

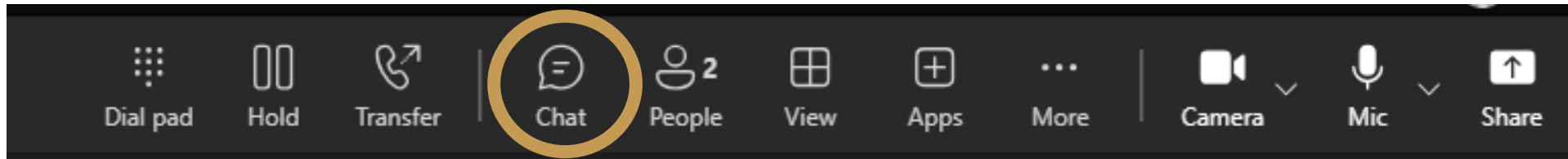
DISTRICT OF SOOKE MINOR DCC BYLAW UPDATE

Development Community Information Session
April 10, 2024

URBAN
SYSTEMS

HOUSEKEEPING

- Please hold your questions to the end
- Use the chat function to submit your questions



AGENDA

- Why a minor update now?
- DCC Overview
- Proposed DCC Rates
- Community Comparisons
- Next Steps
- Q&A + Discussion

WHY A MINOR UPDATE NOW?

- Existing DCC Bylaw needs minor adjustments to reflect current construction costs (encompassing inflationary changes and recent tender prices)
- DCCs help promote financial sustainability for the District

Note: a minor DCC update only includes cost updates to projects on the existing project list; legislation (the *Local Government Act*) does not allow for any changes to projects or growth projections.



DCC OVERVIEW

WHAT ARE DCCs?

Charges levied on development to help pay for the costs of transportation and utility infrastructure; fire, police, and solid waste facilities; and parkland acquisition and development, to meet the needs of growth



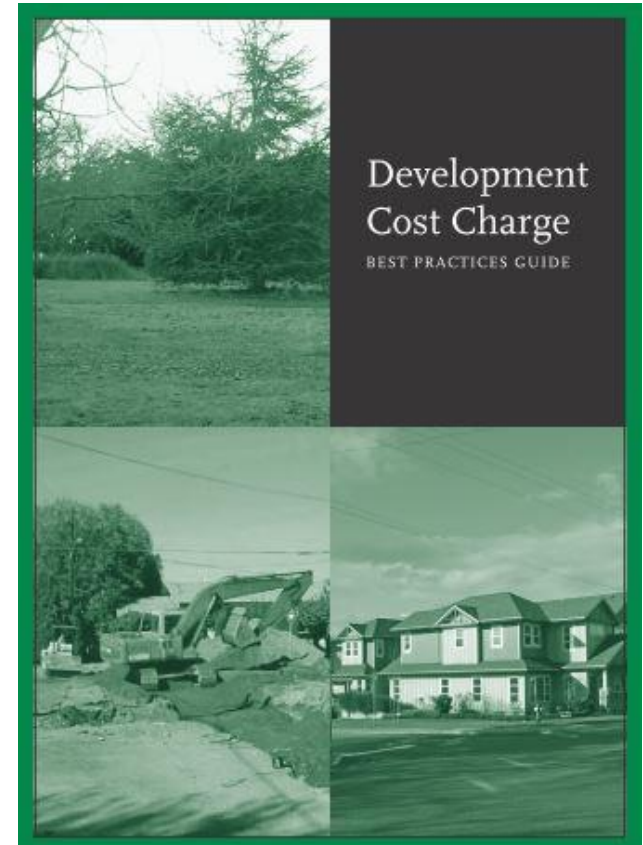
PROVINCIAL LEGISLATION

- Part 14, Division 19 of the *Local Government Act*

ALSO

- Provincial DCC Best Practices Guide

****DCC Bylaws require approval from the Inspector of Municipalities****



WHY USE DCCs?

- Help ensure growth pays for growth
- Provide certainty to developers
- Ensures consistency
- Fairly distribute growth costs across developers
- Help communities finance future growth-related infrastructure

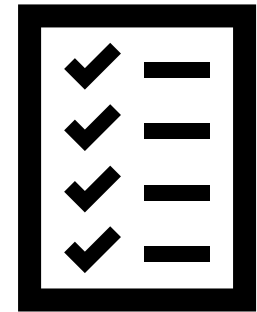
HOW ARE DCCs COLLECTED?

