

FOR: FINANCE AND AUDIT COMMITTEE
MEETING DATE: February 18, 2026
DEPARTMENT: ENGINEERING PUBLIC WORKS
SUBJECT: **DEVELOPMENT COST CHARGE (DCC) AND AMENITY COST CHARGE (ACC) PHASING OPPORTUNITIES**

OVERVIEW

Purpose of Report

For Council to consider options on the timing of the Development Cost Charge and Amenity Cost Charge bylaws and phasing opportunities for the two new categories, Police Facilities and Fire Protection Facilities.]

Recommendation

That the Finance and Audit Committee recommend a phased implementation of Development and Amenity Cost Charges and that Council direct Staff to:

- a. Prepare a Development Cost Charge bylaw to establish new rates for sanitary sewer, drainage, water distribution, water supply, parks and roads
- b. Prepare separate Police Facilities and Fire Protection Facility Development Cost Charge bylaws with an implementation date of January 2028
- c. Prepare an Amenity Cost Charge bylaw with an implementation date of January 2029

BACKGROUND

In accordance with Integrated Action Plan Priority #203, Staff are in the process of reviewing and updating the City of Nanaimo 'Development and Cost Charge Bylaw 2017 No. 7252'. The existing bylaw was last updated in 2018, and the revenue generated is insufficient to support growth.

On November 25, 2024, staff introduced the Development Cost Charge and Amenity Cost Charge Bylaw Project (November 25, 2024 Report Attachment A). At the June 23, 2025 Governance and Priorities Committee meeting, staff received direction from Council on the project priorities and draft DCC and ACC rates. Council selected Scenario 2 (Moderate Investment) for the DCC update and directed staff to undertake stakeholder engagement, complete an economic impact assessment, and prepare DCC/ACC bylaws and related reserve/waiver bylaws. Following the public engagement and economic analysis, staff provided Council with a project update report and presentation on December 8, 2025. (December 8, 2025 Report Attachment B).

Historically, development cost charges have ranged from 1% to 3% of total Development Costs and are just one of the cost pressures faced by development. The rates being proposed for this update remain within that range. Analysis has also indicated that the current development climate is such that a change of this scale may cause projects with narrow profit margins to tip from viable to not viable. In time, the market will respond accordingly and find a new equilibrium; however, as was shared during the public engagement, a phased rollout of new rates may lessen the shock of this adjustment. |

DISCUSSION

Although the new DCC and now ACC fees are necessary to fund growth-related infrastructure, the additional costs are challenging for the development community, especially over the short term. For the development business community, phasing of the rates could provide a helpful adjustment period. The direction from the June 23, 2025 Council meeting was for staff to craft updated bylaws, however before presenting these to Council, staff are providing some options for consideration to phase in new rates. Council may select an implementation date at their discretion; however, typically that date would align with the bylaw adoption date. This report outlines the various options and their potential implications.

Proposed DCC and ACC rates without any adjustment to phasing baseline:

	DCC	ACC	Unit of Charge
Low Density Residential	\$42,828.51	\$5,278.43	Per Dwelling Unit / Lot
Medium Density Residential	\$24,838.47	\$3,591.83	Per Dwelling Unit
High Density Residential	\$17,605.24	\$2,186.33	Per Dwelling Unit
Commercial	\$179.42	\$3.44	Per m2 GFA*
Industrial	\$61.99	\$1.41	Per m2 GFA
Institutional	\$179.42	\$3.44	Per m2 GFA

*GFA = Gross Floor Area

Table of options for Council’s consideration:

Option	DCC	ACC
1 (recommended)	Split out Fire Protection Facility and Police Facility DCCs as separate bylaws and defer implementation of these to 2028	Defer implementation to 2029
2	No change	Defer implementation to 2028
3 (Baseline)	No change	No change

The following table outlines the rate implications:

