

July 11, 2022, 1:00 p.m. Council Chambers 8645 Stave Lake Street, Mission, BC

- 1. CALL TO ORDER
- 2. ADOPTION OF AGENDA
- 3. NEW BUSINESS

a. Development Cost Charge Bylaw Update

RECOMMENDATION:

That staff proceed with stakeholder consultation regarding an update to the Development Cost Charge Bylaw as detailed in the Draft Background Report attached to the report from the Director of Finance dated July 11, 2022.

b. LAN.40(C) Financial Contributions for Community Amenities Update

RECOMMENDATION:

That staff bring forward LAN.40(C) Financial Contributions for Community Amenities Policy, as attached to the staff report dated July 11, 2022 by the Director of Finance, to a Regular Council meeting for approval.

OR

That staff seek input from the development community regarding LAN.40(C) Financial Contributions for Community Amenities Policy, as attached to the staff report dated July 11, 2022 by the Director of Finance, prior to bringing the policy to a Regular Council meeting for approval.

4. ADJOURNMENT

Pages

STAFF REPORT



To:Chief Administrative OfficerDate:July 11, 2022From:Doug Stewart, Director of FinanceSubject:Development Cost Charge Bylaw Update

Recommendation(s)

That Council direct staff to proceed with stakeholder consultation regarding an update to the Development Cost Charge Bylaw as detailed in the Draft Background Report attached to the report from the Director of Finance dated July 11, 2022.

Purpose

The purpose of this report is to present to Council, the Draft Background Report that will accompany a submission to the Inspector of Municipalities seeking approval of an updated Development Cost Charge (DCC) bylaw and to seek direction to proceed with stakeholder consultation, prior to considering an updated DCC Bylaw.

Background

The City of Mission last conducted a review of its Development Cost Charge Bylaw in 2018. Since then, construction costs have increased and new information has become available regarding infrastructure and park needs. The City has chosen to conduct a full review of the DCC program, including adjustments to growth projections and the DCC capital project list.

Since the DCC bylaw review was competed in 2018, the following reports have been prepared and have contributed to the preparation of the DCC bylaw update:

- Master Infrastructure Strategy (MIS) For Silverdale Comprehensive Planning Area (SCPA) (September 2019)
- Cedar Valley Local Area Plan (November 2019)
- Cedar Valley Engineering Plan (November 2019)
- Community Amenity Contribution and Taxation Analysis for Silverdale Development (February 2020)
- Employment Lands Strategy 2020 Update (August 2020)
- Financial Analysis Update for Silverdale CNP (October 2021)
- Mission Mobility 2050 City of Mission Transportation Plan (May 2022)
- Mission Utilities Master Plans (May 2022)

As part of this DCC Bylaw update, growth estimates were reviewed. DCC eligible projects for roads, water, sewer, drainage and parkland were identified through reference to current infrastructure planning documents and discussions with City staff. Completed projects were removed from the DCC program.

In addition to updating the City of Mission's DCC program, Regional DCC programs (Abbotsford/Mission Water Utility and Abbotsford/Mission Sewage Treatment Plant) were updated. The list of joint water and sewer projects included in the City of Abbotsford's Development Cost Charges Imposition Bylaw, 2021 adopted on December 6, 2021, have been used to calculate the regional charges in the proposed City of Mission DCC bylaw.

An update of the City of Mission's DCC rates is required to ensure financial sustainability for the City.

Discussion and Analysis

The Draft DCC Background Report (Attachment A) includes all the required information to justify an amendment of the City's DCC Bylaw, including background information, growth projections, and DCC project lists.

Areas	Land Use	Unit of Measure	Total Proposed DCC Rates	Total Current DCC Bylaw Rates	
Area "A"					
All of Mission	Single-Family	per dwelling unit	\$ 50,438.12	\$ 14,732.28	
	Townhouse	per dwelling unit	34,625.73	10,561.33	
	Apartment	per dwelling unit	26,770.23	8,421.83	
	Commercial	per m ² of floor area	387.10	87.91	
	Industrial	per m ² of floor area	148.41	34.55	
	Institutional	per m ² of floor area	467.70	103.00	
Area "B"					
Cedar Valley	Single-Family	per dwelling unit	51,091.65	30,038.62	
	Townhouse	per dwelling unit	35,122.18	20,314.23	
	Apartment	per dwelling unit	27,165.84	14,916.58	
	Commercial	per m ² of floor area	389.81	199.62	
	Industrial	per m ² of floor area	149.28	-	
	Institutional	per m ² of floor area	471.19	237.17	
Area "B1"					
Cedar Valley	Single-Family	per dwelling unit	51,429.21	30,385.97	
Specified Area	Townhouse	per dwelling unit	35,378.60	20,578.10	
	Apartment	per dwelling unit	27,370.18	15,126.85	
	Commercial	per m ² of floor area	391.21	200.29	
	Industrial	per m ² of floor area	149.73	-	
	Institutional	per m ² of floor area	472.99	237.63	
Area "D"					
West Silverdale Industrial (West of	Industrial	per m ² of floor area	148.41	34.55	
Silver Creek)	Industrial	per ha of Development Area	22,006.41	21,670.40	
Area "E"					
East Silverdale Industrial (East of	Industrial	per m ² of floor area	148.41	34.55	
Silver Creek)	Industrial	per ha of Development Area	66,252.81	67,199.97	

The proposed DCC rates and a comparison to the current rates is presented in the following table:



A comparison of Mission's proposed rate for Single-family homes to the rates for selected local communities is shown in the following 2 charts:



Now that the background work is complete, as presented in this report, Council has the opportunity to review the resulting DCC calculations with the option to provide direction to staff ahead of the stakeholder consultation phase in which engagement is primarily focused on the development community.

Next Steps

Changes to the proposed DCC Bylaw can be made as directed by Council at almost any point during this DCC update process, whether that be feedback provided to date from Council, or following any subsequent feedback received from the stakeholder consultation process.

Once Council is satisfied with the information contained in the Draft Background Report, staff will proceed with stakeholder consultation. Following stakeholder consultation, Council could consider the first three readings to the proposed DCC Bylaw. After the first three readings are complete, the proposed bylaw must then be sent to the Inspector of Municipalities for approval, prior to final bylaw adoption.

Council Goals/Objectives

This report addresses the goals under Council's strategic focus areas of, Secure Finances, Assets and Infrastructure, and Organizational Excellence.

Financial Implications

The financial implications associated with this DCC update involve ensuring DCC rates are as up to date as possible in order to ensure development is paying its fair share of growth-related infrastructure costs. In order to maintain this equity, it is important for the City to keep up with regular DCC updates, as this allows for the correction of any of the many assumptions that go into calculating DCC rates.

Communication

External communication will begin following Council approval to proceed with stakeholder consultation on the proposed DCC Bylaw.

Summary and Conclusion

The City of Mission last conducted a review of its Development Cost Charge Bylaw in 2018. The Draft Background report attached, includes all the required information to update the City's DCC Bylaw, including background information, growth projections, and DCC project lists. Also included in the draft report are updated DCC rates, calculated based on the updated information gathered throughout the process thus far.

Report Prepared by:	Doug Stewart, Director of Finance
Reviewed by:	Barclay Pitkethly, Deputy Chief Administrative Officer
Approved for Inclusion:	Mike Younie, Chief Administrative Officer

Attachment(s)

Attachment A: 2022 DCC Bylaw Background Report

ATTACHMENT A



2022 Development Cost Charge Bylaw Update

Background Report

July 2022



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APPENDICES

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Appendix D	Public Consultation Materials
Appendix E	Existing City of Mission Development Cost Charge Bylaw No. 5714-2018
Appendix F	City of Mission Development Cost Charge Bylaw No. 6115-2022



EXECUTIVE SUMMARY

The City of Mission last conducted a review of its Development Cost Charge Bylaw in 2018. Since this review, construction costs have increased and new information has become available regarding infrastructure and park needs. The City has chosen to conduct a full review and update of the DCC program, including adjustments to growth projections and the DCC capital projects list. A new, updated DCC bylaw is required at this time to ensure financial sustainability for the City.

Since the DCC bylaw review was competed in 2018 the following reports have been prepared that have contributed to the preparation of this DCC bylaw update:

- Master Infrastructure Strategy (MIS) For Silverdale Comprehensive Planning Area (SCPA) (September 2019)
- Cedar Valley Local Area Plan (November 2019)
- Cedar Valley Engineering Plan (November 2019)
- Community Amenity Contribution and Taxation Analysis for Silverdale Development (February 2020)
- Employment Lands Strategy 2020 Update (August 2020)
- Financial Analysis Update for Silverdale CNP (Central Neighbourhood Plan) (October 2021)
- Mission Mobility 2050 City of Mission Transportation Plan (May 2022)
- Mission Utilities Master Plans (May 2022)

As part of this DCC bylaw update, growth estimates were reviewed. DCC eligible capital projects for roads, water, sewer, drainage and parkland were identified through reference to current infrastructure planning documents and discussions with City staff. Completed projects were removed from the DCC program.

In addition to updating the City of Mission's DCC program, Regional DCC programs (Abbotsford/Mission Water Utility and Abbotsford/Mission Sewage Treatment Plant) were reviewed and updated.

Updated Development Cost Charge rates for the City of Mission and the Regional programs are included in the summary provided in Table ES 1 and in detail in Table ES 2.



Table ES 1 – Current and Proposed DCC Rate Comparison

Areas			Total Proposed DCC Rates	Total Current DCC Bylaw Rates
Area "A"				
All of Mission	Single-Family	per dwelling unit	\$ 50,438.12	\$ 14,732.28
	Townhouse	per dwelling unit	34,625.73	10,561.33
	Apartment	per dwelling unit	26,770.23	8,421.83
	Commercial	per m ² of floor area	387.10	87.91
	Industrial	per m ² of floor area	148.41	34.55
	Institutional	per m ² of floor area	467.70	103.00
Area "B"				
Cedar Valley	Single-Family	per dwelling unit	51,091.65	30,038.62
	Townhouse	per dwelling unit	35,122.18	20,314.23
	Apartment	per dwelling unit	27,165.84	14,916.58
	Commercial	per m ² of floor area	389.81	199.62
	Industrial	per m ² of floor area	149.28	-
	Institutional	per m ² of floor area	471.19	237.17
Area "B1"				
Cedar Valley	Single-Family	per dwelling unit	51,429.21	30,385.97
Specified Area	Townhouse	per dwelling unit	35,378.60	20,578.10
	Apartment	per dwelling unit	27,370.18	15,126.85
	Commercial	per m ² of floor area	391.21	200.29
	Industrial	per m ² of floor area	149.73	-
	Institutional	per m ² of floor area	472.99	237.63
Area "D"				
West Silverdale	Industrial	per m ² of floor area	148.41	34.55
Industrial (West of Silver Creek)	Industrial	per ha of Development Area	22,006.41	21,670.40
,			22,000.41	21,070.40
Area "E" East Silverdale				
Industrial (East of	Industrial	per m ² of floor area	148.41	34.55
Silver Creek)	Industrial	per ha of Development Area	66,252.81	67,199.97



Table ES 2 - Proposed DCC Rate Summary

Areas	Land Use	Unit of Measure	Roads	Water	Sewer	Drainage	Parkland	Subtotal	Regional Water Supply	Regional Sewage Treatment	Cedar Valley Sewer	Cedar Valley Sewer Extension	Silverdale Industrial Water	Silverdale Industrial Sewer	Silverdale Creek Bridge	Total
Area "A"																
All of Mission	Single-Family	per dwelling unit	24,124.70	8,299.22	4,291.77	4,100.96	4,532.17	45,348.82	2,353.64	2,735.66						50,438.12
	Townhouse	per dwelling unit	15,373.59	6,304.46	3,260.22	2,378.56	3,442.84	30,759.67	1,787.93	2,078.13						34,625.73
	Apartment	per dwelling unit	12,298.87	5,023.86	2,597.98	1,025.24	2,743.51	23,689.46	1,424.76	1,656.01						26,770.23
	Commercial	per m ² of floor area	331.13	16.01	8.28	13.12	8.74	377.28	4.54	5.28						387.10
	Industrial	per m ² of floor area	106.44	11.09	5.74	12.30	6.05	141.62	3.14	3.65						148.41
	Institutional	per m ² of floor area	425.73	11.09	5.74	12.30	6.05	460.91	3.14	3.65						467.70
Area "B"																
Cedar Valley	Single-Family	per dwelling unit	24,124.70	8,299.22	4,291.77	4,100.96	4,532.17	45,348.82	2,353.64	2,735.66	653.53					51,091.65
	Townhouse	per dwelling unit	15,373.59	6,304.46	3,260.22	2,378.56	3,442.84	30,759.67	1,787.93	2,078.13	496.45					35,122.18
	Apartment	per dwelling unit	12,298.87	5,023.86	2,597.98	1,025.24	2,743.51	23,689.46	1,424.76	1,656.01	395.61					27,165.84
	Commercial	per m ² of floor area	331.13	16.01	8.28	13.12	8.74	377.28	4.54	5.28	2.71					389.81
	Industrial	per m ² of floor area	106.44	11.09	5.74	12.30	6.05	141.62	3.14	3.65	0.87					149.28
	Institutional	per m ² of floor area	425.73	11.09	5.74	12.30	6.05	460.91	3.14	3.65	3.49					471.19
Area "B1"																
Cedar Valley	Single-Family	per dwelling unit	24,124.70	8.299.22	4,291,77	4,100.96	4,532.17	45.348.82	2,353.64	2,735.66	653.53	337.56				51.429.21
Specified Area	Townhouse	per dwelling unit	15,373.59	6,304.46	3,260.22	2,378.56	3,442.84	30,759.67	1,787.93	2,078.13	496.45	256.42				35.378.60
	Apartment	per dwelling unit	12,298.87	5,023.86	2,597.98	1,025.24	2,743.51	23,689.46	1,424.76	1,656.01	395.61	204.34				27,370.18
	Commercial	per m ² of floor area	331.13	16.01	8.28	13.12	8.74	377.28	4.54	5.28	2.71	1.40				391.21
	Industrial	per m ² of floor area	106.44	11.09	5.74	12.30	6.05	141.62	3.14	3.65	0.87	0.45				149.73
	Institutional	per m ² of floor area	425.73	11.09	5.74	12.30	6.05	460.91	3.14	3.65	3.49	1.80				472.99
Area "D"																
West Silverdale	Industrial	per m ² of floor area	106.44	11.09	5.74	12.30	6.05	141.62	3.14	3.65						148.41
Industrial (West of Silver Creek)	Industrial	per ha of Development Area											14,863.17	7,143.25		22,006.41
Area "E"																
East Silverdale	Industrial	per m ² of floor area	106.44	11.09	5.74	12.30	6.05	141.62	3.14	3.65					1	148.41
Industrial (East of Silver Creek)	Industrial	per ha of Development Area											14,863.17	7,143.25	44.246.40	66,252.81



PART 1: BACKGROUND

The City of Mission acknowledged that it was time to complete an update to its Development Cost Charge Bylaw given that:

- The last update was completed in 2018 (rates were increased by Vancouver CPI in 2019)
- Construction and land costs have risen considerably since the previous update
- The City has updated information on infrastructure needs
- The City has updated information regarding growth projections

The City completed a review of the Cedar Valley Neighbourhood Plan which included a local area plan and an engineering plan. In September 2019 a Master Infrastructure Strategy (MIS) For Silverdale Comprehensive Planning Area (SCPA) was completed. Additionally, a Community Amenity Contribution and Taxation Analysis for Silverdale Development was completed in February 2020 and a Financial Analysis Update for Silverdale Central Neighbourhood Plan was prepared in October 2021. An Employment Lands Strategy Update was completed in August 2020 that provided population growth projections. The transportation master plan, Mission Mobility 2050, was completed in May 2022 that identified potential road projects required through 2050 and the utilities master plans were completed in May 2022 that identified water, sewer and drainage projects that may be required. The transportation master plan and the utilities master plans assumed all of Cedar Valley would be built-out by 2050. As the DCC bylaw only anticipates 30% of the remaining area in Cedar Valley to be built by 2050 (49% of the total area), some infrastructure identified in the transportation and utilities master plans will not be required within the time frame of this bylaw.

