

2008 DCC UPDATE Richmond

July 3, 2008
Public Open House



Urban Systems Ltd.



Outline

- Background
- DCC Rate Calculation
- Estimated Growth
- DCC Capital Plan
- Proposed Rates
- Implementation



Why do we have DCCs?

- To pay for the costs of expanding and upgrading the City's engineering transportation and utility infrastructure to meet the needs and impacts of growth
- To purchase and develop new parkland in developing areas to meet the needs of growth

What works do DCCs pay for?

- Arterial road upgrades to address additional traffic due to urban growth
- Intersection & traffic calming road improvements
- Pedestrian & bicycle facilities
- Water mains, drainage trunks, sanitary mains
- Purchase of parkland & park development to address needs of growth



What items do DCCs not pay for?

- Operation and maintenance of City engineering infrastructure or parkland
- New or upgraded works needed for the existing population
- New libraries, fire halls, police stations or any parks & recreation buildings

Who pays DCCs?

- Applicants for:
 - subdivision approval to create single family development sites
 - building permits to construct multi-family, commercial or industrial development

Cost recovery tools



Why update the DCC rates?

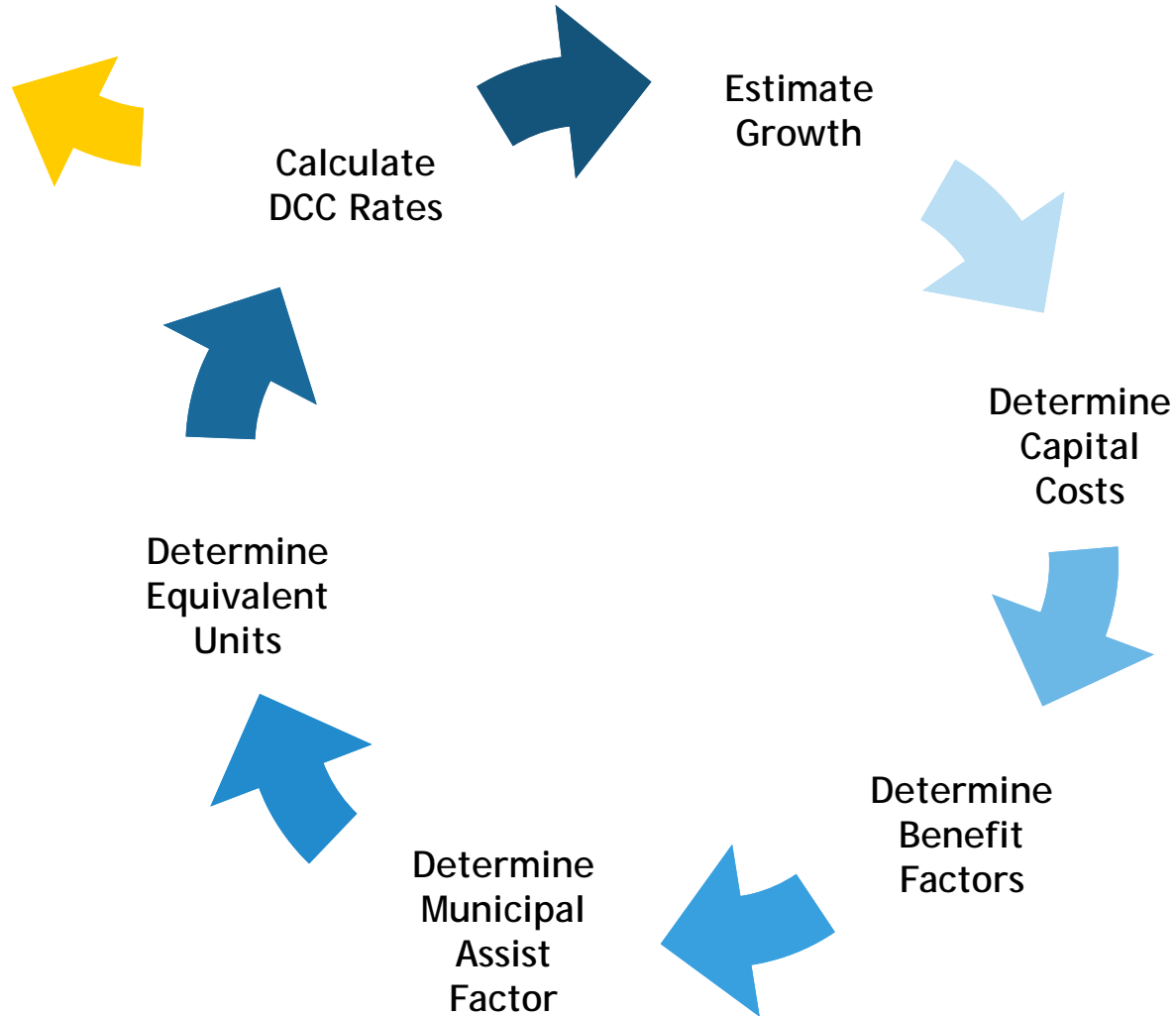
- Last DCC review completed in 2006
- New long-term land use plan for the City Centre
 - New sewer, water, stormwater, and transportation capital programs based on new engineering models
 - New parks program
- The City must now revise its DCC rates to reflect these recent changes

What has been updated?

