

# AMENITY COST CHARGE (ACC)

## BYLAW DEVELOPMENT

### CITY OF NANAIMO

#### ACC REPORT

February 12, 2026

**URBAN**  
S Y S T E M S

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A light gray background map of Nanaimo, BC, showing a dense network of streets and several circular nodes or roundabouts.

## PREPARED FOR:

### CITY OF NANAIMO

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File: 1296.0103.04

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**APPENDIX C:**  
**CONSULTATION MATERIALS AND**  
**RECORD**



SUBJECT: City of Nanaimo ACCs and DCCs: Engagement Summary  
DATE: November 5, 2025  
FILE: 1296.0105.02

## 1.0 INTRODUCTION

According to the Development Cost Charge (DCC) Best Practices Guide, engaging with relevant stakeholders is a critical part of establishing or updating a DCC program. For ACC programs, some form of engagement with interested parties is required. It is also necessary to record and include all feedback received as part of the final program submission to the Ministry for DCC program approval and within ACC reporting.

Recognizing the importance of engagement, the City of Nanaimo (City) identified multiple ways of gathering feedback from community members and affected parties, which included both online and in-person components.

The City's "Get Involved" webpage for the DCC Bylaw Update and ACC Program Development went live on Monday, September 22, 2025. The webpage included information about the update and a survey, which included an open-ended question for general comments and feedback. Around this time, a targeted email was sent to members of the local development community informing them of the update and the opportunities to provide feedback via the online survey or by attending the open house. All invitees on this email list recently submitted development applications in the City. Broader advertising was also completed through the City's social media channels and the local newspaper, The Nanaimo Bulletin.

This memorandum outlines the feedback received through each engagement method, with details regarding the open house included in **Section 2.0** and information from the online survey detailed in **Section 3.0**.

Additional materials are attached as appendices, and include:

- **Appendix A:** All survey questions;
- **Appendix B:** Detailed survey responses; and,
- **Appendix C:** The boards displayed at the public Open House.

## 2.0 OPEN HOUSE

An in-person open house for the City's DCC update and ACC program development was held on October 9, 2025 at the Beban Park Social Centre from 4:00-7:00pm. The open house was open to all members of the public and advertised on the City's social media pages. An ad was also placed in the Nanaimo Bulletin on October 1, 2025. Direct invitations were also emailed out by the City to those who have recently submitted development applications. There were 52 attendees, in addition to staff and consultants on the project team. Attendees included architects, members of the development community, realtors, consultants, residents, business owners, and building designers.

Attendees were able to walk around the space and learn about the proposed programs. The project team was available throughout the duration of the open house to answer any questions and discuss program details further.

General themes from the feedback received at the open house included:

- Inquiries about charges for detached secondary suites (Secondary Suites within an Accessory Building) and the potential disincentivizing of this particular development type;
- Interest in increasing the Building Permit exemption value from \$50,000 to a higher amount;
- Questions about the inclusion of natural drainage assets;

- Concerns about housing affordability and the impact of the proposed rates on development viability;
- Inquiries about economic analysis conducted for this project, including scope and timing;
- Concerns about processing times for permits;
- Concern about rate increases;
- Interest in 'phasing in' the DCC through annual decreases to the Municipal Assist Factor;
- Questions about differences between DCCs and ACCs and the scale at which they operate; and,
- Questions about specific DCC rate implementation scenarios.

Open house attendees were also encouraged to complete the online survey.

## 3.0 SURVEY SUMMARY

To gather additional feedback from interested parties, the public, and those unable to attend the in-person open house in October 2025, an online survey was developed and hosted on the City's Get Involved webpage from September 22, 2025 to October 24, 2025. There were 62 individual responses to the survey, which focused on gathering feedback regarding specific elements of the proposed DCC update and ACC program.

Results from the close-ended survey questions are included in **Section 3.1**. General themes from the open-ended survey response section are outlined in **Section 3.2**. All survey questions are included in **Appendix A** and the fulsome transcript of responses received is provided in **Appendix B**. Please note that all responses are anonymous and any identifying information has been removed.

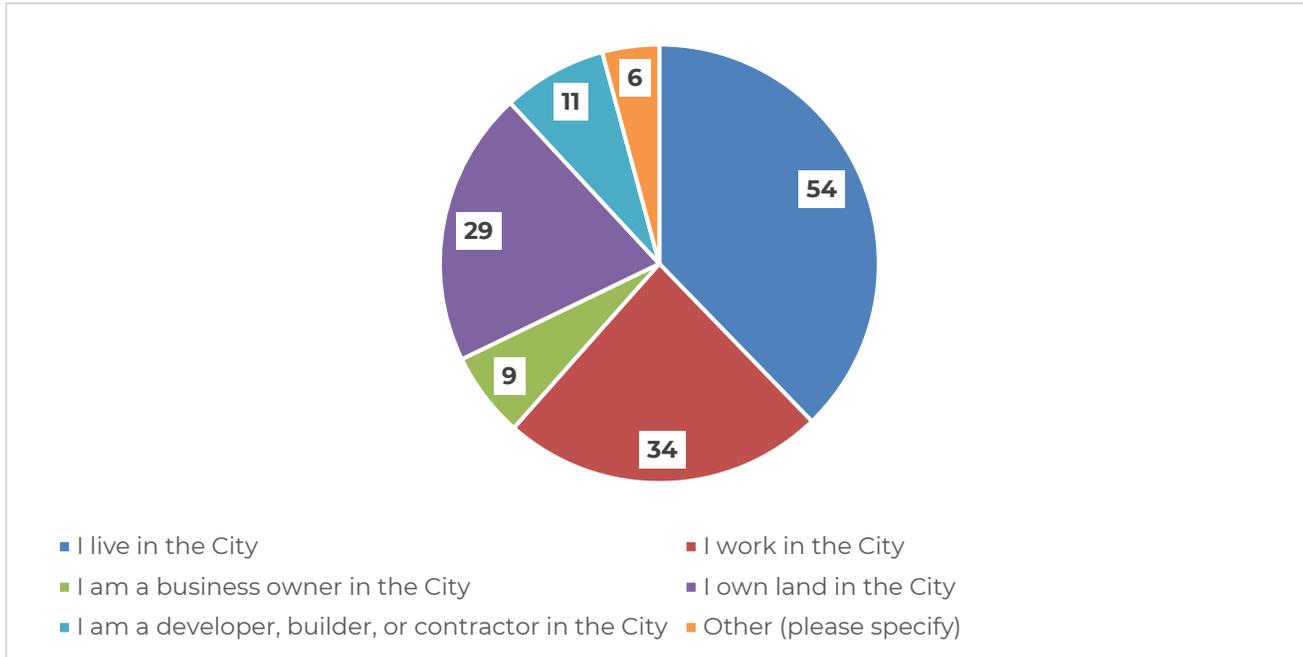
## 3.1 SURVEY SUMMARY

Included within this section are results from the close-ended survey questions. For reference, all survey questions are included in **Appendix A**, with full response data attached as **Appendix B**.

Note that all percentages are rounded; as a result, there may be some inconsistencies.

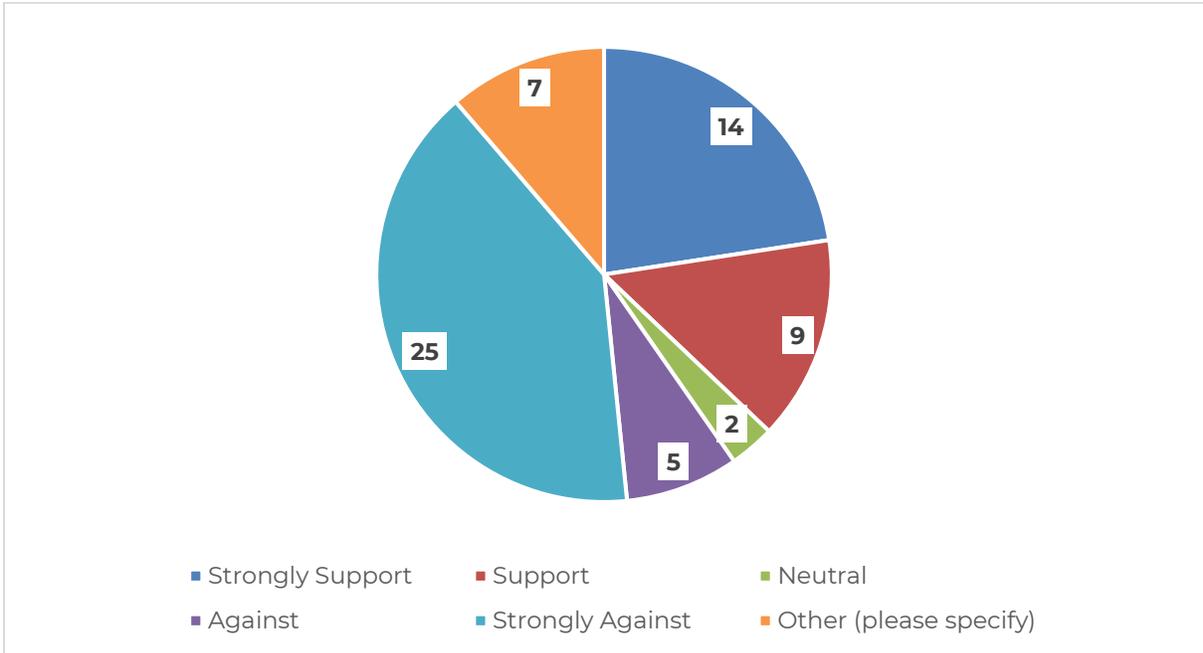
### 3.1.1 Survey Question 1: What is your connection to the City of Nanaimo?

Note that respondents could select multiple options, resulting in a number that is higher than the total number of individual respondents.



There were 62 individual responses to this question and 143 total selections made, which suggests most respondents have multiple connections to the City. Of the total responses, most respondents indicated they live in the City (54 responses, 38%), followed next by working in the City (34 responses, 24%) and owning land in the City (29 responses, 20%). Some respondents were also developers, builders, or contractors in the City (11 responses, 8%), business owners in the City (9 responses, 6%), and provided other information (6 responses, 4%).

