **March**        2018

CITY CLERK

MAYOR

Certified A True Copy.

This 22<sup>nd</sup> Day of June 2018  
  
City Clerk  
City of Victoria BC

# **Appendix D**

## **Motion to Transfer Surplus**

PENDING



# **Appendix E**

## **UDI Letter**



City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6

Re: Development Cost Charge Bylaw Review

June 11, 2018

Dear Mayor and Council –

The Urban Development Institute (UDI) – Capital Region would like to thank staff for their ongoing collaboration with our various committees. We respect that it is a busy time for staff but the continual updates and meetings that keep us up-to-speed are greatly appreciated. In particular, we appreciate the meeting that staff arranged on Wednesday, June 6, 2018 to advise UDI of the revisions to the City's Development Cost Charge (DCC) bylaw.

A complete review of the bylaw was undertaken in 2016 which resulted in substantial increases in the rates due to the fact that they had not been revised in 10 years. When that review occurred, UDI was aware that staff was working with best available but incomplete information on the cost of development-related parks and sewer infrastructure and that additional revisions to the DCC rates may take place as those estimated costs were clarified. As such, we appreciated staff's follow through in ensuring that the DCCs were revisited as new information became available.

UDI was delighted to see that staff are proposing a slight decrease to the DCC rate, largely due to improved technology in sewer repairs and upgrades. We were also pleased to see that the City is planning greater investment in park infrastructure, as parks are a critical piece in our community's growth strategy and adds to the liveability of the city.

Affordability is top of mind for us all, and fees like DCCs that increase the cost of doing a project in our City have an impact on housing affordability. Continuing to ensure that DCCs are as low as possible while maintaining necessary investments in growth related infrastructure will be an important part of working towards housing affordability in our region. Staff are to be commended for their attention to this balance.

UDI would again like to thank the City of Victoria's staff for their consistent collaboration. We look forward to a continued working relationship on other development related costs and approval process in the months ahead.

Kind Regards,

A handwritten signature in black ink, appearing to read "Kathy H", with a stylized flourish at the end.

Kathy Hogan  
(On Behalf of the Urban Development Institute – Capital Region Board of Directors)

# **Appendix F**

## **Amending Bylaw**

PENDING

# **Appendix G**

## **Current Bylaw**

NO. 17-020

**DEVELOPMENT COST CHARGES  
BYLAW**

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is

- (a) to update the Development Cost Charges Bylaw by repealing and replacing the City's Development Cost Charges Bylaw No. 06-065; and
- (b) to provide funds to assist the City to pay the capital costs of providing, constructing, altering, or expanding transportation, water, drainage, and sewage facilities, and of providing and improving parkland.

In setting the development cost charges in this Bylaw, Council has taken into consideration

- (a) future land use patterns and development, and the phasing of works and services within the City; and
- (b) whether the charges are excessive in relation to the capital cost of prevailing standards of service, will deter development or will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the City.

**Contents**

- 1 Title
- 2 Definitions
- 3 Severability
- 4 Payment of development cost charges
- 5 Exemptions from payment
- 6 Effective Date
- 7 Repeal

**Schedule A – Development Cost Charges**

Under its statutory powers, including sections 558-570 of the *Local Government Act*, the Council of the City of Victoria enacts the following provisions:

**Title**

- 1 This Bylaw may be cited as the "Development Cost Charges Bylaw No. 17-020 "

## Definitions

2 In this Bylaw, unless the context otherwise requires:

“attached dwelling” means a building that:

- (a) is used or designed as 3 or more self-contained dwelling units, and
- (b) does not contain a self-contained dwelling unit wholly or partly above another self-contained dwelling unit;

“building permit”

means a building permit, issued under the City’s Building Bylaw, authorizing the construction, alteration, or extension of a building or structure;

“commercial”

means a building or structure used or intended to be used to carry on one or more businesses,

- (a) including but not limited to, the sale or provision of goods, meals, transient accommodation, entertainment or services,
- (b) and excluding industrial, institutional, or residential uses;

“comprehensive development”

means a development that is comprised of 2 or more of the following uses: detached dwelling, two family dwelling, attached dwelling, multiple dwelling, commercial, institutional or industrial;

“detached dwelling”

means a building having independent exterior walls and containing only one self-contained dwelling unit;

“development cost charges” or “DCC”

means the applicable DCC Rates prescribed in Schedule A;

