

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]

Submitted by:

Poul Rosen
Director, Engineering |

Concurrence by:

Lisa Brinkman
Manager, Community Planning

Wendy Fulla
Director, Finance

Darcie Osborne
Director, Parks, Recreation and Culture

Jeremy Holm
Director, Planning and Development

Laura Mercer
General Manager, Corporate Services

Bill Sims
General Manager, Engineering and Public Works



Staff Report for Decision

DATE OF MEETING JUNE 23, 2025

AUTHORED BY POUL ROSEN, DIRECTOR, ENGINEERING
LISA BRINKMAN, MANAGER, COMMUNITY PLANNING
WENDY FULLA, DIRECTOR, FINANCE

SUBJECT DEVELOPMENT COST CHARGE BYLAW UPDATE AND AMENITY COST CHARGE BYLAW

OVERVIEW

Purpose of Report

To present rate options and seek direction for next steps for a Development Cost Charge bylaw update, and for an Amenity Cost Charge bylaw.

Recommendation

That the Governance and Priorities Committee recommend to Council:

1. One of the rate tier / assist factor Scenarios for the Development Cost Charge (DCC) update, and Amenity Cost Charge (ACC) program;
2. To 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 for South Nanaimo Transportation Development Cost Charge Reserve Fund; 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. To allocate \$125,000 from the Special Initiatives Reserve to fund additional consultant work to support the economic impact assessment.

BACKGROUND

Development Cost Charges (DCCs)

Development Cost Charges (DCCs) are a provincially regulated development finance tool that helps a municipality recover the cost of off-site infrastructure needed to support growth. DCCs are based on the principle of cost-sharing between existing taxpayers and new developments. As per Integrated Action Plan Priority Action #203, Staff were directed to “review and update the City of Nanaimo ‘Development Cost Charge Bylaw 2017 No. 7252’”. At the November 25th, 2024 Governance and Priorities Committee (GPC) meeting, a report and presentation introduced the subject.

The current DCC bylaw was adopted approximately seven years ago. Since then, significant changes have occurred. City Plan has established growth forecasts and provided land use priorities that help guide the future direction of the City. Multi-family style residential development is much more common now than it was at the time of the last bylaw update. Also, project costs have undergone significant cost inflation. The infrastructure costs the City of Nanaimo sees have gone up from 50% to 100% over the past ten years. While this is frustrating, these cost increases are not unique to Nanaimo, they are typical for the sector. The unfortunate result is that there is far less DCC revenue than is needed to build the infrastructure required to support the increase in population. Ideally, DCC revenue should be sufficient to cover the infrastructure required to support new development.

20 Year Investment Plan Update

The 20 Year Investment Plan and Asset Management Plan Update was presented to the Finance and Audit Committee in Spring 2023. Projected investment required over the next 20 years was identified at \$2.6 billion with possible funding identified of \$1.6 billion. Strategies were identified to help address the projected funding shortfall of approximately \$1.0 billion which included a \$74.9 million shortfall in DCC contributions for new/upgraded infrastructure. Strategies included the completion of a DCC review and adoption of a new bylaw.

Amenity Cost Charges (ACCs)

In Fall 2023, the Province introduced *Bill 46 – Housing Statutes (Development Financing) Amendment Act, 2023* (Bill 46), which allows local governments to create an Amenity Cost Charge (ACC) bylaw. ACC's help a municipality recover the costs of amenities that provide social, cultural, heritage, recreational, or environmental benefits to a community. The amenity projects must benefit current and future users and be driven by growth. 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. To proceed with the development of the ACC program it was necessary to determine what facilities or amenities are eligible to be supported with ACC funds. At the December 2, 2024 meeting, Council passed the following motion:

“That Council direct Staff to proceed with the development of an Amenity Cost Charge (ACC) program that includes the following facilities:

- 1. Improvements and expansions as outlined in the Beban Park Master Plan;*
- 2. Improvements and expansions in the Stadium District; and,*
- 3. A community recreation facility in the Southgate Urban Centre.”*

The selection of the three facilities for the ACC program was based on *Local Government Act* (LGA) criteria and best practice criteria, as shown in the decision matrix in Attachment A. A separate ACC Reserve Fund would need to be established for the ACC funds, and rules apply as to how the reserve fund can be used with annual reporting requirements. As the development of the ACC bylaw progresses, Staff will also present proposed amendments to the City's Community Amenity Contribution (CAC) policy to ensure that both programs are aligned. |

DISCUSSION

Development Cost Charges (DCCs)

While the previous Provincial legislation allowed municipalities to establish DCCs for Water, Sewer, Storm, Transportation and Parks, Bill 46 included the ability to also collect for police facilities, fire protection, solid waste and recycling facilities and cost shared provincial highway projects. Each of those categories can see very costly infrastructure that has historically presented municipalities with funding challenges. Bill 46 is intended to help ensure funding is available to construct the infrastructure when needed.

The first step in determining a DCC rate is to establish what infrastructure is required to support the additional people. Staff and consultants working together in each infrastructure category develop population growth forecasts and corresponding infrastructure upgrade requirements to generally maintain a certain level of service. On those project lists, some projects are more critical than others and some have more of an impact on levels of service.

With the various types of infrastructure services some are more flexible than others. For instance, the utilities are not that flexible, the additional population will likely use a typical amount of water and sewer; however, the impact on the transportation system can vary. Also, the transportation system can absorb increased loading through peak spreading (congestion); however, it does decrease the level of service for all users. The impact on water and sewer infrastructure could be reduced, but it would require more intense restrictions that would likely not be viewed favorably.

Given the substantial potential increase in DCC rates, Staff are providing Council with scenarios (options) in the more flexible categories. Staff have prioritized the projects into tiers. The more flexible categories are: Transportation, Parks, and Amenities, so reducing the project lists for those categories is viable, but importantly, it does impact levels of service.

Transportation Levels of Service

Nanaimo remains a car dominant community with roughly 85% of daily trips being made by personal vehicle. Despite this, most roads and intersections currently operate with minimal delay. Those areas that do experience a peak period increase in traffic, do so for only a short period of time, typically a little over an hour in the afternoon. By 2046, daily travel demand is expected to exceed 400,000 trips—up 60% from 2014.

City Plan promotes managing this growth through densified land use and a shift toward sustainable transportation. While expanding vehicle capacity offers immediate benefits, mode shift requires significant behavioural change and long-term investment. As such, the updated Transportation DCC Program prioritizes infrastructure that supports non-vehicle modes first, followed by vehicle capacity enhancements where needed.

Local Area DCC - South End Transportation

While most DCC's reflect a City wide need, there are some instances where a project may only serve a neighbourhood or sub-area of the City. In these instances, there is an option to define a local area DCC with an area specific project list. The rationale to support such a decision is to

clearly outline how the project is directly tied to the growth within the area and how the project is needed to support the planned growth.

In the case of the South End Transportation Local Area DCC, traffic analysis indicates that full build out in South Nanaimo (south of the Chase River) will result in heavy congestion on the Trans-Canada Highway (TCH). Without intervention, during the afternoon peak period, the queue will be lengthy causing significant delay and potentially forcing drivers to re-route onto Highway 19 (Hwy 19) via Fifth Street or Jingle Pot Road, which will be operating in failing conditions unless the signalized intersections have been upgraded to interchanges. During the morning peak period, the queues on the TCH approaching Nanaimo will be so extensive the Hwy 19 on ramp will be periodically blocked, causing northbound travel to be significantly impeded. Below is a diagram outlining the area to be defined by the local area DCC as well as the sections of road most heavily affected by the growth in the area.

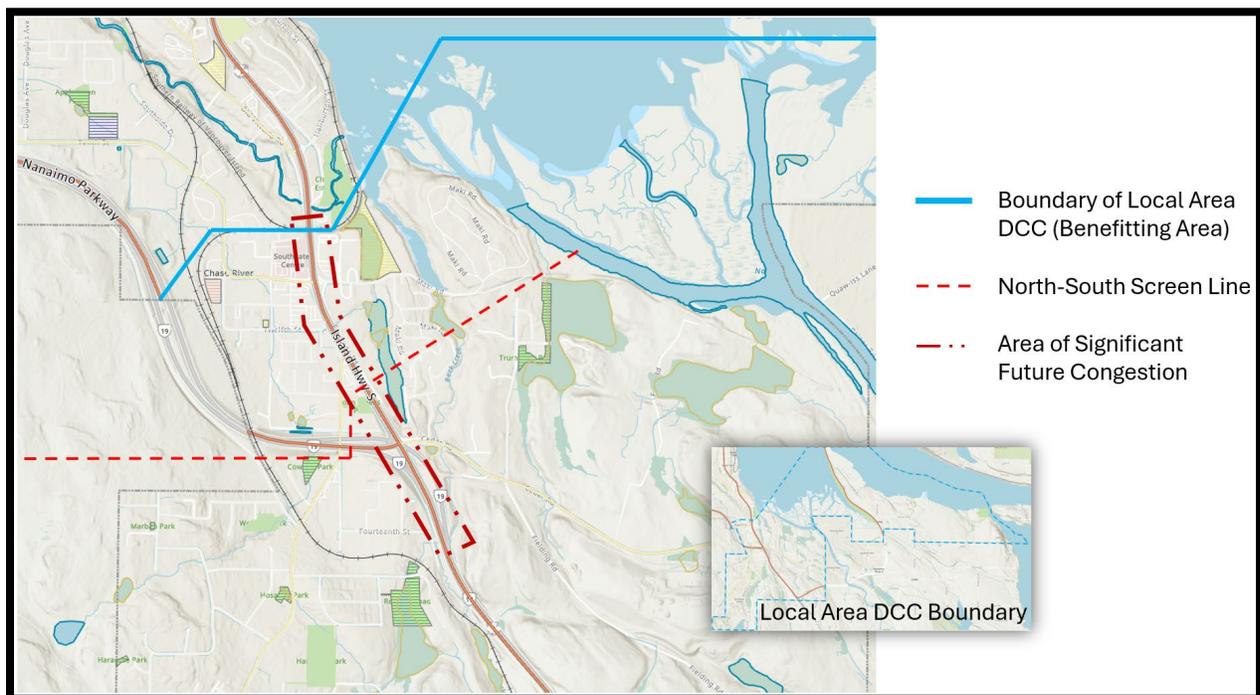


Figure 1 South End Transportation DCC Area

Consideration has been given to adding auxiliary lanes at each of the three intersections; Cedar Road, Cranberry Avenue, and Tenth Street/Maki Road; however, this does not create sufficient capacity to alleviate the inevitable congestion. Instead, the most effective solution is to construct a new bypass—the Maki-Fielding Connector—linking Cedar Road to the TCH, similar to the recent Midtown Gateway project. Given that the system failure is primarily driven by localized traffic demand, Staff suggest a local area DCC to ensure the costs are borne by the developments generating the demand, rather than by the broader development community.

DCC and ACC Economic Impact & Assist Factor

The enabling legislation requires a municipality to include an “assist factor” in DCC and ACC rate calculations. The assist factor reduces the amount charged to developers; however, the revenue is still needed. The City currently funds the assist factor from the General, Sewer and Water Asset Management Reserve Funds which are funded by general taxation, and water and sewer user fees. The minimum allowable assist factor is 1%; a municipality can increase that at its discretion. Historically, Nanaimo has used a 1% assist factor for most categories, with water supply set at 25%. Council can choose any assist factor between 1% and 100%; however, there are significant financial implications that need to be considered. The options presented below include assist factors that mimic Council’s previous choice, with some options for the new categories included (RCMP and Fire Protection). Council can change the assist factor as desired independently of other factors.

DCC and ACC Waivers and Reductions

The LGA allows the City to offer a DCC and/or ACC waiver or reduction for the following categories:

- not-for-profit rental housing, including supportive living housing;
- for-profit affordable rental housing;
- a subdivision of small lots that is designed to result in low greenhouse gas emissions;
- a development that is designed to result in a low environmental impact.

The current DCC bylaw includes a 50% reduction on DCCs for eligible not-for-profit housing. Although this reduction appears to be achieving the desired effect, it is best practice to separate waivers and reductions from the actual DCC bylaw. With that, Staff propose to remove the reduction component from the next bylaw and prepare a separate policy for Council’s consideration. This will make it more straightforward to amend and adjust the waivers and reductions to ensure they continue to achieve the desired result.

DCC and ACC Rate Options

To simplify matters, three scenarios with rate options have been packaged up for Council’s consideration and summarized below. More information about the scenario rate options and proposed DCC and ACC programs can be found in Attachment B - DCC Background Report, and Attachment C - ACC Background Report.

Scenario 1 (Full Infrastructure Program)

- Includes all growth driven required infrastructure projects.
- Maintains current assist factors: 1% generally, 25% Water, 25% for RCMP.
- Offers the most comprehensive response to growth pressures.
- **Note:** Even with full investment, service levels may still decline in some areas (e.g., transportation).

The rates would look like:

Land Use	Unit of Charge	Total DCC	Total ACC	Grand Total (DCC + ACC)
Low Density Residential	per lot/unit	\$52,695.26	\$5,278.43	\$57,973.70
Medium Density Residential	per unit	\$29,372.85	\$3,591.83	\$32,964.68
High Density Residential	per unit	\$21,824.34	\$2,186.33	\$24,010.68
Commercial	per m ² GFA*	\$246.56	\$3.44	\$249.99
Industrial	per m ² GFA	\$82.15	\$1.41	\$83.56
Institutional	per m ² GFA	\$246.56	\$3.44	\$249.99

*Gross Floor Area

Scenario 2 (Moderate Investment) Recommended Scenario

- Includes Priority 1 and Priority 2 projects for Transportation, Parks, and Amenities.
- Maintains existing assist factors: 1% generally, 25% Water, RCMP set to 25%.
- Balances service delivery and affordability.

The rates would look like:

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

Scenario 3 (Minimum Cost Option)

- Includes only Priority 1 projects for Transportation and Parks.
- Assist factors: 1% generally, 25% for Water, 50% for RCMP.
- Limits the City's ability to meet future infrastructure needs.

The rates would look like:

Land Use	Unit of Charge	Total DCC	Total ACC	Grand Total (DCC + ACC)
Low Density Residential	per lot/unit	\$33,038.17	\$5,278.43	\$38,316.61
Medium Density Residential	per unit	\$19,771.89	\$3,591.83	\$23,363.73
High Density Residential	per unit	\$13,458.07	\$2,186.33	\$15,644.40
Commercial	per m ² GFA*	\$129.11	\$3.44	\$132.55
Industrial	per m ² GFA	\$46.71	\$1.41	\$48.12
Institutional	per m ² GFA	\$129.11	\$3.44	\$132.55

*Gross Floor Area

Scenario 1 would be ideal and would include all the projects that are deemed necessary to support the growing community. While this option includes the full project lists, areas such as transportation will still experience reductions in levels of service and congestion. It is not deemed financially viable or practicable to build larger roads to maintain the current level of service. Even with this, the most costly option, the community can expect reductions in the level of service over time.

Scenario 2 includes the most critical infrastructure, and Staff believe presents a reasonable balance between level of service for the community and affordability. **This is the Scenario that Staff are recommending.**

Scenario 3 is included as an extreme option to provide Council with a lowest cost alternative. Choosing this scenario will severely limit the amount of Transportation and Parks infrastructure that can be brought online.

Over many years, infrastructure costs have increased faster than the Consumer Price Index (CPI), which is putting increased cost pressures on housing and development. The City has very little it can do to influence the cost of the basic infrastructure; however, without it, it may not be possible to support growth, eventually bottlenecks will be reached and funding to resolve them will likely not be available. To help understand the impact of the rates to development, an economic impact assessment is proposed and included with the engagement materials as part of the consultation. This assessment will include a financial analysis on development to determine viability of typical developments and ability to absorb the new rates.

Next Steps

Should Council select a preferred Scenario, Staff will proceed with public consultation as outlined in Attachment D – Communications Plan. Following engagement, a new DCC bylaw, Fire Protection Reserve Fund bylaw, Police Reserve Fund bylaw, ACC bylaw, ACC Reserve Fund bylaw, and Waivers and Reductions bylaw along with a “What we heard report”, will be presented for Council’s consideration. Provincial approval is required before final adoption of the DCC bylaw. |

OPTIONS

1. |That the Governance and Priorities Committee recommend to Council:
 1. One of the rate tier / assist factor Scenarios for the Development Cost Charge (DCC) update, and Amenity Cost Charge (ACC) program;
 2. To 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 Charges Reserve Fund bylaws ;
 - d. Preparation of an ACC bylaw and an ACC Reserve Fund bylaw;
 - e. Preparation of a Local Area Transportation DCC for South Nanaimo Transportation Development Cost Charge Reserve Fund; 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. To allocate \$125,000 from the Special Initiatives Reserve to fund additional consultant work to support the economic impact assessment.
 - The advantages of this option: This selection moves the City towards an update to the DCC bylaw that will bring in additional revenue to build needed infrastructure. An ACC bylaw will allow for growth related capital improvements at Beban Park, the Stadium District, and for a new community facility in the South End Urban Centre.
 - The disadvantages of this selection: The new rates will be an added cost for development that may have an impact on growth in the short term.
 - Financial Implications: The Special Initiative has uncommitted funds of \$4,144,259 which includes \$4,000,000 allocated from 2024 surplus for a Council priority project(s). Allocating \$125,000 from the reserve will still leave the full \$4,000,000 available for Council to allocate to a priority project(s). If approved, the 2025 - 2029 Financial Plan will be amended to reflect the allocation. |

SUMMARY POINTS

- The City collects Development Cost Charges (DCCs) to help fund new infrastructure needed to support growth.
- 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 needed infrastructure; thus, the City is in the process of updating the DCC rates.
- Similar to DCCs, Amenity Cost Charges (ACCs) will allow the City to impose a charge at the time of development to pay for the growth-related capital costs of improvements at Beban Park, the Stadium District, and for a community centre in the South End Urban Centre.
- The proposed new DCC and ACC rates chosen by Council will be presented as part of public engagement prior to bylaw consideration.