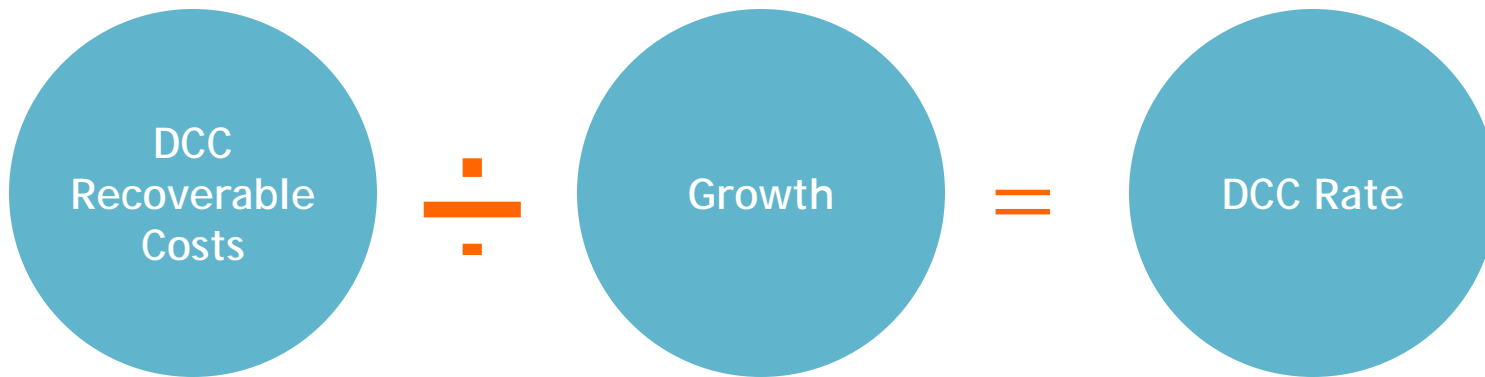
- Growth estimates to account for CCAP
- All capital and parks programs within the City Centre Area Plan boundary have been updated
- No modifications have been made to DCC projects outside of the City Centre Area Plan boundary

DCC process

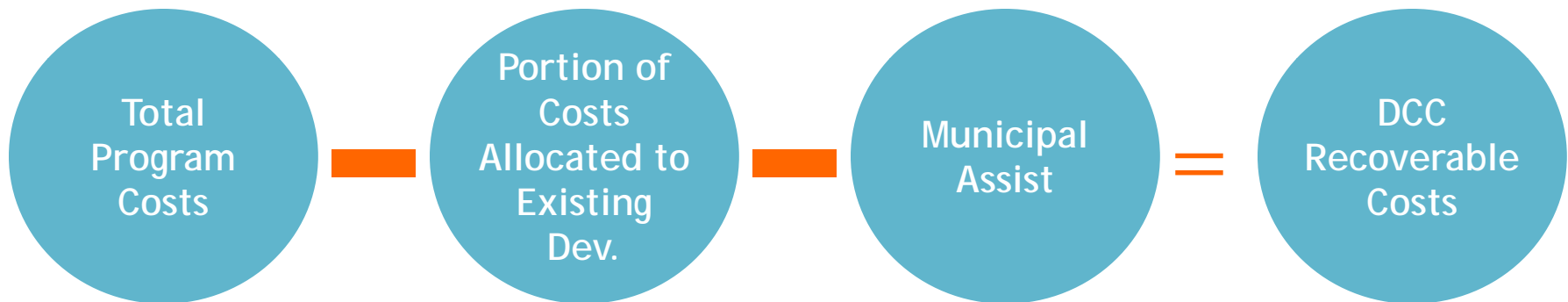
Adopt New
DCC Bylaw



Basic DCC calculation



DCC recoverable costs



Estimated growth to 2031

Land Use	New Units	Persons/ Unit	New Population
Single Family	2,412 lots	3.3	7,960
Duplex	53 lots	6	318
Townhouse	10,416 units	2.9	30,206
Apartment	24,140 units	2.1	50,694
Commercial	1,327,373 m ²	-	-
Light Industrial	3,445,725 m ²	-	-
Major Industrial	428.8 ha	-	-

