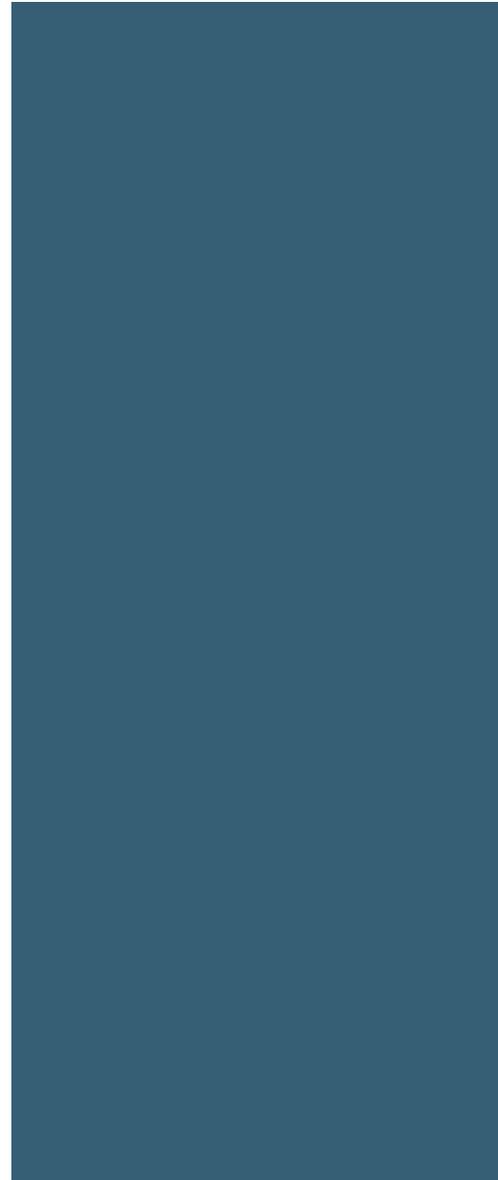




City of White Rock DCC BYLAW UPDATE

Presentation to City Council

June 10, 2024



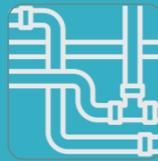
AGENDA

Item
1) What Are DCC's?
2) Current DCC Bylaw
3) DCC Process
4) Growth Forecast
5) Draft DCCs
6) Rate Comparisons

What impact does growth have on infrastructure?



Increased demand on water system



Increased flow in sewers



Increased use of streets, sidewalks and cycling corridors



Increased impervious area that increases peak storm flows



Increased use of parks and other municipal facilities

What are DCCs?

Fees to help municipalities recover the costs of off-site infrastructure needed for growth

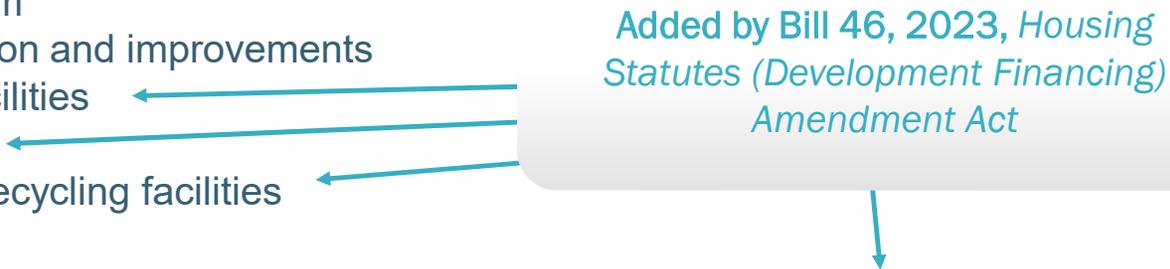
- Regulated under the *Local Government Act*
- DCC Bylaw is passed and adopted by Council
- Approved by the Inspector of Municipalities (Province)

DCC Eligible Infrastructure

Eligible:

- Roads, sidewalks, cycling paths
- Sanitary sewer system
- Water system
- Stormwater system
- Parkland acquisition and improvements
- Fire protection facilities
- Policing facilities
- Solid waste and recycling facilities

Added by Bill 46, 2023, *Housing Statutes (Development Financing) Amendment Act*



Not eligible:

- Community centres, libraries, daycare facilities (eligible for *Amenity Cost Charges*)
- Vehicles and equipment
- Ongoing operation and maintenance

Who Pays DCCs, and When?