ATTACHMENTS:

ATTACHMENT A - ACC Decision Matrix
ATTACHMENT B - DCC Background Report
ATTACHMENT C - ACC Background Report
ATTACHMENT D - Communications Plan
ATTACHMENT E - Presentation

Submitted by:

Poul Rosen
Director, Engineering

Lisa Brinkman
Manager, Community Planning

Wendy Fulla
Director, Finance

Concurrence by:

Poul Rosen
Director, Engineering

Jeremy Holm
Director, Planning and Development

Laura Mercer
General Manager, Corporate Services

Bill Sims
General Manager, Engineering and Public Works

**ATTACHMENT A TO THE STAFF REPORT TITLED DEVELOPMENT
COST CHARGE BYLAW UPDATE AND AMENITY COST CHARGE
BYLAW DATED JUNE 23, 2025**

ACC Decision Matrix

[https://pub-
nanaimo.escribemeetings.com/filestream.ashx?DocumentId=59041](https://pub-nanaimo.escribemeetings.com/filestream.ashx?DocumentId=59041)

**ATTACHMENT B TO THE STAFF REPORT TITLED DEVELOPMENT
COST CHARGE BYLAW UPDATE AND AMENITY COST CHARGE
BYLAW DATED JUNE 23, 2025**

DCC Background Report

[https://pub-
nanaimo.escribemeetings.com/filestream.ashx?DocumentId=59042](https://pub-nanaimo.escribemeetings.com/filestream.ashx?DocumentId=59042)

**ATTACHMENT C TO THE STAFF REPORT TITLED DEVELOPMENT
COST CHARGE BYLAW UPDATE AND AMENITY COST CHARGE
BYLAW DATED JUNE 23, 2025**

ACC Background Report

[https://pub-
nanaimo.escribemeetings.com/filestream.ashx?DocumentId=59043](https://pub-nanaimo.escribemeetings.com/filestream.ashx?DocumentId=59043)

**ATTACHMENT D TO THE STAFF REPORT TITLED DEVELOPMENT
COST CHARGE BYLAW UPDATE AND AMENITY COST CHARGE
BYLAW DATED JUNE 23, 2025**

Communications Plan

[https://pub-
nanaimo.escribemeetings.com/filestream.ashx?DocumentId=59044](https://pub-nanaimo.escribemeetings.com/filestream.ashx?DocumentId=59044)

**ATTACHMENT E TO THE STAFF REPORT TITLED DEVELOPMENT
COST CHARGE BYLAW UPDATE AND AMENITY COST CHARGE
BYLAW DATED JUNE 23, 2025**

Presentation

[https://pub-
nanaimo.escribemeetings.com/filestream.ashx?DocumentId=59045](https://pub-nanaimo.escribemeetings.com/filestream.ashx?DocumentId=59045)

SUBJECT: City of Nanaimo ACCs and DCCs: Engagement Summary
DATE: November 14, 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.

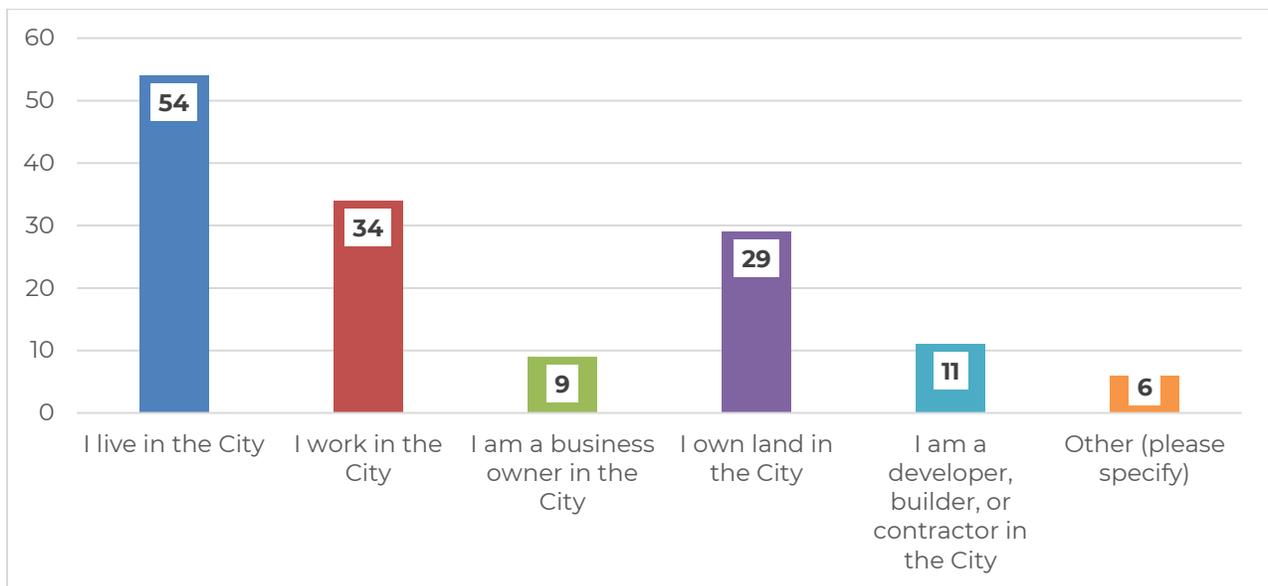
Results from the close-ended survey questions are included in **Section 3.1**. General themes from the open-ended survey response section are outlined in **Section 3.2**. All survey questions are included in **Appendix A** and the fulsome transcript of responses received is provided in **Appendix B**. 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.

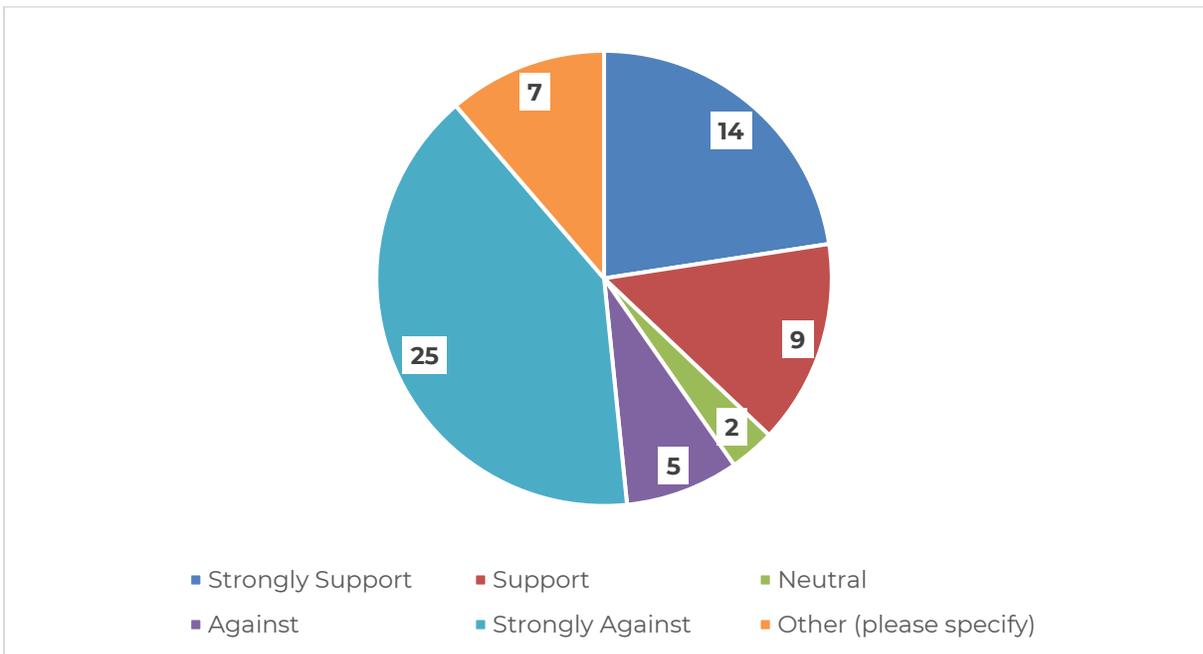
3.1.1 Survey Question 1: What is your connection to the City of Nanaimo?



Note that respondents could select multiple options for this question, 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?

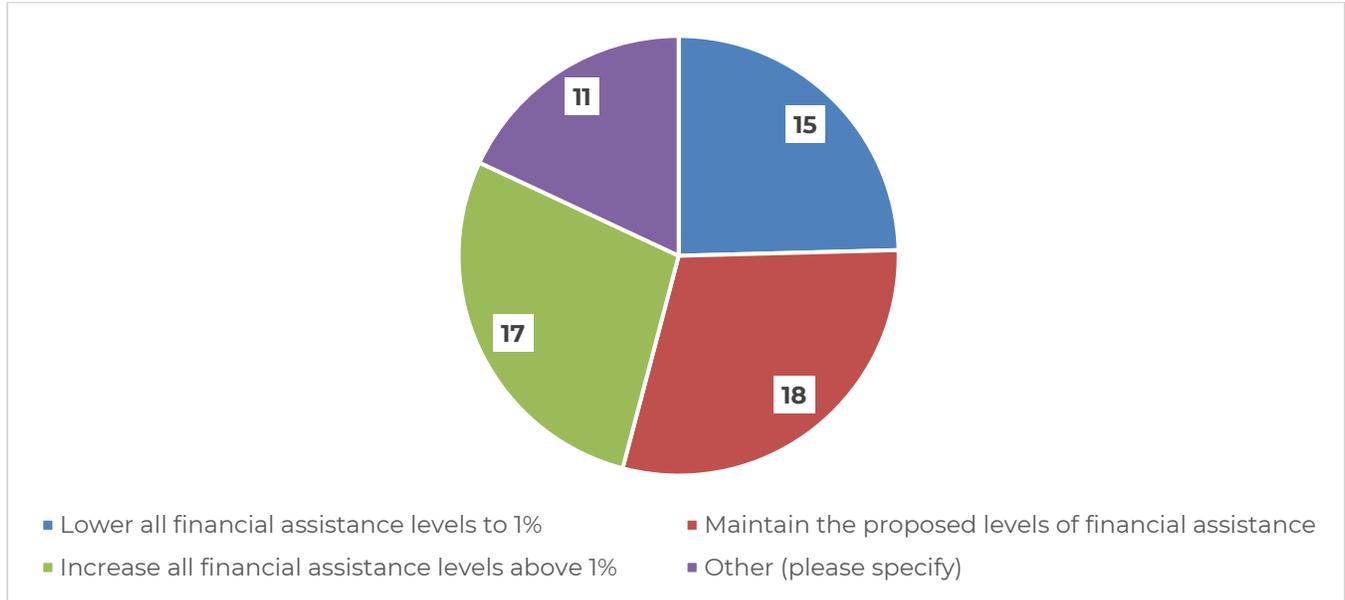


All survey respondents (62) answered this question. A total of 30 respondents (48%) either were against (5 respondents, 8%) or strongly against (25 respondents, 40%) the proposed DCC increase. 23 respondents (38%) either strongly supported (23%) or supported (15%) the proposed rate increase. 2 respondents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

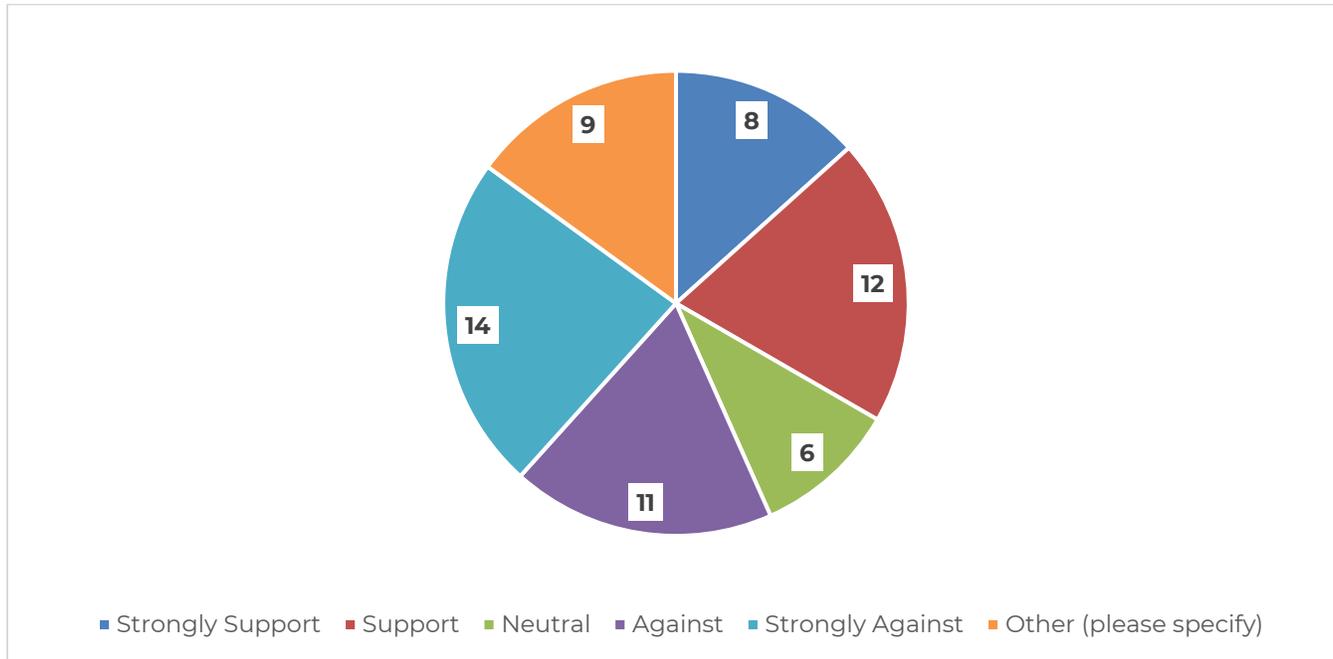


61 of 62 respondents answered this question (98%). Of the responses received, most (18 respondents, 30%) indicated their support for maintaining the proposed levels of financial assistance. The next most-selected response was to increase all financial assistance levels above 1% (17 respondents, 28%),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

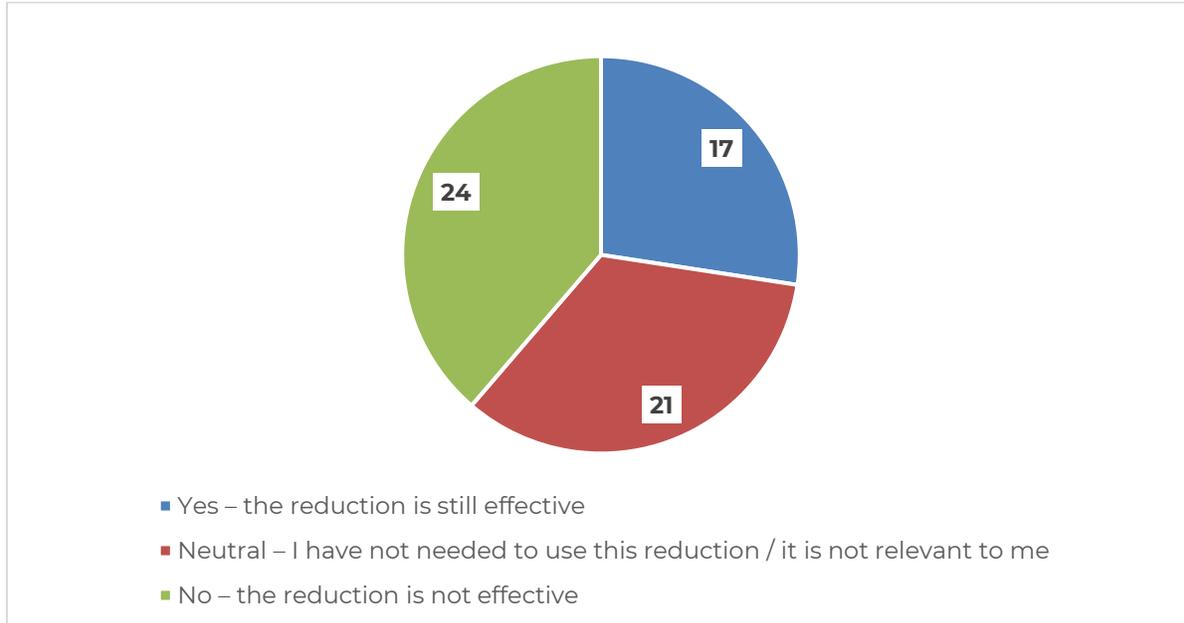


60 individual responses were received for this question (97%). 25 respondents (41%) indicated they were either against (11 respondents; 18%) or strongly against (14 respondents; 23%) the gradual phase-in of DCC and ACC rates over an extended period of time. 20 respondents (33%) either supported (12 respondents;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

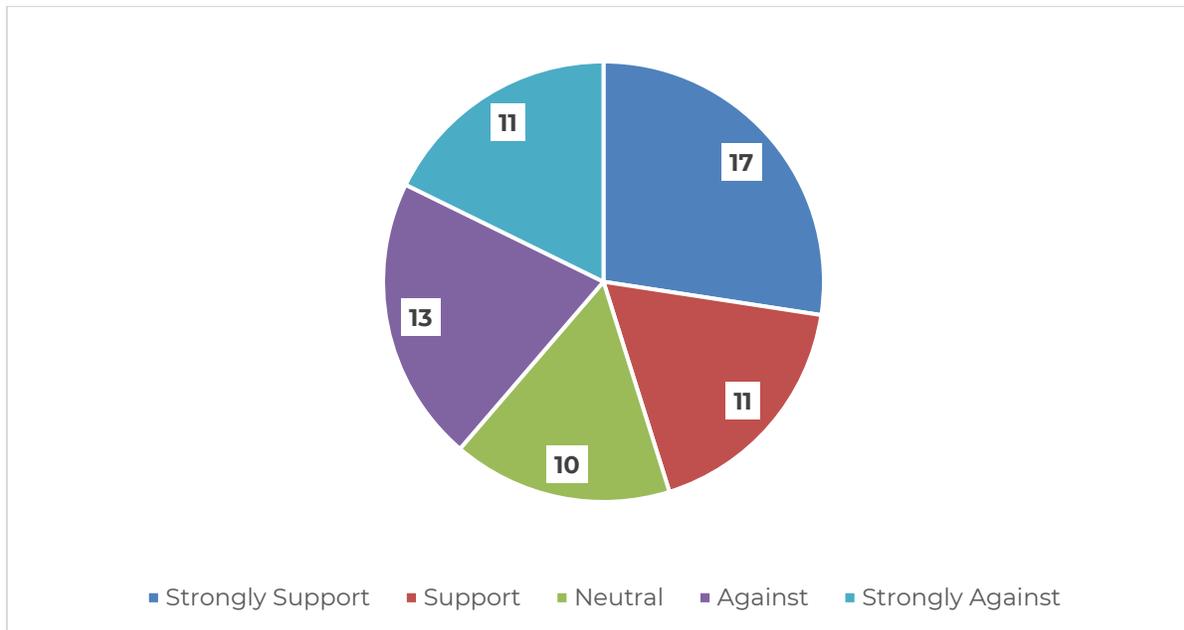
- Support for phasing in DCCs and ACCs over a period of at least 4 years, with the City funding the difference (either through other revenue sources, or by using already-collected DCC funds);
- Support for phasing in the DCC rates, but a desire to see the rates lowered;
- A phase-in may not be helpful, 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?