All of these initiatives provided information for growth projections, infrastructure plans and park needs that was utilized to prepare the updated DCC program and bylaw.

This DCC update involved:

- A review of growth projections
- A review and update of eligible projects and costs
- Consultation with stakeholders and the public (still to occur)



This DCC program was developed to be consistent with the following legislation, plans, and policy guides:

- Local Government Act (LGA)
- Development Cost Charges Best Practices Guide
- The City of Mission's 2017 Official Community Plan
- Master Infrastructure Strategy (MIS) For Silverdale Comprehensive Planning Area (September 2019)
- Cedar Valley Local Area Plan (November 2019)
- Cedar Valley Engineering Plan (November 2019)
- Community Amenity Contribution and Taxation Analysis for Silverdale Development -February 2020
- Employment Lands Strategy 2020 Update August 2020
- Financial Analysis Update for Silverdale CNP October 2021
- Waterfront Revitalization Master Plan May 2022
- Mission Mobility 2050 City of Mission Transportation Plan (May 2022)
- Mission Utilities Master Plan (May 2022)

It should be noted that the material provided in the background report is meant for information purposes only. Reference should be made to the current Bylaw No. 5714 – 2018 for rates until a new DCC bylaw has been adopted.



PART 2: DCC KEY ELEMENTS

The Development Cost Charge Best Practices Guide (prepared by the Ministry of Municipal Affairs and Housing) stipulates key elements that should be considered when determining DCC rates. Table 1 outlines the key elements, decisions and supporting rationale used in this update. Table 1 also indicates whether the proposed approach aligns with the Best Practices Guide.

Key Element	Proposed DCC Update	Rationale	Aligns with Best Practices Guide?
Time Frame	City Programs, Residential and Non-residential: 27 years Regional Water and Sewer Programs, Residential and Non-residential: 27 years	 For City DCC programs, a 27-year time frame has been established which takes the plan to 2050. The utilities master plans and the transportation master plan anticipate infrastructure requirements through 2045 and 2050 respectively. The infrastructure master plans anticipated a 2.25% average annual growth rate. As this bylaw is based on a 1.75% annual growth rate, staff reconciled the infrastructure requirements by deferring some projects beyond 2050. Growth in the Cedar Valley and the Silverdale areas will continue for many years beyond the 25-year time frame and the remainder of the City will continue to grow indefinitely into the future. The 27-year prediction of growth and infrastructure requirements is deemed to be reasonable. 	

Table 1 DCC Key Elements



Key Element	Proposed DCC Update	Rationale	Aligns with Best Practices Guide?
City-wide or Area-specific charge	City-wide and Area-specific	 City-wide programs are used for all infrastructure type (roads, water, sewer, drainage and parkland) as these programs provide benefits to all growth within the City. Some Area-specific charges remain to repay internal debt incurred for localized water and sewer projects. 	✓
Grant Assistance	Yes	• Any grants anticipated will be taken into consideration when calculating the DCC contribution amount. Further, any grants received will reduce the DCC contribution toward the actual project cost whether anticipated or not.	*
Developer Contribution	Yes	 Any direct contributions received from a developer will be excluded from the project cost in the DCC program. 	~
Interim Financing	Yes	 Several projects included in this update account for internal loan recovery amounts and exclude interest payments. These projects are discussed in Section 4.2 and identified in Appendix B. 	~
Benefit Allocation	42-100%	• The majority of projects are to be funded 100% from DCC levies to reflect exclusive benefit to new development.	~
Municipal Assist Factor	All infrastructure types – 1%	• Mission is contributing the minimum allowable assist factor to ensure the long-term financial sustainability of the City.	~



Key Element	Proposed DCC Update	Rationale	Aligns with Best Practices Guide?
Units of charge	Per dwelling unit; per square metre of floor area; per hectare of development area	 Per dwelling unit for single-family Per dwelling unit for multi-family residential development – (townhouse and apartment). Per square metre of floor area for commercial, institutional and industrial (except for West and East Silverdale Industrial – water and sewer). Per hectare of developable area for West and East Silverdale Industrial – water and sewer. 	~

Local Program and Regional Program

Mission's "local" program refers to the DCC programs applicable in the City of Mission. The "regional" program refers to the regional water supply and sewage treatment DCC programs that are joint programs with costs shared between the City of Mission and the City of Abbotsford.

Benefit Allocation Details for Projects set at less than 100% Benefit to Development

Road Program

A benefit factor of 50% is used for the bicycle path projects to reflect the shared benefit for both existing and future users of the infrastructure.

Sewer Program

The Mission Utilities Master Plans report identified two projects that provide a benefit to existing City taxpayers resulting in a lower benefit allocation in the DCC program:

- SAN02b Wren Street from Hwy 7 to ROW south of Rai Ave 25%
- SAN05 Wren Street from Van Velzen Ave to Silverdale Ave 40%



Drainage Program

The Mission Utilities Master Plans identified two projects that provide a benefit to existing taxpayers resulting in a lower benefit allocation in the DCC program:

- STMPS1 Chester Creek Pump Station Replacement 75%
- STMPS3 Lane Creek Pump Station Replacement 75%

Regional Water Supply

For projects where both new and existing residents will benefit, the benefit allocation has been calculated based on modelling the ratio of new population to total population. The benefit received by the new developments from these projects has been estimated to be 29%.

Regional Sewage Treatment

For projects where both new and existing residents will benefit, the benefit allocation has been calculated based on modelling the ratio of new population to total population. The benefit received by the new development from these projects has been estimated to be 42%, 49% and 50%.



PART 3: GROWTH PROJECTIONS AND EQUIVALENCIES

3.1 Growth Projections

The growth projection for this DCC Bylaw update utilized information from various sources including:

- Master Infrastructure Strategy (MIS) For Silverdale Comprehensive Planning Area (September 2019)
- Cedar Valley Local Area Plan (November 2019)
- Employment Lands Strategy 2020 Update (August 2020)
- Financial Analysis Update for Silverdale CNP (October 2021)
- Waterfront Revitalization Master Plan (May 2022)

As each of the above noted reports were prepared at different times, were completed independently from each other and considered different time frames; the City reconciled the differences among the reports to establish a growth rate to be used for the development cost charge calculation. The City established a 27-year time frame to align with the Mission Mobility 2050 - City of Mission Transportation Plan and the Mission Utilities Master Plans completed in 2022.

A review of current multi-family building permit and rezoning applications was completed to provide an estimate of the short-term expectations for these housing types.

Ultimately, average annual growth rate of 1.75% over the 27-year period was established.

3.2 Previous Growth Projections

The 2018 DCC program did not include a full update of growth projections as the 2018 Official Community Plan had only recently been adopted and the information was not used in the 2018 review. All growth projections used in the 2018 DCC program were based on estimates developed during the previous 2012 DCC update.

For the Silverdale Industrial Water & Sewer (Areas D and E) and Silverdale Creek Bridge (Area E), growth projections were revised downward based on actual development statistics since the 2012 update. For all other areas of the City, the growth estimates used in the 2012 update were revised downward based on actual or assumed development activity since the 2012 update.



For the local DCC programs, the 2018 DCC time frame remained the same as in the 2012 program which was a build-out scenario to 2061.

For the regional programs, the past growth projections were calibrated to a 20-year time frame to better match the updated infrastructure planning time frame for these programs.

3.3 Equivalencies

Equivalencies were reviewed as part of the 2018 DCC program update. The same equivalency values have been used in this DCC program update. The equivalencies used to calculate the proposed DCC rates are provided in Table 2.

Land Use	Roads	Water	Sewer	Drainage	Parks
Basis	# of trip ends	residential by population & all others by m ²	residential by population & all others by m ²	Equivalent Drainage Units	Population
Single Family	1.02	3.37	3.37	1.00	3.37
Townhouse	0.65	2.56	2.56	0.58	2.56
Apartment	0.52	2.04	2.04	0.25	2.04
Commercial	0.014	0.0065	0.0065	0.0032	0.0065
Industrial	0.0045	0.0045	0.0045	0.003	0.0045
Institutional	0.018	0.0045	0.0045	0.003	0.0045

Table 2 Equivalencies

Roads

For Road projects, the cost of development is distributed based on the trips generated by each land use.

Drainage

In general terms, the impact on the drainage system of developing a parcel of land is expressed as the amount of stormwater run-off that must be accommodated by the system. The accepted parameter for expressing imperviousness in stormwater run-off calculations is the "run-off coefficient". The run-off coefficient reflects the ratio between the impervious area on a parcel and the total area of the parcel. Run-off coefficients are then used to calculate drainage equivalencies Page 8 July 2022 2022 Development Cost Charge Background Report



per dwelling unit for residential uses and per square metre of gross floor area for non-residential uses.

Water and Sewer

The relative impact on water and sewer systems from new development is determined using estimated number of persons per unit for residential growth and equivalent population per hectare for non-residential growth.

Parkland Acquisition and Development

Given that the need for new park space and parkland development is generated by new residents (as opposed to commercial, industrial, and institutional growth), the City will levy Parkland DCCs only on residential development. For residential demand, occupancy rates can be used to project demands for parkland acquisition and development.

PART 4: DCC PROJECTS AND COSTS

4.1 DCC Costs

DCC rates are determined by applying the key elements, growth projections and equivalencies described earlier in this report, to projects that are DCC eligible and expected to be built within the specified DCC time frame. The full DCC program and calculations are included in Appendix B.

The capital costs included in this DCC program reflect the City's current engineering design standards and the BC Building Code, which already includes provisions to lower environmental impacts (e.g. requirements for low-flow toilets). An individual development designed to result in an even lower environmental impact is not expected to affect these overall costs, because the scale of reduction in water consumption, stormwater run-off, or trips would not be large enough to reduce the need for City-wide system components. However, if a developer can demonstrate that no impact is made on the City infrastructure, then, as per Section 561(3) of the *LGA*, that development would be exempt from DCCs.

The City of Mission will levy City-wide DCCs for all infrastructure types: roads, water, sewer and drainage and for parkland acquisition. The City anticipates growth in several areas of the municipality including, among others, Stave Heights, Cedar Valley, Waterfront and Silverdale. The City has used the best information available to anticipate where the growth will occur and to what level. The actual pace of development will be up to the owners of the land and may be based on their ability and capacity to proceed.

The DCC Best Practices Guide states:

"Identification of specific projects which are needed to accommodate new development can be a difficult task, when the projected development could take place in a variety of areas. The advantage of a municipal-wide DCC is the flexibility it offers to accommodate changes, when the pattern of development turns out to be significantly different than was projected at the time of establishing the DCC bylaw. Under a municipal-wide scenario, the monies can accumulate more quickly and provide sufficient funds to complete required capital projects."

Some Area-specific DCCs included in the previous DCC Bylaw are still in this update. The DCC levies are to repay internal loans to other reserves. The internal loans were acquired to construct water and sewer infrastructure in Cedar Valley. These Area-specific DCCs will cease once the internal loans are fully repaid.



Table 3 below, details, for each infrastructure type, the total capital cost, the benefit allocation ranges, the municipal assist factor, the amount expected to be recovered through DCCs and the cost borne by the existing taxpayers.

Service	Total Capital Cost (millions)	Benefit allocation	Municipal Assist Factor	DCC Recoverable (millions)	Municipal Costs (millions)
Roads (All of Mission)	\$256.8	50% - 100%	1%	\$244.3	\$12.5
Water (All of Mission)	\$72.5	100%	1%	\$71.8	\$0.7
Sewer (All of Mission)	\$37.9	25% - 100%	1%	\$37.2	\$0.7
Drainage (All of Mission)	\$36.0	75% - 100%	1%	\$33.2	\$2.8
Parkland (All of Mission)	\$41.5	100%	1%	\$41.1	\$0.4
Regional Water (All of Mission)	\$31.8	29% - 100%	1%	\$25.7	\$6.1
Regional Sewer (All of Mission)	\$56.6	42% - 50%	1%	\$26.2	\$30.4
Cedar Valley Sewer (Areas B and B1)	\$1.2	100%	N/A *	\$1.2	\$0.0
Cedar Valley Sewer Extension (Area B1)	\$0.3	100%	N/A *	\$0.3	\$0.0
Silverdale Industrial Water (Areas D & E)	\$0.3	100%	N/A *	\$0.3	\$0.0
Silverdale Industrial Sewer (Areas D & E)	\$0.1	100%	N/A *	\$0.1	\$0.0
Silverdale Creek Bridge (Area E)	\$0.6	100%	N/A *	\$0.6	\$0.0

Table 3DCC Program Overview and Capital Costs

^t The City has already contributed a municipal assist factor when the project was constructed.

4.2 Interest on Long-term Debt

Internal loan recovery amounts are included in this DCC program for the following:

- Cedar Valley Drainage Program (Areas B and B1); Cedar Valley Sewer Program (Areas B and B1);
- Cedar Valley Sewer Extension (Area B1); Regional Sewage Treatment Program (All Areas);
- Silverdale Industrial Water (Areas D and E); Silverdale Industrial Sewer (Areas D and E); and
- Silverdale Creek Bridge (Area E).

The costs included are outstanding internal loans calculated as the amount borrowed less repayments, excluding interest repayments; therefore, no interest on long-term debt is included. No external debt is included in the DCC program.



4.3 DCC Projects

The DCC program was developed by reviewing new master plans and studies and by reviewing the previous program to remove completed projects and update costs. Project details for each class of infrastructure and parkland needs is included below.

Roads

The Roads DCC program is based on Mission Mobility 2050 - City of Mission Transportation Plan (May 2022). The plan states that it "is an opportunity for the City to take stock of all forms of transportation in Mission today, plan for the future, and strategically guide its growth today and to 2050." The capital projects listed in the transportation plan assumed an annual growth rate of 2.25% and anticipated the Cedar Valley area to be fully developed by 2050. City staff reviewed the project list and identified the anticipated infrastructure requirements based on an average annual growth rate of 1.75% and the Cedar Valley area being 49% built-out by 2050.

The City has decided to establish Road DCCs on a City-wide basis to facilitate cash flow and to provide funding flexibility.

The list of DCC projects includes road upgrades, intersection improvements, land acquisitions, traffic signals, pedestrian improvements, cycling improvements, and transit improvements. Developers are expected to pay for local roads directly and the DCC projects only include the cost to increase the road standard from local to collector or arterial.

The Silverdale Bridge program includes an outstanding internal loan amount (excluding interest repayments) carried over from the previous program, balanced to December 31, 2021.

Water

The list of DCC Water projects is based on the Mission Utilities Master Plans (May 2022). The plan anticipates an average annual growth rate of 2.25% and identifies projects required through 2045. City staff have reviewed the plan and have prepared a DCC program through 2050 based on an annual growth rate of 1.75%. The list of DCC projects includes watermain upgrades, new watermain construction, new PVR stations and PVR valve upgrades. The developers are expected to pay the cost of design and installation of a new water main if it is 250mm or less. The DCC program includes the cost of oversizing these water mains beyond 250mm to accommodate future increased capacity requirements.

The City has elected to implement the Water DCC program on a City-wide basis. This is in-line with the DCC Best Practice Guide that states:



"Municipal water systems consist of interconnected grids throughout the municipality. The nature of water distribution networks is very similar to a road system... The recommended best practice for the extent of application for water DCCs is to establish them on a municipal-wide basis..."

The Silverdale Industrial DCC consists of an outstanding internal loan amount (excluding interest repayments) carried over from the previous program that is allied on an Area-specific basis and balanced through December 31, 2021.

Sewer

The list of DCC Sewer projects is based on the Mission Utilities Master Plans (May 2022). The plan anticipates an average annual growth rate of 2.25% and identifies projects required through 2045. City staff have reviewed the plan and have prepared a DCC program through 2050 based on an annual growth rate of 1.75%. The list of DCC projects includes gravity sewer upgrades, gravity sewer construction, new and upgraded pump stations, and other sanitary sewer system improvements. The developers are expected to pay the cost of design and installation of a new sewer line if it is 250mm or less. The DCC program includes the cost of oversizing these sewer lines beyond 250mm to accommodate future increased capacity requirements.