Total new
population:
89,178



Transportation DCC program

- Traffic signals and intersection improvements
- Selected arterial and collector improvements for capacity
- Pedestrian and cycling improvements

Utilities DCC program

- Water:
 - Grid and distribution mains
- Drainage
 - Trunk mains and box culverts
 - Pump stations
 - Open channels
- Sanitary
 - Trunk mains
 - Pump station upgrades and force mains

Parkland acquisition DCC program

- Parkland acquisition to meet the needs of growth throughout the City
- Parkland guideline
 - 3.25 acres / 1,000 residents - City Centre
 - 7.66 acres / 1,000 residents - elsewhere
- Neighbourhood, community, city-wide and regional parks
- Greenways / trails
- Natural areas



Parkland development DCC program

- Parkland development to address the new parkland throughout the City
- Fencing, landscaping, drainage & irrigation, trails, restrooms & changing rooms, playground & playing field equipment

Total cost of DCC capital programs

Total Costs	Current City-Wide DCC (\$ Millions)	Proposed City-Wide DCC (\$ Millions)
Transportation	373	559
Water	35	41
Sanitary	99	127
Drainage	306	346
Parkland Acquisition	170	336
Parkland Development	125	142
Total	1,108	1,551

NEW
Transportation
and utilities
total \$1 Billion

Benefit factors

	Current Benefit Factor	Proposed Benefit Factor
Transportation	95%	95%
Water	95% or 100%	95% or 100%
Sanitary	95% or 100%	95% or 100%
Drainage	Varies	Varies
Parkland Acquisition	95%	95%
Parkland Development	95%	95%

What is the municipal assist factor?

- Current 1%
- Proposed 1%

DCC Recoverable Costs - CITY WIDE

	2006 Program (\$ Millions)	2008 Program (\$ Millions)	Change (\$ Millions)
Transportation	351	526	+ 175
Water	33	39	+ 6
Sanitary	94	122	+ 28
Drainage	169	210	+ 41
Parkland Acquisition	160	316	+ 156
Parkland Development	118	133	+ 15
Total	925	1,346	+ 421

Proposed DCC rates - CITY WIDE DCCs

Development Type	Current Rate	Proposed 2008 Rate	% Change
Single Family (per unit)	\$21,456.86	\$28,003.68	31%
Townhouse (per ft ²)	\$11.94	\$15.99	34%
Apartment (per ft ²)	\$12.37	\$16.69	35%
Commercial (per ft ²)	\$9.20	\$12.25	33%
Light Industrial (per ft ²)	\$7.49	\$9.91	32%
Industrial (per acre)	\$83,811.92	\$102,735.04	23%