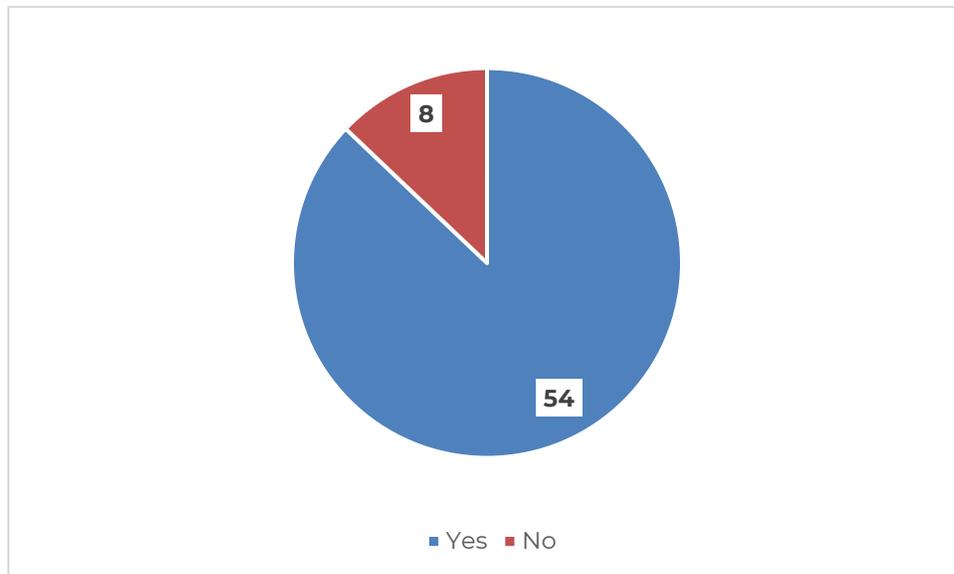
All 62 individual survey respondents answered this question. Of the 62 responses received, 24 respondents (39%) indicated that the reduction is not effective. 21 (34%) indicated that they are neutral, with the reduction either not used by them, or not being relevant. 17 respondents (27%) selected that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



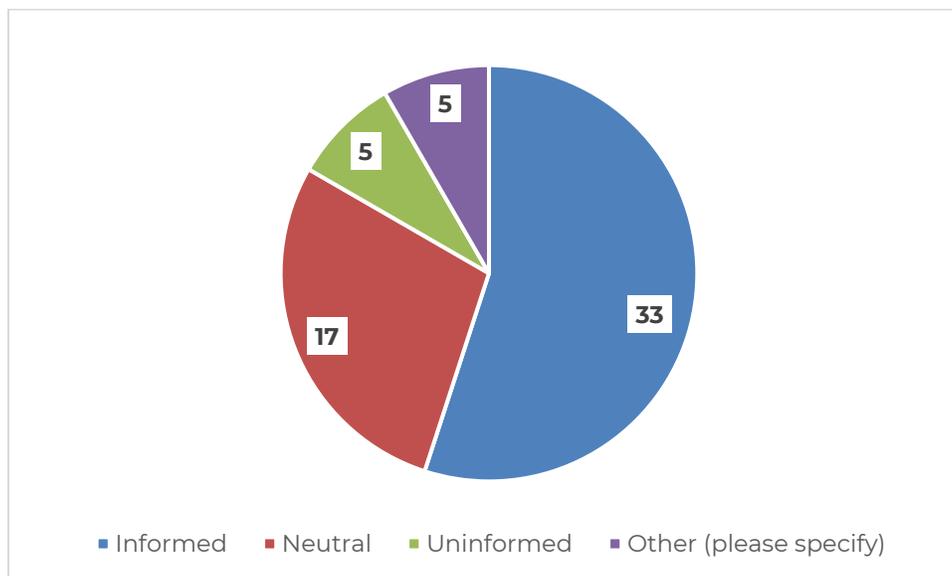
All 62 survey respondents answered this question, with 28 (45%) indicating either their strong support (17 respondents; 27%) or support (11 respondents; 18%) for waivers or reductions on eligible developments. 24 respondents (39%) selected they were either strongly against (11 respondents; 18%) or against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

DATE: November 14, 2025

FILE: 1296.0105.02

PAGE: 11 of 13

SUBJECT: City of Nanaimo ACCs and DCCs: Engagement Summary

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!

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 ² GFA*	\$179.67
Industrial	per m ² GFA	\$62.08
Institutional	per m ² 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.

DATE: November 14, 2025

FILE: 1296.0105.02

PAGE: 12 of 13

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.

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 [REDACTED]. Hiring freeze and performance evaluations should be conducted. DOGE!

Note: comment has been redacted due to inappropriate content.

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

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

DATE: November 14, 2025

FILE: 1296.0105.02

PAGE: 13 of 13

SUBJECT: City of Nanaimo ACCs and DCCs: Engagement Summary

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



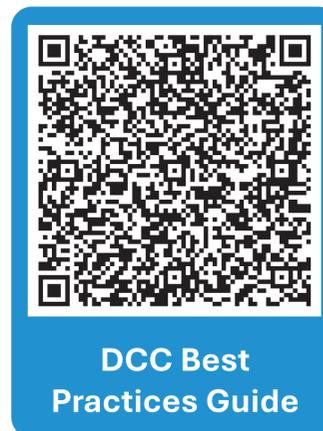
Survey

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)**

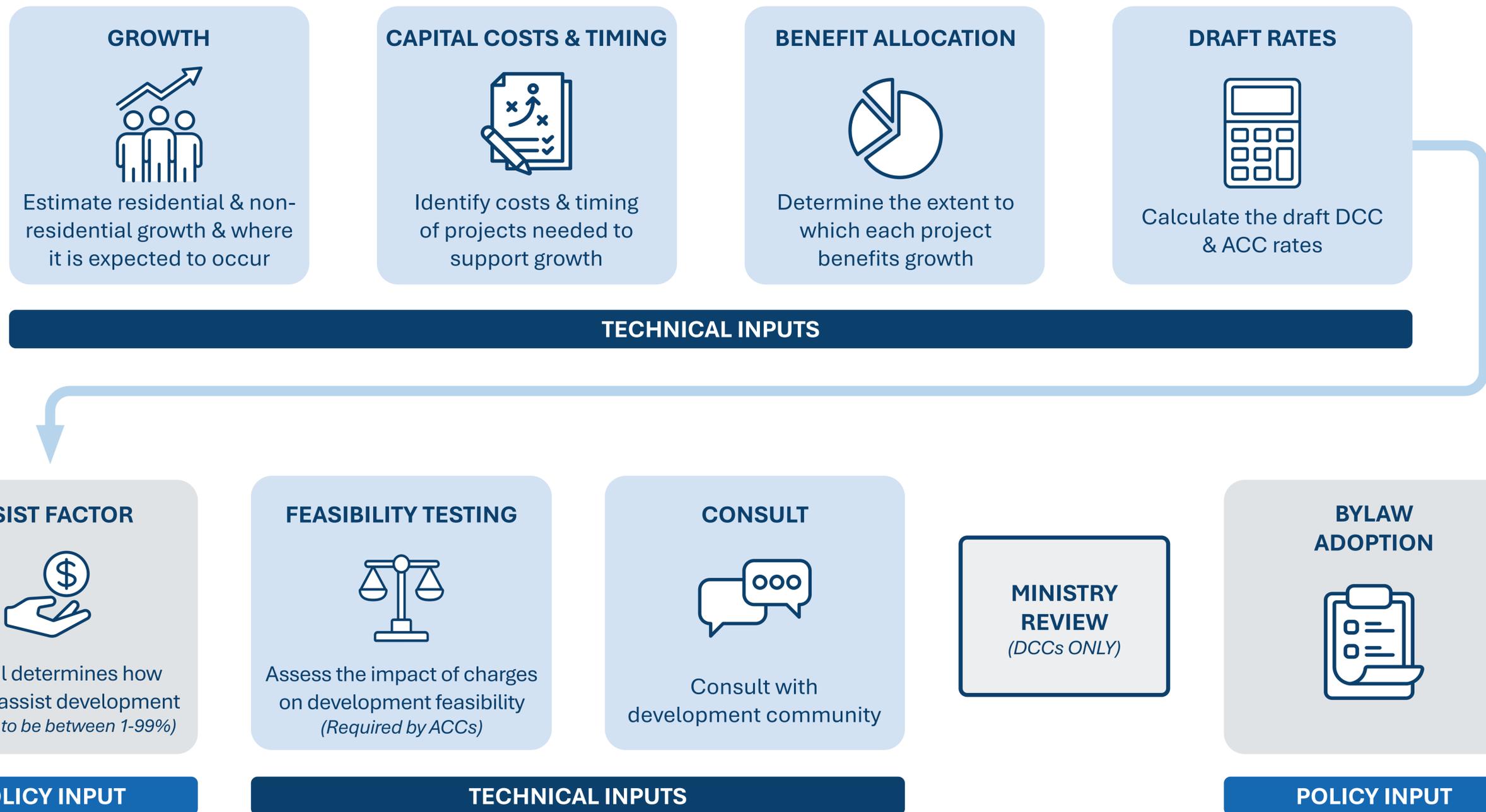
ACCs

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

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



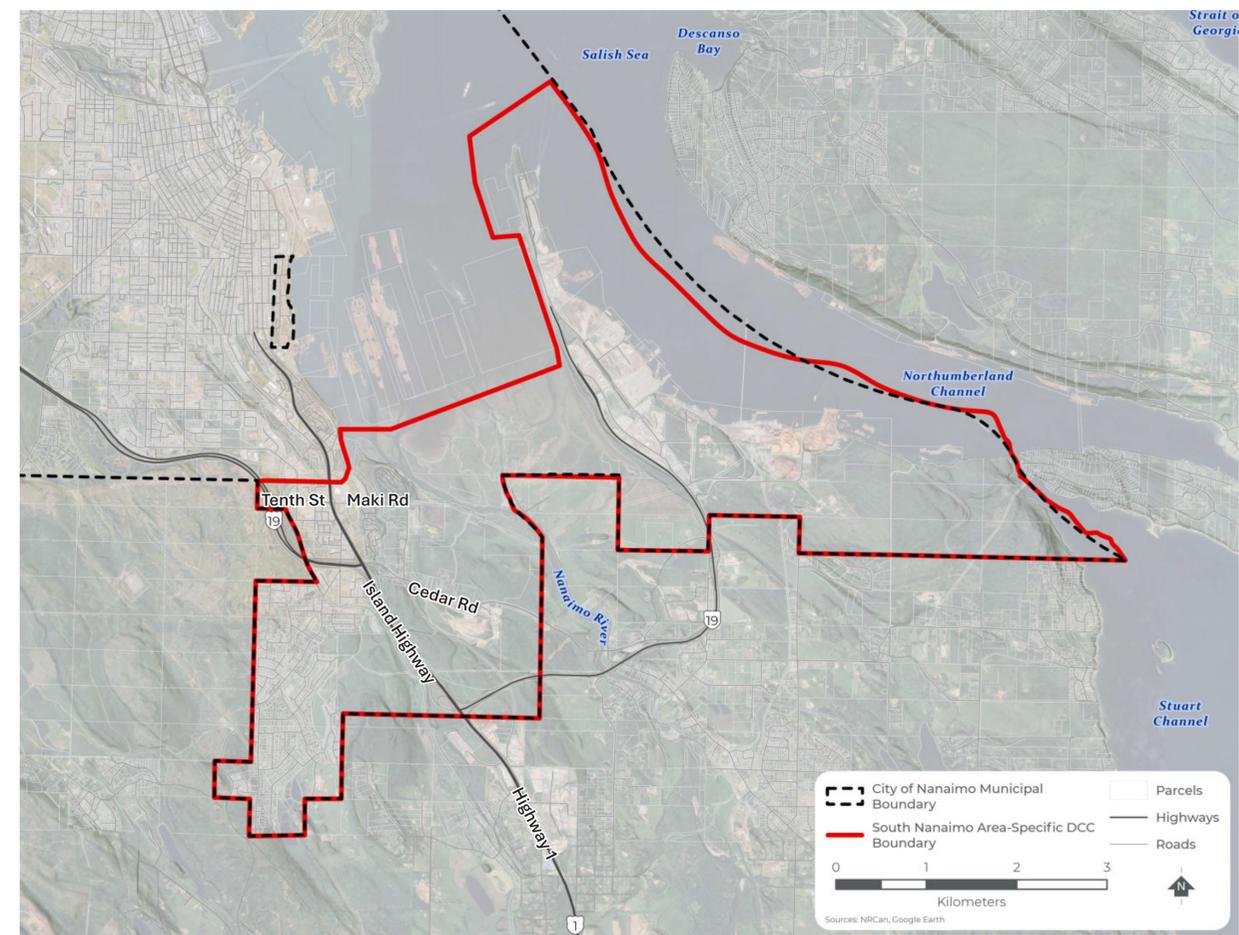
DCC and ACC Rate Calculation



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

Notes:

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

*GFA = Gross Floor Area

Proposed ACC Rates



Program Amenities (Endorsed by Council)

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



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

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

Proposed Area-Specific DCC Rates



Land Use	Unit of Charge	Proposed Area-Specific Transportation DCC Rate
Low Density Residential	per lot/dwelling unit	\$5,520.21
Medium Density Residential	per unit	\$2,512.65
High Density Residential	per unit	\$2,360.37
Commercial	per m ² Gross Floor Area (GFA)	\$38.07
Industrial	per m ² GFA	\$11.42
Institutional	per m ² GFA	\$38.07

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



URBAN SYSTEMS MEMORANDUM

DATE: October 3, 2025 FILE: 1296.0105.02 PAGE: 1 of 14
 SUBJECT: City of Nanaimo - Development Financial Feasibility Analysis DCC Update and ACC Bylaw

DATE: October 3, 2025
 FILE: 1296.0105.02
 SUBJECT: City of Nanaimo - Development Financial Feasibility Analysis DCC Update and ACC Bylaw

1.0 INTRODUCTION

The City of Nanaimo is currently in the process of updating its Development Cost Charge (DCC) Bylaw and developing a new Amenity Cost Charge (ACC) Bylaw. The updated Development Cost Charges (DCCs) and Amenity Cost Charges (ACCs) will be applied to new development in the City of Nanaimo to help pay for new infrastructure and amenities needed to support community growth.

To understand the impacts of the proposed draft DCCs and ACCs rates on development viability a development financial feasibility analysis was completed. This memorandum summarizes this analysis, which includes numerous case study pro forma analyses for multiple residential typologies to evaluate the broad impact of new DCC and ACC rates on development.

2.0 PROPOSED NEW DCC AND ACC RATES

The impact of the proposed ACC and DCC fees is evaluated based on a comparison of development viability under the following two scenarios:

1. **Current Rates:** Development viability under current DCC rates
Proposed Rates: Development viability under proposed combined draft DCC and ACC rates

Table 1 (below) summarizes the original and proposed Development Cost Charge (DCC) rates for City of Nanaimo.

Table 1 Current and Proposed Development Cost Charge (DCC) Rates for City of Nanaimo¹

Current City DCC Rates ¹		Proposed City DCC Rates ¹	
Single-family Dwelling	\$14,862 / lot	Low Density Residential (e.g. Single-family, Duplex)	\$42,887.3 / unit
Multi-family Dwelling	\$89.1 / sq. m. Gross Floor Area (GFA) ²	Medium Density Residential (e.g. Townhouse)	\$24,881.5 / unit
		High Density Residential (e.g. Apartment)	\$17,632.2 / unit

¹ Not including Regional District of Nanaimo Sanitary Development Cost Charge (DCC) Rates

² Drainage DCC not included.

