

Welcome to the City of Nanaimo

DCC & ACC Open House!



October 9, 2025

4:00-7:00PM

**Beban Park
Social Centre**



DCC Project Page



ACC Project Page



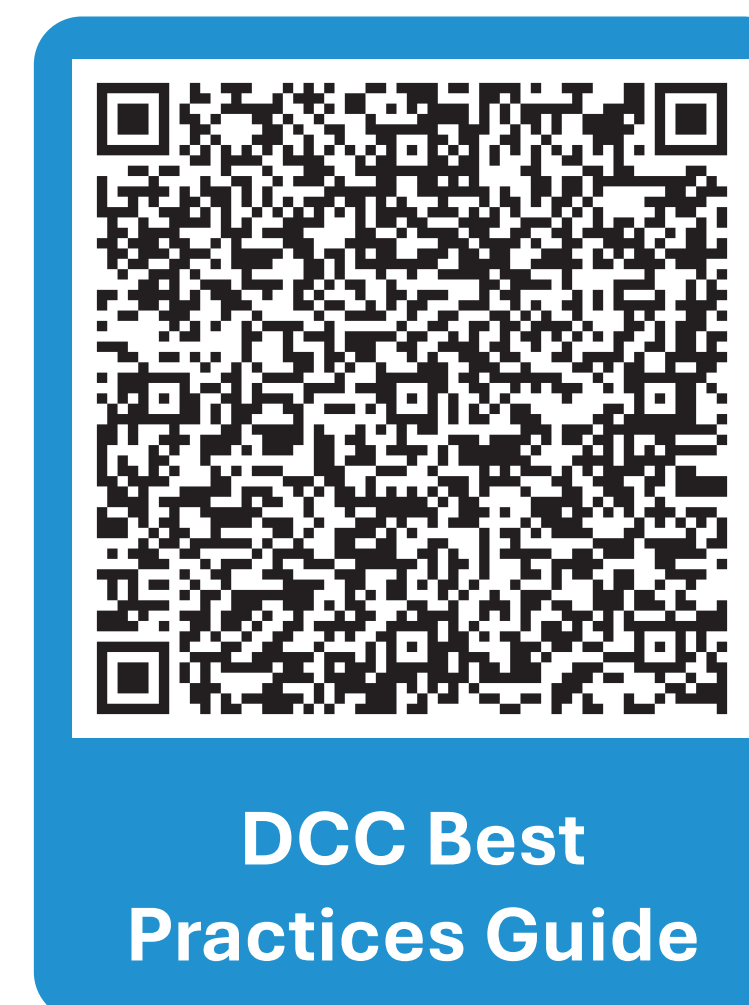
Survey

Please register before heading into the space!

DCCs and ACCs



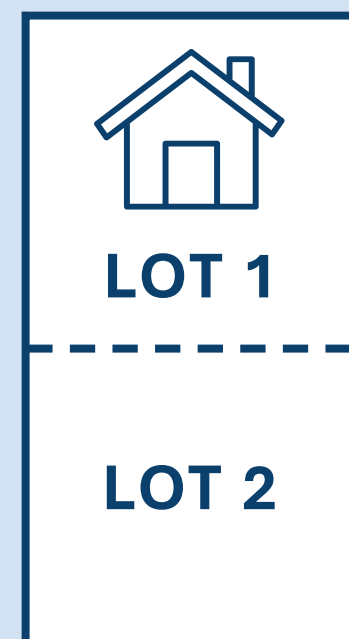
- ✓ Help communities recover the costs of **off-site infrastructure and amenities needed for growth**
- ✓ Based on the **principle of cost-sharing**, ensuring new development pays its share of growth-related infrastructure and amenities
- ✓ **Provincially-regulated** development finance tool
 - Part 14, Division 19 of the *Local Government Act (LGA)*
 - New legislation (Bill 46) now allows a wider scope of services and amenities (November 2023)
 - DCC Best Practices Guide (March 2025)
 - ACC Best Practices Guide (March 2025)



DCC and ACC Collection



DCCs and ACCs must be paid by applicants at either:



Subdivision approval for low density residential development sites

OR



At **building permit issuance** for medium and high density residential uses, commercial, industrial, and institutional development

Payment by Instalments (New!)



- Effective **January 1, 2026**, updated regulations will provide greater flexibility for payment of DCCs and ACCs by instalment
- Applies to DCCs and ACCs over \$50,000
- Qualified developers and homebuilders will be able to:
 - Use on-demand surety bonds province-wide
 - Pay 25% of DCC and ACC charges at permit approval and pay remaining 75% at the earlier of occupancy or 4 years

Land Use Definitions



Low Density Residential

A Single Residential Dwelling, which may contain 1 additional Dwelling Unit in the form of an attached Secondary Suite; or a Duplex comprising 2 Dwelling Units within 1 Building located on a single lot wherein each unit may contain 1 attached Secondary Suite.*

*For clarity, a Duplex would be charged two (2) Low Density Residential DCCs, one per Dwelling Unit.