Proposed DCC rates - DEVELOPMENT IN THE ALEXANDRA AREA

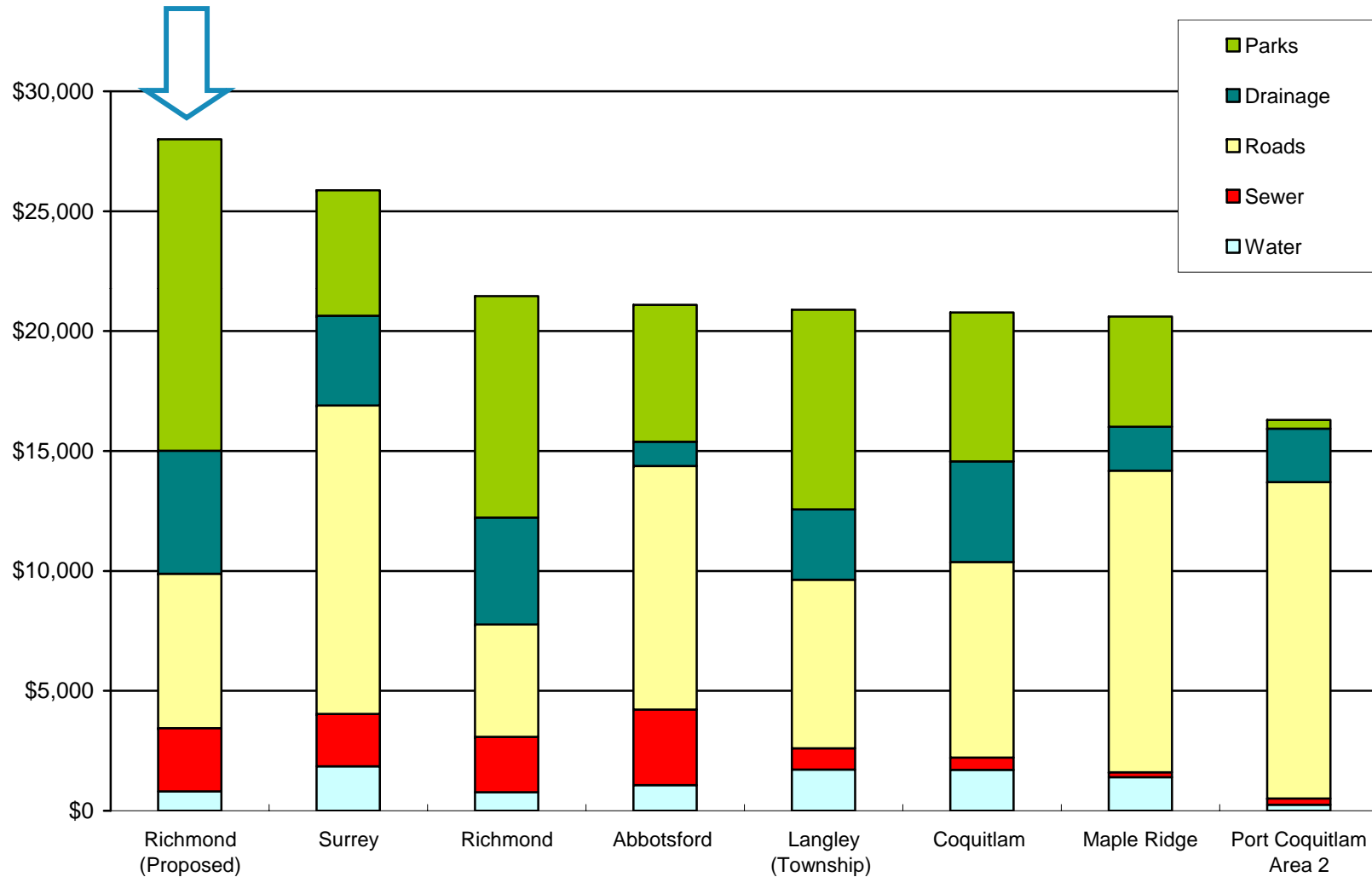
Development Type	Current Alexandra DCCs + City-Wide DCCs	Proposed Alexandra DCCs + City-Wide DCCs	% Change
Townhouse (per ft ²)	\$18.75	\$22.80	22%
Apartment (per ft ²)	\$19.93	\$24.25	22%
Commercial (per ft ²)	\$16.62	\$19.67	18%

Area specific Alexandra DCCs have not changed - only the City-wide DCCs have been updated