DCCs are paid by applicants for:

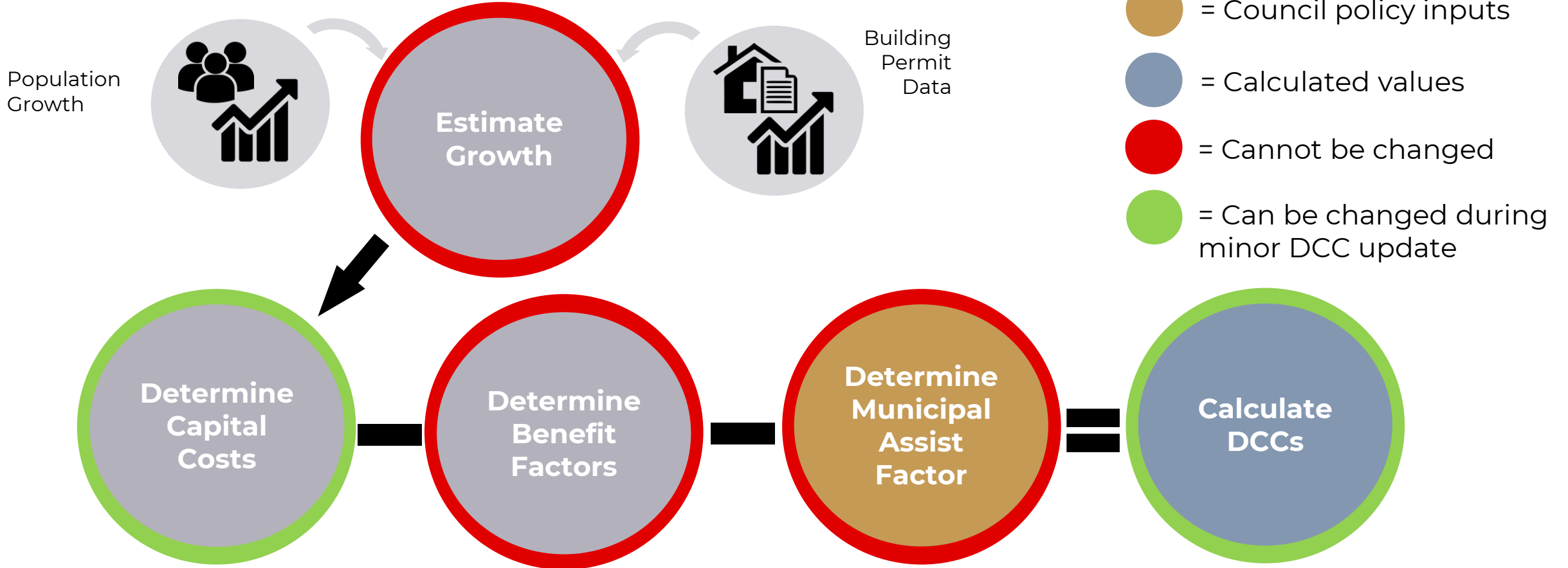
- Subdivision approval or building permit

DCCs are collected at:

- Time of subdivision or building permit



HOW DO WE DETERMINE THE DCC RATE?



% CHANGE BETWEEN PROJECTS - EXAMPLES

Transportation – REVISED 05/02/2024

Project	2021	2024	% Change
Throup Road Extension	\$4,360,000	\$11,800,00	171%
French Road Connection	\$590,000	\$737,500	25%

Sanitary – REVISED 05/02/2024

Project	2021	2024	% Change
Sunriver Force Main Upgrades	\$735,000	\$1,617,000	120%
Upgrade – Maple Avenue and Grant Road	\$1,443,000	\$1,523,200	6%