Commercial	\$77.4 / sq. m. Gross Floor Area (GFA)	Commercial	\$178.5 / sq. m. Gross Floor Area (GFA)
Industrial	\$19.8 / sq. m. Gross Floor Area (GFA)	Industrial	\$61.6 / sq. m. Gross Floor Area (GFA)

Table 2 (below) summarizes the proposed Amenity Cost Charge (ACC) rates for City of Nanaimo.

Table 2 Proposed Amenity Cost Charge (ACC) Rates for City of Nanaimo

	Proposed ACC Rates
Low Density Residential	\$5,278.43 / unit
Medium Density Residential	\$3,591.83 / unit
High Density Residential	\$2,186.33 / unit
Commercial	\$3.44 / sq. m. Gross Floor Area (GFA)
Industrial	\$1.41 / sq. m. Gross Floor Area (GFA)

3.0 APPROACH

Case study pro forma analyses were prepared for residential typologies, including single-family, Small-Scale Multi-Unit Housing (SSMUH), townhouse, apartment, mixed-use apartment; as well as non-residential typologies including commercial and industrial development.

3.1 CASE STUDY SITE SELECTION

For most typologies except Small-Scale Multi-Unit Housing (SSMUH), the economic testing is conducted using case study sites representing different geographic sub-areas in the City. The case study site selection for the typologies is based on discussion with the City of Nanaimo for financial feasibility analysis testing with reference to location of potential future development across the City. At some sites (indicated below), the financial feasibility tests are run using a hypothetical 1-acre portion of a larger parcel, to reflect the development economics of a more plausible development phase that could be undertaken on a larger parcel of land.

The residential parking ratios are derived based on the current City of Nanaimo’s Off-Street Parking Bylaw. It is understood that the City has removed off-street parking requirements in Downtown Nanaimo. For sites in Downtown, the parking ratio is based on estimated market demand for residential parking. For others, the parking ratio is based on required parking as in the Off-Street Parking bylaw.

Details of the case study sites, and the associated typologies tested on these sites, are indicated in Table 3 (below).

URBAN SYSTEMS MEMORANDUM

DATE: October 3, 2025

FILE: 1296.0105.02

PAGE: 3 of 14

SUBJECT: City of Nanaimo - Development Financial Feasibility Analysis DCC Update and ACC Bylaw

Table 3 Case Study Test Site Parameters

Site	Geographical Location	OCP Designation	Typology Tested	Residential Parking Ratio	Lot Size (sq. ft.)	Land price per acre
Residential						
1	Downtown	Primary Urban Centre	<ul style="list-style-type: none"> 24-storey mixed-use apartment 	0.8 ³	23,573	\$4.79M
2*	South Gate/ Chase River	Secondary Urban Centre	<ul style="list-style-type: none"> 6-storey apartment Single Family Townhouse 	1.2 for single-family 1.7 for multi-family	43,560	\$182K
3*	Diver Lake	Neighbourhood	<ul style="list-style-type: none"> Townhouse 	1.5	43,560	\$536K
4*	Pleasant Valley & Brannen Lake	Residential Corridor	<ul style="list-style-type: none"> 6-storey apartment 	1.2	43,560	\$516K
5*	Long Lake North Island Hwy	Mixed-Use Corridor	<ul style="list-style-type: none"> 6-storey mixed-use 	1.3	43,560	\$1.86M
6*	Newcastle	Waterfront	<ul style="list-style-type: none"> 12-storey mixed-use apartment 	1.5	43,560	\$2.05M
Commercial						
7	Departure Bay	Mixed-Use Corridor	<ul style="list-style-type: none"> Commercial 	N/A	15,454	\$1.42M
8	Chase River	Secondary Urban Centre	<ul style="list-style-type: none"> Commercial 	N/A	46,912	\$1.65M
9	Northfield	Light Industrial	<ul style="list-style-type: none"> Industrial 	N/A	137,738	\$1.36M

*Site development has been modelled on the 1-acre portion of the site.

³ Based on estimated market demand for residential parking due to removal of off-site parking requirement in Downtown area as of July 2025.

3.2 SMALL-SCALE MULTI-UNIT HOUSING ARCHETYPAL LOT DEFINITION

For the Small-Scale Multi-Unit Housing (SSMUH) financial analysis, scenarios were tested for the following SSMUH zones in the City:

- R5 - Three and Four Unit Residential
- R14 – Old City Low Density (Fourplex) Residential

To establish appropriate case study parcels, a GIS analysis was undertaken to identify both the distribution of SSMUH-eligible lots, and their typical parcel characteristics within the two SSMUH zones. In undertaking this analysis, we focused on the sub-set of lots with an improvement value of ratio of less than 25% owing to their greater likelihood of redevelopment for SSMUH.

Based on a review of lot sizes and average price per acre by zone, the following lot sizes have been established for the purposes of case study financial analysis, as shown in Table 4 (below). From the review, the most prevalent lot size and larger lot size were chosen as case studies based on the distribution of lots across the zones.

The lot price is established based on BC Assessment data associated with SSMUH-eligible lots to estimate what such lots would likely transact for if a developer were seeking to buy a lot to construct a SSMUH-unit project. For the archetypal lots in R5 zone, a lower land price estimate is created additionally to reflect the possibility of SSMUH development in some of the areas with lower land value in the City.

The analysis in this report tests on the viability of duplex with secondary suites development from a developer perspective for both R5 and R14. While the R14 zoning allows for quadplex with four dwelling units, it is expected that the duplex development is likely to be more prevalent for SSMUH development across the City based on market observations.

Table 4: SSMUH Case Study Lots

	Archetypal Lot	Development Typology	Lot Size (sq. ft.)	Price Per Acre
R5 Zone	Archetypal Lot 1, Mid Land Price	Duplex with secondary suites	6,674	\$3.14M
	Archetypal Lot 1, Low Land Price			\$2.32M
	Archetypal Lot 2, Mid Land Price		10,549	\$2.30M
	Archetypal Lot 2, Low Land Price			\$1.90M
R14 Zone	Archetypal Lot 3, Mid Land Price		7,341	\$3.32M
	Archetypal Lot 4, Mid Land Price		8,181	\$2.41M

3.3 FINANCIAL MODEL ASSUMPTIONS

3.3.1 Revenue Assumption

The financial model uses assumptions that are informed through recent developments data (NHS Live), interviews with developers, MLS listings. Based on data gathered, our interpretation of market dynamics, we have assumed the following pricing:

Residential

- Single family: \$970,000 / single family home assuming an average unit size of 2,500 square feet
- SSMUH (Duplex with secondary suite): \$790,000 / unit (or \$343 per square foot assuming average unit size of 2,300 square feet)
- Townhouse: \$585,000 / unit (or \$450 per square foot, assuming average unit size of 1,300 square feet)
- Wood frame apartment condo: \$585 per square foot (assuming average unit size of 770 square feet)
- Concrete apartment condo: \$644 per square foot (assuming average unit size of 770 square feet)

Commercial/Industrial

- Commercial: Lease rate at \$29 per square foot, cap rate of 6.00%
- Industrial: Lease rate at \$23 per square foot, cap rate of 6.00%

3.3.2 Construction Costs

Hard construction costs have been broken out by above vs below grade components. The figures quoted below are inclusive of all hard cost components exclusive of construction management fees, including:

- Above and below grade on-site hard costs
- Landscaping
- Site servicing
- Demolition
- Contingency

Costs are based on interviews with selected developers as well as 2025 Altus Cost Guide. The hard cost for each of the typologies are listed as follows:

- Concrete mixed-use apartment: \$466-\$521 per square foot, varying by parking ratios
- Wood frame apartment: \$348 per square foot
- Townhouse: \$273-\$277 per square foot
- Small Scale Multi-Unit Housing (SSMUH): \$260-\$266 per square foot
- Commercial: Approximately \$315 per square foot
- Industrial: Approximately \$215 per square foot

Hard cost includes the following:

- At-grade building cost per respective typology
- Parking structure cost:
 - Underground parking: \$64,000 per stall
 - Surface parking: \$10,000 per stall
- Demolition cost: \$25 per square foot of existing building structure
 - For Small-Scale Multi-Unit Housing (SSMUH) scenarios, an estimated existing structure of 850 to 1,000 square feet (sq. ft.) are assumed to be removed.
- Site- servicing cost: Approximately \$300K per acre
- 5% hard cost contingency is included.

Soft costs are captured as follows:

- Architects, engineers, consultants and construction management:
 - Single-family, Townhouse, Apartment, Commercial and Industrial: 8.0% of hard costs
 - Small Scale Multi-Unit Housing (SSMUH): 13.0% of hard costs
- Development management: 4.0% of hard costs
- Marketing and commission of strata sale:
 - Single-family, Townhouse, Apartment, Commercial and Industrial: 2.0% of gross revenue
 - Small Scale Multi-Unit Housing (SSMUH): 3.0% of gross revenue
- Municipal permit fees and charges per current bylaws
- 5% soft cost contingency is included.

3.3.3 Construction Financing Rates

- For most development (except SSMUH development),
 - Land loan: Annual interest rate of 5.95%, with a loan-to-value ratio of 50%
 - Construction loan: Annual interest rate of 5.95%, with a loan-to-value ratio of 75%
- For Small-Scale Multi-Unit Housing (SSMUH) development:
 - Land loan: Annual interest rate of 7.5%, with a loan-to-value ratio of 50%
 - Construction loan: Annual interest rate of 6.0%, with a loan-to-value ratio of 75%

Financing fees at 1% of the cost before financing is also assumed.

4.0 FINANCIAL FEASIBILITY ANALYSIS RESULTS

4.1 PROJECT VIABILITY MEASUREMENT

From a developer perspective, to measure project viability, we consider the following:

- Any scenario that yields a profit on cost margin of **at least 15%** is categorized as being **viable**. These projects likely have some capacity to absorb additional costs without impacting viability.
- Any scenario that generates a project profit on cost of **less than 15% but above 10%** is considered as **“potentially viable”**. While these scenarios may be viable in some cases, these projects would have very limited capacity to absorb additional fees.
- Any scenario generating a profit on cost margin of **less than 10%** is categorized as **not likely viable**. In these scenarios, there is no financial capacity to absorb new costs, in the absence of other cost savings, or higher prices.

4.2 ANALYSIS RESULTS FOR SINGLE FAMILY HOME DEVELOPMENT

Table 5 (below) summarizes the analysis results for the single-family home development case study. The case study assumes a 1-acre subdivision development for single-family homes, each with a home size of 2,500 square feet (sq. ft.) on a 5,380 square feet lot.

Table 5 Summary of Financial Analysis for Single Family Home Case Studies

Site	OCP Designation	Typology Tested	Land Size (sq. ft.)	Land Price per Acre	FSR	Is Project Viable at Existing DCC Rates?	Is project viable under proposed DCC + ACC Rates?	Change in profit margin
2	Secondary Urban Centre	Single Family	43,560	\$182K	0.43	Not likely	Not likely	-2%

The analysis indicated that under both current DCC regime, and the proposed new DCC + ACC regime, single family development is not currently showing financial viability. The proposed changes to DCCs and ACCs are estimated to reduce the project profit margin by 2%, however this reduction is beginning from a starting point of projects already showing well below 10% return on cost. This is in spite of relatively low per-acre land pricing. The present market context for achievable prices, vs. prevailing costs of construction, is simply misaligned, and unlikely to yield new projects until such time as fundamental macro-economic conditions improve (i.e., lower costs, higher revenues, or both).

4.3 ANALYSIS RESULTS FOR SMALL SCALE MULTI-UNIT HOUSING (SSMUH)

Table 6 (below) summarizes the analysis results for small scale multi-unit housing (SSMUH) based on testing of development of new duplex with secondary suites.

Table 6 Summary of Financial Analysis for Small Scale Multi-Unit Housing (SSMUH) Case Studies

Typology	Typology Tested	Lot Size (sq.ft.)	Land Price per Acre	Is Project Viable at Existing DCC Rates?	Is project viable under proposed DCC + ACC Rates?	Change in profit margin
Archetypal Lot 1, Mid Price	Duplex with Secondary Suites	6,674	\$3.14M	Not likely	Not likely	-2%
Archetypal Lot 1, Low Price		6,674	\$2.32M	Not likely	Not likely	-3%
Archetypal Lot 2, Mid Price		10,549	\$2.30M	Not likely	Not likely	-2%
Archetypal Lot 2, Low Price		10,549	\$1.90M	Not likely	Not likely	-2%
Archetypal Lot 3, Mid Price	Duplex with Secondary Suites	7,341	\$3.32M	Not likely	Not likely	-2%
Archetypal Lot 4, Mid Price		8,181	\$2.41M	Not likely	Not likely	-2%

The financial analysis results for suited duplexes are showing that, regardless of whether analysis is conducted under prevailing or proposed DCC/ACC rate structures, this development form is not currently viable at prevailing land prices. Notwithstanding this baseline non-viability, the new DCCs/ACCs do have a fairly significant overall impact on profit margin, with decreases of 2 to 3%.

The non-viability of SSMUH case studies is consistent with analysis results for many other communities in BC. The achievable market revenues for this form are simply not high enough to offset the combined costs of construction and lot acquisition. This is not to say that no development of this form will occur; it simply indicates that the most likely use case for this type of construction is not one driven by typical developer return metrics. SSMUH development may, for instance, gain momentum as a housing alternative for either existing landowners looking to create housing options for themselves and other family members, or those looking to build homes for their own use and partially offset some of their costs through sale or rent of other units.

4.4 ANALYSIS RESULTS FOR TOWNHOUSE

For townhouses, two different cases were tested with strata tenures. The first case study is in the South Gate/Chase River neighbourhood, which is designated as Secondary Urban Centre in the OCP. The second case study site is in the Diver Lake neighbourhood, which is designated as Neighbourhood in the OCP.

Table 7 summarizes the analysis results for the townhouse case studies in both areas.

Table 7 Summary of Financial Analysis for Townhouse Case Studies

Site	OCP Designation	Typology Tested	Land size (sq. ft.)	Land Price per Acre	FSR	Is Project Viable at Existing DCC Rates?	Is project viable under proposed DCC + ACC Rates?	Change in profit margin
2	Secondary Urban Centre	Townhouse	43,560	\$182K	0.75	Yes	Yes	-3%
3	Neighbourhood	Townhouse	43,560	\$536K	0.75	Yes	Potentially viable	-3%

Results suggest that townhouse development under the prevailing DCC system is viable, with profit margins exceeding 15%, while projects maintain viability (or at least potential viability) after accounting for proposed updated DCCs and new ACC rates. The divergent results for townhouses in comparison to SSMUH is primarily a function of prevailing land costs. Whereas the SSMUH-eligible lots with the greatest likelihood for redevelopment (based on lower improvement values and average lot sizes) still have prohibitively high land pricing for achievable redevelopment, the lands considered for townhouse development have comparatively much lower current land values. This provides both a clearer pathway to move projects forward, and absorb municipally driven costs.

Note, however, that the case study sites and related pro formas developed for townhouse analysis do not incorporate any atypical or outsized offsite costs related to servicing. Further analysis would be required to understand townhouse development viability in areas of Nanaimo (e.g., Sandstone) where developers would face significant costs of servicing as part of subdivision. Any additional costs related to site servicing would decrease profit margins, and reduce the financial capacity of projects to absorb new/higher municipal fees.

4.5 ANALYSIS RESULTS FOR MULTI-FAMILY APARTMENT AND MIXED-USE APARTMENT

For apartment and mixed-use apartments, development for strata residential tenure was tested. For parking, 100% underground parking was assumed for the mixed-use and residential scenarios. Parking ratios were determined based on the City of Nanaimo’s Off-Street Parking Regulations Bylaw.

Table 8 (below) summarizes the results for the apartment and mixed-use case studies.

For concrete mixed-use buildings,

- Analysis indicates that development of this form is **unviable** under both current DCC and proposed DCC/ACC regimes due to high construction costs associated to concrete building development, and insufficiently high market revenue opportunities to offset these costs.

- The typology tested in Case 6 with Waterfront Designation in the Newcastle area, which has a higher parking ratio and lower density (FSR 5.0), has a lower profit margin than Case 1 at a FSR of 7.5 with lower parking ratio in Downtown.
- In both cases, the overall profit margin decreases by 1% under the proposed DCC/ACC regimes when compared against profit margins under the current DCC system.

For wood frame buildings,

- In all cases, the profit margin decreases by 2% to 3% under the proposed DCC/ACC regime, compared against the profit under the current DCC rates.
- For Case Study Site 4, with a lower parking ratio and relatively low land price per acre, the attained profit-on-cost for the development tested on this site falls within the **viable** category under the current DCC regime (>15%), and is reduced to **potentially viable** under the proposed DCC/ACC regime (>10% profit but <15%).
- In two other cases (Case 2 and 5), the profit-on-cost metrics are estimated to be 0% to 3% under the current DCC system, and -2% to 1% under proposed DCC/ACC system, which are expected to be **unviable** for development. For case 2, despite the low land price per acre, the site has the highest parking requirements among all sites tested for apartment or mixed-use typologies, resulting in low profit-on-cost at 3% and 1% under old and new DCC/ACC regimes respectively.

Table 8: Summary of Financial Analysis for Apartment and Mixed-Use Case Studies

Site	OCP Designation	Typology Tested	FSR	Land Size (sq. ft.)	Land Price Per Acre	Residential Parking Ratio (per unit)	Is Project Viable at Existing DCC Rates?	Is project viable under proposed DCC + ACC Rates?	Change in profit margin
1	Primary Urban Centre	24 Storey Apartment Mixed Use	7.50	23,573	\$4.79M	0.8	No	No	-1%
6	Waterfront	12 Storey Mixed Use Apartment	5.00	43,560	\$2.05M	1.5	No	No	-1%
2	Secondary Urban Centre	6 Storey Apartment	2.75	43,560	\$182K	1.7	No	No	-2%
4	Residential Corridor	6 Storey Residential	2.75	43,560	\$516K	1.2	Yes	Potentially Viable	-3%
5	Mixed-Use Corridor	6 Storey Mixed-Use	2.75	43,560	\$1.86M	1.3	No	No	-2%

4.6 ANALYSIS RESULTS FOR COMMERCIAL AND INDUSTRIAL

Table 9(below) summarizes the results for the commercial and industrial development.