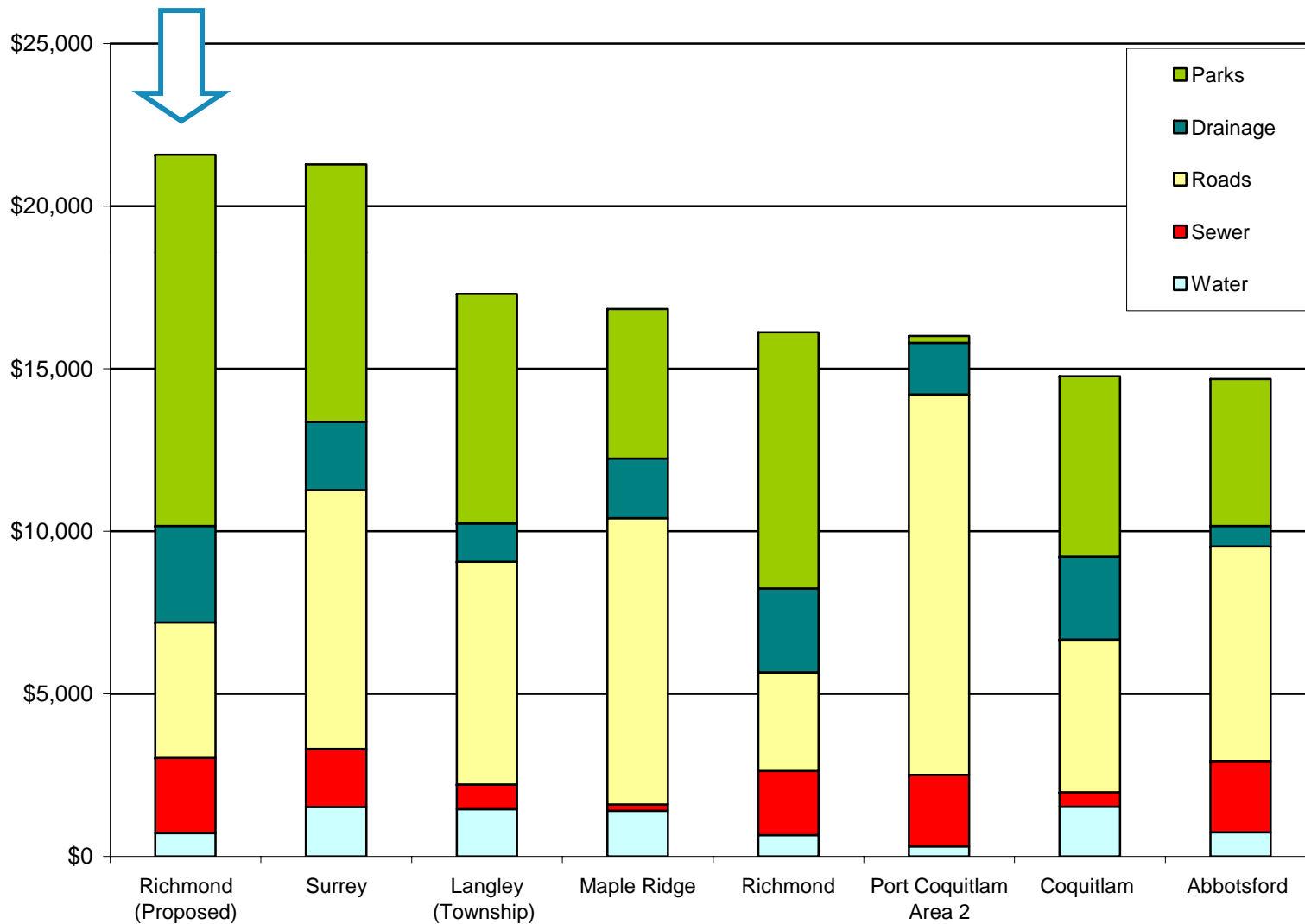
Example DCCs

- Single family - \$28,003.68
- Townhouse (1350 ft²)
 - In Alexandra Area - \$30,780.00
 - Elsewhere - \$21,586.50
- Apartment (950 ft²)
 - In Alexandra Area - \$23,037.50
 - Elsewhere - \$15,855.50

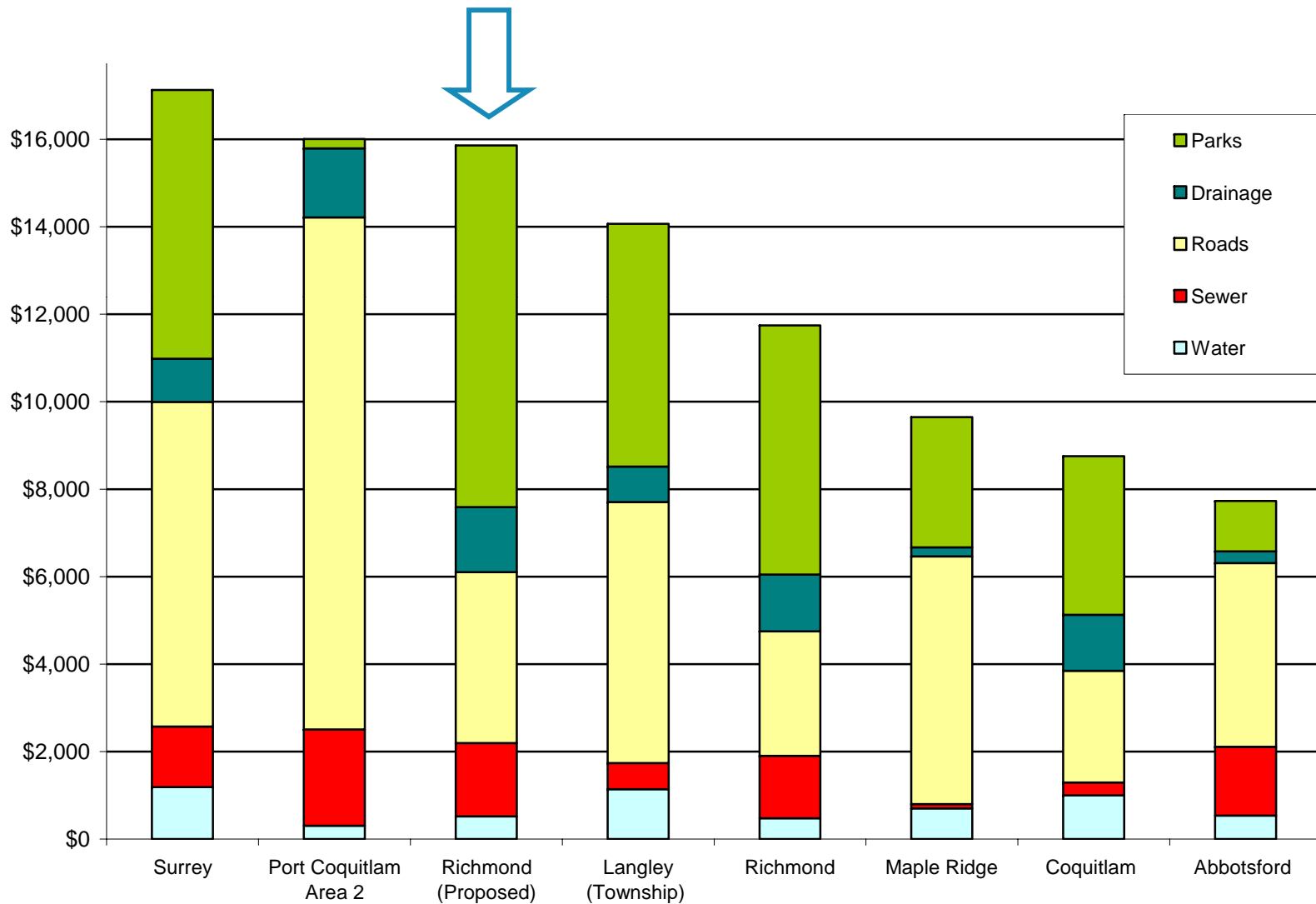
Single family comparison (per lot)