Parks – REVISED 05/02/2024

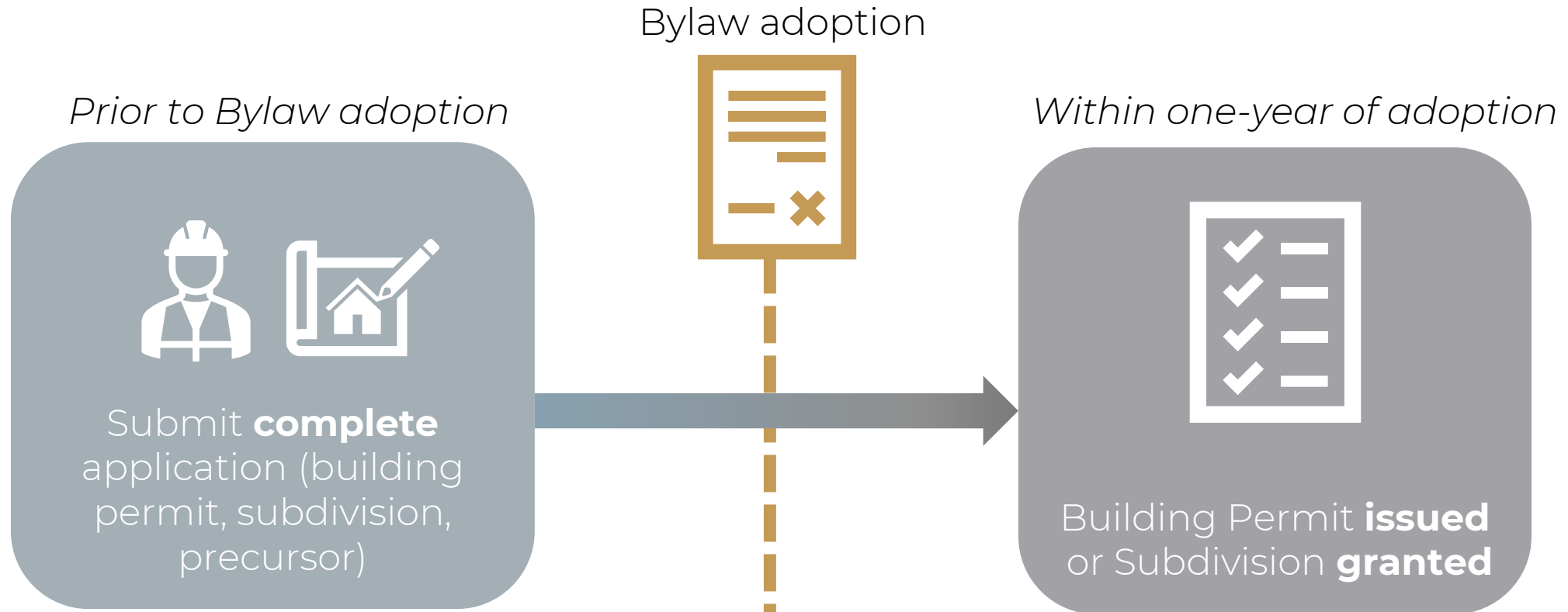
Project	2021	2024	% Change
Town Centre (Acquisition)	\$1,250,000	\$1,250,000	0%
DeMamiel Creek Crossing – New Trail (Improvement)	\$2,137,975	\$3,000,000	40%

*Note: Drainage projects only underwent a minor change (-1%) due to a slight increase in reserves

IN-STREAM PROTECTION

- New DCC rates will be **effective at bylaw adoption**
- However, legislation provides protection to in-stream:
 - Building permit applications
 - Subdivision applications
 - Precursor applications (re-zoning and Development Permit)