Table 9: Summary of Financial Analysis for Commercial and Industrial Case Studies

Site	OCP Designation	Typology Tested	FSR	Land Size (sq. ft.)	Land Price Per Acre	Is Project Viable at Existing DCC Rates?	Is project viable under proposed DCC + ACC Rates?	Change in profit margin
7	Mixed-Use Corridor	Commercial	0.48	15,154	\$1.42M	No	No	-1%
8	Secondary Urban Centre	Commercial	0.48	46,912	\$1.65M	No	No	-1%
9	Light Industrial	Industrial	0.73	137,738	\$1.36M	No	No	-1%

The analysis indicates that for new stand-alone commercial and industrial, current market conditions suggest that new projects are not viable. Overall project margins would be affected by approximately 1% through introduction of new DCC and ACC rates.

4.7 IMPACT OF RESIDENTIAL PARKING REQUIREMENT REDUCTION ON APARTMENT AND MIXED-USE DEVELOPMENT VIABILITY

The City of Nanaimo is currently conducting a Citywide Parking Review, examining off-street parking requirement and curbside demand management. During this process, reduction in residential parking requirements has been proposed.

It is expected that a reduction in parking requirements would have the largest impact on construction costs for apartment and mixed-use developments. The economic analysis in this report also analyzes the impact of the proposed reduction of parking requirements on development viability under the proposed DCC/ACC regimes if the future development follows the proposed reduced minimum parking requirement. The detailed results can be found in Table 10 (below).

In summary, there are improvements in profit-on-cost metrics to varying degrees as a result of varied parking requirements.

- For the concrete 12-storey mixed-use development in Case Study Site 6, while the profit-on-cost metrics continue to indicate non-viability with parking ratios reduced from 1.5 to 1.2, there is an overall improvement to the profit-on-cost of 3%.
- For wood frame apartments,
 - In Case Study Site 2, when the residential parking ratio is reduced by half from 1.7 to 0.8, the profit-on-cost under the proposed DCC/ACC rates is 20% higher than that with current parking requirement; with the site reaching the **viable** threshold with a profit-on-cost of 21%. This is a very significant change to project economics, serving to underscore the prohibitively high cost of underground parking.

- In Case Study Site 4, when the residential parking ratio is reduced from 1.2 to 1.0, the profit-on-cost under the proposed DCC/ACC rates is 4% higher than that with current parking requirement, reaching the **viable** threshold with a profit-on-cost of 17%.
- In Case Study Site 5, when the residential parking ratio is reduced by half from 1.3 to 0.6 while assuming the commercial parking remains constant, the profit-on-cost under the proposed DCC/ACC rates is 12% higher than that with current parking requirement, reaching the **potentially viable** threshold with a profit-on-cost of 10%.
- While the reduction of off-street parking requirement can reduce the cost burden for building additional parking spaces more than the demand, developers may still opt to build more parking than the minimum parking requirement due to various factors, such as buyer or renter demand, ensuring the home product to be competitive, etc. The cost reduction, and thus the improvement in profitability, may therefore be overstated in the points above and table below. Lower parking provision may, for instance, lead slower market uptake for units, or lower achievable unit pricing, thus at least partially negating the cost savings of not providing the parking. Further study would be required to understand the market tipping points for parking provision, and the impact on pricing and absorption.

URBAN SYSTEMS MEMORANDUM

DATE: October 3, 2025

FILE: 1296.0105.02

PAGE: 13 of 14

SUBJECT: City of Nanaimo - Development Financial Feasibility Analysis DCC Update and ACC Bylaw

Table 10 Summary of Financial Analysis for Apartment and Mixed-Use Case Studies, Reduced Residential Parking Ratio*

Site	OCP Designation	Typology Tested	FSR	Land Price Per Acre	Current Res. Parking Ratio (per unit)	Proposed Res. Parking Ratio (per unit)	Is Project Viable at Existing DCC Rates?	Is project viable under proposed DCC + ACC Rates?	Is project viable under proposed DCC + ACC Rates with reduced parking requirements?	Change in Profit Margin from Proposed Fees with Current Parking Ratio
1	Primary Urban Centre	24 Storey Apartment Mixed Use	7.50	\$4.79M	0.8	0.8 ⁴	No	No	No	N/A
6	Waterfront	12 Storey Mixed Use Apartment	5.00	\$2.05M	1.5	1.2	No	No	No	3%
2	Secondary Urban Centre	6 Storey Apartment	2.75	\$182K	1.7	0.8	No	No	Yes	20%
4	Residential Corridor	6 Storey Residential	2.75	\$516K	1.2	1.0	Yes	Potentially Viable	Yes	4%
5	Mixed-Use Corridor	6 Storey Mixed-Use	2.75	\$1.86M	1.3	0.6	No	No	Potentially Viable	12%

*analysis does not consider potential changes to unit pricing and absorption that may come with reduced parking provision. Resulting change in profit margin is therefore likely overstated.

⁴ Based on estimated market demand for residential parking under removal of off-site parking requirement in Downtown area as of July 2025.

5.0 SUMMARY OF DCC AND ACC IMPACTS

Development remains challenging for most typologies under current or proposed DCC/ACC regimes due to current development conditions, while the proposed DCC/ACC regimes are expected to lower the profit margin return metrics in most development scenarios.

- For **single-family home and Small-Scale Multi-Unit Housing (SSMUH)** development, the analysis results demonstrate **unviability** under the current and proposed DCC/ACC regimes.
- For **townhouse** development there remains some degree of **viability** and **potential viability** under the current and proposed DCC/ACC regime.
- For wood frame development, while **viability** or **potential viability** could potentially be met under the combination of relatively low parking requirement and moderate land prices, the return metrics generally demonstrate **unviability** in most cases.
- For concrete apartment or mixed-use development, commercial, and industrial development the analysis results demonstrate **unviability** under the current and proposed DCC/ACC regimes.

With reduction in parking requirements, the profit-on-cost metrics for apartment buildings improve by varying degree depending on the degree of parking requirement reduction, and could potentially bring **viability** to tested development under the proposed DCC/ACC regimes. Note however that further analysis would be required to understand how reduced parking ratios may affect sales prices and absorption rates.

It should also be noted that overall development viability is primarily impacted by current land, financing and construction costs, and that the proposed DCC and ACC rate increases typically account for a -1 to -3 change in profit margin.

CITY OF NANAIMO
THE HARBOUR CITY



Development Cost Charges for the City of Nanaimo

Building Cost Breakdown (2000 – 2024)

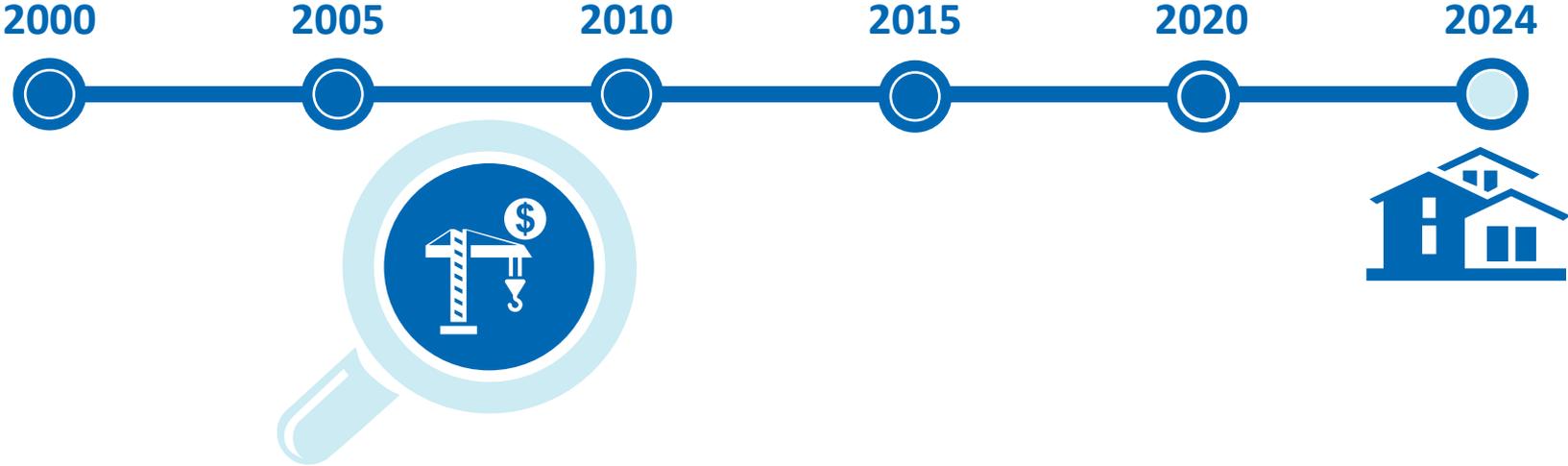
Glossary

Abbreviations

BCB	Building Cost Breakdown
CAC	Community Amenity Contribution
CoN DCC	City of Nanaimo Development Cost Charges
DCC(s)	Development Cost Charge(s)
ESP	Estimated Sale Price
GST	General Sales Tax
MFD	Multi-Family Dwelling
RDN DCC	Regional District of Nanaimo Development Cost Charges
SFD	Single-Family Dwelling

Study Purpose

The purpose of this study is to analyze current and historical Development Cost Charges (DCCs) and Permit Costs in the City of Nanaimo, specifically to understand their materiality relative to the overall cost of home construction. This information will be used to support a review of DCCs.





Development and Permit Costs

Methodology

General Assumptions



Housing Types

For the purpose of comparison, this work used two sample property types

- A 2-storey Single Family Dwelling (SFD).
- A 6-storey, 60-unit multi family residential building.



Timing of the application

Assumed to be following the Subdivision stage in the development process.

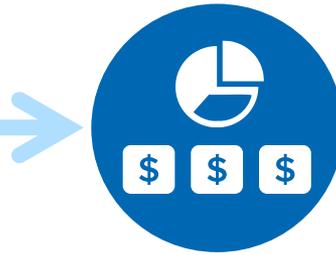
- The servicing cost for SFD is assumed to be included in the lot cost as these lots would already have SFD servicing.
- For SFD comparison purposes, the value of Development Cost Charges (DCC's) has been subtracted from land value, as the application of Development Cost Charges (DCC's) on SFD typically occurs at the Subdivision stage.

General Methodology



Standardization

Create standard housing types and lot sizes to be compared across multiple years. These should be representative of typical housing in Nanaimo.



Categorization

Break down the costs tied to housing development into parts that can be analyzed, highlighting where large sources of costs are occurring.



Formulation

Calculate the identified and categorized costs, using annual data to highlight trends across years.

The Model Single-Family Dwelling

A “standard” house example was developed and validated by Nanaimo City Staff to form a consistent product for comparison across the years of the study period.

The following features in the table below were used to establish a consistent development cost for a Single-family dwelling (SFD) across the timeline of this study:

Average Build	Selected Value	Rationale
Sq ft of GFA	2,400	Reflects the median size of recently constructed SFDs in Nanaimo balancing market expectations and efficient use of land.
Sq meter of GFA	223	Metric conversion for planning consistency; used for aligning with municipal or provincial reports and bylaws.
# of Storeys	2	Chosen as it is typical for newer suburban development, providing adequate space while minimizing footprint.
# of units	1	SFDs and assumes no secondary suite.
Lot Land Area (sq ft)	8,050	Based on Median Land Area of SFDs not in the ALR
Lot Land Area (sq m)	748	Metric conversion for planning consistency; used for aligning with municipal or provincial reports and bylaws.

The Model Multi-Family Home

A “standard” multi family example was developed and validated by Nanaimo City Staff to form a consistent product for comparison across the years of the study period.

The following features in the table below were used to establish a consistent development cost for a Multi-family dwelling (MFD) across the timeline of this study:

Average Build	Selected Value	Rationale
Sq ft of GFA	73,500	Reflects the median size of recently constructed MFDs in Nanaimo
Sq meter of GFA	6,828	Metric conversion for planning consistency; used for aligning with municipal or provincial reports.
# of Storeys	6	Chosen as it is typical for newer developments.
# of units	60	Reflects the median size of recently constructed MFDs in Nanaimo (Assumes 85% building efficiency and 1000sq foot unit size)
Lot Land Area (sq ft)	46,000	Based on Median size of lot for MFDs in Nanaimo
Lot Land Area (sq m)	4,274	Provided as metric for regulatory compatibility and comparative analysis.

Building Cost Breakdown

The following cost categories were included in the cost breakdown of an average build for each type of Dwelling (per lot). These cost factors include:



City of Nanaimo Development Cost Charges
(CoN DCC)



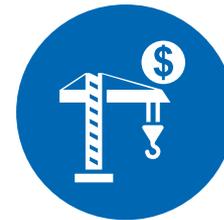
Regional District of Nanaimo Development Cost Charges
(RDN DCC)



City Permits
(DP, Rezoning, Subdivision, and BP)



Land Cost



Home Construction Cost



Lot Servicing Cost



Taxes
(GST, Property Tax)



Financing Costs



Property Transfer Tax



Builder's Costs
(Including Profit Margin – See Note)



Estimated Sale Price
(ESP)

Breakdown of DCC

Example from a SFD

- **DCC rates are sourced from municipal datasets and historical bylaw documents** provided by the City of Nanaimo and its public records for 2000 – 2024. The dates of the changes to the bylaws are shown on the following pages.
- **Costs are shown in actual dollars for each year**, so values represent the real price at that time.
- **The amounts for the “2025 New Rates” column were calculated using draft rates provided by the City of Nanaimo.** For the Single-Family dwelling, the “Low Density Residential” rate was used. For the Multi Family dwellings, the “High Density Residential” rate was used.
- **Fire and Police are new DCC categories** under the proposed DCC update. These are calculated separately but have been consolidate here for ease of comparison.
- Prior to 2008, Water Distribution and Water supply DCC’s were included as a single rate.

DCC Category	Source	Sample Calculation 2000	Sample Calculation 2024	Sample Calculation 2025 New Rates
Sanitary Sewer	City of Nanaimo	\$1358.57	\$1787.04	\$5154.66
Drainage	City of Nanaimo	\$2034.60	\$75.94	\$2117.53
Water Distribution	City of Nanaimo	\$798.13	\$306.34	\$1950.96
Water Supply	City of Nanaimo	N/A	\$5619.55	\$6235.92
Parks	City of Nanaimo	\$3059.12	\$1249.32	\$2853.10
Roads	City of Nanaimo	\$3678.54	\$5824.08	\$17255.76
Wastewater / Sewer	Regional District of Nanaimo	\$2660.00	\$4622.37	\$4622.37
Police and Fire	City of Nanaimo	N/A	N/A	\$7242.45
Total		\$13,588.96	\$19,484.64	\$47,432.75

Nanaimo Bylaw Amendments Page 2 of 2

All DCC rates in the study were calculated based on the bylaws in effect at the time. The following table (Slide 11 and slide 12) indicates which bylaws were used to calculate the DCC rates for the indicated year.

Bylaw	Type	Year Adopted	Year Bylaw used for Calculation	Bylaws Repealed
5250	Roads	1997	2000	5470
5251	Sanitary Sewer Services	1997	2000	5471
5252	Storm Sewer Services	1997	2000	5472
5253	Water Services	1997	2000	5473
5254	Parkland Acquisition	1997	2000	5474

Nanaimo Bylaw Amendments Page 2 of 2

All DCC rates in the study were calculated based on the bylaws in effect at the time. The following table (Slide 11 and slide 12) indicates which bylaws were used to calculate the DCC rates for the indicated year.

Bylaw	Type	Year Adopted	Year Bylaw used for Calculation	Bylaws Repealed
5470	Roads	2001 April	2005	5250
5471	Sanitary Sewer Services	2001 April	2005	5251
5472	Storm Sewer Services	2001 April	2005	5252
5473	Water Services	2001 April	2005	5253
5474	Parkland Acquisition	2001 April	2005	5254
7065	Roads	2008 June	2010, 2015	5470
7066	Sanitary Sewer Services	2008 June	2010, 2015	5471
7067	Storm Sewer Services	2008 June	2010, 2015	5472
7068	Water Distribution	2008 June	2010, 2015	5473
7069	Parkland Acquisition	2008 June	2010, 2015	5474
7070	Water Supply Services	2008 June	2010, 2015	57
7252	Development Cost Charge	2018 April	2020, 2024	7065, 7066, 7067, 7068 7069, 7070, 7082

RDN Bylaw Amendments

The Regional District of Nanaimo charges DCC's for Sewer service in the City of Nanaimo. All DCC rates in the study were calculated based on the bylaws in effect at the time. The following table (Slide 13) indicates which bylaws were used to calculate the Regional District of Nanaimo DCC rates for the indicated year.