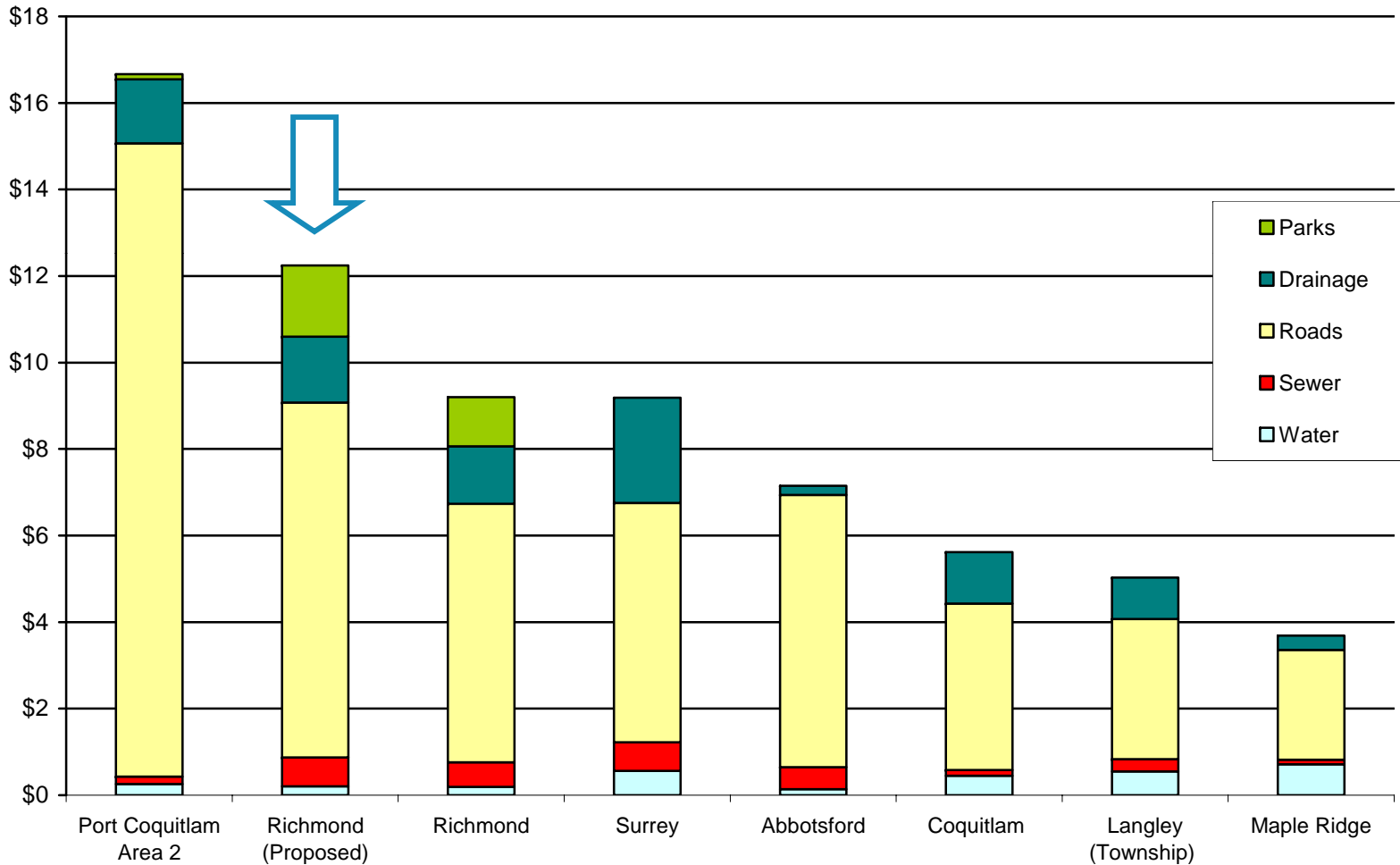
Townhouse comparison (per 1350 ft² unit)