“family”

means one person or a group of persons who through marriage, blood relationship or other circumstances normally live together;

“industrial”

means a building or structure used or intended to be used for industrial uses, including but not limited to warehousing, wholesale, manufacturing, processing, assembly, testing, distribution, servicing and repairing of products or materials;

“institutional”

means a building or structure used or intended to be used for cultural, recreational, religious, social, library, school, government, hospital, nursing home, rest home, or educational purposes;

“multiple dwelling”

means a building or portion of building containing 3 or more self-contained dwelling units, one or more of which are wholly or partly above another self-contained dwelling unit;

“secondary suite”

has the same meaning as under the *British Columbia Building Code*, and does not include a strata lot;

“self-contained dwelling unit”

means a suite of rooms in a building designed for occupancy of one family, and which includes kitchen, toilet and bathroom facilities, but does not mean a secondary suite;

“total floor area”

means the total area of all floors in a building measured to the inside surface of the exterior walls, excluding areas required by the City to be provided for parking motor vehicles and storing bicycles;

“two family dwelling”

means a building comprising two self-contained dwelling units.

### **Severability**

- 3 Each portion of this Bylaw is intended to be independent to the extent that its invalidation by a court does not affect the validity of any other portion.

### **Payment of development cost charges**

- 4 (1) Every person who obtains:
- (a) Approval of a subdivision of a parcel of land under the *Land Title Act* or the *Strata Property Act*; or
  - (b) A building permit authorizing the construction or alteration of buildings or structures;
- shall pay to the City, prior to the approval of the subdivision or the issuance of the building permit, as the case may be, the applicable development cost charges in accordance with Schedule A.



- (2) For a comprehensive development
  - (a) development cost charges must be calculated separately for each use that is part of that comprehensive development, in accordance with Schedule A, and
  - (b) the development cost charge payable equals the sum total of the development cost charges calculated for each separate use.
- (3) For a type of development not identified in this Bylaw and in Schedule A, the development cost charges for the most comparable type of development will be used to determine the amount payable.

### **Exemptions from payment**

- 5 Section 4 [*payment of development cost charges*] does not apply in any of the circumstances exempted from payment by section 561 of the *Local Government Act* or successor legislation.

### **Effective Date**

- 6 This Bylaw comes into force and effect on adoption.

### **Repeal**

- 7 Bylaw No. 06-065, the Development Cost Charges Bylaw, is repealed.

READ A FIRST TIME the                    **23<sup>rd</sup>**    day of                    **February**                    2017.

READ A SECOND TIME the                    **23<sup>rd</sup>**    day of                    **February**                    2017.

READ A THIRD TIME the                    **23<sup>rd</sup>**    day of                    **February**                    2017.

RECEIVED THE APPROVAL  
OF THE INSPECTOR OF  
MUNICIPALITIES the                    **28<sup>th</sup>**    day of                    **April**                    2017.

ADOPTED on the                    **11<sup>th</sup>**    day of                    **May**                    2017.

**“CHRIS COATES”**  
CITY CLERK

**“LISA HELPS”**  
MAYOR

**Schedule A**  
**Development Cost Charges**  
**(All amounts in dollars)**

	Transportation	Water	Drainage	Sewage	Parkland Acquisition	Parkland Development	Total Development Cost Charge		When Payable
Detached Dwelling	1,877.08	658.13	880.34	1,047.28	697.24	1,397.46	6,557.53	per lot	Subdivision Approval
Two Family Dwelling	2,281.94	1,316.25	1,760.67	2,094.55	1,394.48	2,794.93	11,642.82	per lot	Subdivision Approval
Attached Dwelling	9.69	5.03	4.07	8.00	5.33	10.68	42.80	per m <sup>2</sup> of total floor area	Building Permit Issue
Multiple Dwelling	14.44	4.86	3.23	7.73	5.15	10.32	45.73	per m <sup>2</sup> of total floor area	Building Permit Issue
Commercial	18.40	3.02	2.82	4.80	0.64	1.28	30.96	per m <sup>2</sup> of total floor area	Building Permit Issue
Industrial	5.52	1.23	1.94	1.96	0.26	0.52	11.43	per m <sup>2</sup> of total floor area	Building Permit Issue
Institutional	18.40	3.02	2.82	4.80	0.64	1.28	30.96	per m <sup>2</sup> of total floor area	Building Permit Issue