3.1.2 Survey Question 2: To what extent do you support the City's proposed DCC increase?

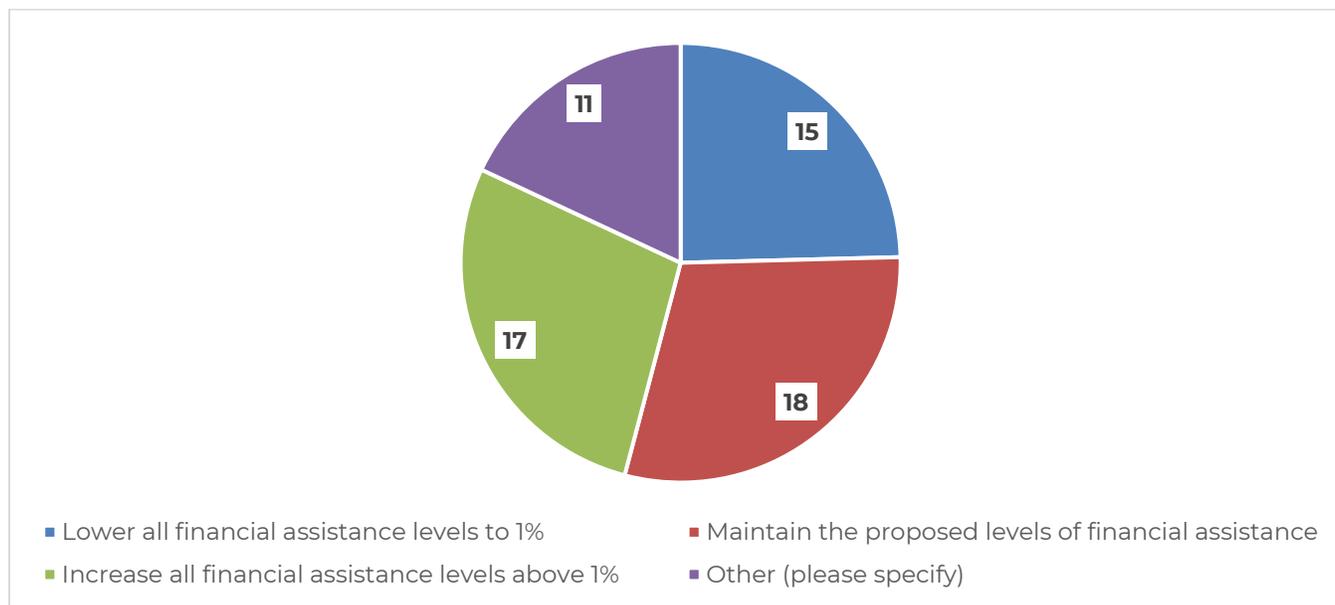


All survey respondents (62) answered this question. A total of 30 respondents (48%) either were against (5 respondents, 8%) or strongly against (25 respondents, 40%) the proposed DCC increase. 23 respondents (38%) either strongly supported (23%) or supported (15%) the proposed rate increase. 2 respondents (3%) indicated they were neutral.

7 respondents (11%) selected the 'other' option and provided additional commentary. These comments largely focused on the following areas:

- DCC rates should increase, but gradually over time (i.e., the increase will be 'phased-in');
- Concern about the impact of these proposed increases on development viability/the housing market;
- Suggestions for the unit of charge and how the rates should be calculated (e.g., based on frontage, impermeable area, a flat rate per parcel) or alternatives to DCCs (e.g., costs of providing services to individual parcels in perpetuity); and,
- Interest in financial transparency regarding the current DCC spending.

### 3.1.3 Survey Question 3: What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities?

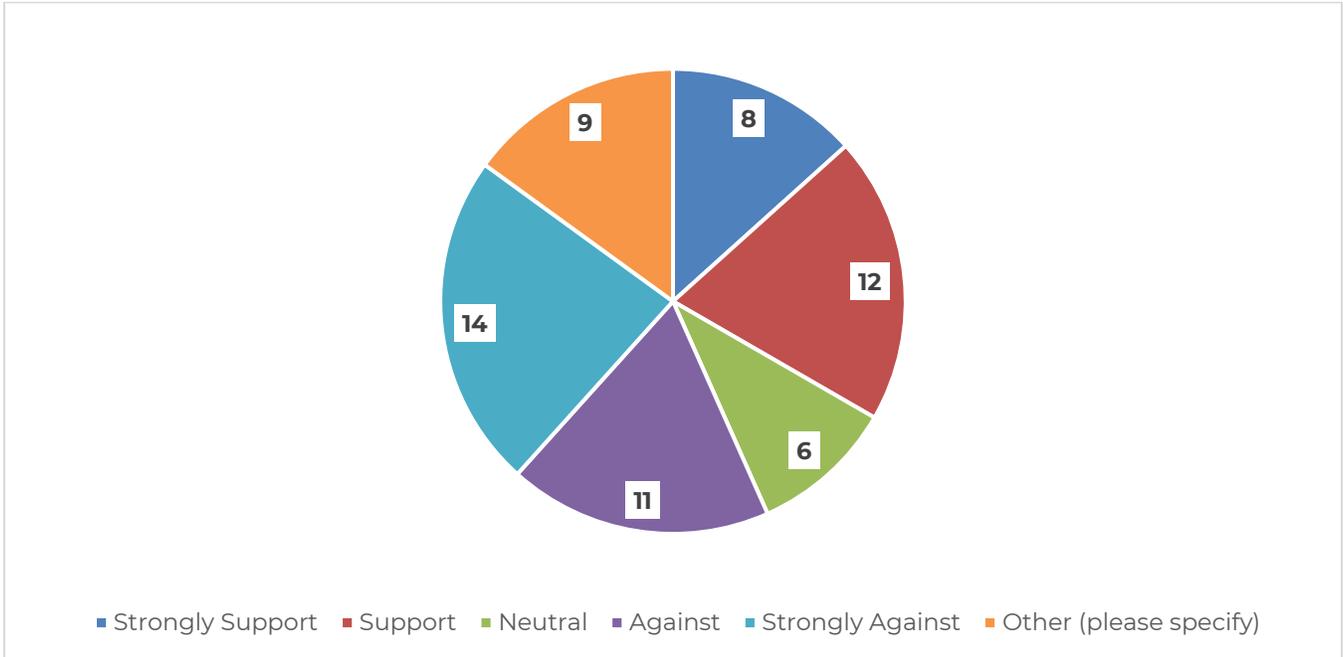


61 of 62 respondents answered this question (98%). Of the responses received, most (18 respondents, 30%) indicated their support for maintaining the proposed levels of financial assistance. The next most-selected response was to increase all financial assistance levels above 1% (17 respondents, 28%), followed by lowering all financial assistance levels to 1% (15 respondents, 25%).

11 respondents (18%) selected 'Other' and provided additional comments. These comments are summarized as follows:

- Emphasis on DCCs being used to maintain or improve infrastructure for critical projects only;
- A desire to see financial assistance for infrastructure collected based on individual usage (e.g., paying only for what a resident uses);
- Support for an increased Municipal Assist Factor (i.e., increasing all above 1%) as existing taxpayers will benefit from DCC projects and the resultant residential growth will increase the tax base, thereby lowering property taxes;
- Support for the minimum level of financial assistance as developers should bear all costs associated with development instead of tax payers, with some support for non-market development;
- Support for using the City's current financial reserves to fund large infrastructure projects;
- Interest in exploring rates/assistance structured by area (i.e., more expensive to complete greenfield development in remote areas vs. multi-family development in Transit-Oriented Areas or major City nodes).

3.1.4 Survey Question 4: To what extent do you support the gradual phase-in of DCC and ACC rates over time?

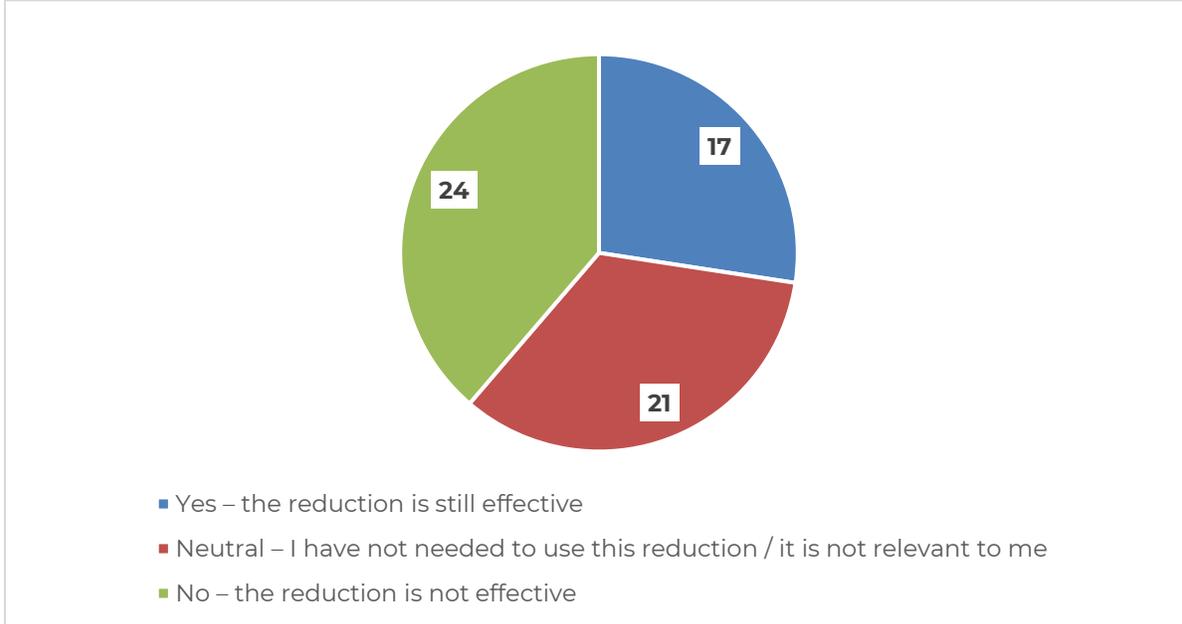


60 individual responses were received for this question (97%). 25 respondents (41%) indicated they were either against (11 respondents; 18%) or strongly against (14 respondents; 23%) the gradual phase-in of DCC and ACC rates over an extended period of time. 20 respondents (33%) either supported (12 respondents; 20%) or strongly supported (8 respondents; 13%) a gradual phase-in of rates. 6 respondents (10%) were neutral.