Bylaw	Type	Year Adopted	Year Bylaw used for Calculation	Bylaws Repealed
1020.01	Sewer Service	1997 June	2000	n/a
1020.02	Sewer Service	2001 August	2005	1020.01
1547	Sewer Service	2009 March	2010, 2015, 2020, 2024	1020

Breakdown of Building Permit Rates

Example from SFD

- Building Permit rates are sourced from municipal bylaw documents provided by the City of Nanaimo and its public records for 2024.
- It is assumed that the lot is purchased with the appropriate zoning and subdivision already in place.
- At the direction of City of Nanaimo staff, the model **did not use other permit types** such as tree, demolition, or excavation permits as these could **vary significantly from project to project**.
- As permit costs are not the focus of the study, the rates prior to 2024 have been estimated. **Estimations were done using 2024 rate calculations but adjusted to the cost of construction in the year being calculated.**

Permit Type	Source	Building Type	Building Construction Cost	Relevant calculation	Sample Calculation
Building Permit	Fees and Charges Bylaw	Single-Family Dwelling	\$576,000.00 (2024)	\$10 per \$1000 construction cost up to \$100k ((\$7 per \$1000 afterwards))	\$ 4,427.00 (2024)
Building Permit	Fees and Charges Bylaw	Single-Family Dwelling	\$\$233,708.78 (2000)	\$10 per \$1000 construction cost up to \$100k ((\$7 per \$1000 afterwards))	\$ 2,030.96 (2000)

Breakdown of Permit Rates

Example from MFD

- Permit rates are sourced from municipal bylaw documents provided by the City of Nanaimo and its public records for 2024.
- At the direction of City of Nanaimo staff, the permits included in the price of the **Multi-family dwelling** are the Development Permit and Building Permit.
- The model **did not use other permit types** such as tree, demolition, or excavation permits as these would **vary too much from project to project**.
- As permit costs are not the focus of the study, the rates prior to 2024 have been estimated. The rates prior to 2024 have been estimated. Older bylaws are required. **Building Estimations were done using 2024 rate calculations but adjusted to the cost of construction in the year being calculated.**

Permit Type	Source	Building Type	Relevant calculation	Sample Calculation 2024
Development Permit	City of Nanaimo DP Website	Multi-Family Dwelling	\$750 + \$2 per 100 m2 of new / additional gross floor building area (max \$2000)	\$886.57
Building Permit	City of Nanaimo Fees and Charges Bylaw	Multi-Family Dwelling	\$10 per \$1000 construction cost up to \$100k (\$7 per \$1000 afterwards) (Building Costs is 26,337,500.00)	\$ 184,757.50
Total				\$ 185,644.07

Breakdown of Land Cost

Example from SFD

- The City of Nanaimo provided over **20,000 data points of historic land value between 2000 and 2024.**
- The price of land and estimate of lot size was calculated by using the relevant year **tax roll data.**
- **For SFD, calculated DCC's were subtracted from the price of land to reflect that these costs would have been included in the current land cost.**

Cost and Area Metric	Single Family Dwellings in 2024, sample data and calculation
Median Price of Land/sq foot	\$48.17
Median Sq Footage of Land	8,050
Total cost of land	\$414,738.18

DCC's Factored	2000	2005	2010	2015	2020	2024
Land Costs Including DCC's	\$52,336.45	\$79,859.66	\$143,608.51	\$156,450.00	\$263,056.09	\$414,738.18
Land Costs Excluding DCC's	\$42,048.76	\$68,204.12	\$127,548.16	\$138,040.13	\$243,571.45	\$395,253.54

Home Construction Costs

Example from SFD

Housing Costs were calculated using the Altus Group 2024 Canadian Cost guide for the Vancouver area and indexed to the appropriate year using Statistics Canada’s Building Construction Price Index.

The **costs are annualized to each year** meaning there was no need to further adjust for inflation.

To be conservative, the lowest rate given was selected for each type of housing.

Cost and Area Metric	Single-Family Dwelling in 2024
Low estimate cost per sq foot	\$240
Sq Footage of building	2400
Total cost of building	\$576,000

Home Construction Cost by Year (SFD)					
2000	2005	2010	2015	2020	2024
\$233,708.78	\$282,025.96	\$340,332.28	\$410,692.90	\$495,599.94	\$576,000.00

Lot Servicing Cost

Example from MFD

Lot Servicing costs were assumed to be \$0 for SFD as these lots come with existing services

Lot servicing cost for MFD are defined as the costs required to complete the following infrastructure upgrades required by the city or a development project:

- Water Connections;
- Sewer Connections;
- Drainage or Storm Connections;
- On-site and Off-site Storm Water Management Plan;
- Roads and Sidewalks (Access/Road Networking);
- Street Signage and Lighting, Boulevard Landscaping and Maintenance;
- Underground Utilities Connection;
- Property Acquisitions; or
- Right of Ways.

Lot Servicing costs for MFD are calculated as a % of the Land cost, building construction cost and DCC.

The estimation of the Lot Servicing cost for MFD is at 6.9 % of home construction costs based on the Homebuilders Association of Vancouver study of typical new home construction costs from 2021 ([GR21_HouseCost_v8](#))

DCC Category	Source	Sample Calculation 2000	Sample Calculation 2024
Land Cost, Home Construction costs and DCC	Calculated	\$ 13,109,155.44	\$ 29,473,393.43
Lot Servicing Cost	GR21_HouseCost_v8	\$ 904,531.73	\$ 2,033,664.15

Taxes (GST, Property Tax)

Example from a SFD

Before 2008, home sales were subject to 7% GST; this was later changed to 5% GST in 2008.

The additional 6.42% land property tax is also included to account for the assumed payment of said property tax during the development of the property.

Note: Property Transfer tax is not included at this stage of the calculation. It is included as a separate item in future slides.

	2000	2005	2010	2015	2020	2024
Home Construction Cost (HCC)	\$233,708.78	\$282,025.96	\$340,332.28	\$410,692.90	\$495,599.94	\$576,000.00
Land Cost (DCC Included)	\$52,336.45	\$79,859.66	\$143,608.51	\$156,450.00	\$263,056.09	\$414,738.18
Calculation	(7%*HCC) + 6.24%*Land Cost	(7%*HCC) + 6.24%*Land Cost	(5%*HCC) + 6.24%*Land Cost	(5%*HCC) + 6.24%*Land Cost	(5%*HCC) + 6.24%*Land Cost	(5%*HCC) + 6.24%*Land Cost
Total Taxes	\$19,717.22	\$24,865.16	\$26,229.72	\$30,571.59	\$41,656.18	\$55,407.24

Financing Cost

Example from an SFD

Financing Cost assumes a loan for 75% of land purchase and construction cost and applies the average construction loan interest rate plus origination fee.

It is assumed that the financing for a single-family dwelling is calculated over 1 year. For a Multi Family Dwelling the financing is assumed to be calculated over 3 years to account for development application and construction time.

Financing cost are calculated to finance the costs of:

- Land and Construction;
- DCC's;
- Permits;
- Lot Servicing.

Construction Loan interest rate	10.63%	Reflects prevailing market lending rates, using average values offered by major banks for residential construction loans.
Construction Loan origination fee	0.75%	Standard industry fee, benchmarks based on typical lender rates for the region and project type.

Financing Cost by Year (SFD)					
2000	2005	2010	2015	2020	2024
\$24,576.50	\$31,075.49	\$41,523.14	\$48,663.34	\$65,052.51	\$84,900.03

Property Transfer Tax

Example from a SFD

The formula used to calculate the [property transfer tax](#) for the single-family dwelling example is assumed to include all costs related to construction

The general property transfer tax applies for all taxable transactions.

The general property transfer tax rate is:

- 1% of the estimated sale price up to and including \$200,000
- 2% of the estimated sale price greater than \$200,000 and up to and including \$2,000,000
- 3% of the fair market value greater than \$2,000,000
- A further 2% on residential property over \$3,000,000.

Property Transfer Tax by Year (SFD)

2000	2005	2010	2015	2020	2024
\$5,312.14	\$7,244.30	\$10,198.36	\$12,292.25	\$17,123.04	\$22,980.39

Builder's Cost Including Profit

The "[2023 State of the Residential Construction Industry \(SORCI\) Annual Report](#)", compiled by the "Association of Professional Builders (APB)" and featured in the "[Canadian Contractor](#)", found that more than half of residential builders operate with net margins of 10% or less.

Accordingly, a **12% margin was applied in the calculations** to account for additional developer soft costs.

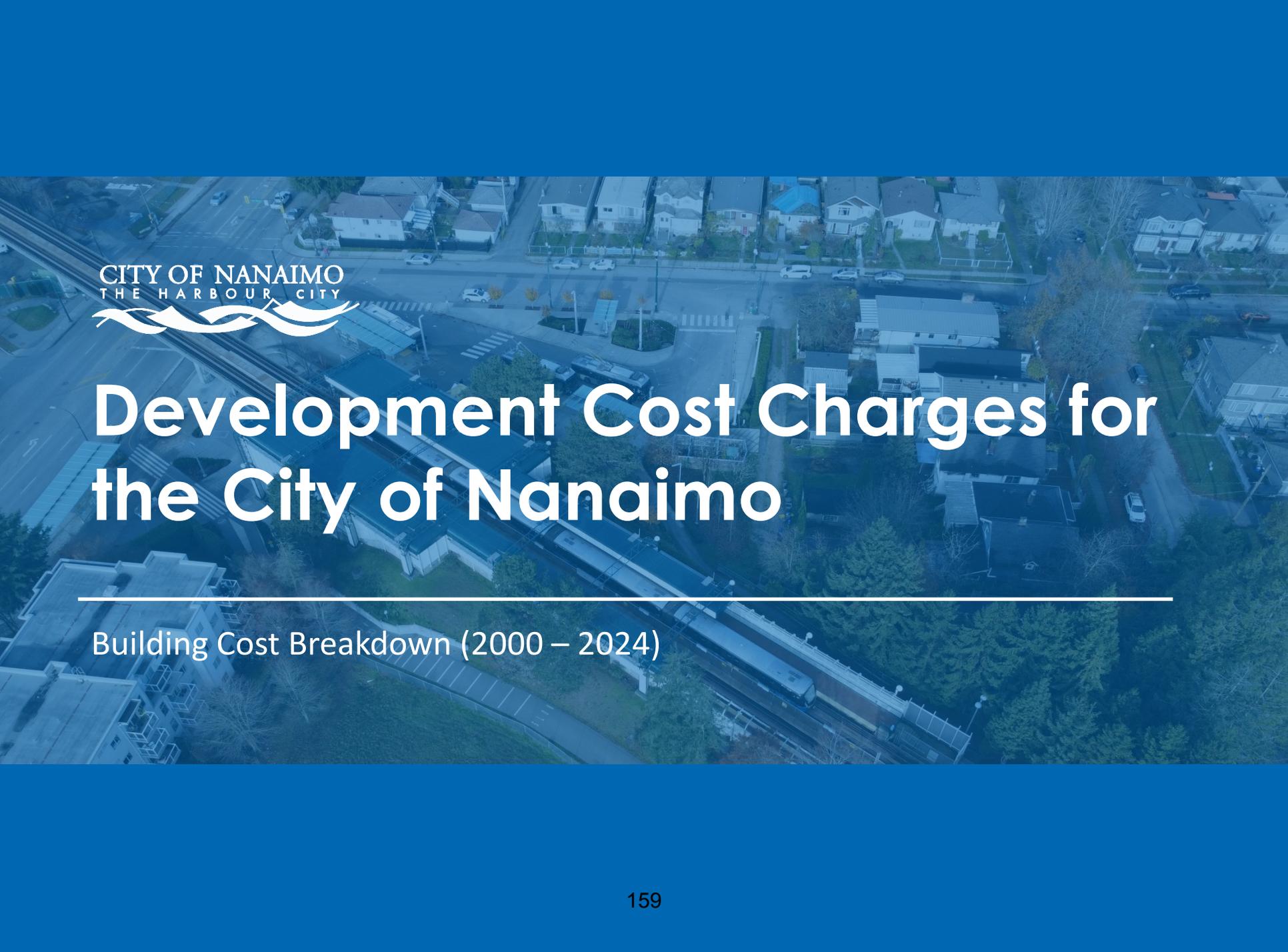
This figure was applied to the additional costs of the project and reflects the assumed builder margin used to determine the Estimated Sale Price of the sample housing types, as referenced in "The State of Residential Construction Industry Report".

Builder's Cost Including Profit by Year (SFD)					
2000	2005	2010	2015	2020	2024
\$40,521.85	\$51,292.77	\$67,760.32	\$79,432.79	\$106,362.23	\$139,014.34

Estimated Sale Price (ESP)

Example from an SFD

Building Cost Category	2000	2005	2010	2015	2020	2024
CoN DCC	\$10,928.96	\$8,995.54	\$13,787.50	\$13,787.50	\$14,862.27	\$14,862.27
RDN DCC	\$2,660.00	\$2,660.00	\$2,272.85	\$4,622.37	\$4,622.37	\$4,622.37
City Permits	\$2,030.96	\$2,369.18	\$2,777.33	\$3,269.85	\$3,864.20	\$4,427.00
Land cost (including DCCs)	\$52,336.45	\$79,859.66	\$143,608.51	\$156,450.00	\$263,056.09	\$414,738.18
Home construction cost	\$233,708.78	\$282,025.96	\$340,332.28	\$410,692.90	\$495,599.94	\$576,000.00
Lot servicing cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Taxes (GST, Property tax)	\$19,717.22	\$24,865.16	\$26,229.72	\$30,571.59	\$41,656.18	\$55,407.24
Financing cost	\$24,576.50	\$31,075.49	\$41,523.14	\$48,663.34	\$65,052.51	\$84,900.03
Total development cost	\$332,369.92	\$420,195.45	\$554,470.97	\$649,647.67	\$869,228.91	\$1,135,472.44
Property Transfer Tax (formula for homes with ESP < 2M)	\$5,312.14	\$7,244.30	\$10,198.36	\$12,292.25	\$17,123.04	\$22,980.39
Builder's Cost Including Profit	\$40,521.85	\$51,292.77	\$67,760.32	\$79,432.79	\$106,362.23	\$139,014.34
ESP	\$378,203.90	\$478,732.52	\$632,429.65	\$741,372.71	\$992,714.18	\$1,297,467.18



CITY OF NANAIMO
THE HARBOUR CITY

Development Cost Charges for the City of Nanaimo

Building Cost Breakdown (2000 – 2024)

Building Cost Breakdown

Single-Family Dwelling (2000 vs 2024)

*Costs are rounded for clarity

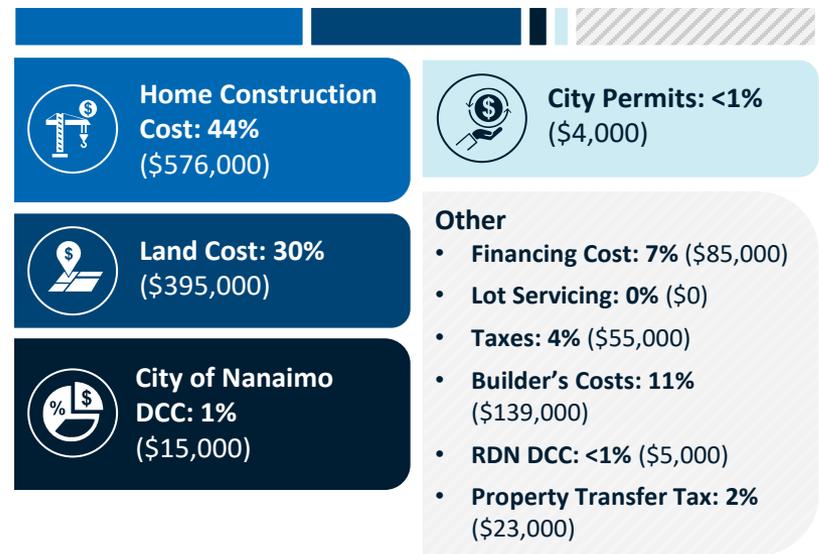
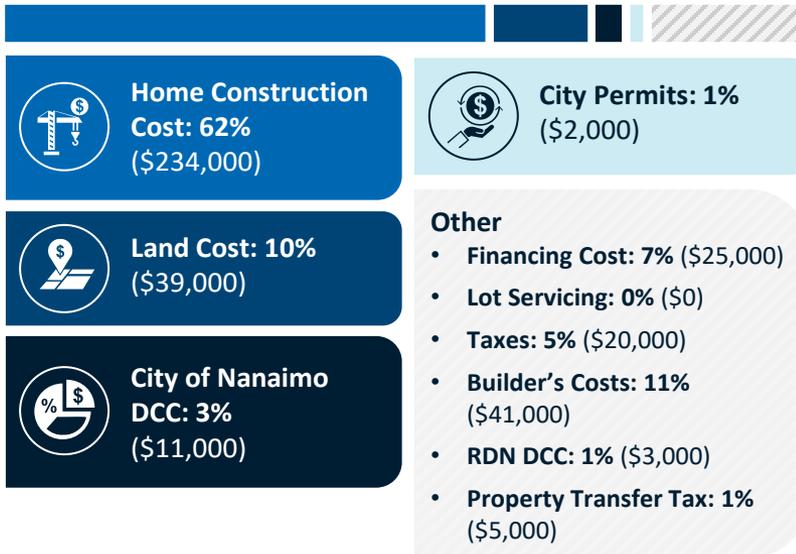
243% Increase since 2000