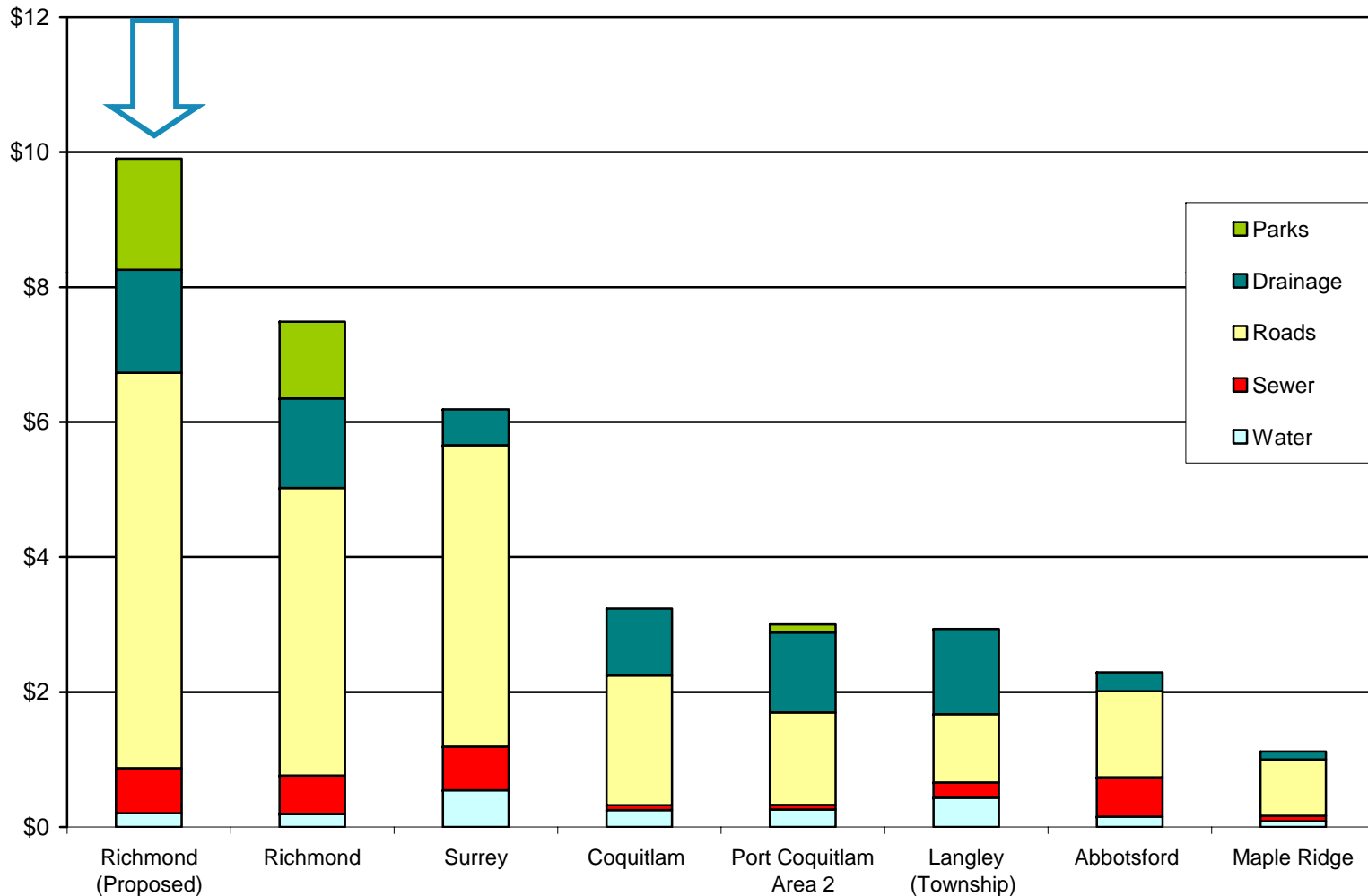
Apartment comparison (per 950 ft² unit)