9 respondents (15%) opted to select 'Other' and provide additional commentary, the themes of which are summarized as follows:

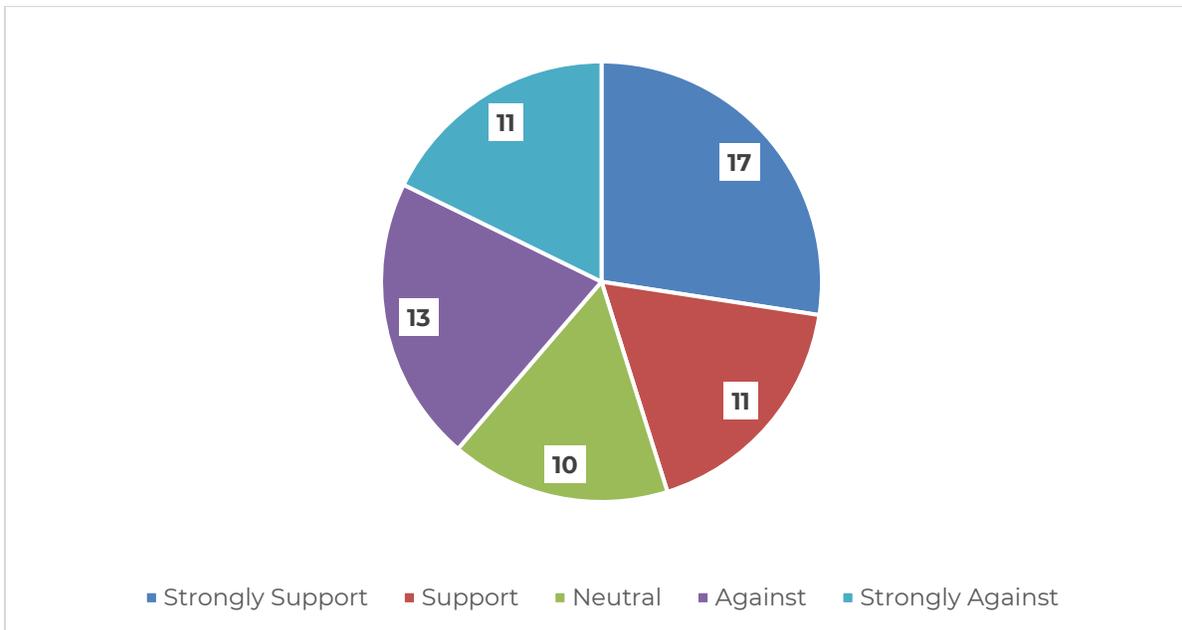
- Support for phasing in DCCs and ACCs over a period of at least 4 years, with the City funding the difference (either through other revenue sources, or by using already-collected DCC funds);
- Support for phasing in the DCC rates, but a desire to see the rates lowered;
- A phase-in may not be helpful, given the consistent increase in construction costs;
- Concern that increasing the DCCs and ACCs will affect the provision of affordable housing in the City; and,
- Support for general taxation as the main funding mechanism for DCC and ACC projects.

3.1.5 *Survey Question 5A: Do you think the current 50% DCC reduction for affordable housing is effective?*



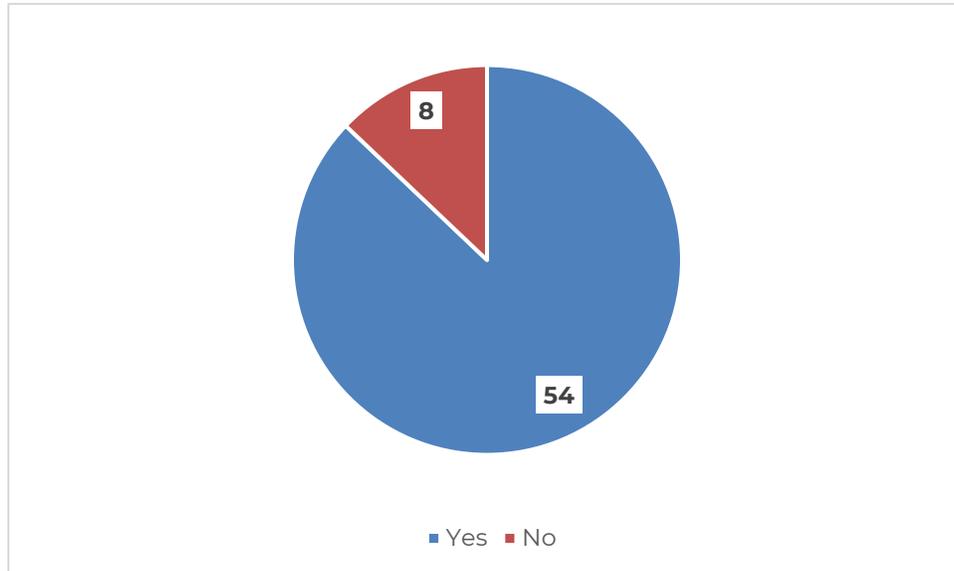
All 62 individual survey respondents answered this question. Of the 62 responses received, 24 respondents (39%) indicated that the reduction is not effective. 21 (34%) indicated that they are neutral, with the reduction either not used by them, or not being relevant. 17 respondents (27%) selected that the reduction is still effective.

3.1.6 *Survey Question 5B: To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)?*



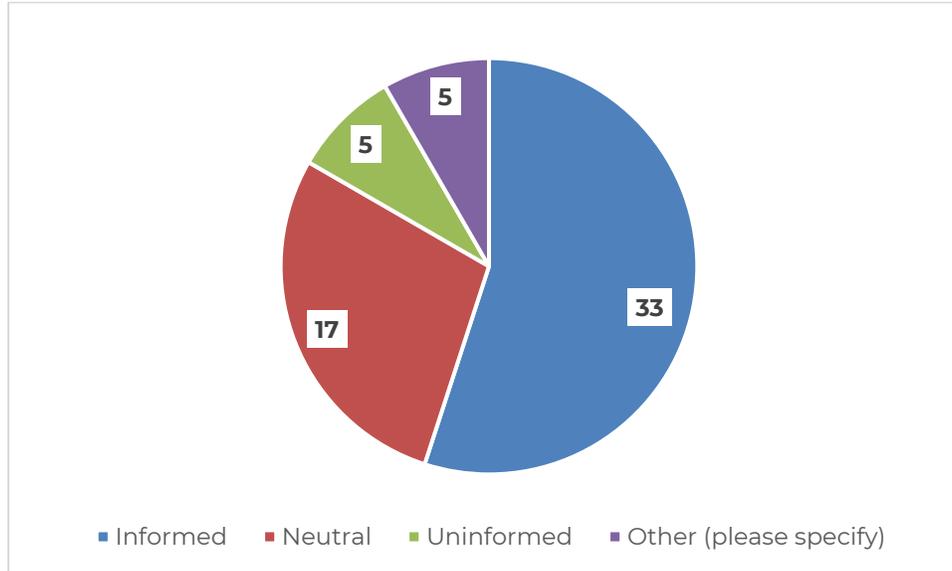
All 62 survey respondents answered this question, with 28 (45%) indicating either their strong support (17 respondents; 27%) or support (11 respondents; 18%) for waivers or reductions on eligible developments. 24 respondents (39%) selected they were either strongly against (11 respondents; 18%) or against (13 respondents; 21%) waivers or reductions. 10 respondents (16%) selected neutral.

### 3.1.7 Survey Question 6: Have you visited the DCC and ACC project pages or contacted the City with questions?



All respondents (62) answered this question. 54 respondents (87%) selected yes; 8 respondents (13%) selected no.

**3.1.8 Survey Question 7: How informed do you feel about the City's proposed DCC update and new ACC program?**



Of the total 62 individual responses, 60 responses were recorded for this question (97%). 33 respondents (55%) indicated they felt informed, while 17 respondents (28%) selected neutral for this question. 5 respondents (8%) indicated they felt uninformed).

5 respondents (8%) opted to provide additional comments and selected 'Other'. Their comments are summarized as follows:

- Concern that project page information should balance accessibility with level of detail;
- The available information was informative, but some in attendance at the open house were unable to get their building-specific questions answered by the project team present;
- Concern that the process has been too quiet; and,
- Interest in understanding the rationale behind taxpayers paying some of the DCC and ACC project costs.

**3.2 THEMES FROM OPEN-ENDED RESPONSES**

The survey provided all respondents with an opportunity to write an open-ended response with comments, questions, or feedback for the City regarding the proposed DCC update and ACC program. Of the 62 individual survey responses, 48 respondents (77%) opted to provide additional comments, questions, and/or feedback.

Key themes from the comments received are summarized below.

*Housing Affordability and Development Barriers*

Many survey respondents expressed concern that increasing development costs will worsen the housing unaffordability crisis and ultimately discourage or stall new construction, particularly single-family homes and small-scale projects. Respondents noted the impacts of the proposed DCCs and ACCs, as well as new building code requirements.

Respondents observed the increased construction costs will be passed onto buyers, which will worsen the housing crisis and disproportionately affect young homebuyers.

### *Financial Transparency and Fiscal Responsibility*

Respondents indicated a desire to see more efficient financial planning and stewardship, with some requesting insight into how the City's DCCs have been spent over the last 15 years. Concern was raised over the need to control spending, improve operational efficiency, and for the City to prioritize essential infrastructure maintenance before raising fees or taxes.

### *Infrastructure Planning and Asset Management*

Respondents support using development fees to fund infrastructure, but only if this infrastructure is tied to service capacity and asset management plans. Some respondents noted they would like to see growth prioritized in areas where there is existing infrastructure.

A few respondents expressed interest in the integration and maintenance of natural assets (e.g., stormwater systems) and expressed interest in having the City design infrastructure that is future-proof, easy to maintain, and aligned with long-term asset management goals.

### *Strategic Growth and Regional Equity*

There is an interest in aligning DCC rates with OCP designations (i.e., incentivizing development in transit corridors and service-ready areas). Similarly, feedback included suggestions to vary fees by region and discourage sprawl by charging more for remote developments.

Concerns were also expressed by respondents about how the current policies may make Nanaimo a less competitive place to build when compared to other municipalities.

### *Phasing of Fees and Implementation Suggestions*

Many respondents voiced concern about a sudden increase in fees, with many advocating for gradual implementation (or a 'phase-in' of DCCs and ACCs) over a period of several years. There were also requests for relief for in-stream projects and an interest in seeing fee payments delayed until after construction to ease up-front costs.

Respondents also offered suggestions on making development charges more flexible and responsive to planning goals, such as by tailoring DCC rates by region to encourage growth in Transit-Oriented Areas, or aligning charges with the Official Community Plan (OCP).