Year 2000



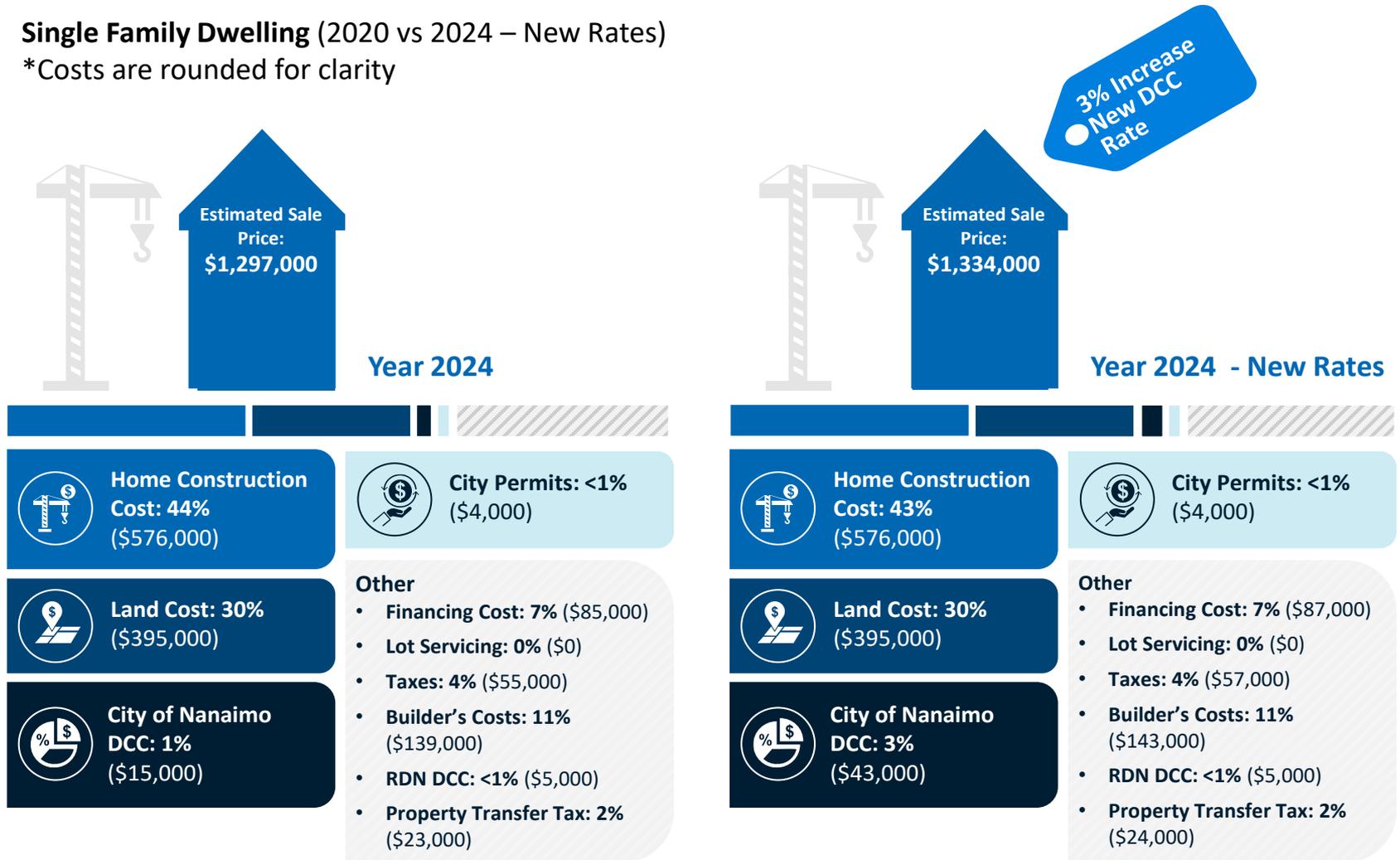
Year 2024



Building Cost Breakdown – New Rates

Single Family Dwelling (2020 vs 2024 – New Rates)

*Costs are rounded for clarity



Building Cost Breakdown

Multi Family Dwelling (2000 vs 2024)

*Costs are rounded for clarity

125% Increase since 2000



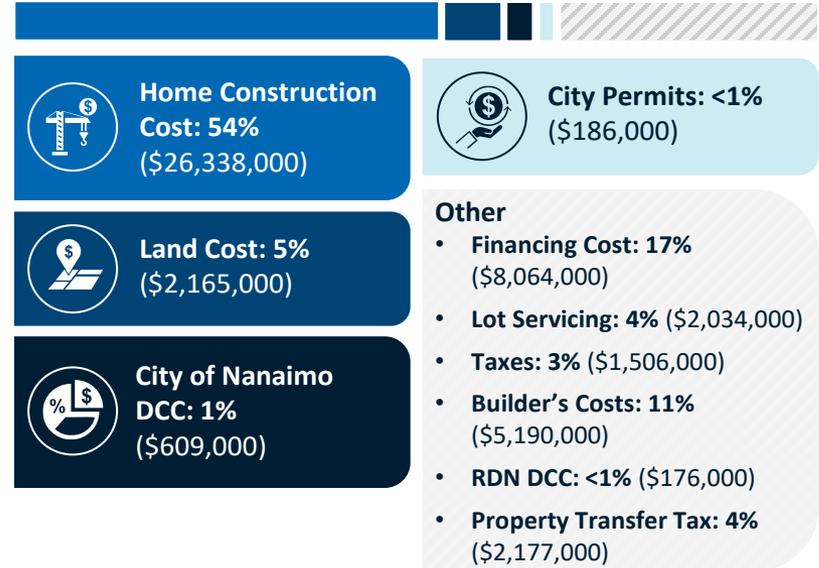
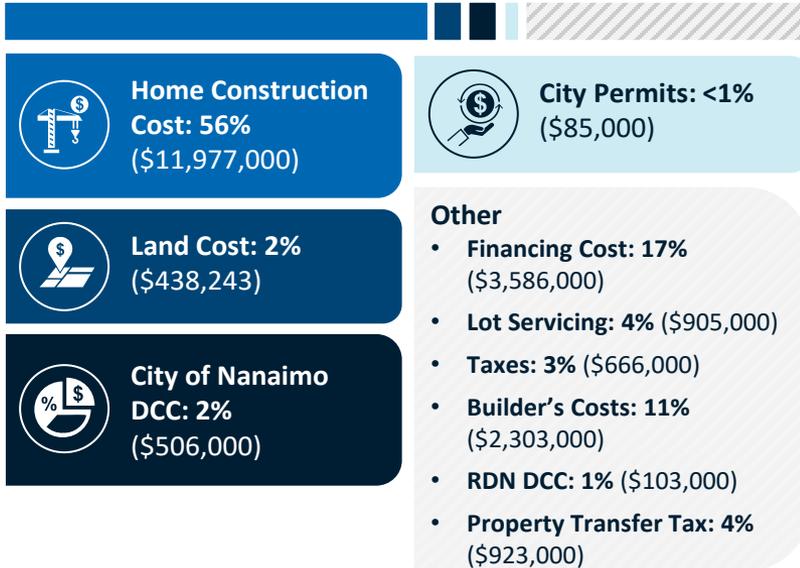
Estimated Sale Price
\$ 21,492,000

Year 2000



Estimated Sale Price:
\$ 48,444,000

Year 2024

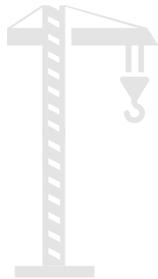


Building Cost Breakdown – New Rates

Multi Family Dwelling (2024 vs 2024 – New rates)

*Costs are rounded for clarity

2% Increase
New DCC
Rate



Estimated Sale Price:
\$ 48,444,000

Year 2024



Estimated Sale Price:
\$ 49,188,000

Year 2024 – New Rates



Home Construction Cost: 54%
(\$26,338,000)



City Permits: <1%
(\$186,000)

Other

- **Financing Cost: 17%**
(\$8,064,000)
- **Lot Servicing: 4%** (\$2,034,000)
- **Taxes: 3%** (\$1,506,000)
- **Builder's Costs: 11%**
(\$5,190,000)
- **RDN DCC: <1%** (\$176,000)
- **Property Transfer Tax: 4%**
(\$2,177,000)



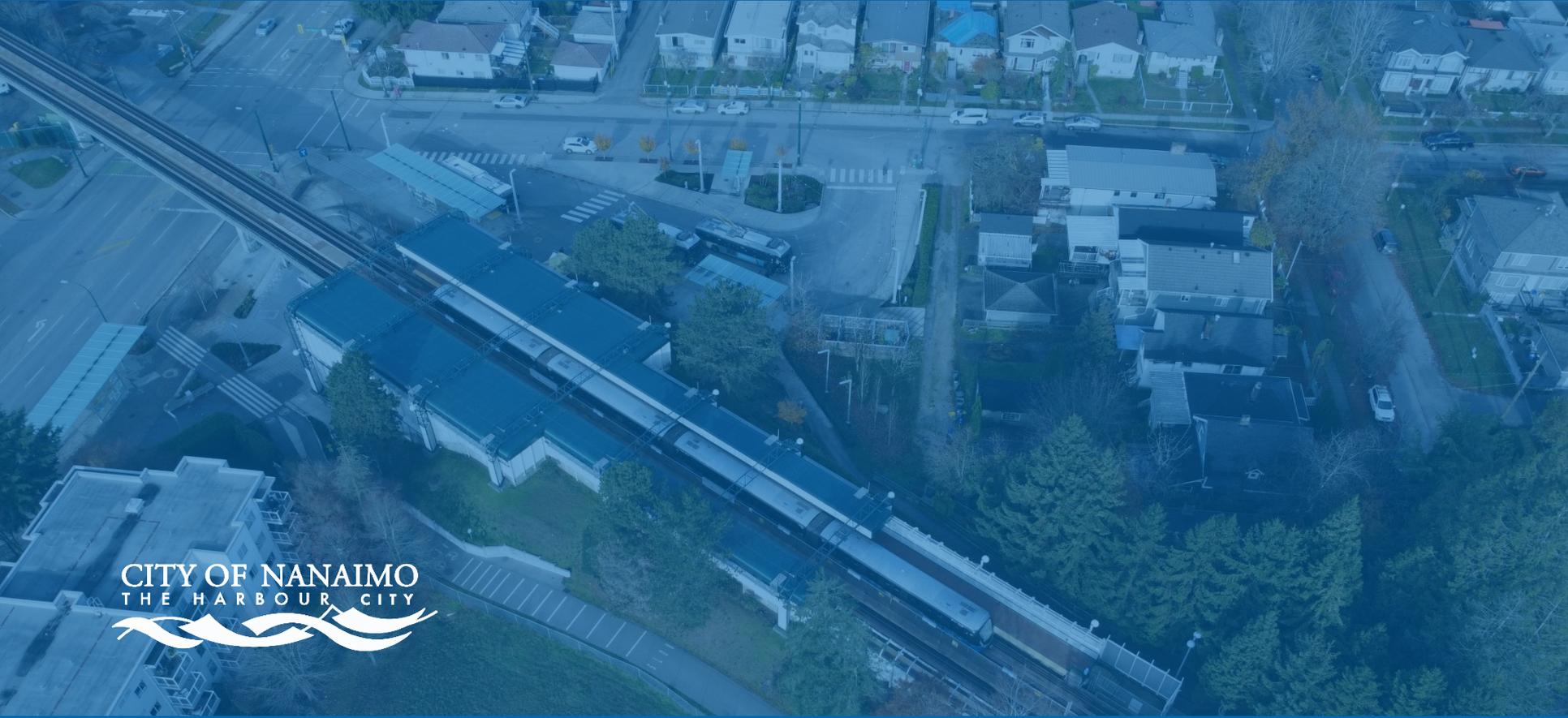
Home Construction Cost: 53%
(\$26,338,000)



City Permits: <1%
(\$186,000)

Other

- **Financing Cost: 17%**
(\$8,186,000)
- **Lot Servicing: 4%** (\$2,065,000)
- **Taxes: 3%** (\$1,535,000)
- **Builder's Costs: 11%**
(\$5,270,000)
- **RDN DCC: <1%** (\$176,000)
- **Property Transfer Tax: 5%**
(\$2,212,000)



CITY OF NANAIMO
THE HARBOUR CITY

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

GPC Presentation
December 8, 2025



PURPOSE AND OUTCOMES

PROJECT PURPOSE

Ensure the City captures appropriate funding for essential growth-driven infrastructure and amenities through Development Cost Charges (DCCs) and Amenity Cost Charges (ACCs)

PRESENTATION PURPOSE

- Provide Council with updates on the completed engagement and economic analyses
- Walk through next steps in the project timeline

AGENDA

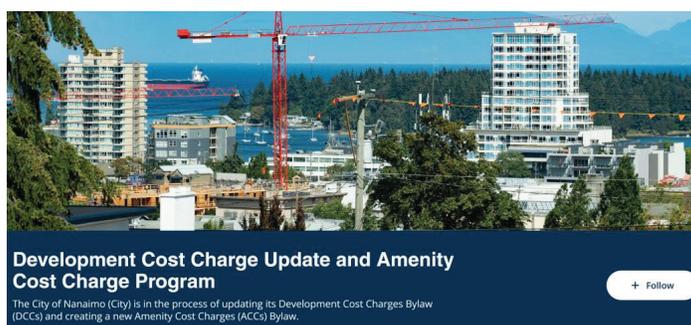
- Update on Engagement with Interested Parties
- Update on Economic Analyses (Urban Systems, KPMG)
- Timeline and Next Steps
- Questions and Discussion



UPDATE ON ENGAGEMENT WITH INTERESTED PARTIES

ENGAGEMENT – BEST PRACTICES

- The DCC and ACC Best Practice Guides outline consultation protocols with affected parties, which includes the public, the development community, and Council (among others)
- Engaging with relevant interested parties is:
 - Important (but not required) when updating a DCC program
 - Required for ACC programs
- All feedback will be included in the final DCC program submission to the Ministry and in ACC reporting



ENGAGEMENT CONDUCTED TO-DATE

- In September and October 2025, the City provided the following consultation opportunities to interested parties:
 - Online survey
 - Public open house
- Information about the DCC update and ACC program development was published on the “Get Involved” page in September and is still live
- The programs, along with the above feedback opportunities, were advertised in The Nanaimo Bulletin on October 1, 2025 and on the City’s social media

City looking for stakeholder input on how to pay for growth

STAFF WRITER
NEWS BULLETIN

Figuring out how to pay for infrastructure to meet the needs of growing populations is a major concern for a number of B.C.’s

municipalities, Nanaimo included.

The City of Nanaimo is asking residents, developers and community partners to share their thoughts on how to fund infrastructure and ame-

nities needed for new development. According to a city press release, two tools currently under review are development cost charges, which help to pay for infrastructure, such as roads, water, sewer, parks,

fire and police services and waste facilities; and amenity cost charges that help fund community spaces that include recreation centres, libraries and public squares.

Continued on A9

ABOUT THE OPEN HOUSE

- October 9, 2025 from 4:00-7:00pm at the Beban Park Social Centre
- 52 attendees
 - Included members of the development community, realtors, architects, consultants, residents, business owners, and building designers
- Attendees were encouraged to review the information boards, ask questions, and provide feedback



OPEN HOUSE FEEDBACK

- Concern about the proposed rates negatively impacting housing affordability and development viability (e.g., detached secondary suites, small-scale housing)
- Suggestions were provided to support with improving development viability (e.g., increasing the Building Permit exemption above \$50K, expediting permit processing times)
- Support for phasing in the DCC and ACCs through the Municipal Assist Factor
- Interest in understanding how DCC and ACC projects relate to growth, asset management, and environmental stewardship
- Various questions surrounding DCC and ACC implementation, including how rates would be applied in specific zoning/development scenarios

Note: the Open House feedback largely aligns with feedback received in the survey, except for additional technical questions regarding implementation and project lists

ABOUT THE SURVEY

- Open from September 22 – October 24, 2025; 62 responses received
- Focused on gathering feedback regarding the proposed DCC update and ACC program, including:
 - Support for the proposed rates
 - Support for an increased level of financial assistance (i.e., the Municipal Assist Factor)
 - Interest in a ‘phase-in’ of the proposed rates
 - Support for waivers and reductions
 - Any additional comments, questions, or feedback
- The Engagement Summary memorandum includes all detailed feedback

Feedback Survey

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.