IN-STREAM PROTECTION





PROPOSED RATES

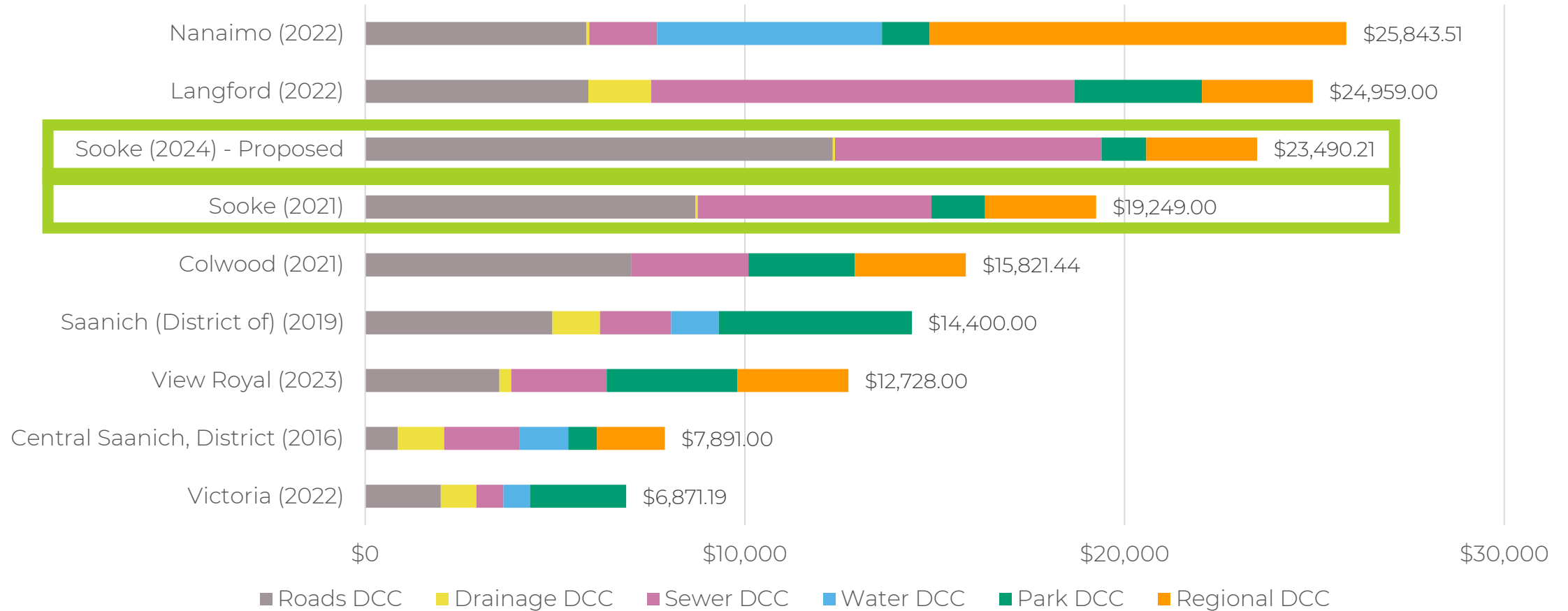
PROPOSED DCC RATES

Land Use	Unit of Charge	Draft DCC Rates
Low Density Residential (Single Family)	per dwelling unit/lot	\$20,568.21
Medium Density Multi Family (Duplex, Triplex, Fourplex, Townhouse, Manufactured Home)	per dwelling unit	\$11,224.99
High Density Multi Family (Apartment)	per dwelling unit	\$6,571.36
Commercial	per m ² gross floor area	\$101.73
Industrial	per m ² gross floor area	\$68.48
Institutional	per m ² gross floor area	\$101.28