The DCC Best Practices Guide states:

"Where the sewer subsystems of a municipality are well integrated with sewage lift stations discharging into one regional treatment facility, the sanitary projects may be better suited to a municipal-wide DCC program. In addition, where many catchment areas exist in the municipality with similar sewerage needs, the recent trend has been to impose a municipal-wide charge."

As the above scenarios applies to the City, the City has elected to implement a City-wide Sewer DCC.

The DCC program does include Area-specific sanitary sewer DCC levies for Cedar Valley Areas B and B1, and Silverdale Industrial. These are for outstanding internal loan amounts (excluding interest repayments) carried over from the previous program, balance to December 31, 2021.

Drainage

The Drainage DCC program is based on the Mission Utilities Master Plans (May 2022). The plan anticipates an average annual growth rate of 2.25% and identifies projects required through 2045. City staff have reviewed the plan and have prepared a DCC program through 2050 based on an



annual growth rate of 1.75%. The list of DCC projects includes channel realignment and regrading, storm sewer upgrades, culvert replacements and other drainage improvements.

Parkland Acquisition and Development

The Parkland DCC program considered the need for City-wide parks based on anticipated growth projections. The City has calculated the new park area required to be approximately 1 hectare for every 5,000 new residents. The costs include the purchase of the land and the installation of DCC eligible infrastructure based on the DCC Best Practices Guide.

The City still intends to utilize Section 510 of the *Local Government Act* to acquire land or funds for neighbourhood parks, typically within the development area.

Regional Water

The Regional Water Supply DCC program is a joint program with costs shared between the City of Mission and the City of Abbotsford. Specific projects include optimizing regional infrastructure, protecting against system vulnerabilities and new collector wells. The projects in Mission's proposed DCC bylaw are in alignment with the projects included in the City of Abbotsford's Development Cost Charges Imposition Bylaw, 2021 adopted on December 6, 2021.

Regional Sewer

The Regional Sewage Treatment DCC program is a joint program with costs shared between the City of Mission and the City of Abbotsford. Specific projects include seismic and capacity upgrades at the wastewater treatment plant. The projects in Mission's proposed DCC bylaw are in alignment with the projects included in the City of Abbotsford's Development Cost Charges Imposition Bylaw, 2021 adopted on December 6, 2021.

This program also includes the costs incurred to for the Fraser River Sewer Crossing project. This project was completed in 2022 and replaced the existing sewer line. The DCC project funds the excess capacity acquired through this project. This project is funded by Mission only.



5.1 DCC Rates

A comparison of current (2019 amended) and proposed DCC rates, including regional water and sewer rates, is provided in Table 4. Detailed proposed DCC rates are included in Table 5.

Areas	Land Use	Unit of Measure	Total Current DCC Bylaw Rates		
Area "A"					
All of Mission	Single Family	per dwelling unit	\$ 50,438.12	\$ 14,732.28	
	Townhouse	per dwelling unit	34,625.73	10,561.33	
	Apartment	per dwelling unit	26,770.23	8,421.83	
	Commercial	per m ² of floor area	387.10	87.91	
	Industrial	per m ² of floor area	148.41	34.55	
	Institutional	per m ² of floor area	467.70	103.00	
Area "B"					
Cedar Valley	Single Family	per dwelling unit	51,091.65	30,038.62	
	Townhouse	per dwelling unit	35,122.18	20,314.23	
	Apartment	per dwelling unit	27,165.84	14,916.58	
	Commercial	per m ² of floor area	389.81	199.62	
	Industrial	per m ² of floor area	149.28	-	
	Institutional	per m ² of floor area	471.19	237.17	
Area "B1"					
Cedar Valley	Single Family	per dwelling unit	51,429.21	30,385.97	
Specified Area	Townhouse	per dwelling unit	35,378.60	20,578.10	
	Apartment	per dwelling unit	27,370.18	15,126.85	
	Commercial	per m ² of floor area	391.21	200.29	
	Industrial	per m ² of floor area	149.73	-	
	Institutional	per m ² of floor area	472.99	237.63	
Area "D"					
West Silverdale	Industrial	per m ² of floor area	148.41	34.55	
Industrial (West of Sil <i>v</i> er Creek)	Industrial	per ha of Development Area	22,006.41	21,670.40	
Area "E"					
East Silverdale Industrial (East of	Industrial	per m ² of floor area	148.41	34.55	
Silver Creek)	Industrial	per ha of Development Area	66,252.81	67,199.97	

Table 4Current and Proposed DCC Rate Comparison



Table 5 Proposed DCC Rates

	Proposed DCC Rates															
Areas	Land Use	Unit of Measure	Roads	Water	Sewer	Drainage	Parkland	Subtotal	Regional Water Supply	Regional Sewage Treatment	Cedar Valley Sewer	Cedar Valley Sewer Extension	Silverdale Industrial Water	Silverdale Industrial Sewer	Silverdale Creek Bridge	Total
Area "A"																
All of Mission	Single-Family	per dwelling unit	24,124.70	8,299.22	4,291.77	4,100.96	4,532.17	45,348.82	2,353.64	2,735.66						50,438.12
	Townhouse	per dwelling unit	15,373.59	6,304.46	3,260.22	2,378.56	3,442.84	30,759.67	1,787.93	2,078.13						34,625.73
	Apartment	per dwelling unit	12,298.87	5,023.86	2,597.98	1,025.24	2,743.51	23,689.46	1,424.76	1,656.01						26,770.23
	Commercial	per m ² of floor area	331.13	16.01	8.28	13.12	8.74	377.28	4.54	5.28						387.10
	Industrial	per m ² of floor area	106.44	11.09	5.74	12.30	6.05	141.62	3.14	3.65						148.41
	Institutional	per m ² of floor area	425.73	11.09	5.74	12.30	6.05	460.91	3.14	3.65						467.70
A																
Area "B" Cedar Valley	Single Femily	nor dualling unit	04 404 70	8 200 22	4 004 77	4 100 06	4 520 47	45 040 00	0.050.64	0 705 66	653.53					54 004 65
,	Single-Family	per dwelling unit	24,124.70	8,299.22	4,291.77	4,100.96	4,532.17	45,348.82	2,353.64	2,735.66	653.53					51,091.65 35,122.18
	Townhouse	per dwelling unit	15,373.59	6,304.46	3,260.22	2,378.56	3,442.84	30,759.67	1,787.93	2,078.13	496.45					
	Apartment Commercial	per dwelling unit	12,298.87	5,023.86	2,597.98 8.28	1,025.24	2,743.51 8.74	23,689.46 377.28	1,424.76 4.54	1,656.01 5.28	395.61 2.71					27,165.84
	Industrial	per m ² of floor area	331.13	16.01												389.81 149.28
	Institutional	per m ² of floor area	106.44 425.73	11.09 11.09	5.74 5.74	12.30 12.30	6.05 6.05	141.62 460.91	3.14 3.14	3.65 3.65	0.87					471.19
	motitutionui		423.73	11.09	5.74	12.30	0.03	400.91	5.14	3.05	5.49					471.19
Area "B1" Cedar Valley																
Specified Area	Single-Family	per dwelling unit	24,124.70	8,299.22	4,291.77	4,100.96	4,532.17	45,348.82	2,353.64	2,735.66	653.53	337.56				51,429.21
	Townhouse	per dwelling unit	15,373.59	6,304.46	3,260.22	2,378.56	3,442.84	30,759.67	1,787.93	2,078.13	496.45	256.42				35,378.60
	Apartment	per dwelling unit	12,298.87	5,023.86	2,597.98	1,025.24	2,743.51	23,689.46	1,424.76	1,656.01	395.61	204.34				27,370.18
	Commercial	per m ² of floor area	331.13	16.01	8.28	13.12	8.74	377.28	4.54	5.28	2.71	1.40				391.21
	Industrial	per m ² of floor area	106.44	11.09	5.74	12.30	6.05	141.62	3.14	3.65	0.87	0.45				149.73
	Institutional	per m ² of floor area	425.73	11.09	5.74	12.30	6.05	460.91	3.14	3.65	3.49	1.80				472.99
Area "D"																
West Silverdale	Industrial	per m ² of floor area	106.44	11.09	5.74	12.30	6.05	141.62	3.14	3.65						148.41
Industrial (West of Silver Creek)	Industrial	per ha of Development Area											14,863.17	7,143.25		22,006.41
Area "E"																
East Silverdale	Industrial	per m ² of floor area	106.44	11.09	5.74	12.30	6.05	141.62	3.14	3.65						148.41
Industrial (East of Silver Creek)	Industrial	per ha of Development Area											14,863.17	7,143.25	44,246.40	66,252.81
		. ,				J	II				ļ			ļ		



5.2 Change in rates from the 2018 DCC Bylaw and the proposed 2022 bylaw

The rates in the proposed 2022 DCC bylaw differ from the 2018 bylaw because:

- Construction and land costs have risen;
- Growth projections have been updated based on various neighbourhood planning studies conducted;
- The Mission Mobility 2050 City of Mission Transportation Plan (May 2022) provided new information on needed road infrastructure, resulting in new DCC eligible projects;
- The Mission Utilities Master Plans (May 2022) provided new information on needed water, sewer and drainage infrastructure; and
- > The City has instituted City-wide DCC programs for all infrastructure types.



PART 6: STAKEHOLDER CONSULTATION

The City of Mission invited public input on the proposed DCC program through:

Add details after stakeholder consultation (public consultation materials to Appendix D).



PART 7: DCC IMPLEMENTATION

7.1 Bylaw Exemptions

The *Local Government Act (LGA)* is clear that a DCC cannot be levied if the proposed development does not impose new capital cost burdens on the City, or if a DCC has already been paid in regard to the same development; however, if further expansion for the same development creates new capital cost burdens or uses up capacity, the DCCs can be levied for the additional costs.

The LGA further restricts the levying of the DCC at the time of application for a building permit if:

- The building permit is for a church or place of public worship as per the *Community Charter;* or
- The value of the work authorized by the building permit does not exceed \$50,000 or a higher amount as prescribed by bylaw; or
- Unit size is no larger than 29 sq.m. and only for residential use.

Changes to the legislation allow local governments to charge DCCs on residential developments of fewer than four self-contained dwelling units, if such a charge is provided for in the local government's DCC bylaw. The City of Mission's current and proposed DCC bylaws provide for DCCs to be levied on developments of fewer than four self-contained dwelling units.

7.2 DCC Waivers and Reductions

Changes to the *Local Government Act* in 2008 provided local governments the discretionary authority to waive or reduce DCCs for certain types of development to promote affordable housing and low impact development. The City does not currently waive or reduce DCCs for any types of development.

7.3 Collection of Charges – Building Permit and Subdivision

The City of Mission will collect DCCs for single-family residential development at the time of subdivision approval (or if subdivision is not required, at building permit). Of the two possible collection times, subdivision approval occurs earlier in the process; therefore, collecting DCCs at subdivision for single-family development, where possible, will allow the City to ensure timely provision of infrastructure and services.

DCCs for other residential land use categories will be collected at the time of building permit issuance when the final number of apartment or townhouse units are known. Non-residential land



uses will also be levied DCCs at the time of building permit issuance when gross floor area will be known.

7.4 Collection of DCCs on Redeveloped or Expanded Developments

When an existing building or development undergoes an expansion or redevelopment there is usually an additional growth-related demand placed on City infrastructure and parkland requirements. The new developer/builder should pay the applicable DCCs based on the additional units for townhouse and apartment projects, as well as, the additional square metres for commercial, industrial, and institutional land uses, at the DCC rates in the DCC bylaw in effect. The City is giving a DCC credit for the existing development or building. DCCs are only levied on the new development/building area.

If a single-family residential unit is replaced by another single-family residential unit, no additional DCCs are payable. If a lot is subdivided into two, for example, to construct two single-family residential units, DCCs are payable on the one additional single-family residential lot.

7.5 In-Stream Applications

The new DCC rates will be in force immediately after the updated Development Cost Charge Bylaw is adopted; however, the *Local Government Act (LGA)* provides special protection from rate increases for development applications that are submitted prior to the adoption date. There are two ways a developer can qualify for in-stream protection:

1. Pursuant to Section 511 of the LGA (subdivision).

If the new DCC Bylaw is adopted after a subdivision application is submitted and the applicable subdivision fee is paid, the new DCC Bylaw has no application to the subdivision for 12 months after the DCC Bylaw is adopted. As such, if the subdivision is approved during the 12 months' grace period, the 'old' DCC rates apply. This only applies in cases where DCCs are levied at subdivision.

OR

2. Pursuant to Section 568 of the LGA (building permits).

The new DCC Bylaw is not applicable to a construction, alteration or extension if: (a) a building permit is issued within 12 months of the new DCC Bylaw adoption, AND (b) either a building permit application, a development permit application or a rezoning application



associated with the construction (defined as "precursor application") is in-stream when the new DCC Bylaw is adopted, and the applicable application fee has been paid. The development authorized by the building permit must be entirely within the area subject to the precursor application.

The above is a summary of Sections 511 and 568 of the *LGA* and not an interpretation or an explanation of these sections. Developers are responsible for complying with all applicable laws and bylaws and seeking legal advice as needed.

7.6 Rebates and Credits

The City is working to establish a policy or practise to guide staff in the collection of DCCs and the use of DCC credits and rebates as stipulated in the *LGA* and referenced in the DCC Best Practices Guide. There may be situations in which it is not in the best interest of the City to allow an owner to extend municipal services outside of their subdivision or development. Building such services may start or accelerate development in areas the City is not yet prepared to support. Policies for DCC credits, rebates and latecomer agreements are often drafted to assist staff in development financing.

The City may consider entering into DCC Front-ender Agreements that will entail a developer financing the construction of required infrastructure and the City reimbursing the developer over time through the collection of future DCC levies for these specific works.

7.7 DCC Monitoring and Accounting

To monitor the DCC Program, the City will enter all the projects contained in the DCC program into a tracking system. The tracking system will monitor the status of the projects from the conceptual stage through to its final construction. The tracking system includes information about the estimated costs, actual construction costs, and funding sources for the projects. The construction costs would be based on the tender prices received, and the land costs based on the actual price of utility areas and/or other land and improvements required for servicing purposes. The tracking system indicates when projects are completed and their actual costs.

7.8 DCC Reviews

To keep the DCC program as current as possible, the City will review its program annually. Based on its annual review, the City may make amendments to the DCC rates in accordance with BC Regulation 130/2010 - Development Cost Charge Amendment Bylaw Approval Exemption Regulation. Typically, a major amendment to the DCC program and rates is recommended every 4 to 5 years.