One-time fees for costs of
municipal infrastructure

Paid by owners of new
developments

At subdivision
approval
(single-family
residential)

At building permit
approval
(all other land uses)



White Rock's Current DCCs

Bylaw No. 2112, 2015

- Transportation
- Drainage
- Park Acquisition & Development
- Sanitary Sewer
- Water

THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2112



Development Cost Charges Bylaw 2015, No. 2112

WHEREAS the CITY COUNCIL of The Corporation of the City of White Rock deems it expedient to impose development cost charges:

AND WHEREAS the development cost charges may be imposed for the sole purpose of providing funds to assist the municipality to pay the capital cost of providing, altering, or expanding sewage, drainage and highway facilities and for providing and improving park land, or any of them, in order to service, directly or indirectly, the development for which the charge is being imposed:

AND WHEREAS in setting the development cost charges imposed by this bylaw the Council has taken into consideration future land use patterns and development, the phasing of works and services and the provision of park land described in its Official Community Plan and whether the charges:

- are excessive in relation to the capital cost of prevailing standards or service in the municipality;
- will deter development in the municipality; or
- will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality.

AND WHEREAS in the opinion of Council the charges imposed by this bylaw are related to capital costs attributable to projects involved in the capital expenditure program of the municipality;

NOW THEREFORE the Council of the Corporation of the City of White Rock in open meeting assembled enacts as follows:

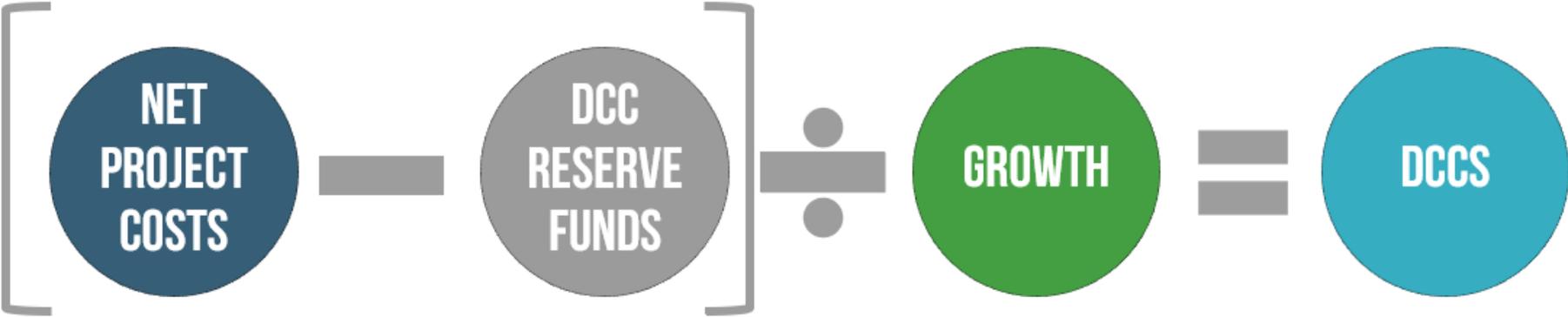
- Every person who obtains:
 - approval of the subdivision, or
 - a building permit authorizing the construction, alteration or extension of a building or structure,

shall, subject to any exceptions or credits authorized in the *Local Government Act*, RSBC 1996 c.323, pay at the time of the approval of the subdivision or the issue of the building permit, as the case may be, to the City, the applicable Development Cost Charges as set out in Schedule "A" attached hereto, and further, in the case of a multiple use building, shall pay the accumulation of applicable development cost charges for each use.