	Option 3 in Report Baseline/Status Quo		Option 1 in Report Recommended			Unit of Charge
	Existing DCC	Total DCC and ACC	Updated DCC Rates existing categories (excl. fire, police, ACCs) Implementation 2026	Rates with Fire and Police Implementation January 2028	Rates with ACC Implementation January 2029	
Low Density Residential	\$14,862.27	\$48,227.12	\$35,706.24	\$42,948.69	\$48,227.12	Per Dwelling Unit / Lot
Medium Density Residential	\$10,406.64	\$28,512.08	\$19,991.96	\$24,920.25	\$28,512.08	Per Dwelling Unit
High Density Residential	\$6,682.50	\$19,841.35	\$14,655.19	\$17,655.02	\$19,841.35	Per Dwelling Unit
Commercial	\$77.42	\$182.93	\$170.02	\$179.50	\$182.93	Per m ² GFA
Industrial	\$13.87	\$63.43	\$58.14	\$62.02	\$63.43	Per m ² GFA
Institutional	\$77.42	\$182.93	\$170.02	\$179.50	\$182.93	Per m ² GFA

Provincial legislation provides for an in-stream protection period of 12 months from the adoption date of a new DCC and ACC bylaw. This protects building permit applications that are complete (or have an instream precursor application) and complete subdivision applications from rate increases for 12 months. A deferred implementation date beyond the 12 month instream protection will not have any statutory protection; however, there will be greater advanced notice of the change.

As Council may recall from previous reports and direction there is a separate local area DCC for roads in the south end that will be an additional charge for development within that geographical area. See the June 23rd, 2025 report for further information. We have excluded that charge from discussion in this report because no changes are proposed and the current direction is to return with a bylaw for consideration. That bylaw will be included with the others at a future meeting.

FINANCIAL CONSIDERATIONS

A delay in implementing the Police Facilities and Fire Protection Facilities DCC bylaws may result in cash flow pressures if projects proceed before the corresponding revenues are collected. Staff will review the potential impacts and identify strategies to address any resulting cash flow challenges.

COMMUNICATION AND COMMUNITY ENGAGEMENT

The DCC and ACC Bylaw Project has included a lengthy history of technical review, engagement with Council, and purposeful public engagement, which have been documented in the December 8th, 2025 Council meeting, (Attachment B).

ALIGNMENT WITH CITY PLAN

The report is aligned with the following City goals:

- A Green Nanaimo: Resilient and Regenerative Ecosystems
- A Connected Nanaimo: Equitable Access and Mobility
 - C2.1 Connected Communities
 - C2.2 Integrated Walk, Roll, Cycle, and Transit Network
 - C2.4 Safe Mobility (Vision Zero)
 - C2.5 Complete Streets
- A Healthy Nanaimo: Community Wellbeing and Livability
 - C3.2 Affordable Housing
 - C3.3 Intergenerational Living
 - C3.5 Emergency Management
 - C3.6 Recreation, Culture, and Wellness
- An Empowered Nanaimo: Reconciliation, Representation and Inclusion
- A Prosperous Nanaimo: Thriving and Resilient Economy
 - C5.1 Economic Capital
 - C5.2 Human, Social, and Environmental Capital
 - C5.3 Business Development
 - C5.4 Innovation and Technology
 - C5.5 Place Making and Investment Attraction
 - C5.6 Tourism

ALIGNMENT WITH COUNCIL'S STRATEGIC PRIORITIES

The report is aligned with the following Council Strategic Framework priorities:

- Implementing City Plan Action Plans and Key City Management Plans

- Social, Health and Public Safety Challenges
- Maintaining and Growing Current Services
- Capital Projects
- Communicating with the Community
- Governance and Corporate Excellence

NEXT STEPS

Once Council selects an option as a result of this discussion, staff will return with Bylaws for Councils consideration.

