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| <br><b>CITY OF<br/>VICTORIA</b> |  |                       |
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| <b>SUBJECT:</b> Development Cost Charges Review  |  |                       |
| <b>PREPARED BY:</b> Finance  |  |                       |
| <b>AUTHORIZED BY:</b> Council  |  |                       |
| <b>EFFECTIVE DATE:</b>   |  | <b>REVISION DATE:</b> |
| <b>REVIEW FREQUENCY:</b> Every Five Years  |  |                       |

**A. PURPOSE**

The purpose of this Policy is to establish the frequency of review for the City's Development Cost Charges.

**B. OBJECTIVES**

The City's Development Cost Charges Bylaw and this Policy recognize the impacts that new developments and population growth have on the City's infrastructure and it is Council's objective to ensure that there is an equitable basis on which the City levies Development Cost Charges taking into account current requirements, current estimated costs and the apportionment methodology between existing properties and newly developed properties.

**C. DEVELOPMENT COST CHARGES REVIEW**

1. For the first four years after bylaw adoption, Council will consider increasing the DCC rates by inflation as is allowed under *Community Charter* Development Cost Charge Amendment Bylaw Approval Exemption Regulation. (Current Regulation is attached as Schedule A.
2. The City shall undertake an annual review of the Development Cost Charges Project Costs and bring forward for Council's consideration, an Annual Update Report to review and revise if necessary, the Development Cost Charges levied by the City.
3. In the annual review of project costs staff will consider whether changing circumstances warrant a further review of development cost charges resulting from emerging projects or City master plan development or updates and will include recommendations.
4. The City will undertake a full review of all Development Cost Charges, Projects and Plans every five years.

**D. POLICY REVIEW**

This Policy shall be reviewed every five years.

## DEVELOPMENT COST CHARGE AMENDMENT BYLAW APPROVAL EXEMPTION REGULATION

[deposited June 4, 2010]

### Definitions

1. In this regulation:
  - "British Columbia consumer price index"** means the annual average All-items Consumer Price Index for British Columbia, as published by Statistics Canada under the authority of the *Statistics Act* (Canada) for the previous calendar year;
  - "development cost charge amendment bylaw"** means a bylaw that changes the amount of a development cost charge specified in a development cost charge bylaw;
  - "Vancouver consumer price index"** means the annual average Consumer Price Index for Vancouver, as published by Statistics Canada under the authority of the *Statistics Act* (Canada) for the previous calendar year;
  - "Victoria consumer price index"** means the annual average Consumer Price Index for Victoria, as published by Statistics Canada under the authority of the *Statistics Act* (Canada) for the previous calendar year.

### Exemption – approval of development cost charge bylaws

2. (1) Subject to subsections (2) and (3), a development cost charge amendment bylaw is exempt from the approval requirement in section 937 [*adoption procedures for development cost charge bylaw*] of the *Local Government Act* if
  - (a) the bylaw changes the amount of one or more development cost charges once in a 12 month period after the date of the adoption of the bylaw, and
  - (b) the change in the amount of the development cost charge does not exceed
    - (i) in respect of a municipality in the Greater Vancouver Regional District or Fraser Valley Regional District, the percentage change in the Vancouver consumer price index,
    - (ii) in respect of a municipality in the Capital Regional District, the percentage change in the Victoria consumer price index, or
    - (iii) in respect of a municipality located anywhere else in British Columbia, the percentage change in the British Columbia consumer price index.
- (2) A local government may make use of an exemption under subsection (1) once each year for up to 4 years from
  - (a) the date of the adoption of a development cost charge bylaw approved by the inspector, or
  - (b) the date of the adoption of a bylaw approved by the inspector that amends a development cost charge bylaw.
- (3) A copy of a development cost charge amendment bylaw under subsection (1) must be filed as soon as is reasonable with the inspector after the bylaw has been adopted.

[Provisions of the *Community Charter*, SBC 2003, c. 26, relevant to the enactment of this regulation: section 280 (2) and (3)]