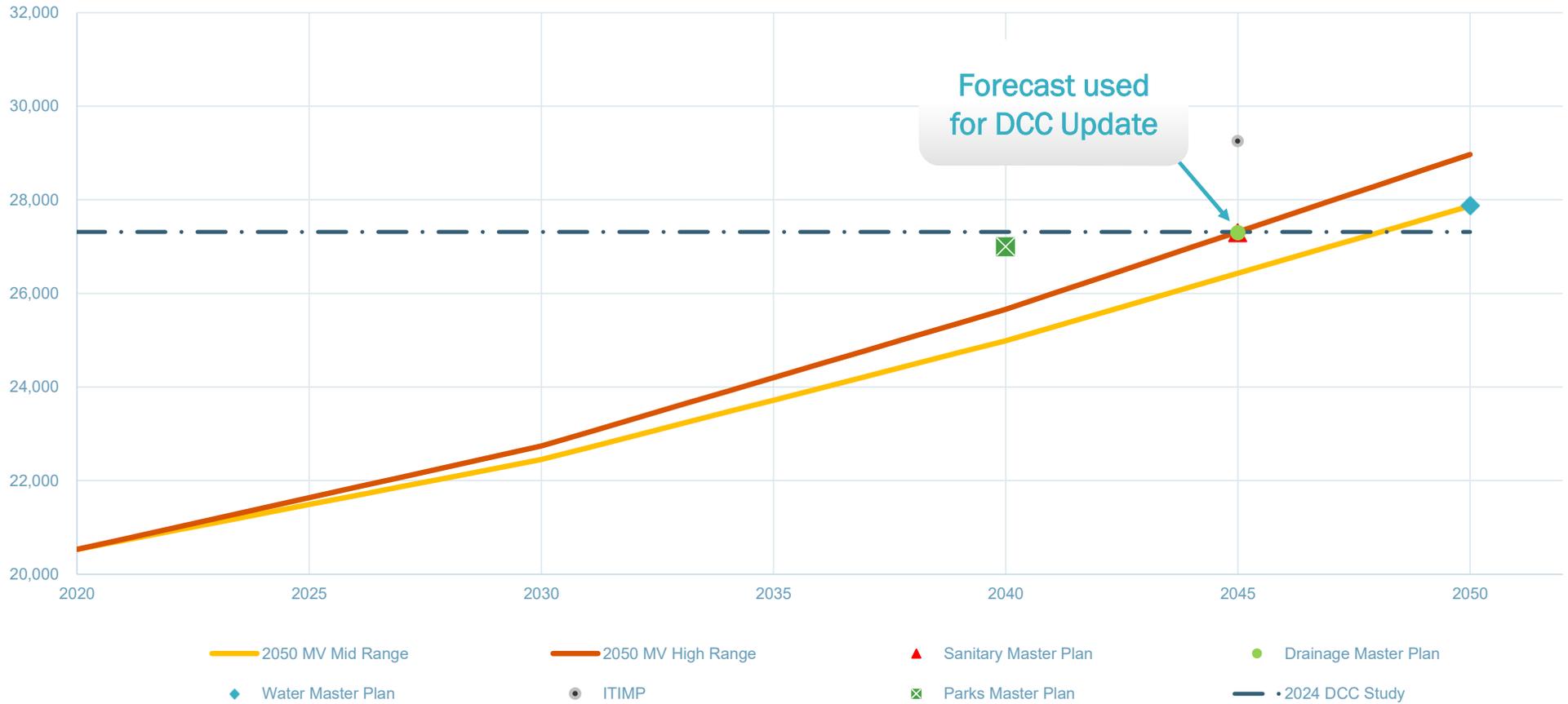
Why update the DCC Bylaw?

- Construction costs have increased
- 2015 DCC projects are completed or no longer relevant
- Updated growth projections
- Updated master plans → New projects
- New eligible DCC categories
- Keep up with best practice