DCC Growth Projections

Area A	All of Mi	ssion
Туре	Unit	# of Units
Single-Family	dwelling unit	2,838
Townhouse	dwelling unit	5,029
Apartment	dwelling unit	1,789
Commercial	m ² of floor area	27,013
Industrial	m ² of floor area	528,161
Institutional	m ² of floor area	10,283
Area B	Cedar V	/alley
Single-Family	dwelling unit	1,076
Townhouse	dwelling unit	559
Apartment	dwelling unit	229

Commercial	m ² of floor area	7,960
Industrial	m ² of floor area	
Institutional	m ² of floor area	10,283

Area B1	Cedar Valley Specified Area	
Single-Family	dwelling unit	305
Townhouse	dwelling unit	358
Apartment	dwelling unit	156
Commercial	m ² of floor area	11,548
Industrial	m ² of floor area	-
Institutional	m ² of floor area	12,275

Area D & E	Silverdale Industrial Area					
Industrial	hectares 1	3				

Area E	East Silverdale Industrial (East of Silve	r Creek)
Industrial	m ² of floor area	131,853

APPENDIX B

DCC Program and Calculations

					Col. (1)	Col. (2)	Col. (3) = Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col. (1) - Col. (5)
Project No.	Timeframe		Location		Cost Estimate	Benefit Factor	Benefit to New Development	Municipal Assist Factor	DCC Recoverable	Total Municipal Responsibility
		On	From	То		1 dotor	Development	1%		Responsionity
Corridor	Improvements									
TMP - C3	0 - 5 years	14th Ave	Tanager St	Cade Barr St	\$ 8,700,000	100%	\$ 8,700,000	\$ 87,000	\$ 8,613,000	\$ 87,000
TMP - C4	5 - 10 years	Cedar St	McRae Ave	Cherry Ave	3,298,000	100%	3,298,000	32,980	3,265,020	32,980
TMP - C7	5 - 10 years	Cedar St	Tunbridge Ave	Laminman Ave	2,637,000	100%	2,637,000	26,370	2,610,630	26,370
TMP - C8	5 - 10 years	Cedar St	Laminman Ave	Dewdney Trunk Road	1,431,000	100%	1,431,000	14,310	1,416,690	14,310
TMP - C9	5 - 10 years	Stave Lake St	Hwy 7	Best Ave	20,536,000	100%	20,536,000	205,360	20,330,640	205,360
TMP - C10	10 - 30 years	Silverdale Connector	Cedar St	Clay St	50,000,000	100%	50,000,000	500,000	49,500,000	500,000
TMP - C11	10 - 30 years	Cherry Ave	Charman Street	Cedar St	899,600	100%	899,600	8,996	890,604	8,996
TMP - C12	10 - 30 years	Cherry Ave	Cedar St	Stave Lake St	5,828,000	100%	5,828,000	58,280	5,769,720	58,280
TMP - C13	10 - 30 years	Cade Barr Street	14th Ave	North of Cherry	3,836,750	100%	3,836,750	38,368	3,798,382	38,368
TMP - C14	10 - 30 years	Dewdney Trunk Road	Tunbridge	Cade Barr St	362,000	100%	362,000	3,620	358,380	3,620
TMP - C17	10 - 30 years	Dewdney Trunk Road	Harms Rd	Cade Barr St	428,000	100%	428,000	4,280	423,720	4,280
TMP - C21	10 - 30 years	Silverdale Avenue Bridge			1,500,000	100%	1,500,000	15,000	1,485,000	15,000
TMP - C23	10 - 30 years	Wren St	7th Ave	Kenney Ave	4,687,000	100%	4,687,000	46,870	4,640,130	46,870
TMP - C24	10 - 30 years	Stave Lake St	Best Ave	Dewdney Trunk Road	16,579,000	100%	16,579,000	165,790	16,413,210	165,790
C27	5 - 10 years	Silverdale Ave	Gunn Ave	Hwy 7	20,535,060	100%	20,535,060	205,351	20,329,709	205,351
C28	5 - 10 years	Gunn & Loftus	Silverdale Ave West	Silverdale Ave East	32,133,168	100%	32,133,168	321,332	31,811,836	321,332
C29	5 - 10 years	Chester Collector	Gunn Ave	north	15,702,684	100%	15,702,684	157,027	15,545,657	157,027
C30	5 - 10 years	Nelson St	Highway 7	Silverdale Ave	2,765,000	100%	2,765,000	27,650	2,737,350	27,650
C31	5 - 10 years	Nelson St	Silverdale Ave	McFall Terrace	3,768,000	100%	3,768,000	37,680	3,730,320	37,680
C32	0 - 5 years	Nelson St	Highway 7	Gill Ave	1,835,000	100%	1,835,000	18,350	1,816,650	18,350
C33	5 - 10 years	Wren St	Silvercreek Bridge		1,500,000	100%	1,500,000	15,000	1,485,000	15,000
C34	0 - 5 years	Kenney Ave	Wren St	Oyama St	1,400,000	100%	1,400,000	14,000	1,386,000	14,000
ntersect	ion Improvemer	nts		-1	1					
TMP - 15	0 - 5 years	Cedar Valley Connector	Mall Access (near Hwy 7)		165,000	100%	165,000	1,650	163,350	1,650
TMP - 16	0 - 5 years	Cedar Valley Connector	7th Ave		3,770,000	100%	3,770,000	37,700	3,732,300	37,700
TMP - 17	5 - 10 years	Cedar St	McRae Ave		217,000	100%	217,000	2,170	214,830	2,170

ROADS DCC PROGRAM



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ROADS DCC PROGRAM

					Col. (1)	Col. (2)	Col. (3) = Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col. (1) - Col. (5)	
Project No.	Timeframe	Location		Location		Cost Estimate	Benefit Factor	Benefit to New Development	Municipal Assist Factor	DCC Recoverable	Total Municipal Responsibility
		On	From	То		1 dotor	Development	1%		Responsibility	
TMP - 18	5 - 10 years	Cedar St	14th Ave		217,000	100%	217,000	2,170	214,830	2,170	
TMP - 19	5 - 10 years	Cedar St	Best Ave		248,000	100%	248,000	2,480	245,520	2,480	
TMP - 110	5 - 10 years	Cedar St	Cherry Ave		217,000	100%	217,000	2,170	214,830	2,170	
TMP - 111	5 - 10 years	Cedar St	Egglestone Ave		465,000	100%	465,000	4,650	460,350	4,650	
TMP - 112	5 - 10 years	Cedar St	Tunbridge Ave		1,447,000	100%	1,447,000	14,470	1,432,530	14,470	
TMP - 113	5 - 10 years	Cedar St	Rosetta Ave		1,012,000	100%	1,012,000	10,120	1,001,880	10,120	
TMP - 114	5 - 10 years	Cedar St	Dewdney Trunk Road		582,000	100%	582,000	5,820	576,180	5,820	
TMP - 115	5 - 10 years	Cade Barr St	Dewdney Trunk Road		795,000	100%	795,000	7,950	787,050	7,950	
TMP - 116	5 - 10 years	Dewdney Trunk Road	Dalke Ave		1,590,000	100%	1,590,000	15,900	1,574,100	15,900	
TMP - 117	5 - 10 years	Stave Lake St	Best Ave		795,000	100%	795,000	7,950	787,050	7,950	
TMP - 118	5 - 10 years	Stave Lake St	Dewdney Trunk Road (west)		1,012,000	100%	1,012,000	10,120	1,001,880	10,120	
TMP - 119	10 - 30 years	Nelson St	Silverdale Ave		1,012,000	100%	1,012,000	10,120	1,001,880	10,120	
TMP - 120	10 - 30 years	Grand St	14th Ave		525,000	100%	525,000	5,250	519,750	5,250	
TMP - 121	10 - 30 years	Nottman St	Egglestone Ave/Dalke Ave		1,012,000	100%	1,012,000	10,120	1,001,880	10,120	
TMP - 122	10 - 30 years	Cade Barr St	Best Ave		578,000	100%	578,000	5,780	572,220	5,780	
TMP - 123	10 - 30 years	Cade Barr St	Cherry Ave		1,447,000	100%	1,447,000	14,470	1,432,530	14,470	
TMP - 124	10 - 30 years	Dewdney Trunk Rd	Tunbridge Ave/Ihles Ave		578,000	100%	578,000	5,780	572,220	5,780	
TMP - 125	10 - 30 years	Wren St	Silverdale Ave		578,000	100%	578,000	5,780	572,220	5,780	
TMP - 126	5 - 10 years	Stave Lake St	Cherry Ave		1,012,000	100%	1,012,000	10,120	1,001,880	10,120	
130	10 - 30 years	14th Ave	Grand St		450,000	100%	450,000	4,500	445,500	4,500	
131	10 - 30 years	11th Ave	Horne St		450,000	100%	450,000	4,500	445,500	4,500	
Bicycle La	anes										
TMP - B1	0 - 5 years	11 Avenue	Stave Lake Street	Taulburt Street	1,257,035	50%	628,518	6,285	622,233	634,802	
TMP - B3	0 - 5 years	7th Avenue	Wren Street	Mary Street	6,297,588	50%	3,148,794	31,488	3,117,306	3,180,282	
TMP - B4	0 - 5 years	Grand Street	14 Avenue	2nd Avenue	1,695,251	50%	847,626	8,476	839,150	856,101	
TMP - B5	5 - 10 years	Hurd Street	Grouse Avenue	7th Avenue	909,063	50%	454,531	4,545	449,986	459,077	
TMP - B6	5 - 10 years	Stave Lake Street	3 Avenue	11 Avenue	884,000	50%	442,000	4,420	437,580	446,420	

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ROADS DCC PROGRAM

					Col. (1)	Col. (2)	Col. (3) = Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col. (1) - Col. (5)
Project No.	Timeframe		Location		Cost Estimate	stimate Benefit Benefit		Municipal Assist Factor	DCC Recoverable	Total Municipal Responsibility
		On	From	То		Factor	Development	1%		Responsibility
TMP - B7	10 - 30 years	Wren Street	Holiday Avenue	7th Avenue	620,360	50%	310,180	3,102	307,078	313,282
TMP - B8	5 - 10 years	2nd Avenue	Grant Street	Horne Street	33,198	50%	16,599	166	16,433	16,765
TMP - B9	5 - 10 years	3 Avenue	Horne Street	Mary Street	73,920	50%	36,960	370	36,590	37,330
TMP - B10	5 - 10 years	Best Avenue	Cade Barr Street	Caribou Street	2,485,519	50%	1,242,759	12,428	1,230,331	1,255,188
TMP - B11	5 - 10 years	Cade Barr Street	14 Avenue	Cherry Avenue	1,563,349	50%	781,674	7,817	773,857	789,492
TMP - B12	5 - 10 years	Caribou Street	Best Avenue	14 Avenue	673,639	50%	336,820	3,368	333,452	340,187
TMP - B13	10 - 30 years	Horne Street	2nd Avenue	3 Avenue	5,491	50%	2,746	27	2,719	2,772
TMP - B14	5 - 10 years	Horne Street	14 Avenue	7th Avenue	1,511,605	50%	755,803	7,558	748,245	763,360
TMP - B15	10 - 30 years	Hurd Street	7th Avenue	Hillcrest Avenue	598,691	50%	299,346	2,993	296,353	302,338
TMP - B16	5 - 10 years	Hyde Street	Best Avenue	14 Avenue	492,005	50%	246,003	2,460	243,543	248,462
TMP - B20	10 - 30 years	Wren Street	7th Avenue	Hwy 7	999,561	50%	499,780	4,998	494,782	504,779
Waterfron	t									
WF - C1	0 - 10 year	Bridge West - signal upgrade	London Ave	Dike Rd	500,000	100%	500,000	5,000	495,000	5,000
WF - C2	0 - 10 year	Bridge East - 4 Traffic Signals			2,000,000	100%	2,000,000	20,000	1,980,000	20,000
WF - C3	10 - 20 years	Rivers Edge - Access Ramp	Hwy 11		1,500,000	100%	1,500,000	15,000	1,485,000	15,000
WF - C4	10 - 20 years	Rivers Edge - Mershon Ave	Hwy 11	Harbour	280,000	100%	280,000	2,800	277,200	2,800
WF - C5	10 - 20 years	Rivers Edge - Harbour Ave	Durieu St	Timberlake St	966,000	100%	966,000	9,660	956,340	9,660
WF - C6	10 - 20 years	Rivers Edge - Hwy Signal			1,500,000	100%	1,500,000	15,000	1,485,000	15,000
WF - C7	20 - 40 years	Rivers Edge - 2 traffic Signals			1,000,000	100%	1,000,000	10,000	990,000	10,000
WF - C8	10 - 20 years	Station Lands - London Ave	Mershon Ave	CP Rail	168,000	100%	168,000	1,680	166,320	1,680
WF - C9	20 - 40 years	Station Lands - Mershon Ave	Hwy 11	London Ave	1,517,000	100%	1,517,000	15,170	1,501,830	15,170
WF - C10	20 - 40 years	Station Lands - 4 traffic signals			2,000,000	100%	2,000,000	20,000	1,980,000	20,000
WF - C11	10 - 20 years	London Ave	Junction Mall	CP Rail	4,727,500	100%	4,727,500	47,275	4,680,225	47,275
					\$ 256,794,038		\$ 246,743,901	\$ 2,467,440	\$ 244,276,461	\$ 12,517,576

05/07/2022


ROAD DCC RATE CALCULATION

				$Col (4) = (1) \times (2)$	$Col_{(5)} = (4)/(2)$
Land Use	Col. (1) Estimated New Development	Col. (2) Unit	Col. (3) Trips/Unit (residential - per peak hr/unit; other - trips per peak hr/m ²)	Col. (4) = (1) x (3) Trips	Col. (5) = (4) / (a) % Trip Ends
Single Family	2,838	Dwelling Units	1.02	2,895	29%
Townhouse		Dwelling Units	0.65	3,269	33%
Apartment	1,789	Dwelling Units	0.52	930	9%
Commercial	27,013	square metres gross floor area	0.014	378	49
Industrial		square metres gross floor area	0.0045	2,377	24%
Institutional		square metres gross floor area	0.018	185	2%
Total				10,034 (a)	100%
B: Unit Road DCC Cald					
Net Road DCC Program Rec	overable	\$244,276,461			
Existing DCC Reserve Monie		(\$6,958,242)			
Net Amount to be Paid by DO	CCs	\$237,318,219			
DCC per Trip End		23,651.67	(e) = (d) / (a)		
C: Resulting Road DC	Cs		•		DCC Revenue Estimates
	Single Family	\$24,124.70	per Dwelling Unit	(e) x Col. (3)	\$68,465,899
	Townhouse	\$15,373.59	per Dwelling Unit	(e) x Col. (3)	\$77,313,784
	Apartment	\$12,298.87	per Dwelling Unit	(e) x Col. (3)	\$22,002,678
	Commercial		per square meter gross floor area	(e) x Col. (3)	\$8,944,815
	Industrial		per square meter gross floor area	(e) x Col. (3)	\$56,217,457
	Institutional	\$425.73	per square meter gross floor area	(e) x Col. (3)	\$4,377,782



WATER DCC PROGRAM

			Col. (1)	Col. (2)	Col. (3) =Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col.(1) - Col. (5)
Project No.	Timeframe	Name / Description	Cost Estimate	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
WAT35A	2027-2031	Dewdney Truck Road, Cedar St to Dewdney Truck Road	1,960,320	100%	1,960,320	19,603	1,940,717	19,603
WAT35A	2027-2031	Cedar Valley project W3, west of Cedar, north of Vissloff (oversizing)	468,700	100%	468,700	4,687	464,013	4,687
WAT36A	2027-2031	SCPA Water Supply, Nelson at Hwy 7 to Dyke Road Tie-in	11,392,790	100%	11,392,790	113,928	11,278,862	113,928
WAT38B	2027-2031	Wren St at Duncan Ave - new PRV for Zone 1	160,000	100%	160,000	1,600	158,400	1,600
WAT39B	2027-2031	Nelson at Hwy 7 - new PRV	160,000	100%	160,000	1,600	158,400	1,600
WAT44	2022-2026	Upgrade Best Norrish PRV	35,000	100%	35,000	350	34,650	350
WAT45	2032-2046	Upgrade Cherry PRV	35,000	100%	35,000	350	34,650	350
WAT46	2027-2031	New Waterfront PRV Station	160,000	100%	160,000	1,600	158,400	1,600
WAT47	2027-2031	Best Ave near Caribou St - New Zone 4A PRV Station	160,000	100%	160,000	1,600	158,400	1,600
WAT50	2027-2031	CNP Silverdale Ave water supply main	1,911,000	100%	1,911,000	19,110	1,891,890	19,110
WAT51		CNP Loftus/Gunn water supply main	3,024,000	100%	3,024,000	30,240	2,993,760	30,240
WAT52	2027-2031	CNP Chester Collector water supply main	2,646,000	100%	2,646,000	26,460	2,619,540	26,460
WAT53	2027-2031	CNP Hwy 7 at Nelson water pump station	4,800,000	100%	4,800,000	48,000	4,752,000	48,000
WAT54	2027-2031	CNP Reservoir #1 (Olsen Ave)	19,200,000	100%	19,200,000	192,000	19,008,000	192,000
WAT55	2032-2046	CNP Slopes Collector water supply main	2,587,200	100%	2,587,200	25,872	2,561,328	25,872
WAT56	2032-2046	SCNP Olsen Ave water pump station	4,800,000	100%	4,800,000	48,000	4,752,000	48,000
WAT57	2032-2046	CNP Reservoir #2 (Summit)	12,000,000	100%	12,000,000	120,000	11,880,000	120,000
WAT58	2046-2050?	CNP North Summit Collector water supply	1,709,400	100%	1,709,400	17,094	1,692,306	17,094
WAT59	2046-2050?	CNP Zone 6 water pump station	4,800,000	100%	4,800,000	48,000	4,752,000	48,000
WAT70	2022-2031	Bridge West (oversizing 460m of 300mm main)	97,520	100%	97,520	975	96,545	975
WAT71	2022-2031	Bridge East (oversizing 725m of 300mm main)	153,700	100%	153,700	1,537	152,163	1,537