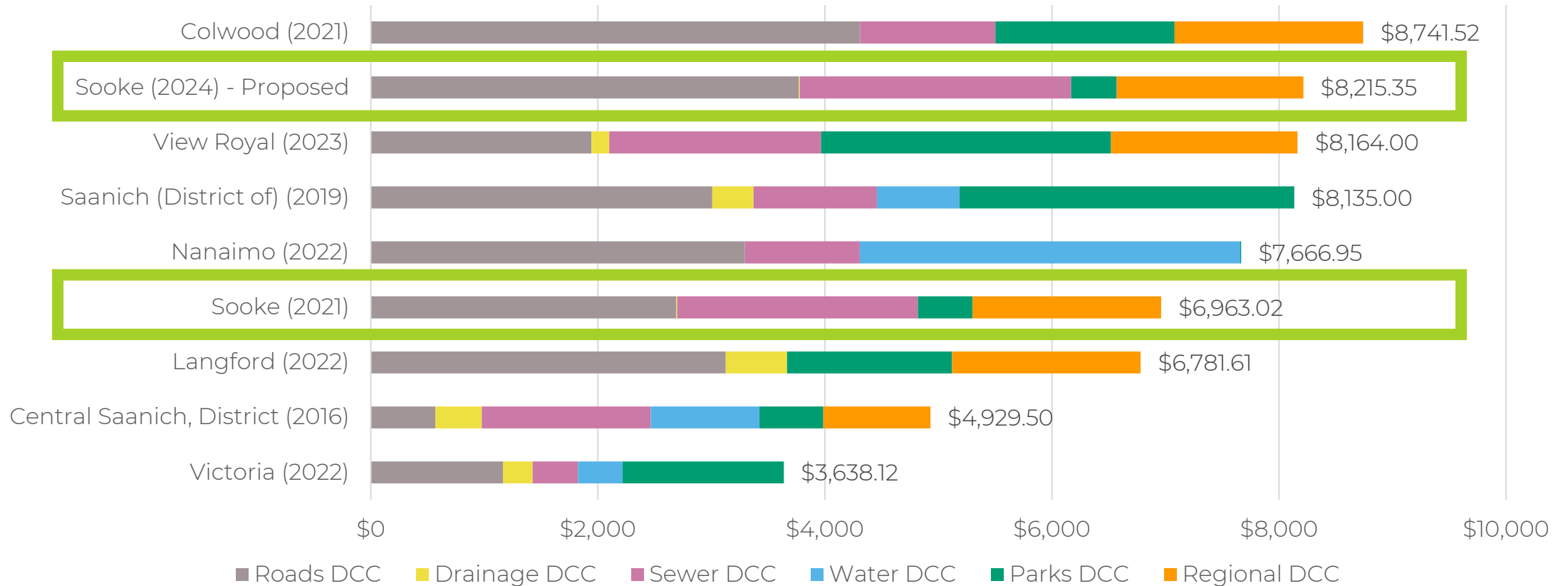


COMMUNITY COMPARISONS

LOW DENSITY RESIDENTIAL (PER UNIT)



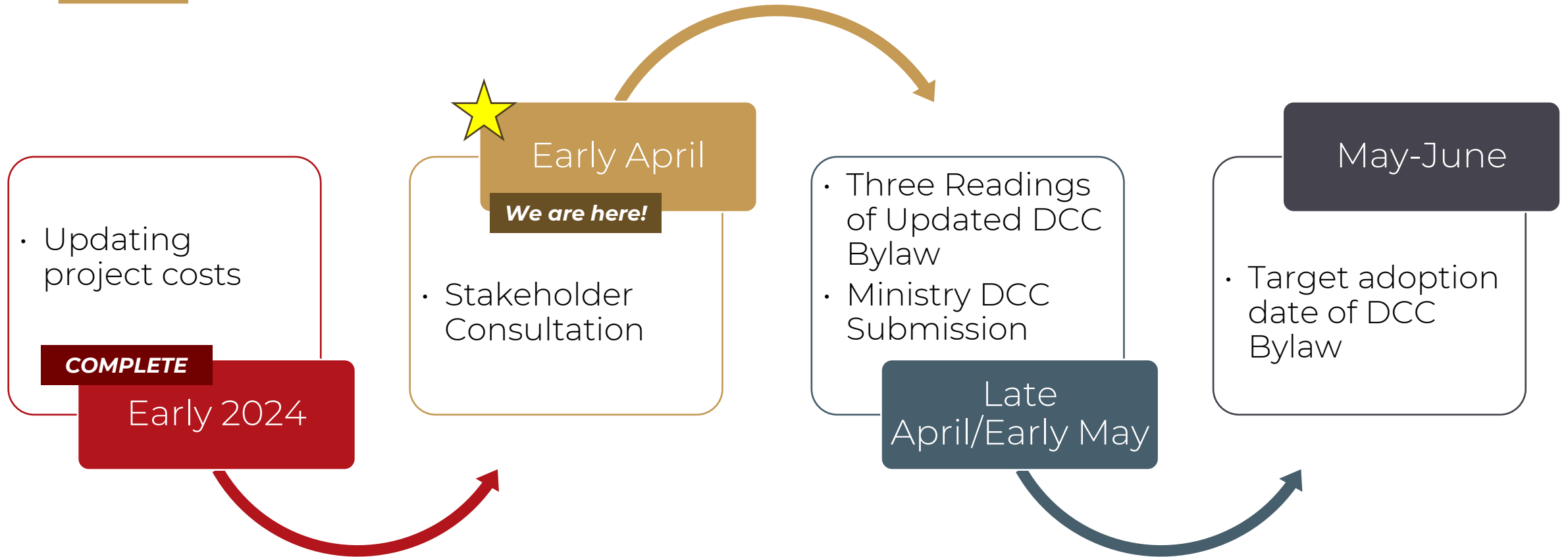
HIGH DENSITY RESIDENTIAL (APT) PER UNIT





NEXT STEPS

TIMELINE





Q&A