OPTIONS

1. That the Finance and Audit Committee recommend a phased implementation of Development and Amenity Cost Charges and that Council direct Staff to:
 - a. Prepare a Development Cost Charge bylaw to establish new rates for sanitary sewer, drainage, water distribution, water supply, parks and roads.
 - b. Prepare separate Police Facilities and Fire Protection Facility Development Cost Charge bylaws with an implementation date of January 2028.
 - c. Prepare an Amenity Cost Charge bylaw with an implementation date of January 2029
 - The advantages of this option: Deferring the implementation of the DCC (Police and Fire) and ACC bylaws allows for phasing in of the costs and softens the impact on the development community.
 - The disadvantages of this option: Separating out the DCC bylaws and implementing them separately adds substantial complexity for staff to administer over the phase in period. It also adds additional steps for Council to undertake.
 - Financial Implications: Delaying the implementation of the DCC and ACC bylaws would delay the collection of associated revenues. Due to the one-year in-stream protection period, funding for Police, Fire, and ACC projects would not begin until one year after bylaw adoption. The impact of delayed revenue collection will depend on the pace of development, which cannot be accurately predicted at this time; however, the financial impact is expected to be significant. With this option the uncollected revenue could be approximately \$5M per year until all the bylaws are in place.
2. That the Finance and Audit Committee recommend that Council direct Staff to:
 - a. Prepare a Development Cost Charge bylaw to establish new rates for sanitary sewer, drainage, water distribution, water supply, parks, police facilities, fire protection facilities, and roads.
 - b. Prepare an Amenity Cost Charge bylaw with an implementation date of January 2028
 - The advantages of this option: This option brings in the most revenue for basic services covered in the DCC bylaw. It provides a nominal cost phase in for the development community by deferring the ACC charge until a future date.
 - The disadvantages of this option: The primary disadvantage is the delay in revenue that could otherwise have been applied to ACC projects.

- Financial Implications: Delaying the implementation of the ACC bylaw would result in a delay in revenue; however, it is not possible to quantify accurately because it depends on the amount of development. An estimate of the uncollected revenue is expected to be about \$2.3M per year until the bylaw is implemented.
3. That the Finance and Audit Committee recommend that Council direct Staff to maintain a single Development Cost Charge bylaw, a separate Amenity Cost Charge bylaw with no deferment of implementation.
 - The advantage of this option is that it is consistent with past practice, relies on the Provincial legislation for the 12 months of in-stream protection, is the most straightforward to administer and it provides the most revenue for the DCC and ACC projects.
 - The disadvantage of this option is that the development community will have greater and earlier cost pressures providing less time for adjustment and planning.
 - Financial Implications: This option is the base case with no phasing and thus provides the most revenue.
 4. That the Finance and Audit Committee provide alternate direction.

KEY MESSAGES

- The city collects Development Cost Charges (DCCs) to help fund new infrastructure needed to support growth.
- City Plan – *Nanaimo Reimagined* anticipates growth of 40,000 people over the next 25 years; growth which relies on infrastructure. The City's DCC bylaw was last updated seven (7) years ago, and the revenue collected falls short of what is needed to build the necessary infrastructure. Similar to DCCs, Amenity Cost Charges (ACCs) will allow the City to impose a charge at the time of development to pay for growth-related capital costs of improvements at Beban Park, the Stadium District, and for a community centre in the South End Urban Centre.
- Council selected draft DCC and ACC rates at the June 23rd, 2025 Governance and Priorities Committee meeting.
- The City has completed public engagement on the proposed rates.
- The City has completed the economic impact assessment of the proposed rates.
- Development Costs typically make up 1-3% of the total cost of a development.
- Phasing in the DCC and ACC charges in a predictable way would provide an adjustment period and financial certainty to the development community.

ATTACHMENTS

ATTACHMENT A: Staff Report for Decision: Development Cost Charge and Amenity Cost Charge Program

ATTACHMENT B: Information Report: Development Cost Charge and Amenity Cost Charge Engagement and Economic Analysis Update

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Staff Report for Decision

DATE OF MEETING November 25, 2024

AUTHORED BY LISA BRINKMAN, MANAGER, COMMUNITY PLANNING
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SUBJECT **DEVELOPMENT COST CHARGE AND AMENITY COST CHARGE PROGRAM**

OVERVIEW

Purpose of Report

To introduce the Development Cost Charge (DCC) and Amenity Cost Charge (ACC) programs, and to seek endorsement for the facility projects to include in the ACC program.