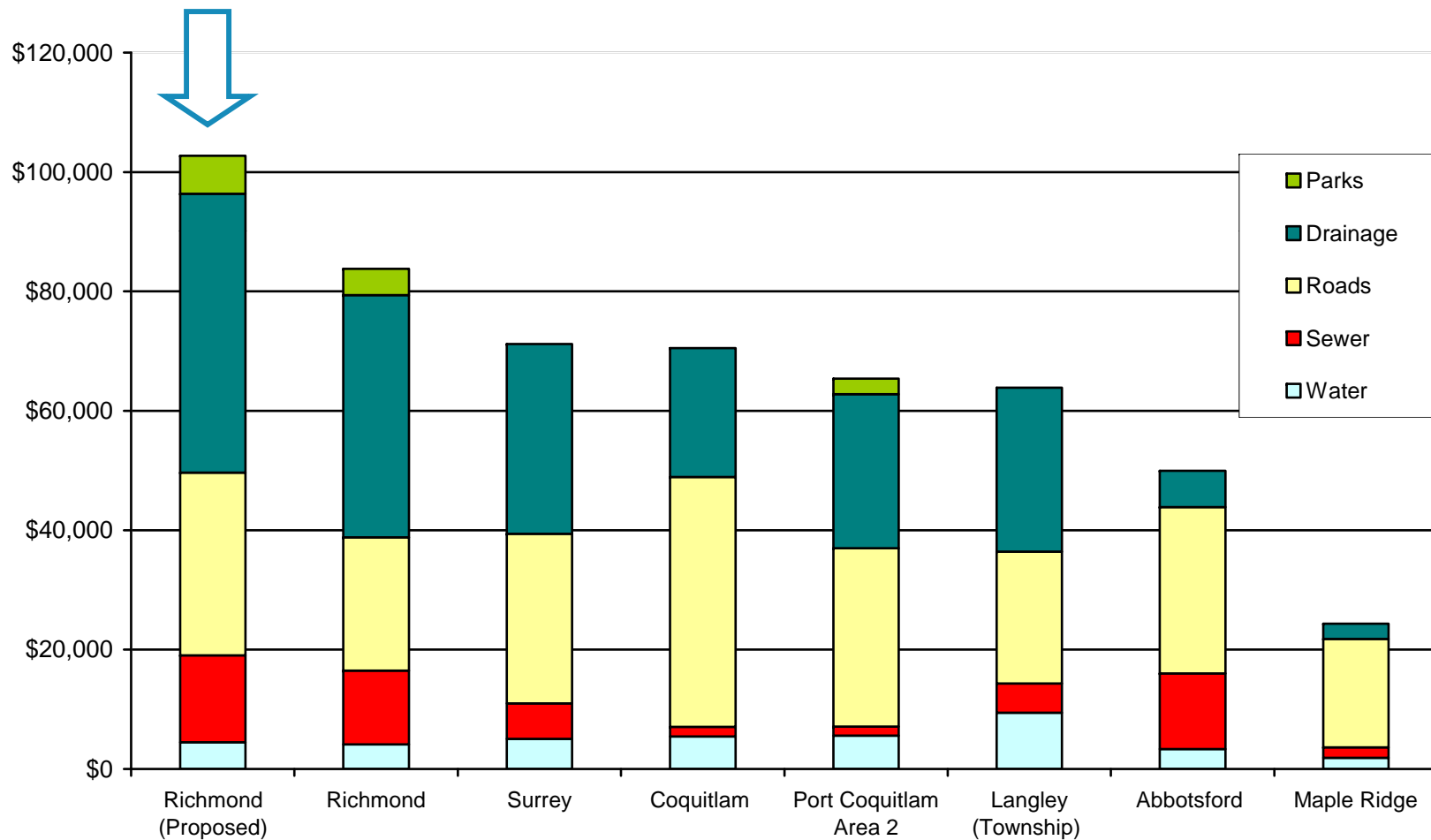
Commercial comparison (per sq. ft.)



Light industrial comparison (per sq. ft.)



Major industrial comparison (per acre)



What are the next steps?

- Council gave 1st reading to the DCC Bylaw on June 23rd
- Receive public comments from this open house, refine proposed DCC if required
- 2nd and 3rd readings of DCC Bylaw by Council expected on July 28th
- Draft DCC report and Bylaw to the Province for approval
- 4th reading by Council
- Implementation of Bylaw

When will the new DCC rates apply?

- The new DCC Bylaw and rates will come into force and effect one year after the bylaw is given fourth and final reading
- Any building permits issued or subdivisions approved after the one year grace period will be subject to the new DCC rates