### *Equity and Fairness*

Concerns were raised over the proposed programs, which favour large developers and existing homeowners. Additional feedback was mixed, with some respondents desiring to see an increase to general taxation, rather than new development, to promote fairness. Conversely, some respondents expressed a desire for developers to fund all growth-related projects.

Respondents also suggested eliminating exemptions for certain groups (e.g., places of worship) to ensure all developments contribute to infrastructure costs.

## *Process Management and Public Engagement*

Respondents expressed frustration with slow permit approval timelines and inefficient rezoning processes, which can be costly. Respondents also wished to see more opportunities for democratic input on City decisions to ensure fee structures reflect community priorities.

## **4.0 CLOSING**

This memorandum outlines the engagement conducted to date by the City of Nanaimo for the proposed DCC update and ACC program. All feedback will be consolidated into the background reporting that will be submitted to Council for review and the Ministry for final approval.

Note that the list of survey questions is included within **Appendix A**. The detailed survey responses are attached as **Appendix B**. The boards displayed at the Open House are included as **Appendix C**.

## **APPENDIX A: LIST OF SURVEY QUESTIONS**

## City of Nanaimo: DCC Update and New ACC Program Development – Survey

**We want to hear from you!** The City of Nanaimo is updating its Development Cost Charge (DCC) program and developing a new Amenity Cost Charge (ACC) program. These programs ensure that as our community grows, the City has the infrastructure, services, and amenities needed to support that growth.

Your feedback will help shape how the City pays for growth related infrastructure and how Nanaimo continues to be a vibrant, livable city for everyone.

When taking the survey, please keep these key considerations in mind:

1. DCCs and ACCs are fees collected to help communities recover one-time capital costs of **growth-related** off-site infrastructure and amenity projects needed to maintain the ongoing service delivery.
  - The DCC program was last updated in 2018.
  - DCCs cover planning, engineering, design, legal, and studies for growth-driven projects in these service areas: transportation, water, drainage, sanitary, parkland acquisition and improvement, solid waste and recycling facilities, fire protection facilities, and police protection facilities.
  - The ACC program is new.
  - ACCs fund amenities like community centres, recreational facilities, libraries, daycares, and public spaces to support liveable and complete communities in areas of growth.
2. DCCs and ACCs are collected only on new development that increases demand for City services, such as new residential units or non-residential floor area. **Existing homeowners are not charged DCCs or ACCs for their current homes or for minor renovations.**
3. DCCs and ACCs are a cost-sharing tool based on the 'Benefiter Pays' principle, which ensures that the costs for infrastructure and amenities are shared between existing and future residents.
  - Each project is assessed to ensure **DCCs and ACCs fund only the growth portion of project costs; the non-growth portion of the project costs would be funded through taxes, utility rates, and/or grants.**
  - The City provides financial assistance (the Municipal Assist Factor) for each DCC and ACC program. **Higher assistance reduces the cost burden on new development but increases reliance on taxes, utility rates, and/or grants.**
4. DCC funding directly affects when and how projects are delivered. If DCC revenues are reduced, some projects could take years to complete, slowing new development and limiting growth potential.
5. DCCs and ACCs are Provincially regulated under the *Local Government Act*. The proposed DCC and ACC programs are aligned with legislation and Provincial Best Practice Guides.

City staff and Council understand that implementing DCC and ACC programs is complex. They also recognize the need to balance rising construction costs for developers, cost-of-living pressures for residents, and the demand for affordable housing.

Feedback received will be summarized in the DCC Background Report (submitted to the Ministry) and the ACC Background Report. Both will be made publicly available once shared with Council. All responses are anonymous.

More information on the proposed DCC and ACC programs, please see:

City Resources:

- [June 23, 2025 Governance and Priorities Committee \(Meeting Package\)](#)
- [DCC Project Page](#)
- [ACC Project Page](#)
- [Existing City of Nanaimo DCC Bylaw, No. 7252](#)

Provincial Resources:

- [DCC Best Practices Guide](#)
- [ACC Best Practices Guide](#)

**Thank you for taking the time to complete this survey!**

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1. What is your connection to the City of Nanaimo (City)? **Select all that apply:**

- I live in the City
- I work in the City
- I am a business owner in the City
- I own land in the City
- I am a developer, builder, or contractor in the City
- Other

*Please elaborate.*

2. To maintain the City’s continued service delivery and support future growth, the City is proposing to increase its existing DCCs.

If DCC revenues are not sufficient to fund growth-driven infrastructure projects, the City may be required to use taxes, utility rates, and/or grants to avoid capacity constraints limiting the City’s ability to accommodate growth.

Please refer to the [DCC project page](#) for more details about the proposed rates:

**Table 1: Proposed City-wide DCC Rate**

| LAND USE                   | UNIT           | PROPOSED DCC |
|----------------------------|----------------|--------------|
| Low Density Residential    | per lot / unit | \$42,887.29  |
| Medium Density Residential | per unit       | \$24,881.45  |
| High Density Residential   | per unit       | \$17,632.20  |

|   |                         |          |
|---|-------------------------|----------|
| Commercial  | per m <sup>2</sup> GFA* | \$179.67 |
| Industrial  | per m <sup>2</sup> GFA  | \$62.08  |
| Institutional   | per m <sup>2</sup> GFA  | \$179.67 |
| *Gross Floor Area   |                         |          |
| Notes:  |                         |          |
| 1. The above rate does not include area-specific DCC rates.   |                         |          |
| 2. The DCC rate only applies to subdivision and building permit for new development that increases demand for services. |                         |          |

Do you support the City's proposed DCC increase? **Select one:**

- Strongly Support
- Support
- Neutral
- Against
- Strongly Against
- Other

*Please elaborate.*

3. Local governments are required to provide financial assistance towards the DCC and ACC programs—between 1% and 99% of assistance. **Higher assistance reduces the cost for new development but increases costs funded by taxes, utility rates, and/or grants.** The level of financial assistance is determined at Council's discretion.

The proposed DCCs and ACCs assume a minimum level of financial assistance (1%) for each program, except Water Supply and Police Services (25%). Higher levels of financial assistance are proposed for these two programs because they include large infrastructure projects, the costs of which could deter development.

What level of financial assistance should be provided for growth-related infrastructure and amenities? **Select one:**

- Lower all financial assistance levels to 1%
- Maintain the proposed levels of financial assistance
- Increase all financial assistance levels above 1%
- Other

*Please elaborate.*

4. The City can gradually phase in DCC and ACC rates to reduce the immediate cost impact on developers. Any assistance provided through a phase-in would be funded by taxes, utility rates, and/or grants.

To what extent do you support the gradual phase-in of DCC and ACC rates over time? **Select one:**

- Strongly Support
- Support

- Neutral
- Against
- Strongly Against

5. The existing “[Development Cost Charge Bylaw 2017 No. 7252](#)” contains a provision allowing for a 50% reduction of development cost charge (DCC) fees 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. **Any reductions would be paid for through taxes, utility rates, and/or grants.**
- a. Do you think the current 50% DCC reduction for affordable housing is effective? **Select one:**
- Yes – the reduction is still effective
  - Neutral – I have not needed to use this reduction / it is not relevant to me
  - No – the reduction is not effective
- b. To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? **Select one:**
- Strongly Support
  - Support
  - Neutral
  - Against
  - Strongly Against

**More information on both programs can be found on the [DCC project page](#) and [ACC project page](#). If you would like to directly contact City staff with questions or feedback, contact information is available on both pages. There is also an opportunity to provide anonymous feedback below.**

6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? **Select one:**
- Yes
  - No
7. How informed do you feel about the City’s proposed DCC update and new ACC program? **Select one:**
- Informed
  - Neutral
  - Uninformed

*Please elaborate.*

8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. **All responses are anonymous.**

*Please elaborate.*

**Thank you for taking the time to complete this survey! Your responses are greatly appreciated and will be included in the final reporting.**

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SUBJECT: City of Nanaimo ACCs and DCCs: Engagement Summary

## **APPENDIX B: DETAILED SURVEY RESPONSES**

Get Involved Nanaimo

## Feedback Survey Results

Sep 01, 2025 - Oct 29, 2025

**Project:** Development Cost Charge Update and Amenity Cost Charge Program

**Form:** Feedback Survey

**Tool Type:** Form

**Activity ID:** 116

**Exported:** 2025-10-29 10:33:52

**Exported By:** evelina.lamu

**Filter By:** No filters applied.

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I am a business owner in the City  
I live in the City  
I work in the City  
I own land in the City  
I am a developer, builder, or contractor in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Strongly Against

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Increase all financial assistance levels above 1%

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Strongly Against

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

Neutral – I have not needed to use this reduction / it is not relevant to me

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Against

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Neutral

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

The cost to build with new step energy code plus new BC codes is already too high. How you can build affordable housing.

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
I work in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Support

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Increase all financial assistance levels above 1%

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Support

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

Yes - the reduction is still effective

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Strongly Support

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Neutral

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

Can we not have DCC rates determined by region so that we're incentivizing easier development where we want more growth (such as in transit corridors and hubs)? Would be nice to tie this to the OCP designations

Q1

1. What is your connection to the City of Nanaimo (City)? Select all that apply:

Multi Choice

I work in the City  
I am a business owner in the City  
I own land in the City

Q2

2. To what extent do you support the City's proposed DCC increase? Select one:

Select Box

Other (please specify): DCCs should increase, but not double right away. perhaps phase it over a few yrs. and max out at 50% increase. review the standards to see why costs are so high.

Q3

3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:

Select Box

Other (please specify): what is the DCC current amount at and is it actually being used to maintain infrastructure or improve infrstature. Project like Metral are nice but not critical. DCCs should be used for critical items.

Q4

4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:

Select Box

Other (please specify): it should be phased in but not at the cost of tax payers. use DCC funds already collected to bridge the gap.

Q5

5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:

Select Box

Yes - the reduction is still effective

Q6

5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:

Select Box

Neutral

Q7

6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:

Select Box

Yes

Q8

7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:

Select Box

Informed

Q9

8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.

Short Text

increasing the DCCs too much will have a serious impact on develoment and new homes. Is a report available that outlines total DCCs collected over last 15yrs and what it has been spent on?

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice I am a developer, builder, or contractor in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box Strongly Against

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box Increase all financial assistance levels above 1%

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box Strongly Against

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box Yes - the reduction is still effective

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box Neutral

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box Informed

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text Development costs are prohibitive at current levels, any increase will further stop new developments from proceeding.