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Mission ON THE FRASER

WATER DCC PROGRAM

			Col. (1)	Col. (2)	Col. (3) =Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col.(1) - Col. (5)
Project No.	Timeframe	Name / Description	Cost Estimate	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
WAT72	2032-2042	Rivers Edge (oversizing 500 m of 300mm main)	106,000	100%	106,000	1,060	104,940	1,060
WAT73	2032-2042	Station Lands (oversizing 550 m of 300mm main)	116,600	100%	116,600	1,166	115,434	1,166
Totals			\$ 72,483,230		\$ 72,483,230	\$ 724,832	\$ 71,758,398	\$ 724,832

Notes

A) Oversizing is applied as noted in the names. If a new watermain is 250mm or less, the developer pays for it. If 300mm or larger, the developer pays for a 250, and DCC's make up the difference



WATER DCC RATES

	Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (1) x Col. (3)	Col. (5) = (4) / (a)
Land Use	Estimated New Development	Unit	Person per unit (residential) Equivalent Population/sq.m. (other land uses)	Multiple	% Population Equivalent
Single Family	2,838	Dwelling Units	3.37	9,564	339
ownhouse	5,029	Dwelling Units	2.56	12,874	459
partment	1,789	Dwelling Units	2.04	3,650	139
ommercial	27,013	square metres gross floor area	0.0065	176	1'
ndustrial	528,161	square metres gross floor area	0.0045	2,377	8
nstitutional	10,283	square metres gross floor area	0.0045	46	04
				28,686 (a)	1009
otal				20,000 (4)	
	lation			20,000 (u)	
3: Unit Water DCC Calcu	lation	\$71,758,398	(b)	20,000 (4)	
3: Unit Water DCC Calcu otal DCCs Recoverable	lation unds as at Decmeber 31, 2021	\$71,758,398 (\$1,112,980)		20,000 (4)	
Net Amount to be Paid by DCC	unds as at Decmeber 31, 2021 S's	(\$1,112,980) \$70,645,418	(c) (d) = (b) - (c)	20,000 (4)	
3: Unit Water DCC Calcu otal DCCs Recoverable ess: Existing DCC Reserve Fu let Amount to be Paid by DCC	unds as at Decmeber 31, 2021 S's	(\$1,112,980) \$70,645,418	(c)		
3: Unit Water DCC Calcu fotal DCCs Recoverable ess: Existing DCC Reserve Fi let Amount to be Paid by DCC DCC per Equivalent Water Uni	unds as at Decmeber 31, 2021 Vs t	(\$1,112,980) \$70,645,418	(c) (d) = (b) - (c)		DCC Revenue Estimates
3: Unit Water DCC Calcu iotal DCCs Recoverable ess: Existing DCC Reserve Fi let Amount to be Paid by DCC DCC per Equivalent Water Uni	unds as at Decmeber 31, 2021 ờs t S Single Family	(\$1,112,980) \$70,645,418 \$2,462.68 \$8,299.22	(c) (d) = (b) - (c) (e) = (d) / (a) per Dwelling Unit	(e) x Col (3)	DCC Revenue Estimates \$23,553,18
: Unit Water DCC Calcu otal DCCs Recoverable ess: Existing DCC Reserve Fi et Amount to be Paid by DCC CC per Equivalent Water Uni	unds as at Decmeber 31, 2021 St S Single Family Townhouse	(\$1,112,980) \$70,645,418 \$2,462.68 \$8,299.22 \$6,304.46	(c) (d) = (b) - (c) (e) = (d) / (a) per Dwelling Unit per Dwelling Unit	(e) x Col (3) (e) x Col (3)	DCC Revenue Estimates \$23,553,18 \$31,705,12
B: Unit Water DCC Calcu otal DCCs Recoverable ess: Existing DCC Reserve Fi et Amount to be Paid by DCC CC per Equivalent Water Uni	unds as at Decmeber 31, 2021 ờs t S Single Family	(\$1,112,980) \$70,645,418 \$2,462.68 \$8,299.22 \$6,304.46	(c) (d) = (b) - (c) (e) = (d) / (a) per Dwelling Unit	(e) x Col (3)	DCC Revenue Estimates \$23,553,18 \$31,705,12
3: Unit Water DCC Calcu otal DCCs Recoverable ess: Existing DCC Reserve Fi	unds as at Decmeber 31, 2021 St S Single Family Townhouse	(\$1,112,980) \$70,645,418 \$2,462.68 \$8,299.22 \$6,304.46 \$5,023.86 \$16.01	(c) (d) = (b) - (c) (e) = (d) / (a) per Dwelling Unit per Dwelling Unit per square metres gross floor area	(e) x Col (3) (e) x Col (3)	DCC Revenue Estimates \$23,553,18 \$31,705,12 \$8,987,68
3: Unit Water DCC Calcu Total DCCs Recoverable Less: Existing DCC Reserve Fi Net Amount to be Paid by DCC DCC per Equivalent Water Uni	unds as at Decmeber 31, 2021 2's t S Single Family Townhouse Apartment	(\$1,112,980) \$70,645,418 \$2,462.68 \$8,299.22 \$6,304.46 \$5,023.86 \$16.01 \$11.09	(c) (d) = (b) - (c) (e) = (d) / (a) per Dwelling Unit per Dwelling Unit	(e) x Col (3) (e) x Col (3) (e) x Col (3) (e) x Col (3)	



SEWER DCC PROGRAM

			Col. (1)	Col. (2)	Col. (3) =Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col.(1) - Col. (5)
Project No.	Timeframe	Name / Description	Cost Estimate	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
SAN01	2027-2031	Cherry Ave at Aster Terrace to Cade Barr at Whidden Ave	404,740	100%	404,740	4,047	400,693	4,047
SAN02a	2022-2026	Wren St from ROW, south of Rai Ave, to new SCPA Trunk Forcemain	245,628	100%	245,628	2,456	243,172	2,456
SAN02b	2022-2026	Wren St from Hwy 7 to ROW south of Rai Ave	278,950	25%	69,738	697	69,040	209,910
SAN03	2032-2046	7924 Eagle Cres to Hurd St	160,720	100%	160,720	1,607	159,113	1,607
SAN05	2022-2026	Wren St, Van Velzen Ave to Silverdale Ave	253,290	40%	101,316	1,013	100,303	152,987
SAN06	2032-2046	Hurd St, Van Velzen Ave to Lamont Ave	63,080	100%	63,080	631	62,449	631
SAN08a	2027-2031	Waterfront - Rivers Edge Gravity Sewers (oversizing cost)	234,330	100%	234,330	2,343	231,987	2,343
SAN08b	2027-2031	Waterfront Lift Station	2,500,000	100%	2,500,000	25,000	2,475,000	25,000
SAN08c	2027-2031	Waterfront Lift Station Forcemain	1,410,000	100%	1,410,000	14,100	1,395,900	14,100
SAN08d	2027-2031	Waterfront - Station Lands Gravity Sewers (oversizing cost)	62,050	100%	62,050	621	61,430	621
SAN09	2027-2031	SCPA Trunk Forcemain, Nelson St to Wren St	5,027,960	100%	5,027,960	50,280	4,977,680	50,280
SAN09	2027-2031	SCPA Trunk Forcemain, Wren St to Dike Rd	5,629,060	100%	5,629,060	56,291	5,572,769	56,291
SAN10a	2027-2031	Cherry Ave Lift Station	3,180,000	100%	3,180,000	31,800	3,148,200	31,800
SAN10b	2027-2031	Cherry Ave Lift Station Forcemain	1,031,350	100%	1,031,350	10,314	1,021,037	10,314
SAN10c	2027-2031	DTR at DTR to Cedar St at Laminman Ave	1,899,540	100%	1,899,540	18,995	1,880,545	18,995
SAN20	2027-2031	CNP forcemains on Silverdale Ave	321,600	100%	321,600	3,216	318,384	3,216
SAN21	2027-2031	CNP lift station #2 (Lower Slopes)	1,320,000	100%	1,320,000	13,200	1,306,800	13,200
SAN22	2027-2031	CNP lift station #3 (Lower Slopes)	7,200,000	100%	7,200,000	72,000	7,128,000	72,000
SAN23	2032-2046	CNP lift station #1 (Mid-slopes)	1,320,000	100%	1,320,000	13,200	1,306,800	13,200
SAN30	2032-2046	Tunbridge Lift Station Upgrades	600,000	100%	600,000	6,000	594,000	6,000
SAN31	2022-2026	Harbour Ave Forcemain Upgrade	2,932,500	100%	2,932,500	29,325	2,903,175	29,325
SAN32	2022-2026	Gravity pipe upgrade from 32136 Rai to 32380 Rai	965,125	100%	965,125	9,651	955,474	9,651



SEWER DCC PROGRAM

			Col. (1)	Col. (2)	Col. (3) =Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col.(1) - Col. (5)
Project No.	Timeframe	Name / Description	Cost Estimate	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
SAN33	2022-2026	Horne St at N. Railway Ave to London at Mershon	705,600	100%	705,600	7,056	698,544	7,056
SAN34	2022-2026	Hwy 7, east of Stave Lake St	148,996	100%	148,996	1,490	147,506	1,490
Totals			\$ 37,894,519		\$ 37,533,333	\$ 375,333	\$ 37,157,999	\$ 736,520

Notes

A) Oversizing is applied as noted in the names. If a new sewer is 250mm or less, the developer pays for it. If 300mm or larger, the developer pays for a 250, and DCC's make up the difference.



SEWER DCC RATES

	Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (1) x Col. (3)	Col. (5) = (4) / (a)
Land Use	Estimated New Development	Unit	Person per unit (residential) Equivalent Population/sq.m. (other land uses)	Multiple	% Population Equivalent
Single Family Fownhouse Apartment	5,029	Dwelling Units Dwelling Units Dwelling Units	3.37 2.56 2.04	9,564 12,874 3,650	33 45 13
Commercial ndustrial nstitutional	528,161	square metres gross floor area square metres gross floor area square metres gross floor area	0.0065 0.0045 0.0045	176 2,377 46	1 8 0
Fotal				28,686 (a)	100
3: Unit Sewer DCC Calcu	ulation				
Fotal DCCs Recoverable Less: Existing DCC Reserve Fi Net Amount to be Paid by DCC DCC per Equivalent Sewer Uni		\$37,157,999 (\$625,253) \$36,532,746 \$1,273.52	(c)		
: Resulting Sewer DCC			· · · · · · · · · · · · · · · · · · ·		DCC Revenue Estimates
	Single Family Townhouse Apartment	\$3,260.22	per Dwelling Unit per Dwelling Unit per Dwelling Unit	(e) × Col (3) (e) × Col (3) (e) × Col (3)	\$12,180,04 \$16,395,64 \$4,647,78
	Commercial Industrial Institutional	\$5.74	per square metres gross floor area per square metres gross floor area per square metres gross floor area	(e) x Col (3) (e) x Col (3) (e) x Col (3)	\$223,66 \$3,031,64 \$59,02
			·		



DRAINAGE DCC PROGRAM

			Col. (1)	Col. (2)	Col. (3) =Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col.(1) - Col. (5)
Project No.	Timeframe	Name / Description	Cost Estimate	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
STM09	2032-2046	Cherry Ave, east of Cedar	483,720	100%	483,720	4,837	478,883	4,837
STM107	2032-2046	Lane Ck at Raceway Access Road	367,027	100%	367,027	3,670	363,356	3,670
STM150	2022-2026	Detention 1C - Cedar St south of Tunbridge; modifications	125,000	100%	125,000	1,250	123,750	1,250
STM151	2022-2026	Detention D1 - Nottman, north of Dalke (CVD11)	1,280,400	100%	1,280,400	12,804	1,267,596	12,804
STM152	2022-2026	Detention D3 - north end of Emiry	1,200,000	100%	1,200,000	12,000	1,188,000	12,000
STM153	2022-2026	D4; Rosetta Ave, Culvert at Ammon Bk (west of Cedar)	112,212	100%	112,212	1,122	111,090	1,122
STM154	2027-2031	D5; Trunk storm on Road 3C, Rosetta Ave to Dewdney Trunk Rd	347,710	100%	347,710	3,477	344,233	3,477
STM155	2027-2031	Detention D6 - 32921 Pavilion Pl	2,100,000	100%	2,100,000	21,000	2,079,000	21,000
STM156	2027-2031	D7; Dewdney Trunk Rd, Culvert at Ammon Bk A	150,000	100%	150,000	1,500	148,500	1,500
STM157	2027-2031	Detention D8 - 33172 Dewdney Trunk Rd	315,000	100%	315,000	3,150	311,850	3,150
STM158	2027-2031	D9; Dewdney Trunk Rd, Culvert at Ammon Bk B	175,000	100%	175,000	1,750	173,250	1,750
STM159	2027-2031	Detention D10 - 9043 Dewdney Trunk Rd	525,000	100%	525,000	5,250	519,750	5,250
STM160	2032-2046	D11; Ammon Brook B, Dewdney Trunk Rd N of Tunbridge Ave	250,200	100%	250,200	2,502	247,698	2,502
STM161	2032-2046	D12; Ammon Brook B, Culvert at DTR and Tunbridge/Ihles Ave	375,000	100%	375,000	3,750	371,250	3,750
STM162	2032-2046	D13; Ammon Brook B, Dewdney Trunk Rd S/E of Tunbridge Ave	569,900	100%	569,900	5,699	564,201	5,699
STM163	2032-2046	D14; Trunk storm West end of Cherry Ave	237,825	100%	237,825	2,378	235,447	2,378
STM164	2032-2046	Detention D15 - West end of Cherry Ave, parkland on south side	1,400,000	100%	1,400,000	14,000	1,386,000	14,000
STM165	2027-2031	Detention 3C - north end of Bodnar Terr, modifications	250,000	100%	250,000	2,500	247,500	2,500
STM180	2027-2031	CNP Diversion Sewer, Silverdale Ave from Loftus to Oultet	3,420,300	100%		34,203	3,386,097	34,203
STM181	2027-2031	CNP Diversion Sewer, Loftus from Gunn to Silverdale	3,155,040	100%	3,155,040	31,550	3,123,490	31,550



DRAINAGE DCC PROGRAM

			Col. (1)	Col. (2)	Col. (3) =Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col.(1) - Col. (5)
Project No.	Timeframe	Name / Description	Cost Estimate	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
STM182	2032-2046	CNP Div. Storm, Jamieson Arterial (Mid-slopes)	7,126,500	100%	7,126,500	71,265	7,055,235	71,265
STMPS1 STMPS3	2027-2031 2022-2026	Chester Ck Pump Station Replacement Lane Creek Pump Station Replacement	4,300,000 5,500,000	75% 75%	3,225,000 4,125,000	32,250 41,250	3,192,750 4,083,750	1,107,250 1,416,250
STM190	2027-2031	Bridge West Outfall #1	397,120	100%	397,120	3,971	393,149	3,971
STM191	2027-2031	Bridge West Lateral (oversizing)	238,260	100%	238,260	2,383	235,877	2,383
STM192	2027-2031	Bridge East Outfall #2	353,500	100%	353,500	3,535	349,965	3,535
STM193	2027-2031	Bridge East - west of outfall pipe (oversizing)	125,400	100%	125,400	1,254	124,146	1,254
STM194	2027-2031	Bridge East - east of outfall pipe (oversizing)	172,425	100%	172,425	1,724	170,701	1,724
STM195	2027-2031	Bridge East - north of outfall pipe (oversizing)	172,425	100%	172,425	1,724	170,701	1,724
STM196	2032-2046	Rivers Edge Outfall #3	130,500	100%	130,500	1,305	129,195	1,305
STM197	2032-2046	Rivers Edge - west of outfall pipe (oversizing)	249,750	100%	249,750	2,498	247,253	2,498
STM198	2032-2046	Rivers Edge - east of outfall pipe (oversizing)	283,050	100%	283,050	2,831	280,220	2,831
STM199	2046-	Station Lands (oversizing)	109,820	100%	109,820	1,098	108,722	1,098
Totals			\$ 35,998,084		\$ 33,548,084	\$ 335,481	\$ 33,212,603	\$ 2,785,481