Recommendation

That the Governance and Priorities Committee recommend that Council direct Staff to proceed with the development of an Amenity Cost Charge (ACC) program that includes the following facilities:

- a) Improvements and expansions as outlined in the Beban Park Master Plan;
- b) Improvements and expansions in the Stadium District; and,
- c) A community recreation facility in the Southgate Urban Centre.

BACKGROUND

Development Cost Charge Program

Development Cost Charges (DCCs) are a provincially regulated development finance tool that helps a municipality recover the costs of off-site infrastructure needed for growth. DCCs are based on the principle of sharing the costs of infrastructure between existing taxpayers and new developments. *Integrated Action Plan* Priority Action #203 directs Staff to: “Review and update the City of Nanaimo Development Cost Charge Bylaw 2017 No. 7252”. A consultant has been retained to support the City of Nanaimo with the development of an updated DCC program.

Amenity Cost Charge Program

Amenity Cost Charges (ACCs) help a municipality recover the costs of amenities that provide social, cultural, heritage, recreational, or environmental benefits to a community. ACCs closely resemble DCCs because they are based on the principle of cost-sharing charges for one-time capital costs for amenity projects. The amenity projects must benefit current and future users and be driven by growth. ACCs are regulated by the Province (similar to DCCs). At the 2024-APR-08 meeting, Council endorsed a motion regarding the allocation of Provincial Capacity Funds, which included direction to retain a consultant to prepare an Amenity Cost Charge program. Staff have retained a consultant to support this project. The development of the ACC program will proceed concurrently with the development of the DCC program, and public communication and engagement will occur for both programs in 2025.

DISCUSSION

Amenity Cost Charge Program

In the fall of 2023, Provincial Bill 46 introduced the opportunity for local governments to create an 'Amenity Cost Charge' ACC Bylaw. This is different from the current practice to negotiate for an amenity at the time of a rezoning application. An ACC bylaw will allow the City to impose charges at the time of subdivision or building permit, to assist in paying for the capital costs of eligible community amenities. The ACC bylaw must specify the amenities that will receive funding, and the charge or rate that is imposed (per lot, per unit, or per square metre of floor area), similar to a DCC bylaw. A separate ACC Reserve Fund is established for the ACC funds, and rules apply as to how the reserve fund can be used with annual reporting requirements. In March 2024, the Province provided "Interim Guidance" for the development of ACC Bylaws, and Staff have been working with a consultant to prepare a new ACC Bylaw.

To proceed with the development of the ACC program it is necessary to determine what facilities or amenities are eligible to be supported with ACC funds. The proposed facility or amenity must have the potential to benefit all current and future residents of Nanaimo. For this reason, Staff are recommending that the following three facilities be supported with ACC funds:

- a) Improvements and expansions as outlined in the Beban Park Master Plan;
- b) Improvements and expansions in the Stadium District; and,
- c) A community wellness facility in the Southgate Urban Centre.

The inclusion of amenity projects in the ACC program does not obligate the City to construct all facilities. At the time ACC funds are eligible to be spent, the City can choose from the three facilities listed above. Note that Staff will be reviewing the City's Community Amenity Contribution (CAC) Policy as part of the ACC program development, as amendments to the CAC Policy will likely be recommended for Council consideration to ensure the CAC policy aligns well with a potential new ACC bylaw.

Next Steps

The next steps in the development of the DCC and ACC programs are as follows:

- The DCC and ACC program timeframe (typically between 10-25 years) will be considered: The projects identified in the DCC and ACC programs should reflect infrastructure and amenities needed to meet the needs of growth within the specified timeframes.
- DCC and ACC project costs: DCC and ACC programs are comprised of multiple projects with capital cost estimates. Each project is assessed to evaluate the benefit to new growth versus existing development, and only those costs allocated to growth are included in the rate calculation.
- Equivalency Factor: The equivalency factor ensures fairness so that developments with a higher impact on infrastructure pay more than those with a lower impact.
- Assist Factor: Legislation requires local governments to assist with the cost of DCC and ACC projects. Council will have the opportunity to consider and determine the assist factor.

- Communication and Engagement: DCC and ACC programs require community engagement and transparency as part of the approval process. A communication strategy will be implemented jointly for the DCC and ACC programs in 2025.