Response No:  
5

Contribution ID: 17808

Member ID:

Date Submitted: Oct 16, 2025, 07:10 AM

Q1

1. What is your connection to the City of Nanaimo (City)? Select all that apply:

Multi Choice

I live in the City

Q2

2. To what extent do you support the City's proposed DCC increase? Select one:

Select Box

Strongly Against

Q3

3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:

Select Box

Other (please specify): 0 percent

Q4

4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:

Select Box

Strongly Against

Q5

5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:

Select Box

No - the reduction is not effective

Q6

5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:

Select Box

Strongly Support

Q7

6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:

Select Box

Yes

Q8

7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:

Select Box

Informed

Q9

8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.

Short Text

No more taxes!

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I work in the City  
Other (please specify): I play in the city

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Other (please specify): while DDC amounts are great \*during initial construction\* they are unsustainable in the long term. instead, land parcels should be subject to the calculated cost of providing continued services to each individual land parcel for the entire life of the land parcel in perpetuity. (so long as the services are being provided.)

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Other (please specify): financial assistance for infrastructure should be collected based on each person's individual usage. for example, if I don't have kids, I shouldn't be paying for school infrastructure. likewise, those who don't use road infrastructure should not pay for it.

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Other (please specify): my answer to this depends on how question 2 and 3 are answered by the city.

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

No – the reduction is not effective

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Support

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Other (please specify): there is not enough detailed information available in an accessible format (easy for the everyday citizen to understand) on the DCC and ACC project pages (linked above)

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
I work in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Support

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Maintain the proposed levels of financial assistance

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

Yes - the reduction is still effective

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Support

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Informed

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

I'd like to see a direct connection between enhancing or maintaining existing natural assets uses for delivery of things like storm water service and DCC funds. An appropriate percentage to maintain and grow capacity of the natural systems we rely on.

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I work in the City  
I am a developer, builder, or contractor in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Other (please specify): Strongly Against the Proposed - The amounts are simply too high for the market to absorb. The city needs to look at other means of increasing DCC revenue (such as by processing more permits through increased permitting speed and incentivizing development). Additionally, the ACCs need to fully replace the CACs. The infrastructure is aging, we all know that, but the City has a moral and fiduciary duty to spend money effectively. Unchecked borrowing up to \$185m, 8% property tax increases, and DCC/ACCs going up 2-3x all without looking internally to see how the existing money can be better spent. The City's Financial Statements show that they are sitting on a pile of cash and the DCC budgetary spending hasn't been met for years; it's time to spend the money.

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Other (please specify): Increase all above 1% - The Municipal Assist Factor MAF is essentially what percentage of new growth related infrastructure should be born by existing taxpayers. Right now the debate is below 1% to above 1% - such a minimal difference. Existing tax payers benefit from DCC projects (if you need a water line extension to serve a new development, in many cases the whole thing gets upgraded), and also benefit from having the tax base increased and therefore lower property taxes in the long run.

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Other (please specify): Strongly support a phase in - There needs to be some sort of DCC increase, but no one has budgeted for this. The current plan is that any project that is instream by the time this is enacted in 2026 - i.e. has applied for rezoning, Development Permit, or Building Permit - will experience some relief. Any changes should be rolled out over a minimum of 4 years, and in that time the city should be accountable

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

No - the reduction is not effective

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Strongly Against

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Informed

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

8. The city needs to spend the DCC money it does have, massively speed up processing of permits, and phase out increases over a minimum of 4 years post implementation with guaranteed relief for all in stream projects (rezoning onwards).

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice I live in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box Strongly Against

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box Other (please specify): Not enough information provided to answer the question.

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box Other (please specify): I do believe it should be increased over time. Not all at once, but not to the level that they're increasing it to at this time.

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box Neutral - I have not needed to use this reduction / it is not relevant to me

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box Strongly Against

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box Other (please specify): I feel informed on the presented information. But when it came to building questions, I feel very uninformed as the answers could not be addressed as there was nobody from that department. And the ones that were present were unable to answer.

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text I feel like this hurts. The average individual, as they are pushed out. Based on cost of any development of their own property, and it only allows for large scale development. Not single family moving forward. The mom and pops and working class of the world

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
I work in the City  
I own land in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Strongly Against

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Lower all financial assistance levels to 1%

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Other (please specify): I don't believe the DCC rates should climb to the proposed level, but any climb should be gradually phased in. That's real essentially clip, but it's like a 150% dcc reduction for affordable housing. Because of fact of

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

Neutral - I have not needed to use this reduction / it is not relevant to me

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Strongly Against

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Neutral

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

I feel that the proposed increase is too steep and will hamper future development, especially for single family dwellings

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
I own land in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Strongly Support

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Lower all financial assistance levels to 1%

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Neutral

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

Neutral – I have not needed to use this reduction / it is not relevant to me

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Strongly Against

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

No s'walks were built, notably on property that borders two roads).- H Bay Rd. Levy a small % on ALL developments for use to build S'walks on existing roads.

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
I work in the City  
I own land in the City  
I am a developer, builder, or contractor in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Other (please specify): Depends on how and where the fees are applied

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

No – the reduction is not effective

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Neutral

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Uninformed

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
I work in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Strongly Against

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Maintain the proposed levels of financial assistance

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Support

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

Neutral – I have not needed to use this reduction / it is not relevant to me

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Strongly Support

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Informed

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

Nanaimo will not be competitive with other cities on the Island. Don't bother comparing us to Vancouver. Find other ways to generate income for the city like a Municipal Asset Corp. JV developers. Speed up approval of development permits.

Q1

1. What is your connection to the City of Nanaimo (City)? Select all that apply:

Multi Choice

I live in the City  
I work in the City  
I own land in the City

Q2

2. To what extent do you support the City's proposed DCC increase? Select one:

Select Box

Strongly Against

Q3

3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:

Select Box

Lower all financial assistance levels to 1%

Q4

4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:

Select Box

Strongly Support

Q5

5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:

Select Box

No – the reduction is not effective

Q6

5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:

Select Box

Strongly Against

Q7

6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:

Select Box

Yes

Q8

7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:

Select Box

Informed

Q9

8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.

Short Text

Too much, too quick. Do increases slowly over time. These proposed changes are a bad idea.

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
I work in the City  
I am a business owner in the City  
I own land in the City  
I am a developer, builder, or contractor in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Strongly Against

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Maintain the proposed levels of financial assistance

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Against

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

No - the reduction is not effective

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Strongly Support

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Other (please specify): I think this process as been quiet for a reason. It's yet another taxation paid by the consumer.

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

If the city of Nanaimo was actually efficient with their rezoning and permits as well as their spending it would be one thing. But this city has had these issues for far to long and now you are just making housing even more unaffordable

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
I work in the City  
I am a developer, builder, or contractor in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Neutral

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Maintain the proposed levels of financial assistance

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Neutral

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

Yes – the reduction is still effective

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Against

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Informed

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

What is the expected lifetime of these installs and are we designing these systems to be future proof? ie. Maintenance and replacement ease

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

- I work in the City
- I am a business owner in the City
- I own land in the City
- I am a developer, builder, or contractor in the City
- I live in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Strongly Against

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Maintain the proposed levels of financial assistance

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Against

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

No - the reduction is not effective

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Against

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Informed

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

Raising DCC's this quickly will ensure that development activity stalls, this will result in less money being collected and the funding shortfall to remain. It will also increase the value of existing houses, which only benefits existing homeowners.

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice I live in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box Strongly Against

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box Other (please specify): Large infrastructure projects should come out of the City's significant cash reserves

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box Strongly Support

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box No - the reduction is not effective

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box Strongly Against

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box Informed

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text  
Capital is fluid and will go to any jurisdiction that has a reasonable proforma. We are in a housing affordability crisis. The city needs to find ways of cutting costs and not just jacking up fees endlessly including taxes, user rates, ACCs and DCCs

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
I work in the City  
I own land in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Support

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Maintain the proposed levels of financial assistance

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Support

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

Yes – the reduction is still effective

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Strongly Support

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Informed

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

Q1

1. What is your connection to the City of Nanaimo (City)? Select all that apply:

Multi Choice

I live in the City  
I work in the City

Q2

2. To what extent do you support the City's proposed DCC increase? Select one:

Select Box

Strongly Against

Q3

3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:

Select Box

Increase all financial assistance levels above 1%

Q4

4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:

Select Box

Strongly Support

Q5

5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:

Select Box

Neutral – I have not needed to use this reduction / it is not relevant to me

Q6

5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:

Select Box

Support

Q7

6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:

Select Box

Yes

Q8

7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:

Select Box

Informed

Q9

8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.

Short Text

I'm not a contractor or developer, just an average smuck who sees how the city's unaffordability affects youth here. While there is the "growth pays for growth mantra", we are subsidizing costs of the existing single family dweller owners.

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
I work in the City  
Other (please specify): I own condos in the city.

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Strongly Support

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Lower all financial assistance levels to 1%

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Neutral

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

Neutral – I have not needed to use this reduction / it is not relevant to me

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Support

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

No

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Neutral

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice I live in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box Against

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box Lower all financial assistance levels to 1%

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box Against

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box Neutral - I have not needed to use this reduction / it is not relevant to me

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box Neutral

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box Neutral

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
I work in the City  
I own land in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Strongly Against

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Other (please specify): None. It's a small town. Run a poll

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Strongly Against

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

No – the reduction is not effective

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Support

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Neutral

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

Try to run more survey to feel the pulse of your taxpayers. In this age, it should be a normal process, to help true democracy.

**Q1** 1. What is your connection to the City of Nanaimo (City)? Select all that apply:

Multi Choice I live in the City

**Q2** 2. To what extent do you support the City's proposed DCC increase? Select one:

Select Box Strongly Support

**Q3** 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:

Select Box Other (please specify): Developers should bear all costs

**Q4** 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:

Select Box Against

**Q5** 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:

Select Box No – the reduction is not effective

**Q6** 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:

Select Box Strongly Against

**Q7** 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:

Select Box Yes

**Q8** 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:

Select Box Informed

**Q9** 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.

Short Text

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice I live in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box Strongly Against

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box Increase all financial assistance levels above 1%

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box Strongly Support

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box Yes - the reduction is still effective

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box Support

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box Informed

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text  
Depending on the DCC the City is proposing to triple DCCs and add a new ACC. This will basically drive new development out of town reducing property taxes collected. The proposed bylaw needs to be redrafted to support new developments.