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DRAINAGE DCC RATES

	Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (1) x Col. (3)	Col. (5) = (4) / (a)
Land Use	Estimated New Development	Unit	Person per unit (residential) Equivalent Population/sq.m. (other land uses)	Multiple	% Population Equivalen
Single Family Fownhouse Apartment	5,029	Dwelling Units Dwelling Units Dwelling Units	1 0.58 0.25	2,838 2,917 447	3
Commercial Industrial Institutional	528,161	square metres gross floor area square metres gross floor area square metres gross floor area	0.0032 0.0030 0.0030	86 1,584 31	2
Total				7,904 (a)	10
B: Unit Drainage DCC C	alculation				
Total DCCs Recoverable	unds as at December 31, 2021 C's	\$33,212,603 (\$799,234) \$32,413,369 \$4,100.96	(c)		
C: Resulting Drainage D	CCs				DCC Revenue Estimate
	Single Family Townhouse Apartment	\$2,378.56	per Dwelling Unit per Dwelling Unit per Dwelling Unit	(e) x Col (3) (e) x Col (3) (e) x Col (3)	\$11,638,5; \$11,961,7 \$1,834,1;
	Commercial Industrial Institutional	\$12.30	per square metres gross floor area per square metres gross floor area per square metres gross floor area	(e) x Col (3) (e) x Col (3) (e) x Col (3)	\$354,4 \$6,496,3 \$126,4



PARKLAND DCC PROGRAM

				Amount of		Col. (1)	Col. (2)	Col. (3) = Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col. (1) - Col. (5)
Updated Project No.	Timeframe	Name / Description	Population increase	Land Required (Ha)	Cost per Ha	Cost Estimate	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
Land Acquis	ition and Park	Development									
		Cedar Valley	5,524	1.1	7,000,000	7,700,000	100%	7,700,000	77,000	7,623,000	77,000
		Silverdale	10,978	2.2	7,000,000	15,400,000	100%	15,400,000	154,000	15,246,000	154,000
		Waterfront	4,900	1.0	7,000,000	7,000,000	100%	7,000,000	70,000	6,930,000	70,000
		Rest of Mission	4,686	0.9	7,000,000	6,300,000	100%	6,300,000	63,000	6,237,000	63,000
Trail Constru	uction										
13		Main Silver Creek Trail				1,665,000	100%	1,665,000	16,650	1,648,350	16,650
14		Main Trail Crossings				237,000	100%	237,000	2,370	234,630	2,370
15		Trailheads				1,656,000	100%	1,656,000	16,560	1,639,440	16,560
16		Northeast Loop Trail				765,000	100%	765,000	7,650	757,350	7,650
17		Southwest Loop Trail				339,000	100%	339,000	3,390	335,610	3,390
18		Loop Trail Crossings				318,000	100%	318,000	3,180	314,820	3,180
19		Crossing of Silver Creek				99,000	100%	99,000	990	98,010	990
						\$ 41,479,000		\$41,479,000	\$414,790	\$41,064,210	\$414,790

05/07/2022



PARKLAND DCC RATES

	Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (1) x Col. (3)	Col. (5) = (4) / (a)
Land Use	Estimated New Development	Unit	Person per unit (residential) Equivalent Population/sq.m. (other land uses)	Multiple	% Population Equivalent
Single Family	2,838	Dwelling Units	3.37	9,564	339
ownhouse	5,029	Dwelling Units	2.56	12,874	45
partment	1,789	Dwelling Units	2.04	3,650	13
commercial	27,013	square metres gross floor area	0.0065	176	1'
ndustrial	528,161	square metres gross floor area	0.0045	2,377	8
nstitutional	10,283	square metres gross floor area	0.0045	46	09
otal				28,686 (a)	1009
3: Unit Park Acquisition I	DCC Calculation				
otal DCCs Recoverable		\$41,064,210			
ess: Existing DCC Reserve Fu let Amount to be Paid by DCC	Inds as at December 31, 2021	(\$2,485,000)			
DCC per Equivalent Person	s	\$38,579,210	(a) = (b) - (c) (e) = (d) / (a)		
JCC per Equivalent Person		\$1,344.86	(e) = (d) / (a)		
C: Resulting Park Acquis	ition DCCs				DCC Revenue Estimates
C: Resulting Park Acquis	ition DCCs	\$4,532.17	per Dwelling Unit	(e) x Col (3)	
	ition DCCs		per Dwelling Unit per Dwelling Unit	(e) x Col (3) (e) x Col (3)	DCC Revenue Estimates \$12,862,298 \$17,314,042
C: Resulting Park Acquis Single Family ownhouse	ition DCCs	\$3,442.84			\$12,862,29 \$17,314,04
C: Resulting Park Acquis Single Family ownhouse Apartment	ition DCCs	\$3,442.84 \$2,743.51 \$8.74	per Dwelling Unit per Dwelling Unit per square metres gross floor area	(e) x Col (3)	\$12,862,298
C: Resulting Park Acquis Single Family	ition DCCs	\$3,442.84 \$2,743.51 \$8.74	per Dwelling Unit per Dwelling Unit	(e) x Col (3) (e) x Col (3)	\$12,862,299 \$17,314,043 \$4,908,139



REGIONAL WATER DCC PROGRAM

Project		Col. (1)	Col. (2)	Col. (3)	Col. (4) =Col. (1) X Col. (3) X 20.56%	Col. (5) = Col. (4) X 1%	Col.(6) = Col. (4) - Col. (5)	Col. (7) = Col.(2) Col. (6)
No.	Name / Description	Estimated Total Cost	Mission's Share the project costs	Benefit Factor	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
JW1	Optimize Regional Infrastructure - Expansion of Dickson Lake	11,033,232	2,428,238	29%	657,845	6,578	651,267	1,776,971
JW2	Optimize Regional Infrastructure - Maintain Cannell Control Plan	2,206,647	485,648	29%	131,569	1,316	130,253	355,395
JW3	Optimize Regional Infrastructure - Zone 4/Cannell Storage Tank	16,549,848	3,642,357	29%	986,768	9,868	976,900	2,665,457
JW4	Protect Against System Vulnerabilities - upgrade security systems	551,662	121,412	29%	32,892	329	32,563	88,849
JW5	Protect Against System Vulnerabilities - seismic retrofit at norrish	5,737,281	1,262,684	29%	342,080	3,421	338,659	924,025
JW6	Protect Against System Vulnerabilities - seismic assessment + design guides	110,332	24,282	29%	6,578	66	6,512	17,770
JW7	New Collector Well and Low Lift Pump Station, New WTP and High Lift Pump Station (Phase 1) - principal	79,507,370	16,346,715	100%	16,346,715	163,467	16,183,248	163,467
JW8	New Collector Well and Low Lift Pump Station, New WTP and High Lift Pump Station (Phase 1) - interest 1	21,081,482	4,334,353	100%	4,334,353	43,344	4,291,009	43,344
J₩9	New Collector Well Low Lift Pump Station, WTP and High Lift Pump Station Upgrades (Phase 2)	12,998,481	2,672,488	100%	2,672,488	26,725	2,645,763	26,725
JW10	Joint Water Master Plans (\$400,000 every five years)	2,166,414	445,415	100%	445,415	4,454	440,961	4,454
Totals			\$ 31,763,592		\$ 25,956,703	\$ 259,568	\$ 25,697,135	\$ 6,066,457

Notes
1) Project list from the Joint Water DCC Program in the City of Abbotsford Development Cost Charge Imposition Bylaw, 2021
2) Mission's share of Joint Water Projects:
a) growth-related projects - 20.56%
b) non-growth related projects - 22.60%



REGIONAL WATER DCC RATES

(4) / (a) Equivalent 339 459
Equivalent
339 459
459
139
19
80
00
1009
e Estimates
\$6,679,630
\$8,991,500
\$2,548,896
\$122,63
\$122,639 \$1,658,426



REGIONAL SEWER DCC PROGRAM

Project		Col. (1)	Col. (2)	Col. (3)	Col. (4) =Col. (1) X Col. (3) X 20.56%	Col. (5) = Col. (4) X 1%	Col.(6) = Col. (4) - Col. (5)	Col. (7) = Col.(2) Col. (6)
No.	Name / Description	Estimated Total Cost	Mission's Share the project costs	Benefit Factor	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
19P-4767	Phase 1 - Seismic Ground Improvements - West Expansion Area	89,142,492	15,180,966	50%	7,042,257	70,423	6,971,834	8,209,132
19P-4768	Phase 2 - Division 1 Seismic & Capacity	7,959,135	1,355,441	50%	628,772	6,288	622,484	732,957
19P-4769	Phase 2 - Siteworks	7,757,638	1,321,126	50%	612,853	6,129	606,724	714,402
19P-4770	Phase 2 - Influent Pump Station	21,560,187	3,671,700	50%	1,703,255	17,033	1,686,222	1,985,478
19P-4771	Phase 2 - Headworks Screening & Grit	9,268,865	1,578,488	50%	732,240	7,322	724,918	853,570
19P-4772	Phase 2 - Primary Sedimentation	16,321,263	2,779,511	50%	1,289,380	12,894	1,276,486	1,503,025
19P-4773	Phase 2 - Bioreactors	42,784,118	7,286,135	50%	3,379,945	33,799	3,346,146	3,939,989
19P-4774	Phase 2 - Electrical and Controls	18,134,737	3,088,346	50%	1,432,644	14,326	1,418,318	1,670,028
19P-4775	Phase 2 - Administration building, blower room & Workshop	4,735,181	806,401	50%	374,079	3,741	370,338	436,063
19P-4786 to 19P-4789	Phase 3a - Partial costs for Division 1, Secondary Clarifiers, Flow Spitter Box & Sludge Pumping, Electrical and Co	13,275,188	2,316,202	42%	880,941	8,809	872,132	1,444,070
JS1	Capital Projects - Add 500 kW Standby Generator #2	598,291	101,889	50%	47,265	473	46,792	55,097
JS2	Capital Projects - Add Electrical Feeder Line #2	825,709	140,618	50%	65,231	652	64,579	76,039
JS3	Capital Projects - Allowance for SCADA and Electrical Upgrades	2,457,547	418,520	50%	194,146	1,941	192,205	226,315
JS4	Capital Projects - Odour (H2S) Audit	733,486	124,913	50%	57,945	579	57,366	67,547
JS5	Biosolids Management Plan	335,967	57,215	50%	26,541	265	26,276	30,939
JS6	Liquid Train: Inlet, Primary & Secondary Treatment Study	506,549	86,265	50%	40,017	400	39,617	46,648
JS7	Chemically-Enhanced Primary Treatment (CEPT)	1,012,055	172,353	50%	79,952	800	79,152	93,201
JS8	Joint Wastewater Master Plans (\$300,000 every 5 years)	1,511,580	257,422	50%	119,415	1,194	118,221	139,201
	River crossing	n/a	15,861,367	49%	7,772,070	77,721	7,694,349	8,167,018
	Totals		\$ 56,604,878		\$ 26,478,948	\$ 264,789	\$ 26,214,159	\$ 30,390,719

Notes:

 Notes:
 1) Project list from the Joint Water DCC Program in the City of Abbotsford Development Cost Charge Imposition Bylaw, 2021

 2) Mission's share of Joint Water Projects:
 a) growth-related projects - 14.42%

 b) non-growth related projects - 19.64%
 3) River Corssing Total Cost = \$33,763,956. Net Cost after grants and recoveries = \$15,862,364



REGIONAL SEWER DCC RATES

A: Sewer Impact Calculat	tion				
	Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (1) x Col. (3)	Col. (5) = (4) / (a)
Land Use	Estimated New Development	Unit	Person per unit (residential) Equivalent Population/sq.m. (other land uses)	Multiple	% Population Equivalent
Single Family		Dwelling Units	3.37	9,564	33%
Townhouse	5,029	Dwelling Units	2.56	12,874	45%
Apartment	1,789	Dwelling Units	2.04	3,650	13%
Commercial	27,013	square metres gross floor area	0.0065	176	1%
Industrial		square metres gross floor area	0.0045	2,377	8%
Institutional	10,283	square metres gross floor area	0.0045	46	0%
Total				28,686 (a)	100%
B: Unit Sewer DCC Calcu	llation				
Total DCCs Receivable		\$26,214,159	(b)		
Less: Existing DCC Reserve FL		(\$2,927,371)			
Net Amount to be Paid by DCC	2's	\$23,286,788			
DCC per Equivalent Unit		\$811.77	(e) = (d) / (a)		
C: Resulting Sewer DCCs	s				DCC Revenue Estimates
	Single Family	\$2,735.66	per Dwelling Unit	(e) x Col (3)	\$7,763,803
	Townhouse	\$2,078.13	per Dwelling Unit	(e) x Col (3)	\$10,450,916
	Apartment	\$1,656.01	per Dwelling Unit	(e) x Col (3)	\$2,962,602
	Commercial	\$5.28	per square metres gross floor area	(e) x Col (3)	\$142,629
	Industrial		per square metres gross floor area	(e) x Col (3)	\$1,927,788
	Institutional	\$3.65	per square metres gross floor area	(e) x Col (3)	\$37,533

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SEWER PROGRAM AREAS B AND B1 Cedar Valley

		Col.(1)	Col. (2)	Col. (3) =Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col.(1) - Col. (5)
Project No.	Name	Cost Estimate	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 0%	DCC Recoverable	Total Municipal Responsibility
CVS1	Gravity trunk sewer, forcemain and pump station (internal loan recovery)	1,180,535	100%	1,180,535	-	1,180,535	-
Totals		\$ 1,180,535		\$ 1,180,535	\$-	\$ 1,180,535	\$-

Notes:

Amount from outstanding internal loans (Amount borrowed less repayments, excluding interest repayments) as at December 31, 2021
 The City has already contributed a municipal assist factor when the project was constructed.



SEWER DCC RATES AREAS B AND B1

Cedar Valley

	Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (1) x Col. (3)	Col. (5) = (4) / (a)
Land Use	Estimated New Development	Unit	Person per unit (residential) Equivalent Population/sq.m. (other land uses)	Multiple	% Population Equivalent
Single Family		Dwelling Units	3.37	3,626	60%
Townhouse	559	Dwelling Units	2.56	1,431	24%
Apartment	229	Dwelling Units	2.04	467	89
Commercial	27,013	square metres gross floor area	0.014	378	69
Industrial		square metres gross floor area	0.0045	-	0%
Institutional	10,283	square metres gross floor area	0.018	185	39
Total				6,088 (a)	100%
B: Unit Sanitary DCC C Net Sanitary Sewer DCC Prog Existing DCC Reserve Monies Net Amount to be Paid by DC DCC per Equivalent Sanitary	ram Recoverable s as at December 31, 2021 Cs	\$1,180,535	(b) (c) (d) = (b) - (c) (e) = (d) / (a)		
C: Resulting Sanitary S	ewer DCCs				DCC Revenue Estimates
	Single Family	\$653.53	per Dwelling Unit	(e) x Col (3)	\$703,198
	Townhouse	\$496.45	per Dwelling Unit	(e) x Col (3)	\$277,516
	Apartment	\$395.61	per Dwelling Unit	(e) x Col (3)	\$90,595
	Commercial		per square metres gross floor area	(e) x Col (3)/10000	\$73,205
	Industrial		per square metres gross floor area	(e) x Col (3)	\$0
	Institutional	01.52	per square metres gross floor area	(e) x Col (3)/10000	\$35,888



EXTENSION OF SEWER PROGRAM AREA B1 Cedar Valley

Project	Project		Col. (2)	Col. (3) =Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col.(1) - Col. (5)
No.	Name / Description	Cost Estimate	Benefit Factor %	Benefit to New Development	Municipal Assist Factor ⁽³⁾ 0%	DCC Recoverable	Total Municipal Responsibility
1	Cedar Valley Specified Area Sanitary Sewer (internal loan recovery)	264,957	100%	264,957	-	264,957	-
Totals		\$ 264,957		\$ 264,957	\$-	\$ 264,957	\$-

Notes:

1) Amount from outstanding internal loans (Amount borrowed less repayments, excluding interest repayments) provided by District of Mission 03/08/17 as at December 31, 2021 2) The City has already contributed a municipal assist factor of 3% when the project was constructed.