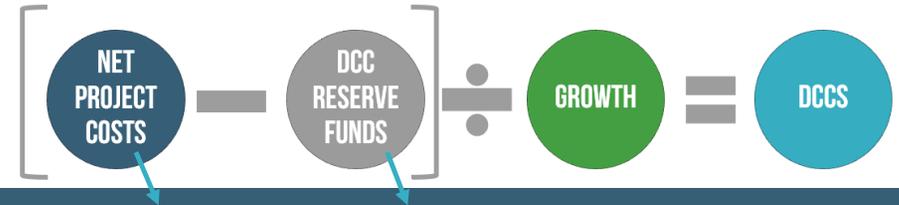
Calculating DCCs



Growth Projection



DCC Recoverable Costs



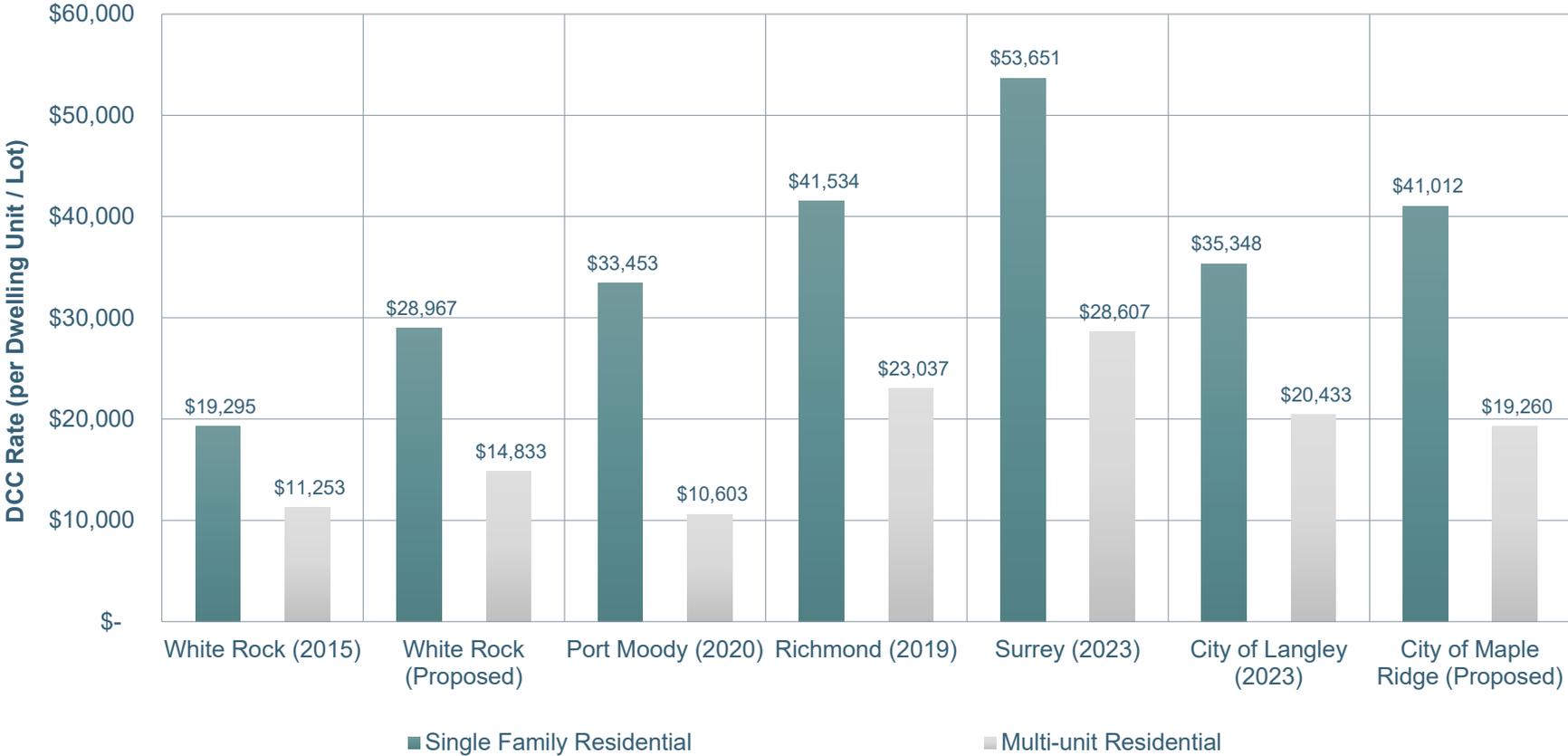
DCC Category	Total Project Costs	Municipal Cost	DCC Recoverable Cost	Reserve Fund	Net DCC Recoverable Cost
Water	\$28.9M	\$16.7M	\$12.2M	\$1.5M	\$10.6M
Sanitary Sewer	\$28.7M	\$25M	\$3.7M	\$1M	\$2.7M
Drainage	\$53.9M	\$41M	\$12.9M	\$3.5M	\$9.4M
Roads	\$57M	\$38M	\$19M	\$4M	\$15M
Parkland - Acquisition	\$16M	\$0.2M	\$15.8M	\$2.4M	\$13.4M
Parkland - Improvements	\$55.4M	\$41.8M	\$13.7M	\$4.8M	\$8.8M
Fire	\$14.5M	\$10.8M	\$3.7M	\$0M	\$3.7M
Police	\$4.8M	\$0.6M	\$4.1M	\$0M	\$4.1M
Total	\$259.2M	\$173.9M	\$85.2M	\$17.3M	\$67.9M