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
I work in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Support

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Increase all financial assistance levels above 1%

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Strongly Support

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

No - the reduction is not effective

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Strongly Support

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Informed

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

DCCs and ACCs should be tied to a broader asset management plan that identifies where existing water, sewer, and road systems have capacity. Prioritize growth in these service-ready areas, with tools like pre-zoning or targeted DCC exemptions.

**Q1** 1. What is your connection to the City of Nanaimo (City)? Select all that apply:

Multi Choice I live in the City

**Q2** 2. To what extent do you support the City's proposed DCC increase? Select one:

Select Box Strongly Support

**Q3** 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:

Select Box Maintain the proposed levels of financial assistance

**Q4** 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:

Select Box Support

**Q5** 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:

Select Box Yes - the reduction is still effective

**Q6** 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:

Select Box Strongly Support

**Q7** 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:

Select Box No

**Q8** 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:

Select Box Informed

**Q9** 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.

Short Text Given that the further away from well-developed areas, the more expensive it is for the city, do consider adding an additional cost for these areas.

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
I work in the City  
I am a business owner in the City  
I own land in the City  
I am a developer, builder, or contractor in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Strongly Against

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Increase all financial assistance levels above 1%

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Neutral

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

Neutral – I have not needed to use this reduction / it is not relevant to me

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Neutral

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Uninformed

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

Places of worship should not be given any breaks on DC or ACC. Also. The city should look to reduce their operating costs rather than looking to charge developers more. Technology is reducing the required workforce in so many industries. The city should

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
Other (please specify): Property tax payer 45 years

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Strongly Support

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Lower all financial assistance levels to 1%

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Strongly Against

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

No - the reduction is not effective

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Against

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

No

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Other (please specify): The question should be "should taxpayers pay any of these costs?. What is the rationale?"

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

I wonder if very low growth is ever considered? When do we pay off the debt so that we can pay as we go? When will financial responsibility be a goal?

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
I own land in the City  
Other (please specify): city employee

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Other (please specify): I support a small annual increase. What are the current rates and why are they not displayed in the table to show the increases? Transparency?

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Lower all financial assistance levels to 1%

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Neutral

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

No - the reduction is not effective

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Against

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Uninformed

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

Why has this not been looked at since 2018? We need to fix what NEEDS to be fixed now! We do not need property for a new community center, we do not need rocks trucked in to Westwood Lake from Mount Benson for decoration until underground projects done!

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice I live in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box Support

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box Maintain the proposed levels of financial assistance

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box Support

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box Neutral – I have not needed to use this reduction / it is not relevant to me

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box Strongly Support

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box Neutral

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
I own land in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Strongly Support

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Lower all financial assistance levels to 1%

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Strongly Against

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

Neutral – I have not needed to use this reduction / it is not relevant to me

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Against

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

No

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Neutral

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

**Q1** 1. What is your connection to the City of Nanaimo (City)? Select all that apply:

Multi Choice I live in the City

**Q2** 2. To what extent do you support the City's proposed DCC increase? Select one:

Select Box Strongly Against

**Q3** 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:

Select Box Lower all financial assistance levels to 1%

**Q4** 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:

Select Box Strongly Against

**Q5** 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:

Select Box Yes - the reduction is still effective

**Q6** 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:

Select Box Strongly Support

**Q7** 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:

Select Box Yes

**Q8** 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:

Select Box Informed

**Q9** 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.

Short Text DCC's are way too high and add a restrictive cost to people buying homes. These should be lowered by at least 50%

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
I work in the City  
I own land in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Strongly Support

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Maintain the proposed levels of financial assistance

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Strongly Support

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

Neutral – I have not needed to use this reduction / it is not relevant to me

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Support

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

No

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Neutral

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

We cannot afford any increase in property tax as a homeowner who wants to retire.

**Q1** 1. What is your connection to the City of Nanaimo (City)? Select all that apply:

Multi Choice I live in the City

**Q2** 2. To what extent do you support the City's proposed DCC increase? Select one:

Select Box Support

**Q3** 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:

Select Box Increase all financial assistance levels above 1%

**Q4** 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:

Select Box Support

**Q5** 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:

Select Box Neutral - I have not needed to use this reduction / it is not relevant to me

**Q6** 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:

Select Box Neutral

**Q7** 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:

Select Box Yes

**Q8** 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:

Select Box Neutral

**Q9** 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.

Short Text

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I am a business owner in the City  
I live in the City  
I work in the City  
I own land in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Strongly Against

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Maintain the proposed levels of financial assistance

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Strongly Against

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

Yes - the reduction is still effective

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Strongly Support

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Informed

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

Adding barriers for developers to bring units to the market does not help with our housing shortage/crisis. Adding units increases the tax base for the next 50 years and beyond.

**Q1** 1. What is your connection to the City of Nanaimo (City)? Select all that apply:

Multi Choice I live in the City

**Q2** 2. To what extent do you support the City's proposed DCC increase? Select one:

Select Box Against

**Q3** 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:

Select Box Lower all financial assistance levels to 1%

**Q4** 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:

Select Box Strongly Against

**Q5** 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:

Select Box Yes - the reduction is still effective

**Q6** 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:

Select Box Strongly Support

**Q7** 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:

Select Box Yes

**Q8** 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:

Select Box Informed

**Q9** 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.

Short Text Housing affordability is at an all time high, this not a time to increase costs. The tax sets a new value standard for the existing housing stocking stock without spending a penny, paid for by young people for some future expenditure.

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice I live in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box Strongly Against

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box Maintain the proposed levels of financial assistance

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box Against

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box No - the reduction is not effective

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box Support

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box Informed

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text Increase to DCCs will pass these fees to home purchasers in an already inflated real estate market. This per unit cost will have a negative impact on the future development of the city where new construction starts are already down

**Q1** 1. What is your connection to the City of Nanaimo (City)? Select all that apply:

Multi Choice I live in the City

**Q2** 2. To what extent do you support the City's proposed DCC increase? Select one:

Select Box Strongly Support

**Q3** 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:

Select Box Increase all financial assistance levels above 1%

**Q4** 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:

Select Box Other (please specify): no phase in required, the hard cost for materials are still going up daily

**Q5** 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:

Select Box Neutral - I have not needed to use this reduction / it is not relevant to me

**Q6** 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:

Select Box Against

**Q7** 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:

Select Box No

**Q8** 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:

Select Box Informed

**Q9** 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.

Short Text DCC increase is required since the lifespan of infrastructure is coming to an end, and ACC is needed since when NAC was constructed it was \$16 Mil and now they are spending over \$30 Mil to upgrade equipment

**Q1** 1. What is your connection to the City of Nanaimo (City)? Select all that apply:

Multi Choice

I live in the City

**Q2** 2. To what extent do you support the City's proposed DCC increase? Select one:

Select Box

Strongly Against

**Q3** 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:

Select Box

Lower all financial assistance levels to 1%

**Q4** 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:

Select Box

Strongly Against

**Q5** 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:

Select Box

Yes - the reduction is still effective

**Q6** 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:

Select Box

Strongly Against

**Q7** 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:

Select Box

Yes

**Q8** 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:

Select Box

Uninformed

**Q9** 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.

Short Text

Reign in your spending. Hire competent people which does not consist of post menopausal women/housewives and teachers and men that were losers in their previous endeavours. Hiring freeze and performance evaluations should be conducted. DOGE!

**Q1** 1. What is your connection to the City of Nanaimo (City)? Select all that apply:

Multi Choice

I live in the City  
I work in the City

**Q2** 2. To what extent do you support the City's proposed DCC increase? Select one:

Select Box

Neutral

**Q3** 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:

Select Box

Increase all financial assistance levels above 1%

**Q4** 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:

Select Box

Strongly Against

**Q5** 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:

Select Box

No - the reduction is not effective

**Q6** 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:

Select Box

Neutral

**Q7** 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:

Select Box

Yes

**Q8** 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:

Select Box

Neutral

**Q9** 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.

Short Text

We are all broke taking more from taxes is wrong

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
I work in the City  
I am a business owner in the City  
I own land in the City  
I am a developer, builder, or contractor in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Against

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Lower all financial assistance levels to 1%

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Against

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

No - the reduction is not effective

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Against

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Neutral

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

Developers should not be subsidized by tax payers

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
I work in the City  
I am a business owner in the City  
I own land in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Strongly Support

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Lower all financial assistance levels to 1%

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Strongly Against

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

No - the reduction is not effective

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Strongly Against

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Neutral

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

New developments should definitely pay for all services and support they require. Current taxpayers should not have to support new development.

**Q1** 1. What is your connection to the City of Nanaimo (City)? Select all that apply:

Multi Choice

I live in the City  
I work in the City

**Q2** 2. To what extent do you support the City's proposed DCC increase? Select one:

Select Box

Against

**Q3** 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:

Select Box

Increase all financial assistance levels above 1%

**Q4** 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:

Select Box

Support

**Q5** 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:

Select Box

Yes - the reduction is still effective

**Q6** 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:

Select Box

Strongly Support

**Q7** 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:

Select Box

Yes

**Q8** 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:

Select Box

Informed

**Q9** 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.

Short Text

While I understand the need for the city to fund its expanding infrastructure, I'm worried both fees will function as a limiting factor for the construction of new housing. Rather than a tax on new housing, we should tax existing housing.

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
I work in the City  
I own land in the City  
Other (please specify): I drive for work in the city (mobile repair)

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Other (please specify): R5 should be a flat rate per parcel to encourage higher density on fewer parcels (as the DCC cost would be the same for 4Plex as a Single household). Rates should be Zone/parcel-area based to encourage highest density use on fewer parcels, with lowest rates in TOD and Node zones and within 200m of E&N Corridor.

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Other (please specify): Negative financial assistance for market development; Positive for nonmarket (public and co-housing), community gathering spaces, etc.

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Other (please specify): Retroactive for already subdivided but not yet built.

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

No – the reduction is not effective

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Strongly Support

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Other (please specify): I have remaining unanswered questions sent to city staff.

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
I own land in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Strongly Support

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Other (please specify): If the provincial government is dictating growth then they should cover the costs. Locals should not and not for profit projects should all be the same. It is not the tax payers obligation to cover. Housing is a privilege not a right. One that one works for!