EXTENSION OF SEWER DCC CALCULATION AREA B1 Cedar Valley

A: Sanitary Sewer Impac			0.1 (0)	(1) = (1) = (1) + (1) + (1) + (1)	
	Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (1) x Col. (3)	Col. (5) = (4) / (a)
Land Use	Estimated New Development	Unit	Person per unit (residential) Equivalent Population/sq.m. (other land uses)	Multiple	% Population Equivalent
Single Family		Dwelling Units	3.37	1,028	39%
Townhouse	358	Dwelling Units	2.56	916	35%
Apartment	156	Dwelling Units	2.04	318	12%
Commercial	11,548	square metres gross floor area	0.014	162	69
Industrial	0	square metres gross floor area	0.0045	-	0%
Institutional	12,275	square metres gross floor area	0.018	221	8%
Total				2,645 (a)	100%
B: Unit Sanitary DCC C					
Net Sanitary Sewer DCC Prog		\$264,957			
Existing DCC Reserve Monies		\$0	. /		
Net Amount to be Paid by DCC DCC per Equivalent Sanitary S			(d) = (b) - (c) (e) = (d) / (a)		
Dee per Equivalent Sanitary S	sewer onit	\$100.17			
C: Resulting Sanitary Se	ewer DCCs				DCC Revenue Estimates
	Single Family	\$337.56	per Dwelling Unit	(e) x Col (3)	\$102,956
	Townhouse	\$256.42	per Dwelling Unit	(e) x Col (3)	\$91,798
	Apartment	\$204.34	per Dwelling Unit	(e) x Col (3)	\$31,877
	Commercial		square metres gross floor area	(e) x Col (3)/10000	\$16,167
	Industrial		per square metres gross floor area	(e) x Col (3)	\$0
	Institutional	\$1.80	square metres gross floor area	(e) x Col (3)/10000	\$22,095

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SILVERDALE INDUSTRIAL WATER PROGRAM AREAS D AND E

Broject	Project		Col.(2)	Col. (3) =Col. (1) X Col. (2)	Col. (4)	Col.(5) = Col. (3) - Col. (4)	Col. (6) = Col.(1) - Col. (5)
No.	Name / Description	Cost Estimate	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 0%	DCC Recoverable	Total Municipal Responsibility
1	Silverdale Industrial Water Works (internal loan recovery)	287,305	100.0%	287,305	-	287,305	-
Totals		\$ 287,305				\$ 287,305	\$-

Notes:

1) Amount from outstanding internal loans (Amount borrowed less repayments, excluding interest repayments) provided by District of Mission 03/08/17 as at December 31, 2021 2) The City has already contributed a municipal assist factor when the project was constructed.

05/07/2022

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SILVERDALE INDUSTRIAL WATER DCC RATES AREAS D AND E

	Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (1) x Col. (3)	Col. (5) = (4) / (a)	
Land Use	Estimated New Development	Unit	Person per unit (residential)/ Equivalent Population/hectare (other land uses)	Trips	% Population Equivalent	
ndustrial	19	hectares	45	870	100%	
fotal				870 (a)	1009	
B: Unit Water DCC Cal	culation					
Net Water DCC Program Re Existing DCC Reserve Monie Net Amount to be Paid by DC DCC per Equivalent WaterU	es as at December 31, 2021 CCs					
C: Resulting Water DC	Cs				DCC Revenue Estimates	
	Industrial	\$14,863.17	per hectare	(e) x Col (3)	\$287,305	

Notes
1) Growth projections for Areas D and E are based on calculated parcel areas that already have or had building permits since previous update.

05/07/2022



SILVERDALE INDUSTRIAL SEWER PROGRAM AREAS D AND E

Project	oiest	Col.(1)	Col.(2)	Col. (3) =Col. (1) X Col. (2)	Col. (4)	Col.(5) = Col. (3) - Col. (4)	Col. (6) = Col.(1) - Col. (5)
No.	Name / Description	Cost Estimate	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 0%	DCC Recoverable	Total Municipal Responsibility
1	Silverdale Industrial Sewer Works (internal loan recovery)	138,079	100%	138,079		138,079	-
Totals		\$ 138,079		\$ 138,079	\$ -	\$ 138,079	\$ -

Notes:

1) Amount from outstanding internal loans (Amount borrowed less repayments, excluding interest repayments) provided by District of Mission 03/08/17 and balanced to December 31, 2016 2) The City has already contributed a municipal assist factor when the project was constructed.



SILVERDALE INDUSTRIAL SEWER DCC RATES AREAS D AND E

A: Sanitary Sewer Impact Ca	lculation					
	Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (1) x Col. (3)	Col. (5) = (4) / (a)	
Land Use	Estimated New Development	Unit	Person per unit (residential)/ Equivalent Trips Population/hectare (other land uses)		% Population Equivalent	
Industrial	19	hectares	45	870	100%	
			Total	870 (a)	100%	
	· · · · · · · · · · · · · · · · · · ·			• • • • • •		
B: Unit Sanitary DCC Ca	alculation					
Net Sanitary Sewer DCC Prog	ram Recoverable	\$138,079	(b)			
Existing DCC Reserve Monies	as at December 31, 2021	\$0	(c)			
Net Amount to be Paid by DCC	S	\$138,079	(d) = (b) - (c)			
DCC per Equivalent Sanitary S	Sewer Unit	\$158.74	(e) = (d) / (a)			
C: Resulting Sewer DCC)s				DCC Revenue Estimates	
	Industrial	\$7,143.25	per hectare	(e) x Col (3)	\$138,079	

Notes

1) Growth projections for Areas D and E are based on calculated parcel areas that already have or had building permits since previous update.

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SILVERDALE BRIDGE, Local Industrial Area Road Program Area E

Project No.	Name / Description	Col.(1)	Col.(2)	Col. (3) =Col. (1) X Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col.(1) - Col. (5)
		Cost Estimate	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 0%	DCC Recoverable	Total Municipal Responsibility
1	Silverdale Bridge	583,402	100%	583,402		583,402	-
Totals		\$ 583,402		\$ 583,402	\$ -	\$ 583,402	\$-

Notes

1) Amount from outstanding internal loans (Amount borrowed less repayments, excluding interest repayments) provided by District of Mission 03/08/17 as at December 31, 2021

2) The City has already contributed a municipal assist factor of 3% when the project was constructed.

MISSION THE FRASER		SILVERDALE BRIDGE, Local Industrial Area Road Program Area E						
A: Traffic Generation Calo Land Use	A: Traffic Generation Calculation Land Use Col. (1) Col. (2) Col. (3) Col. (4) = Col. (1) x Col. (3) Estimated New Development Unit Trips/ Day / m ² Trips							
Industrial	131,853	square metres gross site area	0.054	7,120	100			
			Total Trip Ends	7,120 (a)	100			
B: Unit Road DCC Ca	Iculation							
Net Road DCC Program Recoverable \$583,402 (b) Existing DCC Reserve Monies as at December 31, 2021 \$0 (c) Net Amount to be Paid by DCCs \$583,402 (d) = (b) - (c) DCC per Trip End \$81.94 (e) = (d) / (a)								
C: Resulting Road DO								
	Industrial	\$4.42 \$44,246.40	per square metres gross site area per ha of Development Area	(e) x Col (3)	\$583,4			

Notes
1) Growth projections for Areas D and E are based on calculated parcel areas that already have or had building permits since previous update.
2) DCC reserves from District of Mission May 18, 2017, as at December 31, 2021

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APPENDIX C

DCC Program Maps

APPENDIX D

Public Consultation Materials

To be added

APPENDIX E

Existing City of Mission Development Cost Charge No. 5714, 2018

APPENDIX F

City of Mission Development Cost Charge Bylaw No. 6115, 2022

STAFF REPORT



То:	Chief Administrative Officer	Date:	July 11, 2022
From:	Doug Stewart, Director of Finance		
Subject:	LAN.40(C) Financial Contributions for Co	ommun	ity Amenities Update

Recommendation(s)

That staff bring forward LAN.40(C) Financial Contributions for Community Amenities Policy, as attached to the staff report dated July 11, 2022 by the Director of Finance, to a Regular Council meeting for approval.

OR

That staff seek input from the development community regarding LAN.40(C) Financial Contributions for Community Amenities Policy, as attached to the staff report dated July 11, 2022 by the Director of Finance, prior to bringing the policy to a Regular Council meeting for approval.

Purpose

The purpose of this report is to introduce a revised Financial Contributions for Community Amenities policy to Council for its consideration.

Background

It is common for cities to seek community amenity contributions (CAC) to provide funds to allow the City to build specific public amenities that benefit the community. CACs are sought at time of rezoning where some or all of the increased value of the land created by the up-zoning of a property is shared with the municipality through a voluntary contribution. A change in use or an increase in density generally boosts the value of land, and provides the possibility of a financial benefit to the land owner, developer or local government.

Provincial legislation allows local governments to impose development cost charges (DCCs) for certain off-site services, namely, water, sewer, drainage, roads and parkland. Section 482 of the *Local Government Act* allows zoning bylaws to include the option of additional (bonus) density subject to specific conditions, which can include providing amenities. Increasingly, local governments are relying on the rezoning process to secure affordable housing, and contributions towards recreation facilities and other community amenities that cannot be funded through DCCs.

CACs support a range of facilities that are excluded from consideration in DCC legislation, such as community facilities, public art, affordable housing or heritage conservation. CACs also demonstrate that the development community is paying a share to help offset the cost of growth.

While the City does not have legal authority to require applicants seeking rezoning to pay CACs, the contributions can be negotiated at the time of rezoning. The City must not commit to pass a rezoning bylaw on the condition that CACs are provided. Council members are legally required to remain open-minded on a proposed rezoning until they have heard the public's perspectives at the public hearing.

Current policy

On July 15, 1996 the City first adopted policy LAN.40(C) Financial Contributions for Community Amenities. Since then it has been amended several times with the most recent amendment taking effect on November 18, 2019. The last rate increase to the proposed contribution amount was included in an amendment effective March 31, 2011. The current policy states:

The Community Amenity Reserve Fund contributions effective March 31, 2011, are as follows:

- One Unit Residential (Single-Family) Use \$2,815.00 for each new residential lot,
- Multi-Family Residential (including duplex, mixed use and comprehensive developments) \$2,815.00 for each new residential unit.
- Multi-Family Residential within the Mission City Downtown Action Plan area -\$0
- Affordable Housing units to be included on Mission's Affordable Housing Inventory \$0 per unit

The District of Mission's Community Amenity Reserve Fund will be used for the following projects, which may be subject to change:

- Dike Trails and Related Signage;
- Enhancements to Silver Creek Parkway;
- District-Wide Trail System;
- Playfields and Parks Infrastructure;
- Playground Equipment and Landscaping for New Parks;
- Transit Exchange;
- Expansion of Public Works Building;
- Pool Addition;
- Leisure Centre Complex and Sports Park;
- Expansion of Policing Building;
- Recycling Centre; and
- New Civic Centre.

Other municipalities

City staff reviewed the Community Amenity Contribution policies of nearby municipalities. The following chart provides the CAC rates of these municipalities:

Surrey (2021)		Coquitlam (2019)	
A. Affordable Housing Contributions - per unit	\$1,000	Single-Family Dwellng > 375 m2 lots - per lot	\$5,500
B. Capital Projects Contributions - per unit	\$4,000	Single-Family Dwellng < 375 m2 lots - per lot	\$4,800
C. Community Specific Capital Projects - per unit Contributions	\$15,000 - \$20,000	Multi-family - per m2	\$32.29
D. Secondary Plan and Infill Area Contributions - per unit	\$0 - \$7,159		
District of North Vancouver (2021)		Maple Ridge (2018)	
0.8 FSR and below - per sq. ft.	\$6.90	Single Family Lot - per lot	\$5,100
0.8 - 1.0 FSR - per sq. ft	\$14.90	Townhouse - per unit	\$4,100
over 1.0 FSR - per sq. ft.	\$22.85	Apartment - per unit	\$3,100
Abbotsford (2021)		City of North Vancouver (2018)	
Perunit	\$625	Up to OCP max - per sq. ft.	\$25
Per 100 m2	\$625	Over OCP max - per sq. ft.	\$175
Langley (2019)		Port Moody (2017)	
Single-Family Dwellng - per lot	\$6,806	Single-Family Dwellng through subdivision - per lot	\$6,000
Townhouse - per unit	\$5,776	all res. through rezoning - per sq. ft.	\$6
Apartment (6 storeys or less) - per unit	\$4,539		
Apartment (7 storeys or more) - per unit	\$3,507		

Discussion and Analysis

Calculation of rates

To calculate Development Cost Charges the City estimates the growth anticipated over a number of years into the future - 20 to 25 years is a typical timeframe. The City then determines the infrastructure required to service the estimated growth. The cost of the infrastructure is then divided by the number of new units expected, to calculate a per unit DCC charge.

The City could choose to calculate the CAC amount the same way as DCCs but this would require preparing a list of amenities needed to support the anticipated growth. Preparing this list of amenity projects needed to support the anticipated growth over the next twenty years will take considerable effort and time. The City will need to determine what projects may be required, as well as establishing standards for the design and size of the amenity. Calculating the cost to install a length of sewer pipe can be estimated relatively accurately, whereas; the cost of a public art installation can vary considerably. Over time the City may be able to gather the information required to prepare a list of specific amenities required but, in the interim, staff recommend the City continue utilizing a list of project types as used in the current CAC policy. The proposed list

of project types has been modified for Council's consideration. The amount of CAC funds available to support the addition of community amenities can then be estimated by multiplying the flat rate by the anticipated growth projections.

Benefitting Areas

Staff recommend the CAC policy establish a flat target rate for all development in the City. This City-wide contribution will be used to fund projects that benefit the entire community regardless of where the actual development occurs. These projects could include such initiatives as a fire hall, a recreation centre, or a City-wide trail network.

In addition to requiring expansion of facilities such as fire halls and recreation centres, new development can impact neighbourhoods in other ways, such as increasing traffic and increasing on-street parking. CACs may be used to help offset these impacts or a developer may be asked to consider alleviating any direct issues created by their development. City staff will discuss these specific impacts with the developers on a case-by-case basis when their development applications are received and bring recommendations to Council for consideration.

Proposed Contribution Rates

Staff propose a significant change to how CACs are considered. In the current policy the target rate is based on the number of units being proposed through rezoning. This can be problematic for multi-family projects as the actual number of units to be built is not determined until the development application or building permit is submitted. Further, a per unit charge discourages the construction of smaller, and perhaps less expensive, residential units.

Some municipalities have encouraged a contribution based on the size of the multi-family development. But like the per unit charge, the actual size is not known until a building permit is issued.

Another option used by some municipalities is to calculate the increase (lift) in the property value created by a rezoning process and to encourage the developer to share this lift with the municipality. This approach can result in uncertainly for the developer as to what the municipality will consider to be the land value increase and what share the municipality would consider is a fair amenity contribution. This approach is often expensive and time consuming as independent appraisers and consultant are hired to assist both sides in the negotiations.

City staff are proposing a method to determine a fair contribution rate that is based on the size of the property being rezoned and OCP designation of the land being considered.