Current and Draft DCC Rates

Use Category	2015	2024 Draft (without Fire & Police)	2024 Draft (with Fire & Police)
Single Family	\$ 19,295	\$28,967	\$33,768
Multi-Family	\$ 11,253	\$14,833	\$16,562
Commercial	\$ 64	\$154	\$173
Institutional	\$ 45	\$108	\$127

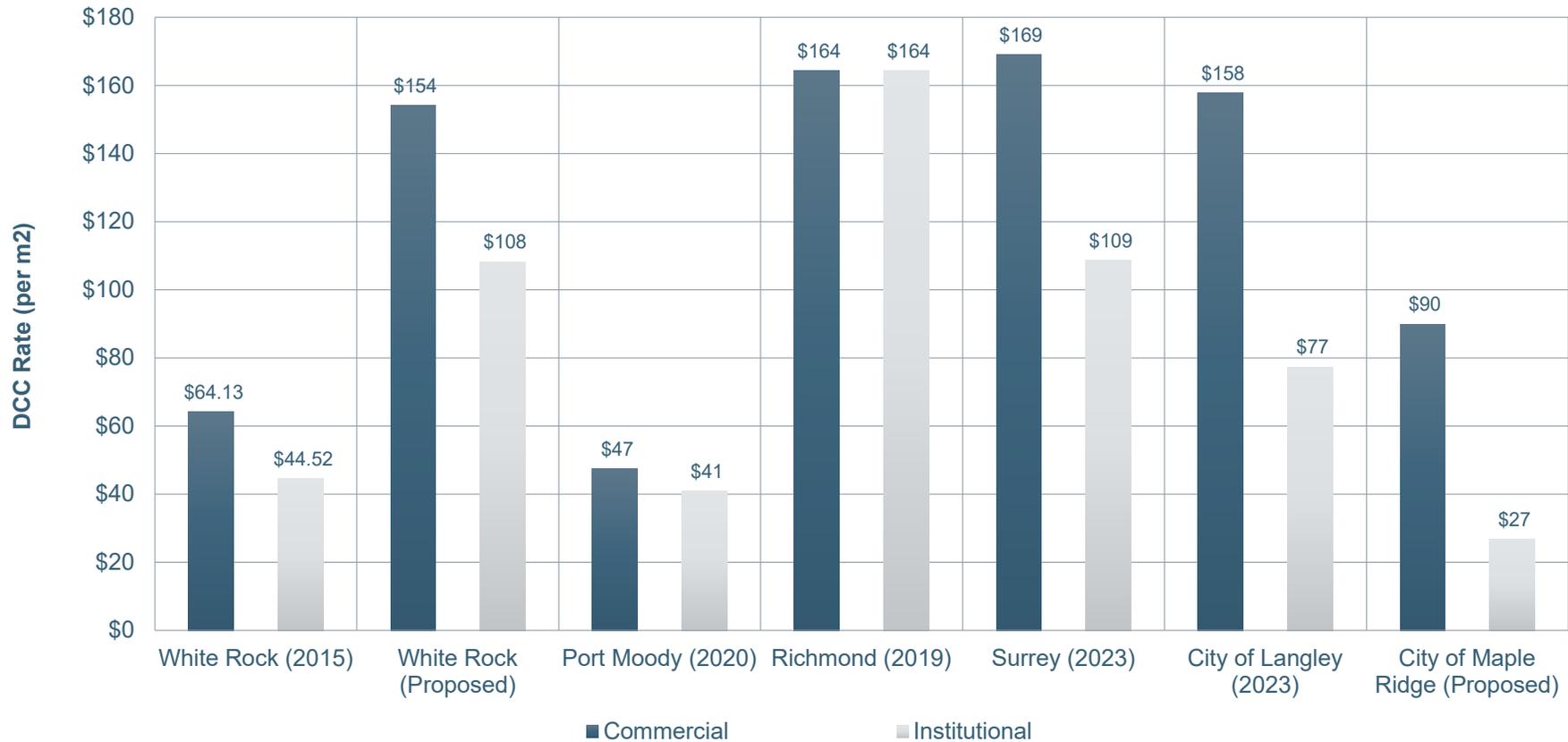
DCC Rate Comparison (Not Including Fire & Police)