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Support

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

No - the reduction is not effective

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Strongly Against

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Neutral

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

City needs to start taking care of what it has in terms of assets, repairs, maintance etc, Not directing money to buying land when it can not take care of what it has. Get to a cost of living tax increase then you can spend money on developing your dreams

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
I work in the City  
I own land in the City  
Other (please specify): I drive for work in the city (mobile repair)

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Other (please specify): I reject the terms upon which it is calculated, DCC should be calculated based on frontage (street & watermain costs), and impermeable area (sewer costs, with credit for holding and infiltration capacity), with a multiplier 1 for lower density zones.

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Other (please specify): densification in TODs and Nodes should be neutral cost, multifamily outside TOD and Nodes should subsidize others, greenfield development outside TODs and Nodes should be extremely expensive

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Against

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

No – the reduction is not effective

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Strongly Support

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Neutral

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

The proposed calculation criteria do not at all reflect any relation to costs of development. Furthermore they do not make any allowance for WHERE the OCP is indicating the people of Nanaimo want to direct growth.

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
I work in the City  
I own land in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Strongly Against

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Maintain the proposed levels of financial assistance

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Against

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

No – the reduction is not effective

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Against

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Informed

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

We need more housing and at the end of the day this increased cost will be added to the consumer as the developer will still want to make money. It will just stall housing projects that are already low and create more corporations that build rental blds

Q1

1. What is your connection to the City of Nanaimo (City)? Select all that apply:

Multi Choice

I am a developer, builder, or contractor in the City

Q2

2. To what extent do you support the City's proposed DCC increase? Select one:

Select Box

Strongly Against

Q3

3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:

Select Box

Increase all financial assistance levels above 1%

Q4

4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:

Select Box

Strongly Support

Q5

5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:

Select Box

Neutral - I have not needed to use this reduction / it is not relevant to me

Q6

5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:

Select Box

Neutral

Q7

6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:

Select Box

Yes

Q8

7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:

Select Box

Neutral

Q9

8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.

Short Text

I am extremely concerned by the City's proposal to dramatically increase DCC rates in the City. Many developments are already financially unviable - this will only serve to exacerbate the problem.

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I own land in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Strongly Against

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Increase all financial assistance levels above 1%

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Other (please specify): There should be no increase in DCC and ACC. You cannot say that an objective is to produce affordable housing and also increase the costs to develop new housing.

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

Yes - the reduction is still effective

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Strongly Support

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Informed

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

It is ridiculous that the city charges such high charges for DCC and ACC. The city should encourage development not kill development with such high charges. Builders are going elsewhere due to high fees and slow times to get permits.

**Q1** 1. What is your connection to the City of Nanaimo (City)? Select all that apply:

Multi Choice

I live in the City  
I work in the City  
I own land in the City

**Q2** 2. To what extent do you support the City's proposed DCC increase? Select one:

Select Box

Strongly Against

**Q3** 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:

Select Box

Maintain the proposed levels of financial assistance

**Q4** 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:

Select Box

Support

**Q5** 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:

Select Box

No – the reduction is not effective

**Q6** 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:

Select Box

Neutral

**Q7** 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:

Select Box

No

**Q8** 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:

Select Box

**Q9** 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.

Short Text

More than doubling DCC's is insane. Just another tax grab that gets passed on to the consumer. The developers are creating a tax base in perpetuity for the city. Get your own costs under control.

**Q1** 1. What is your connection to the City of Nanaimo (City)? Select all that apply:

Multi Choice

I live in the City  
I work in the City  
I own land in the City

**Q2** 2. To what extent do you support the City's proposed DCC increase? Select one:

Select Box

Strongly Support

**Q3** 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:

Select Box

Lower all financial assistance levels to 1%

**Q4** 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:

Select Box

Support

**Q5** 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:

Select Box

Neutral – I have not needed to use this reduction / it is not relevant to me

**Q6** 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:

Select Box

Support

**Q7** 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:

Select Box

No

**Q8** 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:

Select Box

Neutral

**Q9** 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.

Short Text

I fully support increasing development charges to pay for infrastructure

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
I own land in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Strongly Support

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Increase all financial assistance levels above 1%

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Strongly Support

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

Neutral – I have not needed to use this reduction / it is not relevant to me

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Strongly Against

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Informed

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

The city needs to invest in the Island Corridor. Nanaimo is a very spread out city and it keeps growing. We need modern transit to keep us growing.

**Q1** 1. What is your connection to the City of Nanaimo (City)? Select all that apply:

Multi Choice I live in the City

**Q2** 2. To what extent do you support the City's proposed DCC increase? Select one:

Select Box Strongly Support

**Q3** 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:

Select Box Lower all financial assistance levels to 1%

**Q4** 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:

Select Box Neutral

**Q5** 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:

Select Box Yes - the reduction is still effective

**Q6** 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:

Select Box Against

**Q7** 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:

Select Box Yes

**Q8** 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:

Select Box Informed

**Q9** 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.

Short Text I think it is essential that new development pays for required infrastructure.

**Q1** 1. What is your connection to the City of Nanaimo (City)? Select all that apply:

Multi Choice I live in the City

**Q2** 2. To what extent do you support the City's proposed DCC increase? Select one:

Select Box Strongly Against

**Q3** 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:

Select Box Maintain the proposed levels of financial assistance

**Q4** 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:

Select Box Strongly Against

**Q5** 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:

Select Box No - the reduction is not effective

**Q6** 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:

Select Box Strongly Support

**Q7** 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:

Select Box Yes

**Q8** 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:

Select Box Informed

**Q9** 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.

Short Text I see no improvement in the city despite the DCC collected , no point increasing it

Q1

1. What is your connection to the City of Nanaimo (City)? Select all that apply:

Multi Choice

I own land in the City  
I am a developer, builder, or contractor in the City

Q2

2. To what extent do you support the City's proposed DCC increase? Select one:

Select Box

Strongly Against

Q3

3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:

Select Box

Increase all financial assistance levels above 1%

Q4

4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:

Select Box

Strongly Against

Q5

5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:

Select Box

No - the reduction is not effective

Q6

5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:

Select Box

Strongly Support

Q7

6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:

Select Box

Yes

Q8

7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:

Select Box

Uninformed

Q9

8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.

Short Text

I don't understand—the city and province promote affordable housing, yet you have increased the fees by more than double for subdivisions and duplex lots. This is beyond what people can afford. Does the city want me to shut down my business and move out I

Q1

1. What is your connection to the City of Nanaimo (City)? Select all that apply:

Multi Choice

I live in the City  
I work in the City  
I am a business owner in the City  
I own land in the City

Q2

2. To what extent do you support the City's proposed DCC increase? Select one:

Select Box

Strongly Against

Q3

3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:

Select Box

Increase all financial assistance levels above 1%

Q4

4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:

Select Box

Against

Q5

5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:

Select Box

Neutral – I have not needed to use this reduction / it is not relevant to me

Q6

5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:

Select Box

Against

Q7

6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:

Select Box

Yes

Q8

7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:

Select Box

Informed

Q9

8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.

Short Text

Planning for the future was poorly done in the past and now new developments are covering for this while existing residents get a free pass

Response No:  
58

Contribution ID: 17755

Member ID:

Date Submitted: Sep 24, 2025, 01:54 PM

**Q1** 1. What is your connection to the City of Nanaimo (City)? Select all that apply:

Multi Choice

I work in the City

**Q2** 2. To what extent do you support the City's proposed DCC increase? Select one:

Select Box

Support

**Q3** 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:

Select Box

Maintain the proposed levels of financial assistance

**Q4** 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:

Select Box

Support

**Q5** 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:

Select Box

Yes - the reduction is still effective

**Q6** 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:

Select Box

Support

**Q7** 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:

Select Box

Yes

**Q8** 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:

Select Box

Informed

**Q9** 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.

Short Text

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
I work in the City  
I own land in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Against

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Increase all financial assistance levels above 1%

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Other (please specify): fund it all by taxes now; DCC/ACC are a tax on growth

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

Neutral – I have not needed to use this reduction / it is not relevant to me

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Neutral

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Informed

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

these should be eliminated and paid from general taxation since they're taxes on growth. But alternatively, the payment for them should be after project completion not approval, as this is an extra up-front cost to builders; shifting it later is better

Response No:  
60

Contribution ID: 17753

Member ID:

Date Submitted: Sep 24, 2025, 06:31 AM

**Q1 1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City

**Q2 2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Support

**Q3 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Maintain the proposed levels of financial assistance

**Q4 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Support

**Q5 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

Neutral – I have not needed to use this reduction / it is not relevant to me

**Q6 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Against

**Q7 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Informed

**Q9 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

**Q1** 1. What is your connection to the City of Nanaimo (City)? Select all that apply:

Multi Choice I live in the City

**Q2** 2. To what extent do you support the City's proposed DCC increase? Select one:

Select Box Strongly Support

**Q3** 3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:

Select Box Maintain the proposed levels of financial assistance

**Q4** 4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:

Select Box Against

**Q5** 5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:

Select Box Neutral – I have not needed to use this reduction / it is not relevant to me

**Q6** 5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:

Select Box Support

**Q7** 6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:

Select Box Yes

**Q8** 7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:

Select Box Informed

**Q9** 8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.

Short Text

**Q1**

**1. What is your connection to the City of Nanaimo (City)? Select all that apply:**

Multi Choice

I live in the City  
I work in the City  
I own land in the City

**Q2**

**2. To what extent do you support the City's proposed DCC increase? Select one:**

Select Box

Support

**Q3**

**3. What level of financial assistance from taxation or user rates should be provided for growth-related infrastructure and amenities? Select one:**

Select Box

Maintain the proposed levels of financial assistance

**Q4**

**4. To what extent do you support the gradual phase-in of DCC and ACC rates over time? Select one:**

Select Box

Against

**Q5**

**5. a) Do you think the current 50% DCC reduction for affordable housing is effective? Select one:**

Select Box

Yes – the reduction is still effective

**Q6**

**5. b) To what extent do you support DCC and/or ACC waivers or reductions for eligible development (e.g., affordable housing)? Select one:**

Select Box

Against

**Q7**

**6. Have you visited the DCC and ACC project pages (linked above) or contact the City with questions? Select one:**

Select Box

Yes

**Q8**

**7. How informed do you feel about the City's proposed DCC update and new ACC program? Select one:**

Select Box

Informed

**Q9**

**8. Please share any additional feedback, questions, or concerns about the proposed DCC and ACC programs. All responses are anonymous.**