The DCC and ACC programs are designed to be a fair and transparent cost for the development community. While the DCC and ACC programs are essential to assisting with the City's growth-related costs, it is not a solution for all infrastructure and amenity costs, and a combination of funding tools will be required to maintain City services as the population grows. |

OPTIONS

1. | That the Governance and Priorities Committee recommend that Council direct Staff to proceed with the development of an Amenity Cost Charge (ACC) program that includes the following facilities:
 - a) Improvements and expansions as outlined in the Beban Park Master Plan;
 - b) Improvements and expansions in the Stadium District; and,
 - c) A community recreation facility in the Southgate Urban Centre.
 - The advantages of this option: Once an ACC Bylaw is adopted, the City will have the ability to collect funds to contribute to the costs of the three, above-listed facilities.
 - The disadvantages of this option: If adopted the DCC and ACC programs combined will be an increased cost for the development community.
 - Financial Implications: DCCs and ACCs assist the City with funding for necessary infrastructure and amenities to serve Nanaimo residents and to support growth.
2. That Council provide alternate direction to Staff. |

SUMMARY POINTS

- Staff are in the process of working with a consultant to update the DCC program and to create an ACC program.
- The DCC update and ACC program will proceed concurrently, and will include a public communication and engagement process in 2025.
- Staff are recommending that an Amenity Cost Charge (ACC) program be developed with ACC funds being directed to improvements and expansions as outlined in the Beban Park Master Plan; improvements and expansions in the Stadium District; and, a community wellness facility in the Southgate Urban Centre.

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Information Report

DATE OF MEETING DECEMBER 8, 2025

AUTHORED BY POUL ROSEN, DIRECTOR, ENGINEERING

**SUBJECT DEVELOPMENT COST CHARGE AND AMENITY COST CHARGE
ENGAGEMENT AND ECONOMIC ANALYSIS UPDATE**

OVERVIEW

Purpose of Report:

To present the findings of the Development Cost Charge and Amenity Cost Charge Engagement and Economic Analysis and update Council on next steps.

BACKGROUND

In accordance with Integrated Action Plan Priority #203, Staff are in a process to “review and update the City of Nanaimo ‘Development Cost Charge Bylaw 2017 No. 7252’”. The existing bylaw was last updated in 2018. In addition to the adoption of City Plan planning for a population increase of 40,000, there have been significant inflationary infrastructure cost increases that are not able to be funded without a bylaw update.

At the November 25th, 2024 Governance and Priorities Committee (GPC) meeting, a report and presentation was provided to Council to introduce the subject. At the June 23rd, 2025 GPC meeting, Council was presented with an update on the Development Cost Charge (DCC) and Amenity Cost Charge (ACC) projects and provided an opportunity to: review and select the proposed rates, direct Staff to undertake public engagement and undertake an economic impact analysis. The Council motion is below (see appendix A for the report).

1. Recommend to Council Scenario 2 (Moderate Investment) for the DCC update, and ACC program, as presented in the Staff report titled “Development Cost Charge Bylaw Update and Amenity Cost Charge Bylaw” dated 2025-JUN-23;

2. Recommend that Council direct Staff to proceed with:

- a. Public engagement, including consultation with relevant stakeholders;*
- b. An economic impact assessment of the proposed DCC and ACC rates;*
- c. Preparation of a DCC bylaw and Fire Protection and Police Development Cost Charge Reserve Fund bylaws;*
- d. Preparation of an ACC bylaw and ACC Reserve Fund bylaw;*
- e. Preparation of a Local Area Transportation DCC bylaw for South Nanaimo and South Nanaimo Transportation Development Cost Charge Reserve Fund bylaw; and*
- f. Preparation of a DCC and ACC Waivers and Reductions bylaw to provide an incentive for the development of not-for-profit rental housing and supportive housing.*

3. Recommend that Council direct Staff to allocate \$125,000 from the Special Initiatives Reserve to fund additional consultant work to support the economic impact assessment.

With these motions, Council selected the middle DCC rate increase that balanced service delivery and affordability.