Residential



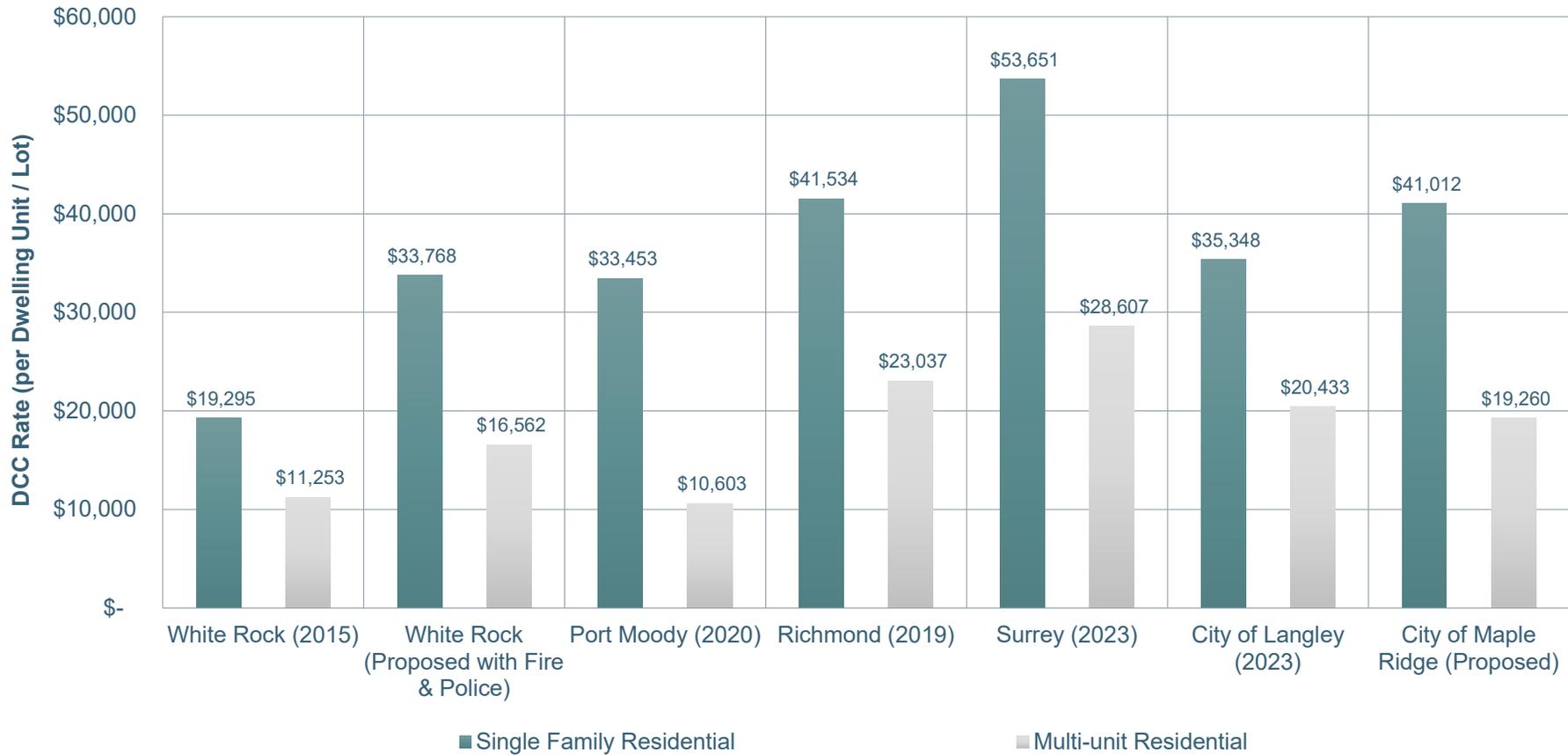
DCC Rate Comparison (Not Including Fire & Police)