Medium Density Residential

A ground-oriented residential Building that is used or designed as 3+ self-contained Dwelling Units, each having direct access to the outside whether via exterior staircase or at grade level (e.g., townhouses). Also includes Row Houses, Secondary Suites within an Accessory Building, or Mobile Homes.



High Density Residential

A residential Building that is used or designed where 3+ self-contained Dwelling Units are accessible via a common hallway or corridor and shared entrance facilities (e.g., apartments).



Commercial, Industrial, and Institutional

Any area zoned for Commercial, Industrial, or Institutional use in alignment with the City's Zoning Bylaw.

Project Eligibility



DCCs

Capital costs for planning, engineering, design, or studies for:

- Transportation services 
- Water services
- Drainage services 
- Sewer services
- Parkland acquisition and improvements
- Fire protection facilities **(new)** 
- Police facilities **(new)**
- Solid waste and recycling facilities **(new)**

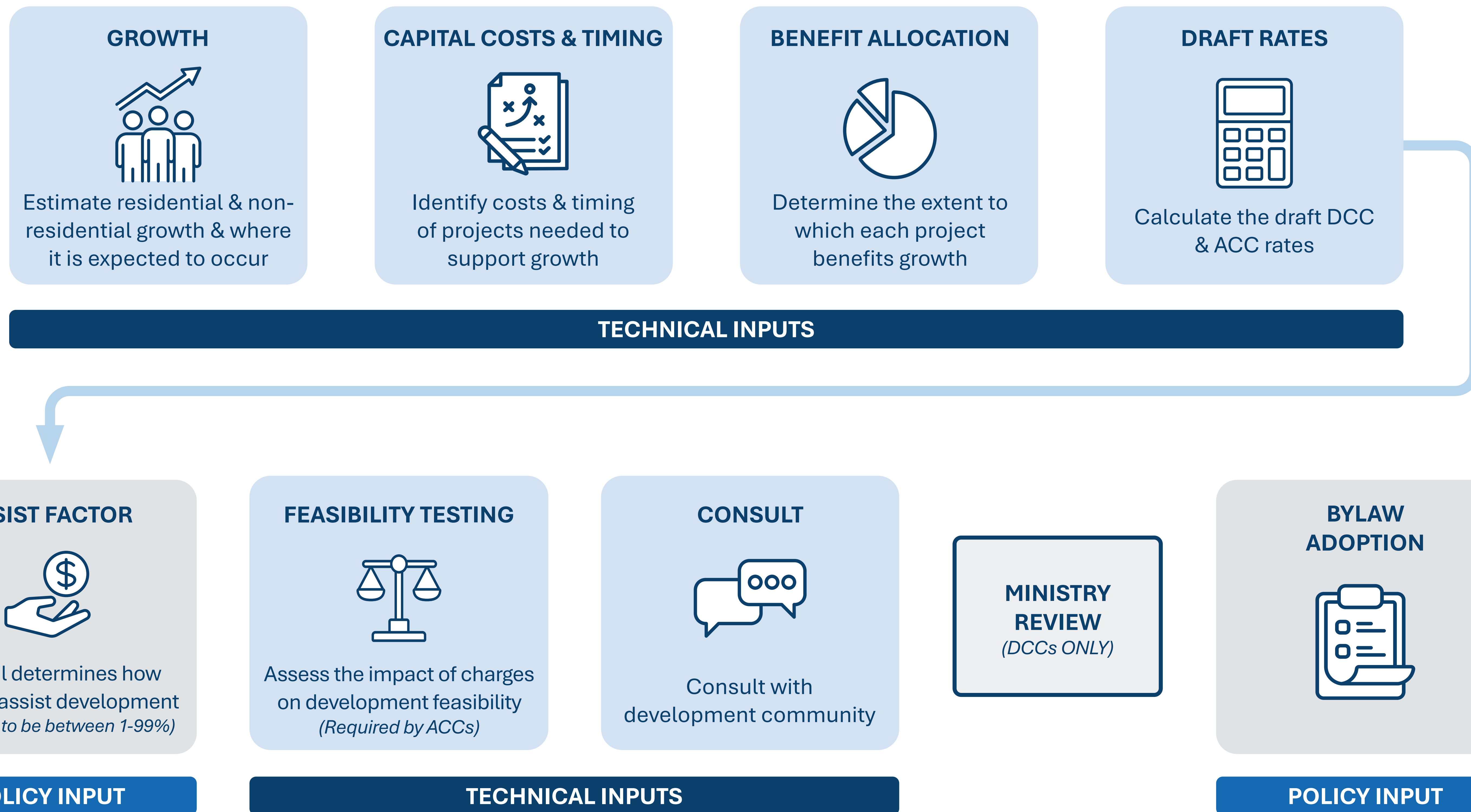
ACCs

Capital costs for planning, engineering, design, or studies for:

- Community, youth, or seniors' centre
- Recreation or athletic facility
- Library
- Daycare facility
- Public square



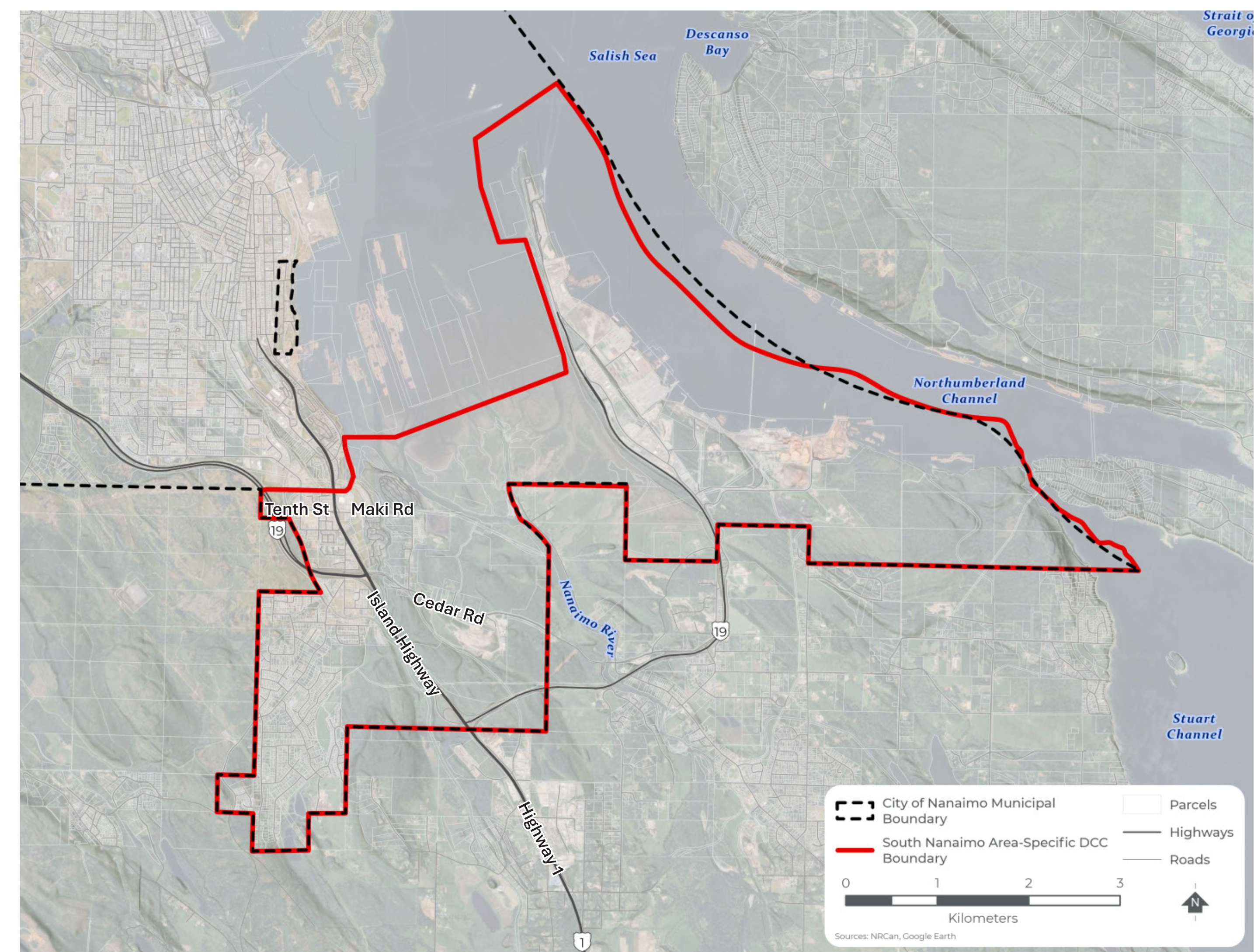
DCC and ACC Rate Calculation



Area-Specific Transportation DCC



- DCCs can be applied on an area-specific or City-wide basis
- The City-wide Transportation DCC rate currently includes 50 projects; all benefit the City as a whole
- Sensitivity analysis and a traffic impact analysis were completed, which highlighted 3 projects primarily benefiting existing residents and new development in South Nanaimo
 - Localized growth is expected to drive additional traffic, especially at key intersections
 - The area-specific charge ensures the costs are borne by developments generating the demand