The OCP designations are:

- Rural
- Rural Residential
- Suburban
- Urban Residential
- Urban Compact
- Attached Multi-Unit, Apartment Residential, High Density Townhouse and Townhouse Residential
- Neighbourhood Centre
- Mixed-Use Mid Rise

- Commercial
- Mission City Downtown

Staff believe the benefits of this approach are:

- It is relatively easy for City staff, developers or potential buyers of land for development to calculate.
- It provides certainty to the developer of what the desired contributions will be at the time of rezoning.
- It does not discourage smaller sized units being built on a property as the contribution is based on the size of the land not the number of units built.
- Using the OCP designation creates a connection between the type and number of units that will be allowed on a particular property and the CAC to be offered.

The OCP designation and the permitted densities are as follows:

OCP Designation	Permitted OCP Density
Rural	Minimum 1.6 ha (0.1-0.65 units/ha)
Rural Residential	Minimum 0.7ha (1-2 units/ha)
Suburban	Minimum 0.1 ha (10 units/ha)
Urban Residential	0.5-0.75 FSR (10-22 units/ha)
Urban Compact	0.5-0.75 FSR (20-36 units/ha)
Attached Multi-Unit, Apartment Residential, High Density Townhouse, Townhouse Residential	0.5-1.0 FSR {1.5 FSR with density bonus} (20-80 units/ha)
Commercial	0.2-1.5 FSR (2.0 with density bonus)
Neighbourhood Centre	1-2 FSR (2.5 with density bonus)
Mixed-Use - Mid Rise	2 FSR (2.5 with density bonus)
Mission City Downtown	1-4.5 FSR (5.0 with density bonus)

It should be noted that staff excluded the Industrial and Employment Lands designations.

Staff originally considered recommending a per unit contribution rate for the proposed CAC policy as follows:

- \$8,000 per single-family lot created;
- \$6,500 per townhouse or other attached ground-oriented dwelling unit; and
- \$5,000 per apartment dwelling unit.

An analysis was done to determine what the contribution rate should be on a per hectare basis to approximate the per unit contribution rates originally considered. Considering the permitted number of units for a particular OCP designation the following proposed contribution rates were calculated:

OCP Designation	Proposed CAC per ha
Rural	\$1,500
Rural Residential	\$9,300
Suburban	\$54,600
Urban Residential	\$106,000
Urban Compact	\$139,700
Attached Multi-Unit, Apartment Residential, High Density Townhouse, Townhouse Residential	\$294,200
Commercial	\$705,300
Neighbourhood Centre	\$874,500
Mixed-Use - Mid Rise	\$1,213,400
Mission City Downtown	\$2,728,300

> Where rezoning is proposed for lands that benefit from a neighbourhood plan which includes designations not included within the above table or where a comprehensive development zone is proposed, the contribution should be based on the density permitted by the proposed zone

Mission City Downtown Action Plan Area - Downtown Development Incentive Program

The current LAN.40(C) Financial Contributions for Community Amenities includes a section that states the City will not seek CACs in the area defined in the Mission City Downtown Action Plan provided a development receives a final occupancy permit from the City of Mission Building Inspector on or before December 31, 2024. In the absence of any contrary direction from Council, this same section has been included in the proposed CAC policy. Council may want to reconsider whether it wants to continue this practice of not seeking CACs for any residential development in the designated downtown area or to limit this exemption to affordable housing only as described in Paragraph 9 (Exceptions) of the proposed policy.

Cedar Valley Local Area Plan (CVLAP) Area

The current LAN.40(C) Financial Contributions for Community Amenities includes a section regarding development applicants in Cedar Valley who request to reduce Protected Natural Assets (PNA) designated areas (excluding Riparian Area Regulations areas), on a development site within the boundary of the Cedar Valley Local Area Plan. Staff recommend this section be removed from the Community Amenity Contribution Policy. This section does not relate directly to Community Amenity Contributions. The section was originally added simply to alert potential

developers and readers of the policy that the provisions regarding the Protected Natural Assets designated areas exist within the Cedar Valley Local Area Plan.

Use of Community Amenity Contributions

Staff recommend that 20% of all Community Amenity contributions be used to support Affordable Housing initiatives.

Staff further recommend that 80% be used to assist with the funding of public amenities such as:

- Acquisition of land for the provision of:
 - Civic facilities
 - Community facilities
 - Cultural facilities
 - Libraries
 - Recreation facilities
 - o Parks
 - o Trails
- Design and construction of:
 - Civic facilities
 - Community facilities
 - Cultural facilities
 - o Libraries
 - Recreation facilities
- Park or trail construction and/or maintenance
- Public Art
- Heritage conservation
- Conservation of significant ecological features and environmental enhancements

Council Goals/Objectives

This report addresses the goals under Council's strategic focus areas of, Secure Finances, Assets and Infrastructure, and Organizational Excellence.

Financial Implications

Receiving increased Community Amenity Contributions from development applicants seeking rezoning will provide the City with more funds to assist with the funding of public amenities and to support affordable housing initiatives.

Communication

The revised policy will be brought forward to a Regular Council meeting for discussion. Prior to this, if directed to by Council, staff will discuss the proposed policy with the development community to seek input for Council's consideration.

Summary and Conclusion

On July 15, 1996 the City first adopted policy LAN.40(C) Financial Contributions for Community Amenities. Since then it has been amended several times with the most recent amendment taking

effect on November 18, 2019. The last rate increase to the proposed contribution amount was included in an amendment effective March 31, 2011.

Staff are proposing new method to calculate the target contribution based on the size of the property being rezoned and OCP designation of the land being considered. The proposed contribution for each OPC designation is:

OCP Designation	Proposed CAC per ha
Rural	\$1,500
Rural Residential	\$9,300
Suburban	\$54,600
Urban Residential	\$106,000
Urban Compact	\$139,700
Attached Multi-Unit, Apartment Residential, High Density Townhouse, Townhouse Residential	\$294,200
Commercial	\$705,300
Neighbourhood Centre	\$874,500
Mixed-Use - Mid Rise	\$1,213,400
Mission City Downtown	\$2,728,300

Report Prepared by:	Doug Stewart, Director of Finance
Reviewed by:	Rob Publow, Manager of Planning
Approved for Inclusion:	Barclay Pitkethly, Deputy Chief Administrative Officer

Attachment(s)

Attachment A:	Current LAN.40(C) Financial Contributions for Community Amenities
Attachment B:	Proposed LAN.40(C) Financial Contributions for Community Amenities

ATTACHMENT A

ON THE FRASER				AND PROCEDURE MANUAL
Category:Number:Land UseLAN.40(C)		Financial Contributions for Community Amenities		
Туре:		Authority:		Approved By:
PolicyProcedure		CouncilAdministrative		 Council Chief Administrative Officer Department Head
Office of Primary Res	sponsil	bility: Plan	ning Division	
Date Adopted: July 15, 1996		Council Resolution No: I/C 96/123		Date to be Reviewed: October 2022
Manner Issued: Pipel	ine			

PURPOSE:

To address the unique financial burden that residential development imposes on the community by creating a need or demand for new/upgraded public facilities or amenities.

POLICY:

It is recognized that residential development imposes a unique financial burden on the community by creating a need or demand for new/upgraded public facilities or amenities.

Under this Policy, applicants who are applying for a **rezoning which has a residential component** are requested to address this unique financial burden by making a contribution to the District's Community Amenity Reserve Fund for new/upgraded public facilities or amenities. Where an applicant does not address this issue to Council's satisfaction by offering to contribute to the Community Amenity Reserve Fund for new/upgraded public facilities or amenities, the rezoning may be denied.

The Community Amenity Reserve Fund contributions effective March 31, 2011, are as follows:

One Unit Residential (Single Family) Use,	\$2,815.00 for each new residential lot
Multi Family Residential (including duplex, mixed use and comprehensive developments)	\$2,815.00 for each new residential unit
Multi Family Residential within the <i>MissinCity</i> Downtown Action Plan area as shown on Schedule "A" (for multi-family projects, and mixed use and comprehensive development applications submitted before December 31, 2022 with construction completed by December 31, 2024)	\$0
Affordable Housing units to be included on Mission's Affordable Housing Inventory (see related policy LAN.61 – Incentives for Affordable Housing)	\$0 per unit

Under the rationale that the downtown was identified as the top Council priority in 2012, and that initially, construction of new units within the downtown will trigger ongoing investment in the downtown, and where:

- · a rezoning application is consistent with the *MissionCity* Downtown Action Plan,
- · a development project will have a residential component,
- a complete Building Permit application is received on or before December 31, 2022, and
- the development applications are for projects on properties located within the *MissionCity* Downtown Action Plan area (Schedule "A");

In place of any community amenity contributions volunteered as part of rezoning, a restrictive covenant shall be registered on the title of the subject development lands stipulating that "unless the building receives a final occupancy permit from the District of Mission Building Inspector on or before December 31, 2021, the developer and or property owner shall not construct or continue the construction of, and shall not occupy or use for any purpose, any building or other improvement on the lands unless contributions towards the District's Community Amenity Contribution fund as agreed to as part of rezoning approval, which permitted the development, have been made.

The attached "*Confirmation of Contribution To Offset Burden of Rezoning*" Form should be submitted at the time of applying for rezoning. Actual payment of Community Amenity Reserve Fund contributions must be made prior to Council's consideration of the rezoning adoption.

The District of Mission's Community Amenity Reserve Fund will be used for the following projects, which may be subject to change:

- · Dike Trails and Related Signage;
- Enhancements to Silver Creek Parkway;
- · District-Wide Trail System;
- Playfields and Parks Infrastructure;
- Playground Equipment and Landscaping for New Parks;
- · Transit Exchange;
- · Expansion of Public Works Building;
- Pool Addition;
- · Leisure Centre Complex and Sports Park;
- Expansion of Policing Building;
- Recycling Centre; and
- New Civic Centre.

Questions in regards to the Policy can be directed to the District of Mission's Planning Department.

RELATED POLICIES, PROCEDURES, AGREEMENTS AND/OR BYLAWS:

N/A

*** END OF POLICY ***

Policy #	Date Adopted	Date Reviewed	Amended (Y/N)	Date Reissued	<u>Authority</u> (Resolution #)
LAN.40(C)			Y	February 7, 2000	00/113
LAN.40(C)			Y	March 19, 2001	01/229
LAN.40(C)			Y	May 7, 2007	07/375
LAN.40(C)			Y	January 1, 2008	07/375
LAN.40(C)			Y	January 1, 2009	07/375
LAN.40(C)			Y	June 15, 2009	RC09/372
LAN.40(C)			Y	February 22, 2010	PH10/010
LAN.40(C)			Y	December 20, 2010	RC10/701
LAN.40(C)			Y	December 2, 2013	RC13/763
LAN.40(C)			Y	July 21, 2014	RC14/492
LAN.40(C)			Y	January 22, 2018	RC18/028
LAN.40(C)			Y	November 18, 2019	RC19/686

RECORD OF AMENDMENTS/REVIEW

Mission ON THE FRASER			POLICY AND PROCEDURE MANUAL			
Category: Land Use	Number: LAN.40(C)		Financial Contributions for Community Amenities			
Туре:		Authority:		Approved By:		
PolicyProcedure		CouncilAdministrative		 Council Chief Administrative Officer Department Head 		
Office of Primary Responsibility: Planning Division						
Date Adopted: July 15, 1996		Council Resolution No: I/C 96/123		Date to be Reviewed: June 2024		
Manner Issued: Pipeline						

PURPOSE:

To provide direct and transparent guidance to the development community when considering contributions to the City made to address the unique financial burden that development imposes on the community by creating a need or demand for new/upgraded public facilities or amenities.

POLICY:

- 1. Council supports the view that residents expect new development to pay its fair share by making a positive contribution to the community.
- 2. To the extent that amenities are required to meet the needs of new residents and businesses, the majority of capital costs of these improvements should be borne by proponents of new development and not place an excessive burden on existing taxpayers.
- Council encourages applicants for rezoning to consider contributing to the City's Community Amenity Contributions (CACs) fund which is aimed at providing needed infrastructure and amenities, and as a way of ensuring that their development is seen as making a positive contribution to the immediate neighbourhood and the community atlarge.
- 4. Council acknowledges that special circumstances may exist with regard to certain developments that warrant other contribution opportunities for Council's consideration and encourages applicants to provide any information on such circumstances. Some special cases have been identified, under "Exceptions".

5. All applicants for rezoning should consider CACs in line with the recommended targets as follows:

OCP Designation	Proposed CAC per ha		
Rural	\$1,500		
Rural Residential	\$9,300		
Suburban	\$54,600		
Urban Residential	\$106,000		
Urban Compact	\$139,700		
Attached Multi-Unit, Apartment Residential, High Density Townhouse, Townhouse Residential	\$294,200		
Commercial	\$705,300		
Neighbourhood Centre	\$874,500		
Mixed-Use - Mid Rise	\$1,213,400		
Mission City Downtown	\$2,728,300		

> Where rezoning is proposed for lands that benefit from a neighbourhood plan which includes designations not included within the above table or where a comprehensive development zone is proposed, the contribution should be based on the density permitted by the proposed zone

- 6. The target contribution rates above will be applied against the developable area as defined in the City of Mission Zoning Bylaw as amended from time to time.
- 7. This policy will come into effect immediately after date the policy is approved by Council. However, Council may consider accepting contributions in-line with the prior policy if a completed rezoning application has been received by City staff prior to the adoption date of this policy.
- 8. On March 1st of each subsequent year, the target rates in paragraph 5 will be increased by the percentage change in the Vancouver consumer price index of the immediately preceding calendar year, rounded up to the nearest \$100.
- 9. Exceptions

The CAC Policy applies to the development of all residential dwellings, including those that are included in a mixed-use development (such as commercial and residential) with the following exceptions:

• Affordable housing that is secured through a Housing Agreement as established in Section 483 of the *Local Government Act*;

• Rental housing units that are secured through a Housing Agreement established under Section 483 of the *Local Government Act* and will be subject to a covenant enacted under Section 219 of the *Land Titles Act*;

10. Mission City Downtown Action Plan Area - Downtown Development Incentive Program

Under the rationale that the downtown was identified as the top Council priority in 2012, and reconfirmed by Council in 2019, and that initially construction of new units within the downtown will trigger ongoing investment in the downtown, and where:

- a rezoning application is consistent with the Mission City Downtown Action Plan,
- a development project will have a residential component,
- a complete Building Permit application is received on or before December 31, 2022, and construction is completed by December 31, 2024 and
- the development applications are for projects on properties located within the Mission City Downtown Action Plan area,

in place of any community amenity contributions volunteered as part of rezoning, a restrictive covenant shall be registered on the title of the subject development lands stipulating that "unless the building receives a final occupancy permit from the City of Mission Building Inspector on or before December 31, 2024, the developer and/or property owner shall not construct or continue the construction of, and shall not occupy or use for any purpose, any building or other improvement on the lands unless contributions towards the City's Community Amenity Contribution fund as agreed to as part of rezoning approval, which permitted the development, have been made".

- 11. In certain instances, Council may not request the applicant to contribute to the Community Amenity Contribution reserve as part of a rezoning where another public amenity is being directly provided by the applicant.
- 12. The "Confirmation of Contribution to Offset Burden of Rezoning" Form should be submitted at the time of applying for rezoning. Any contribution towards the Community Amenity fund shall be made to the City prior to Council consideration of adoption of the related Zoning Amending Bylaw. In the event that adoption is not granted by Council through the Zoning Amendment Bylaw, any cash contributions made shall be returned to the applicant.
- 13. 20% of all CAC funds received will be apportioned to the City's Affordable Housing Reserve and utilized in accordance with the Affordable Housing Reserve Policy.
- 14. 80% of all CAC funds received will be apportioned to the Community Amenity Reserve and used to assist in the funding of public amenities deemed appropriate by Council, including, but not limited to:
 - Acquisition of land for the provision of:
 - Civic facilities
 - Community facilities
 - Cultural facilities
 - o Libraries
 - Recreation facilities
 - Heritage conservation
 - Public Art
 - o Trails

- Design and construction of:
 - Civic facilities
 - o Community facilities
 - o Cultural facilities
 - o Libraries
 - Recreation facilities
 - Neighbourhood Parks
 - $\circ \text{Trails}$
- Acquisition of Public Art
- Heritage conservation
- Conservation of significant ecological features and environmental enhancements