

DATE OF MEETING November 6, 2017
AUTHORED BY DALE LINDSAY, DIRECTOR, COMMUNITY DEVELOPMENT
SUBJECT DEVELOPMENT COST CHARGE BYLAW INTRODUCTION

OVERVIEW

Purpose of Report

To introduce a new Development Cost Charge (DCC) bylaw for Council's consideration. |

Recommendation

1. That "Development Cost Charge Bylaw 2017 No. 7252" (to impose development cost charges within the city of Nanaimo) pass first reading.
2. That "Development Cost Charge Bylaw 2017 No. 7252" (to impose development cost charges within the city of Nanaimo) pass second reading.

BACKGROUND

Council, at their regular meeting of 2017-SEP-11, adopted the recommendations of the Finance and Audit Committee to direct Staff to prepare and introduce a Development Cost Charge (DCC) bylaw based on the framework presented to Finance and Audit at their meeting of 2017-AUG-10. In response to Council's direction, Staff have prepared the new DCC bylaw and are submitting it for Council's consideration. |

DISCUSSION

The draft DCC bylaw, if adopted, will repeal and replace seven existing DCC related bylaws. In addition to establishing new DCC rates (Attachment A), the draft bylaw includes the following substantive amendments:

- a new approach to the collection of storm water DCCs;
- a new category for small lot development; and,
- inclusion of the downtown within the DCC bylaw.

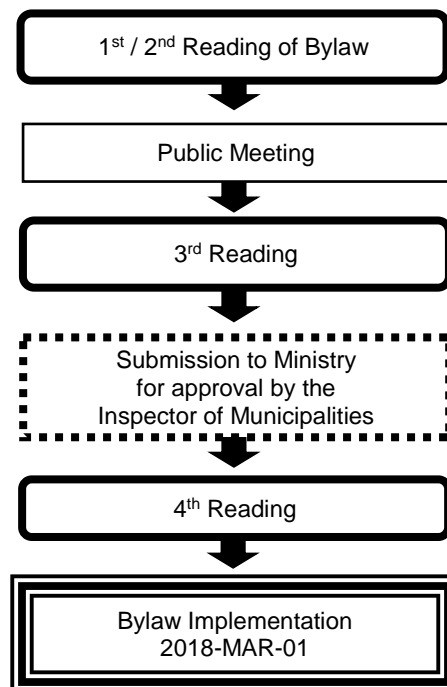
Grace Period / In-Stream Protection

In acknowledgement of the impact new DCC rates may have on the development industry, the draft bylaw includes an implementation date or "grace period" of 2018-MAR-01. As such, any building permit application received prior to this date will be eligible for the existing DCC rates, provided the building permit is issued within one year of the date of application. Staff are of the opinion that this date gives sufficient time for any project in the planning stages to make application.

In addition to the “grace period”, provincial legislation provides in-stream protection to any development permit or rezoning application that is active at the date of adoption of the bylaw, provided the associated building permit is issued within one year.

Next Steps

In addition to the public and stakeholder engagement that has occurred to date, Staff are recommending that the bylaw be referred to an upcoming public hearing as part of Council’s consideration of bylaw adoption. As noted below, DCC bylaws must receive provincial approval before they can be considered for adoption.



SUMMARY POINTS

- The draft DCC bylaw is based on the framework as presented and endorsed by the Finance and Audit Committee.
- The draft DCC bylaw will be forwarded to an upcoming public hearing in order to provide additional opportunity for public comment on the proposed bylaw.
- The bylaw is required to receive provincial approval prior to adoption.
- The draft bylaw proposes an implementation date of 2018-MAR-01.

ATTACHMENTS

ATTACHMENT A: Proposed DCC Rates table

Submitted by:

Dale Lindsay,
Director of Community Development

ATTACHMENT A

Proposed DCC Rates

Categories	Single Family Dwelling	Small Lot SFD	Multifamily Dwelling	Commercial/ Institutional	Industrial	Mobile Home	Camp Grounds
	<i>\$ per lot</i>	<i>\$ per lot</i>	<i>\$ per m²</i>	<i>\$ per m²</i>	<i>\$ per m²</i>	<i>\$ per unit</i>	<i>\$ per unit</i>
Sanitary Sewer	\$1,787.04	\$1,250.93	\$10.77	\$10.22	\$2.61	\$1,098.28	\$279.22
Drainage**	75.94	56.20	0.38	0.38	0.38	49.36	15.19
Water Distribution	306.34	214.44	1.85	1.75	0.45	188.27	47.87
Water Supply	5,619.55	3,933.69	33.86	32.14	8.20	3,453.68	878.06
Parks	1,734.12	1,213.89	10.45	-	-	1,065.76	270.96
Roads	5,824.08	4,076.86	35.09	33.31	8.49	3,579.38	922.15
Total	\$15,347.07	\$10,746.01	\$92.40	\$77.80	\$20.13	\$9,434.73	2,413.45

*** Drainage DCCs will be charged per m² of lot coverage (m² of first floor).*