In-Stream Protection



New rates apply upon bylaw adoption, but in-stream protection may apply for eligible complete applications:

Subdivision (LGA Sec. 511)

- Subdivision application submitted before bylaw adoption and fee paid
- Exempt from new rates for 12 months
- Subdivision must be approved within that time

Building Permit (LGA Sec. 568)

- Building permit issued within 12 months of adoption
- Requires precursor application (building, DP, or rezoning) submitted and paid before adoption
- Development must be fully within precursor area

A complete application is one that:

- ✓ Has been received
- ✓ Is complete
- ✓ Has been paid

Proposed DCC Rates



Land Use Category	Unit	Roads	Water Distribution	Water Supply	Drainage	Sanitary	Parks	Fire	Police	Total Proposed DCC Rate
Low Density Residential	per lot/ dwelling unit	\$17,255.76	\$1,968.92	\$6,235.92	\$2,102.41	\$5,228.75	\$2,853.10	\$1,830.85	\$5,411.60	\$42,887.29
Medium Density Residential	per dwelling unit	\$7,854.34	\$1,339.80	\$4,243.37	\$1,016.16	\$3,558.02	\$1,941.46	\$1,245.84	\$3,682.45	\$24,881.45
High Density Residential	per dwelling unit	\$7,378.32	\$815.53	\$2,582.92	\$508.08	\$2,165.75	\$1,181.76	\$758.34	\$2,241.49	\$17,632.20
Commercial	per m ² of GFA*	\$119.01	\$6.41	\$20.29	\$5.61	\$17.02	\$1.86	\$5.96	\$3.52	\$179.67
Industrial	per m ² of GFA	\$35.70	\$2.62	\$8.30	\$3.85	\$6.96	\$0.76	\$2.44	\$1.44	\$62.08
Institutional	per m ² of GFA	\$119.01	\$6.41	\$20.29	\$5.61	\$17.02	\$1.86	\$5.96	\$3.52	\$179.67

Notes:

1. A proposed MAF of 1% is used across all programs, except Water Supply and Police Services (25% MAF)
2. The Regional District of Nanaimo DCC will be levied on top of these rates

*GFA = Gross Floor Area

Proposed ACC Rates



Program Amenities (Endorsed by Council)

- Beban Park Improvements
- Community Centre Wellness Facility in the Southgate Urban Centre
- Stadium District Improvements



Land Use	Unit of Charge	Proposed ACC Rate
Low Density Residential	per lot/ dwelling unit	\$5,278.43
Medium Density Residential	per unit	\$3,591.83
High Density Residential	per unit	\$2,186.33
Commercial	per m ² GFA*	\$3.44
Industrial	per m ² GFA	\$1.41
Institutional	per m ² GFA	\$3.44

Note: A proposed MAF of 1% is used for the ACC program
*GFA = Gross Floor Area

Proposed Area-Specific DCC Rates



Land Use	Unit of Charge	Proposed Area-Specific Transportation DCC Rate
Low Density Residential	per lot/dwelling unit	\$5,520.21
Medium Density Residential	per unit	\$2,512.65
High Density Residential	per unit	\$2,360.37
Commercial	per m ² Gross Floor Area (GFA)	\$38.07
Industrial	per m ² GFA	\$11.42
Institutional	per m ² GFA	\$38.07
<p>Note: A proposed MAF of 1% is used for the area-specific DCC program</p>		

Statutory Exemptions

DCC Exemptions

- Buildings for public worship
 - Development does not impose a new capital cost burden
 - DCCs have been charged previously
 - In-stream applications (complete)
- Can be varied by Council:**
- Building permit for work which does not exceed \$50,000
 - Residential units $\leq 29\text{m}^2$ in size
 - Fewer than 4 units, i.e. duplex/triplexes

ACC Exemptions

- Buildings for public worship
- Development does not result in growth
- ACCs have been charged previously
- In-stream applications (complete)
- Inclusionary housing
- Cooperative housing
- Supportive housing
- Transitional housing
- Emergency shelters
- Affordable housing classes

Existing Waivers and Reductions

The *City of Nanaimo Development Cost Charge Bylaw 2017, No. 7252*, contains a provision allowing for a 50% DCC reduction for not-for-profit rental housing when at least 30% of the units are secured with a housing agreement, such that rent does not exceed 30% of before-tax income.

For more information, please consult the existing DCC Bylaw



Project Timeline