Commercial and Institutional



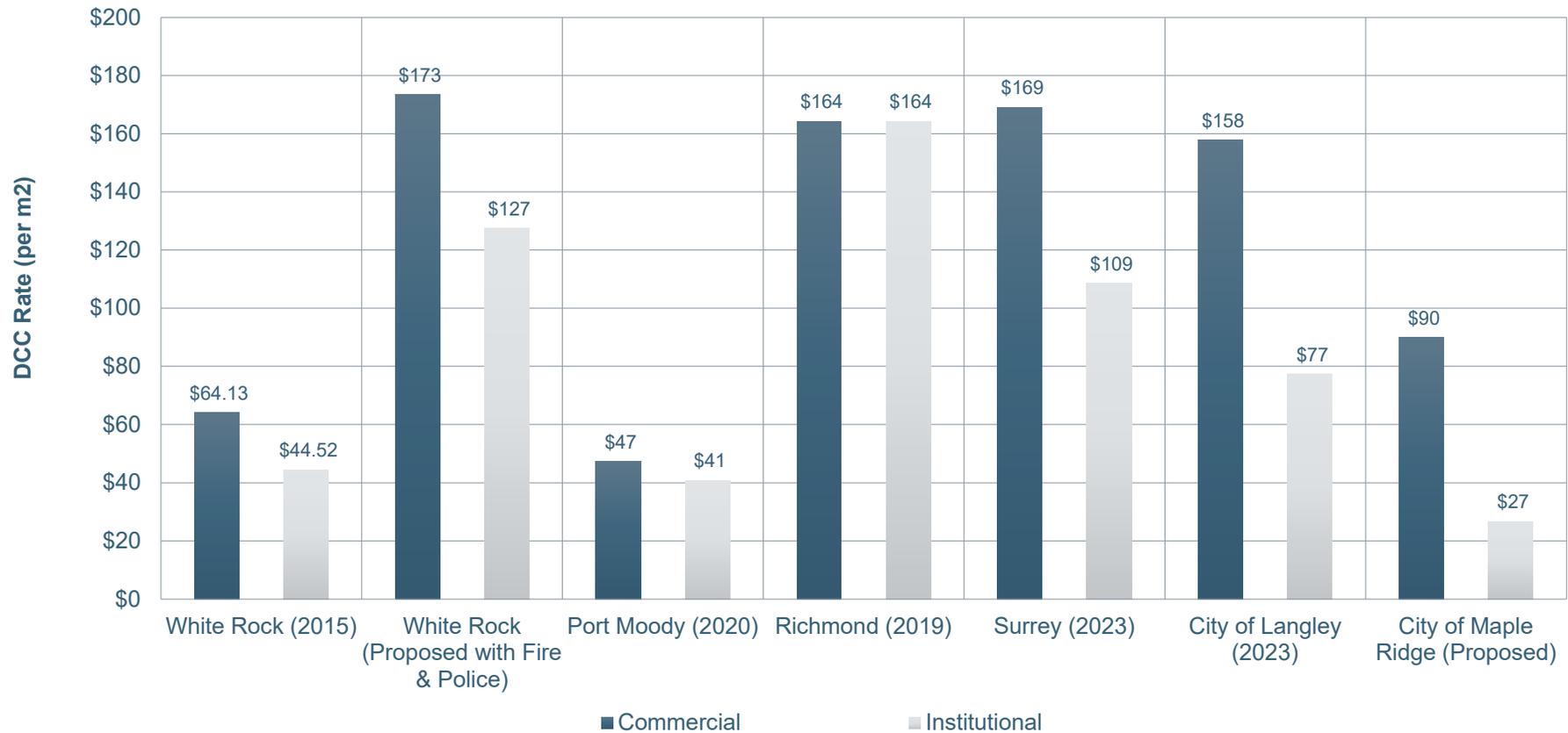
DCC Rate Comparison (Including Fire & Police)

Residential



DCC Rate Comparison – Including Fire & Police

Commercial and Institutional



Questions?