Short Text

## **APPENDIX C: OPEN HOUSE BOARDS**

# 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



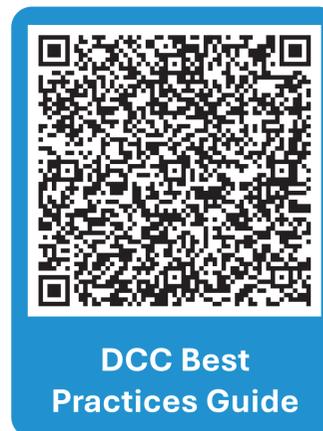
Survey

***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)**

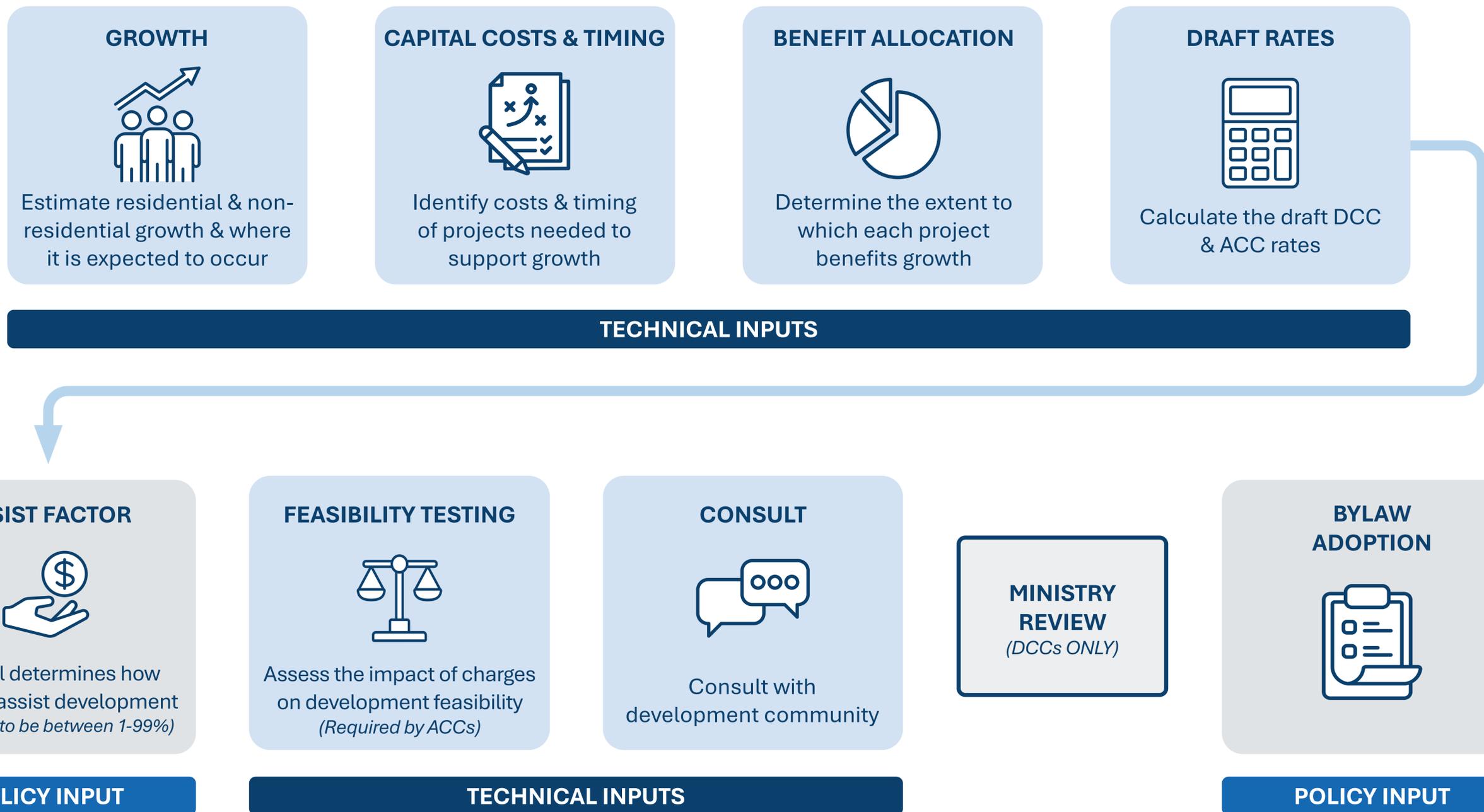
## ACCs

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

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



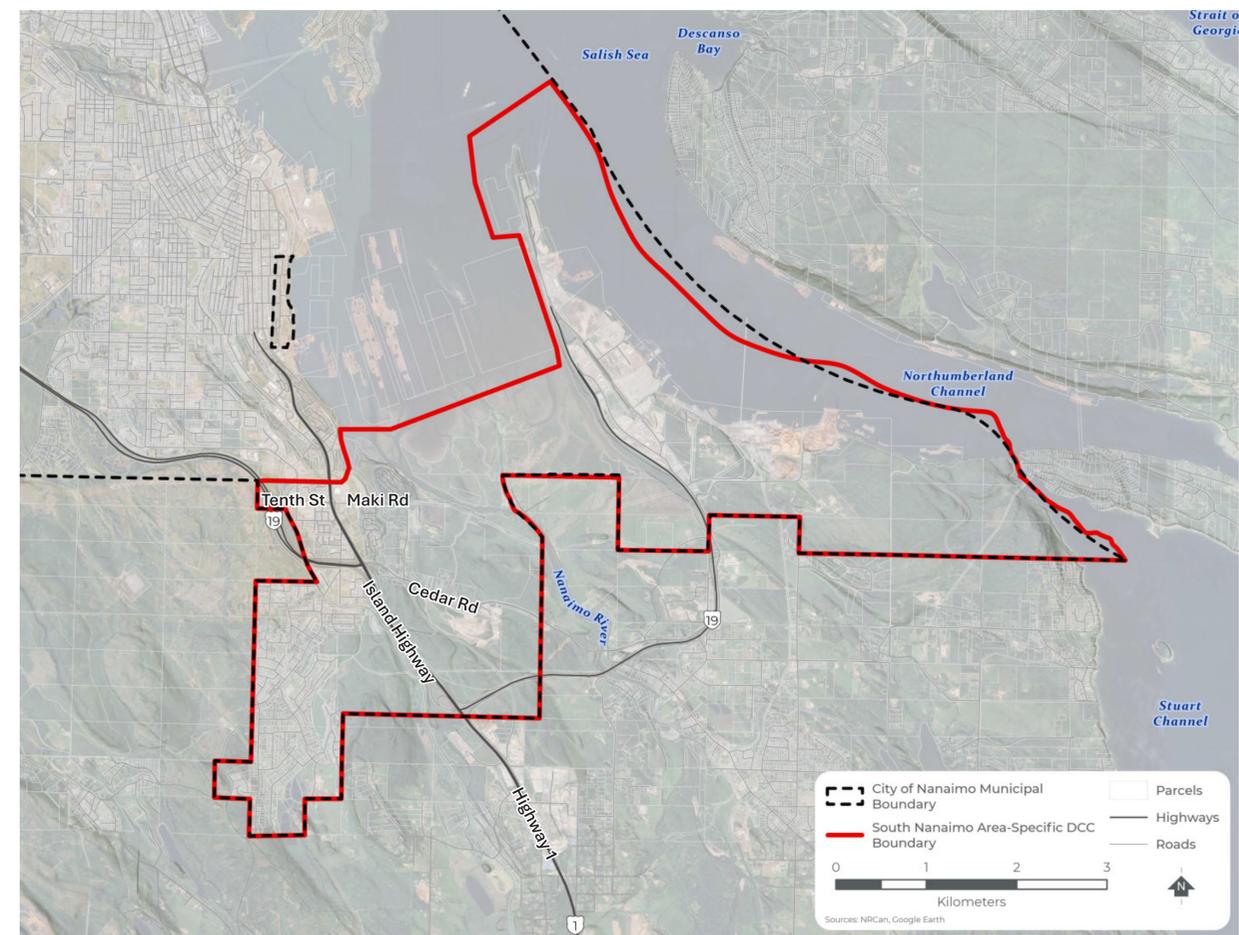
# DCC and ACC Rate Calculation



# 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 |
|-----------------------------------|-------------------------------|-------------|--------------------|--------------|------------|------------|------------|------------|------------|-------------------------|
| <b>Low Density Residential</b>    | per lot/<br>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 | <b>\$42,887.29</b>      |
| <b>Medium Density Residential</b> | per dwelling<br>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 | <b>\$24,881.45</b>      |
| <b>High Density Residential</b>   | per dwelling<br>unit          | \$7,378.32  | \$815.53           | \$2,582.92   | \$508.08   | \$2,165.75 | \$1,181.76 | \$758.34   | \$2,241.49 | <b>\$17,632.20</b>      |
| <b>Commercial</b>                 | per m <sup>2</sup> of<br>GFA* | \$119.01    | \$6.41             | \$20.29      | \$5.61     | \$17.02    | \$1.86     | \$5.96     | \$3.52     | <b>\$179.67</b>         |
| <b>Industrial</b>                 | per m <sup>2</sup> of<br>GFA  | \$35.70     | \$2.62             | \$8.30       | \$3.85     | \$6.96     | \$0.76     | \$2.44     | \$1.44     | <b>\$62.08</b>          |
| <b>Institutional</b>              | per m <sup>2</sup> of<br>GFA  | \$119.01    | \$6.41             | \$20.29      | \$5.61     | \$17.02    | \$1.86     | \$5.96     | \$3.52     | <b>\$179.67</b>         |

**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/<br>dwelling unit | <b>\$5,278.43</b> |
| Medium Density Residential | per unit                  | <b>\$3,591.83</b> |
| High Density Residential   | per unit                  | <b>\$2,186.33</b> |
| Commercial                 | per m <sup>2</sup> GFA*   | <b>\$3.44</b>     |
| Industrial                 | per m <sup>2</sup> GFA    | <b>\$1.41</b>     |
| Institutional              | per m <sup>2</sup> GFA    | <b>\$3.44</b>     |

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 <sup>2</sup> Gross Floor Area (GFA) | \$38.07  |
| Industrial                 | per m <sup>2</sup> GFA                    | \$11.42  |
| Institutional              | per m <sup>2</sup> GFA                    | \$38.07  |

Note: A proposed MAF of 1% is used for the area-specific DCC program

# 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