Staff have been endeavoring to complete the motions; at this time '2a', '2b' and '3' are complete and '2c', '2d', '2e', and '2f' are in progress. The purpose of this report is to provide an interim reporting out of the findings from '2a' and '2b' both the public engagement and economic analysis.

As a reminder, the proposed DCC and ACC rates selected are listed below in the table.

Land Use	Unit of Charge	Total DCC	Total ACC	Grand Total (DCC + ACC)
Low Density Residential	per lot/unit	\$42,887.29	\$5,278.43	\$48,165.73
Medium Density Residential	per unit	\$24,881.45	\$3,591.83	\$28,473.29
High Density Residential	per unit	\$17,632.20	\$2,186.33	\$19,818.53
Commercial	per m ² GFA*	\$179.67	\$3.44	\$183.10
Industrial	per m ² GFA	\$62.08	\$1.41	\$63.48
Institutional	per m ² GFA	\$179.67	\$3.44	\$183.10

*Gross Floor Area

DISCUSSION

Public Engagement is complete, and the results are available, see Appendix B for a full report. In summary, a City project webpage and a 'Get Involved' page was made available to broadly share information on the topic. An open house was held on Oct 9th, 2025, with both invitations and a public notice advertising it. There were 52 attendees at the open house. To gather additional feedback from interested parties, a public survey was made available from September 22nd to October 24th, 2025. The survey was focused on gathering feedback on specific elements of the DCC and ACC program. There were 62 individual responses to the survey which are provided in Appendix B.

Two economic analyses have been completed: one to understand the economic impact, specifically to development business decisions, and another to compare the proportion of DCC costs in housing through time. Both analyses show that DCC costs comprise 1-3% of the cost of housing and that increasing DCC rates has a marginal but potentially important impact on development viability. For housing related developments, the proposed updated DCC rates are proportionately similar in impact to development viability to what they were in the year 2000.

The largest cost impact on developments is the land acquisition and build costs. Over the past 20 years land costs have risen by almost a factor of 10 and build costs have approximately tripled. While the proposed DCC rates have increased they have not risen at the same level as

land, but closer to overall build costs. The higher build costs can be mostly attributed to general inflation, material supply cost increases and more stringent Provincial regulation. The cost to finance a development project can also be quite significant and are more than DCC costs.

With all the components that make up the cost of a development, the land value transaction will generally extract as much value as possible. For example, with low DCC rates it allows land transactions to extract more of the value that could have otherwise been allocated to DCC fees. By raising the DCC rates it may put negative pressure on land values temporarily while the market rebalances.

Since the June 23rd, 2025 Council meeting there have been some minor changes to the DCC project list and housekeeping modifications that will have a small impact on the final rates. Given that the impact is nominal, those details will be provided to Council as part of the DCC bylaw consideration in 2026. |

CONCLUSION

With the public engagement there was considerable interest and feedback that is informing the DCC and ACC process. Although the majority of the feedback is not supportive of raising DCC rates there was recognition that DCCs are an important funding tool for growth infrastructure. Without raising DCC rates there will not be sufficient funding to build the infrastructure required for growth.

The economic analyses have shown that the portion of development attributable to DCCs has stayed relatively steady through time and they are a small portion of the overall costs.

Next steps include:

Completion of the June 23rd, 2025 motions '2c' through '2f' including preparation of draft DCC and ACC bylaws for Council's consideration, and a waivers and reductions bylaw. The target for this next step is Q1 2026. Following the first readings of the DCC bylaw, Provincial approval is required before final adoption. |

SUMMARY POINTS

- The City collects Development Cost Charges to help fund new infrastructure needed to support growth.
- City Plan – Nanaimo Reimagined anticipates growth of 40,000 over the next 25 years; growth which relies on infrastructure The City’s Development Cost Charge bylaw was last updated seven years ago and the revenue collected falls short of what is needed to build the required infrastructure.
- Council selected draft Development Cost Charge and Amenity Cost Charge rates at the June 23rd, 2025 Governance Priorities Committee meeting.
- The City has completed public engagement on the proposed rates.
- The City has completed the economic impact assessment of the proposed rates.
- Development Cost Charges typically make up 1-3% of the total cost of development