SURVEY FEEDBACK

Note: Most respondents live, work, and/or own land in the City

- Concern around affordability and development barriers, with high fees seen as contributing to housing unaffordability and discouraging construction
 - Most respondents were against the DCC rate increases
 - Concern that higher fees may disproportionately impact smaller builders
 - Commonly-heard feedback during DCC and ACC consultation
 - Completed economic analyses show fees have a minor impact on viability
- Support for using development fees to fund infrastructure, particularly when tied to service capacity and asset management plans
 - Asset management projects are DCC-ineligible, as are any projects that address existing deficiencies
 - All projects included in the programs are aligned with City master planning
- Interest in greater financial transparency, particularly with regards to understanding infrastructure planning, stewardship, and reserve expenditures
 - Annual DCC financial reporting must be publicly accessible
 - The City can consider additional wayfinding to help the public find this information

SURVEY FEEDBACK

- Interest in aligning DCCs and ACCs with key City documents (i.e., the OCP) to prioritize growth in designated high-growth areas and incentivize development by varying fees regionally

- City-wide and Area-specific DCCs/ACCs are allowed, but specific development(s) cannot be incentivized or disincentivized (*LGA*)
- OCP growth/density mapping was used to support benefit allocation development (e.g., a Transportation project along a forecasted corridor of high growth has a higher benefit to new residents)

- Mixed support for phasing in the proposed rates over several years

- This approach is outlined in the Best Practices Guides and can support development viability
- The City would be responsible for funding foregone revenue through general taxation, grants, or utility rates

- Mixed responses on how growth should be funded; some support taxation increases and others increased fees on development

Commonly heard feedback in DCC and ACC consultation; the proposed programs aim to balance infrastructure needs with construction cost, cost-of-living, and affordable housing pressures

SURVEY FEEDBACK

- 39% of respondents felt the existing DCC affordable housing reduction is not effective; mixed support for waivers or reductions on eligible development (i.e., affordable housing)

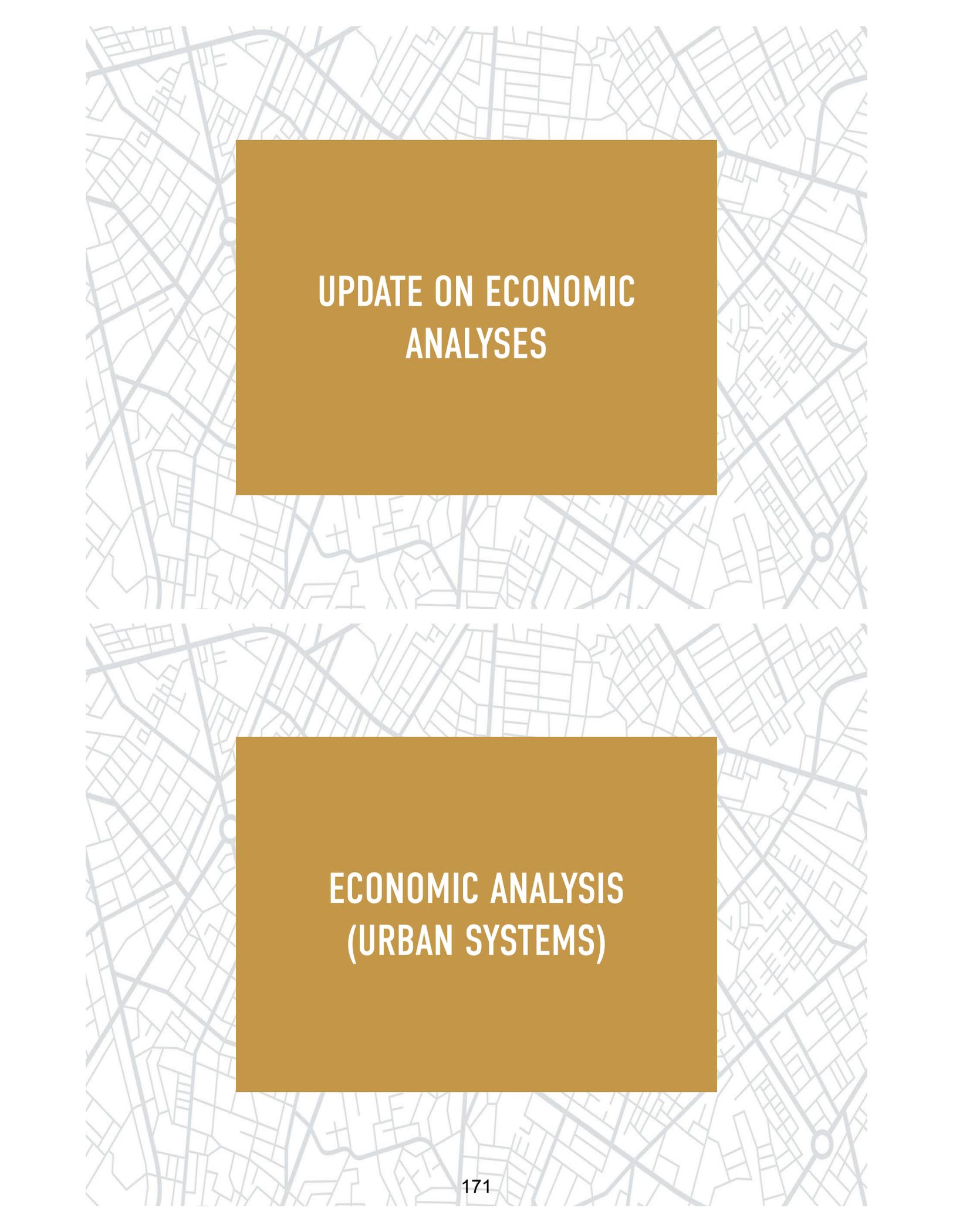
A new Waivers and Reductions Bylaw is being developed; this feedback will support the project team with creating effective provisions

- Respondents support additional efficiencies to achieve faster permit and rezoning approval timelines

- Commonly-heard feedback in DCC and ACC consultation
- Permitting delays can have a greater impact than fees by affecting borrowing timelines or delaying projects beyond the 12-month in-stream protection period

- Requests for additional in-stream relief and options for delaying fee payments until after construction to ease up-front costs

- Forthcoming Provincial legislation on payment by instalments aim to increase flexibility around payment timeframes and options (i.e., surety bonds for trusted developers)
- Effective January 1, 2026



**UPDATE ON ECONOMIC
ANALYSES**

**ECONOMIC ANALYSIS
(URBAN SYSTEMS)**

ABOUT THE ECONOMIC ANALYSES

- ACCs and DCCs must not deter development or discourage reasonably priced housing or land development
- An economic analysis is:
 - Not required for DCCs (no guidelines established in the Best Practices Guide)
 - Required for ACCs and can range from high-level qualitative assessments to detailed analyses of representative case studies
- The City had 2 analyses prepared, one by Urban Systems and one by KPMG to assess the impact of the proposed DCCs and ACCs on development viability



ECONOMIC ANALYSIS (URBAN SYSTEMS)

- Overall development viability is primarily impacted by current land, financing, and construction costs
 - *Example:* In a Neighbourhood Townhouse development, the land prices play a considerable role in affecting viability
- Few changes to viability under the existing or proposed DCC rates
- DCCs and ACC rate increases typically account for a -1% to -3% reduction in profit margins
- Land prices and other regulatory changes, such as reducing parking requirements and approval timelines could potentially impact development viability

ECONOMIC ANALYSIS (URBAN SYSTEMS)

Development Type	Viability (Current DCCs/ACCs)	Viability (Proposed DCC/ACCs)
Single Family Homes/Single Residential Dwellings and Small-Scale Multi-Unit Housing	Unviable	Unviable
Townhouse	Viable	Viable and Potentially Viable
Wood Frame Development (Apartment)	Unviable (Viability or Potential Viability in certain areas with lower parking reqs. and moderate land prices)	Unviable
Concrete Apartment	Unviable	Unviable
Mixed-Use, Commercial, and Industrial	Unviable	Unviable

	Viable (profit on cost margin of at least 15%)
	Potentially Viable (profit on cost margin of between 10-15%)
	Unviable (profit on cost margin of less than 10%)

TIMELINE & NEXT STEPS

DCC & ACC BYLAW UPDATE 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	Today!
• Council Engagement #4: Three Readings of the DCC and ACC Bylaws	Early 2026
• Submit DCC Materials to Ministry	Q1 2026 <i>(Assumed ~6-8 weeks for review)</i>
• Adopt DCC and ACC Bylaws	Q2 2026

**ECONOMIC ANALYSIS
(KPMG)**

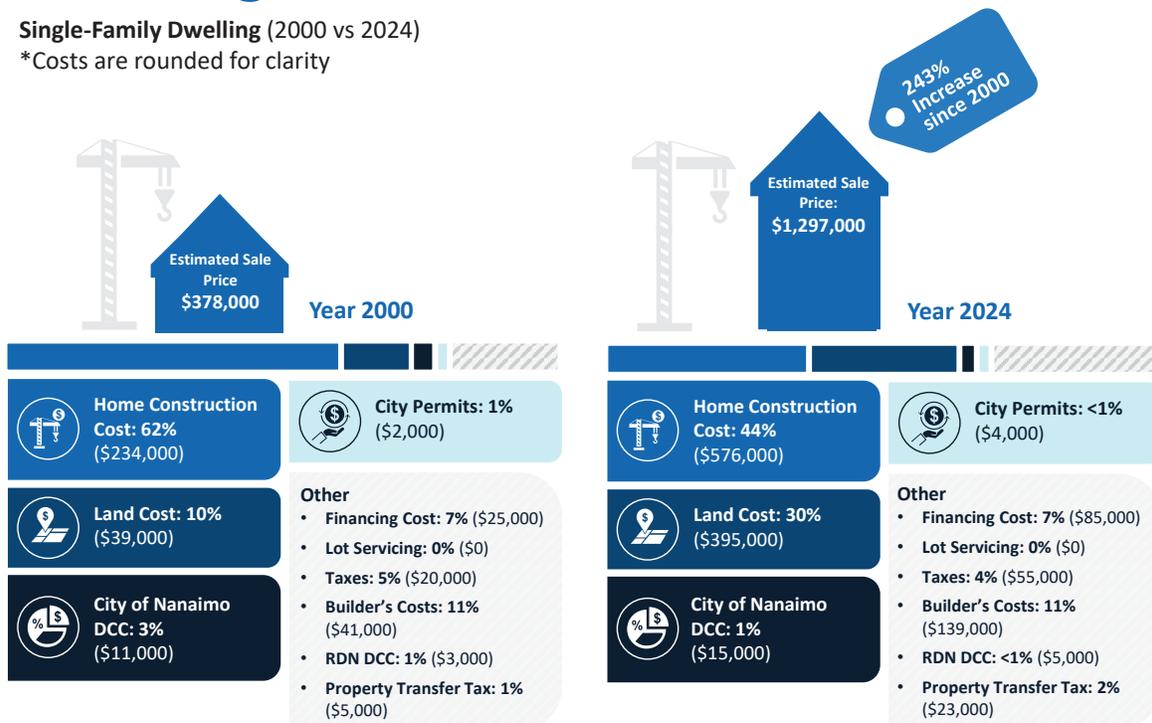
Development Cost Charges for the City of Nanaimo

Building Cost Breakdown (2000 – 2024)

Building Cost Breakdown

Single-Family Dwelling (2000 vs 2024)

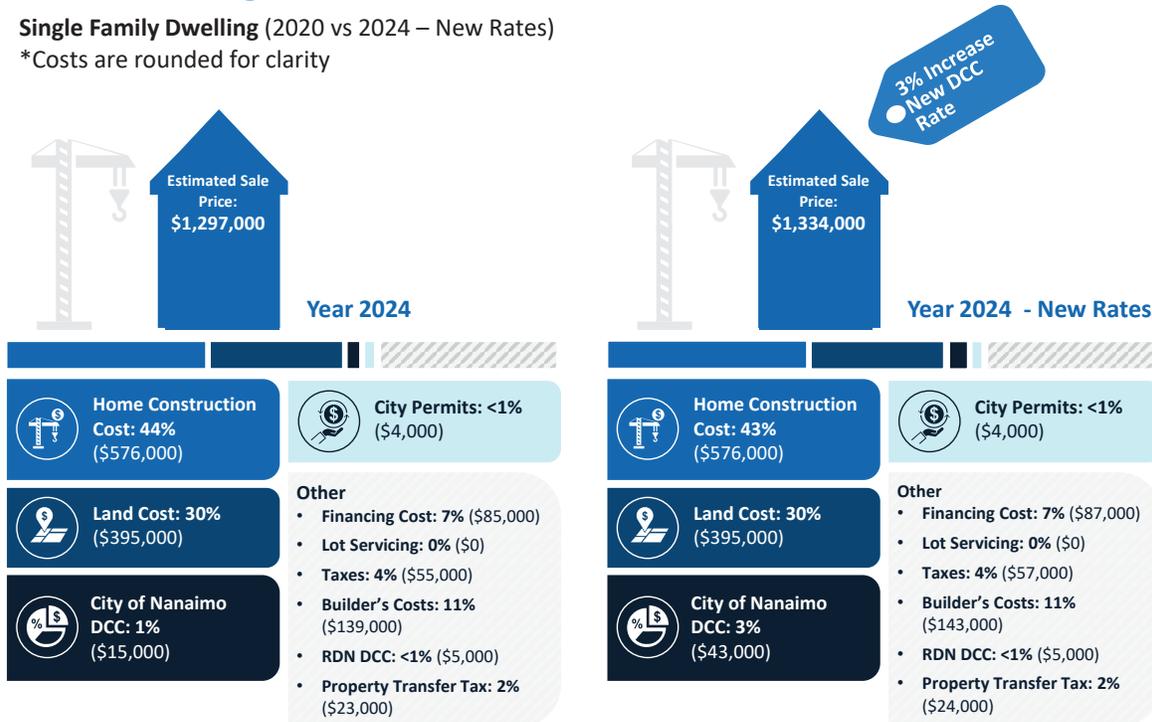
*Costs are rounded for clarity



Building Cost Breakdown – New Rates

Single Family Dwelling (2020 vs 2024 – New Rates)

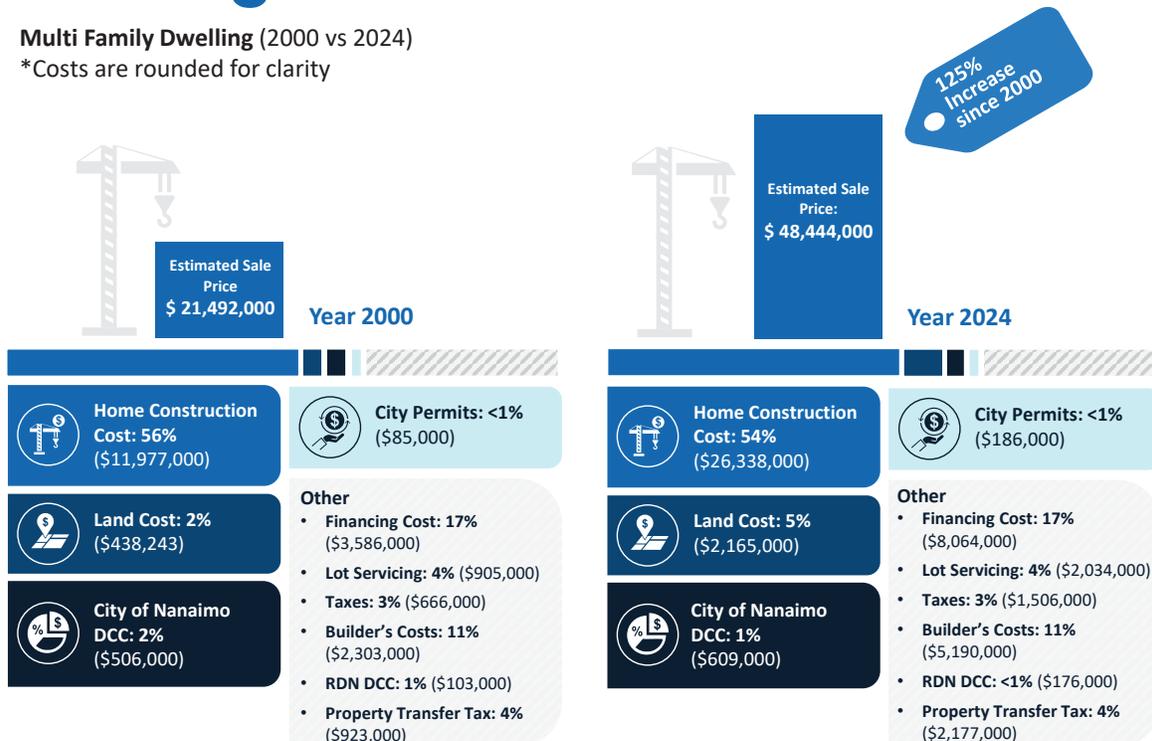
*Costs are rounded for clarity



Building Cost Breakdown

Multi Family Dwelling (2000 vs 2024)

*Costs are rounded for clarity

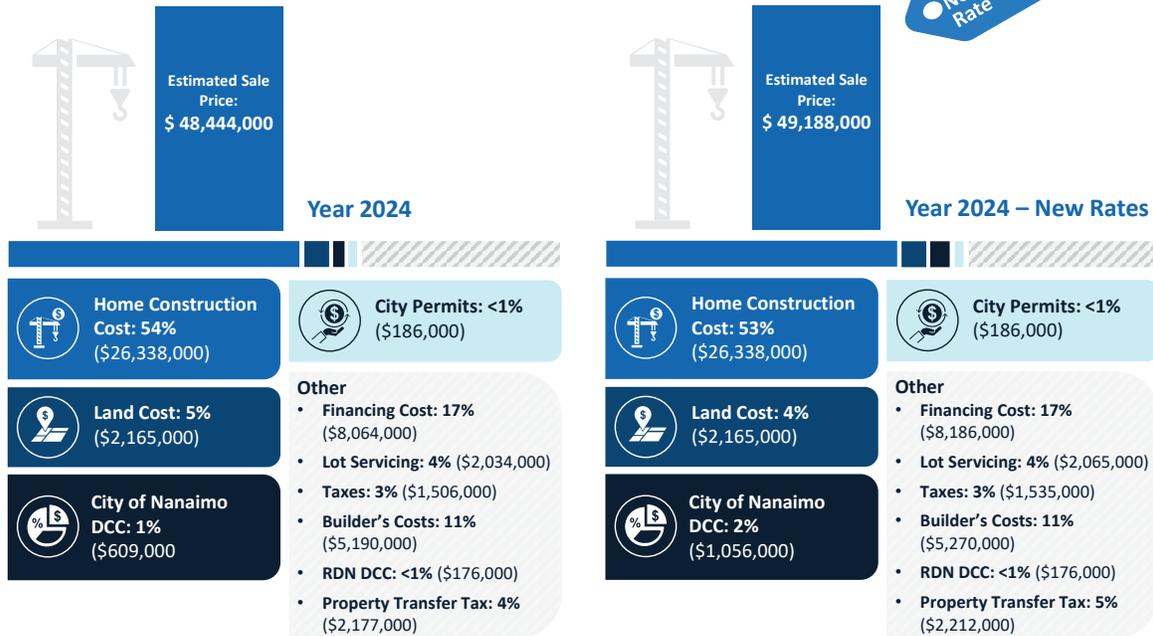


Building Cost Breakdown – New Rates

Multi Family Dwelling (2024 vs 2024 – New rates)

*Costs are rounded for clarity

2% Increase
New DCC
Rate



Note: To clarify that these costs are illustrative and not representative of any single development, the total costs have been rounded.

QUESTIONS & DISCUSSION

THANK YOU!