ATTACHMENTS

- ~~ATTACHMENT A: Development Cost Charge Bylaw Update and Amenity Cost Charge bylaw Report dated June 23, 2025~~
- ~~ATTACHMENT B: Public Engagement Report dated November 14, 2025~~
- ~~ATTACHMENT C: Development Financial Feasibility Analysis DCC Update and ACC bylaw dated October 3, 2025~~
- ~~ATTACHMENT D: Development Cost Charges for the City of Nanaimo, Building Cost Breakdown – KPMG~~
- ~~ATTACHMENT E: Presentation~~

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CITY OF NANAIMO DEVELOPMENT COST CHARGE (DCC) AND AMENITY COST CHARGE (ACC) PROGRAMS

Finance and Audit Committee Presentation
February 18, 2026



1

AGENDA

- Project Update
- Program Options for Committee's Consideration
 1. Split out Fire and Police DCCs as separate bylaws and defer implementation to 2028; defer implementation of ACCs to 2029
 2. Deferring implementation of the ACCs to 2028; no changes to DCCs
 3. No changes to the DCC or ACC programs
- Questions and Discussion



2

PROJECT UPDATE: DCC & ACC BYLAW PROCESS

• Staff Workshops and Project List Development	Complete
• Council Engagement #1: Development Finance Overview	November 2024
• Calculate Draft Rates	Complete
• Council Engagement #2: Present Draft Rates	June 2025
• Program Refinement	Complete
• Stakeholder Engagement	Fall 2025
• Council Engagement #3: Project Update	December 2025
• Council Engagement #4 (Finance and Audit Committee): Program Update & Options	Today! 
• Council Engagement #5: Three Readings of the DCC and ACC Bylaws	April 2026
• Submit DCC Materials to Ministry	Q2 2026 <i>(Assumed ~6-8 weeks for review)</i>
• Adopt DCC and ACC Bylaws	Q2 / Q3 2026

3

IN-STREAM PROTECTION

- Legislation provides a 12-month protection period from rate increases at the time of ACC or DCC **bylaw adoption**, not at the bylaw's **effective date**
 - Complete in-stream building permit and subdivision applications are protected (as determined by the City)



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SUMMARY OF OPTIONS

- For the Committee’s consideration, three options for DCC and ACC implementation are as follows:

Option	DCC	ACC
1 <i>(Recommended)</i>	<ul style="list-style-type: none"> Create separate bylaws for Fire and Police DCCs and defer implementation to 2028 	<ul style="list-style-type: none"> Defer bylaw implementation to 2029
2	<ul style="list-style-type: none"> No change 	<ul style="list-style-type: none"> Defer bylaw implementation to 2028
3 <i>(Baseline)</i>	<ul style="list-style-type: none"> No changes to the DCC or ACC programs 	



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DCC AND ACC RATE OPTIONS

	Existing DCC	Option 3 in Report	Option 1 in Report			Unit of Charge
		Baseline	Updated DCC Rates	New DCC Rates	ACC	
		Total DCC and ACC	existing categories (excl. fire, police, ACCs) Implementation 2026	Fire and Police Implementation January 2028	Implementation January 2029	
Low Density Residential	\$14,862.27	\$48,227.12	\$35,706.24	\$7,242.44	\$5,278.43	Per Dwelling Unit/Lot
Medium Density Residential	\$10,406.64	\$28,512.08	\$19,991.96	\$4,928.29	\$3,591.83	Per Dwelling Unit
High Density Residential	\$6,682.50	\$19,841.35	\$14,655.19	\$2,999.83	\$2,186.33	Per Dwelling Unit
Commercial	\$77.42	\$182.93	\$170.02	\$9.48	\$3.44	Per m ² GFA
Industrial	\$13.87	\$63.43	\$58.14	\$3.88	\$1.41	Per m ² GFA
Institutional	\$77.42	\$182.93	\$170.02	\$9.48	\$3.44	Per m ² GFA

*GFA = Gross Floor Area

- Notes:**
- All programs at their proposed Municipal Assist Factors
 - The DCC rate above does not include the Area-specific Transportation DCC



6