

# DCC COST UPDATE & BYLAW AMENDMENT

May 2, 2016

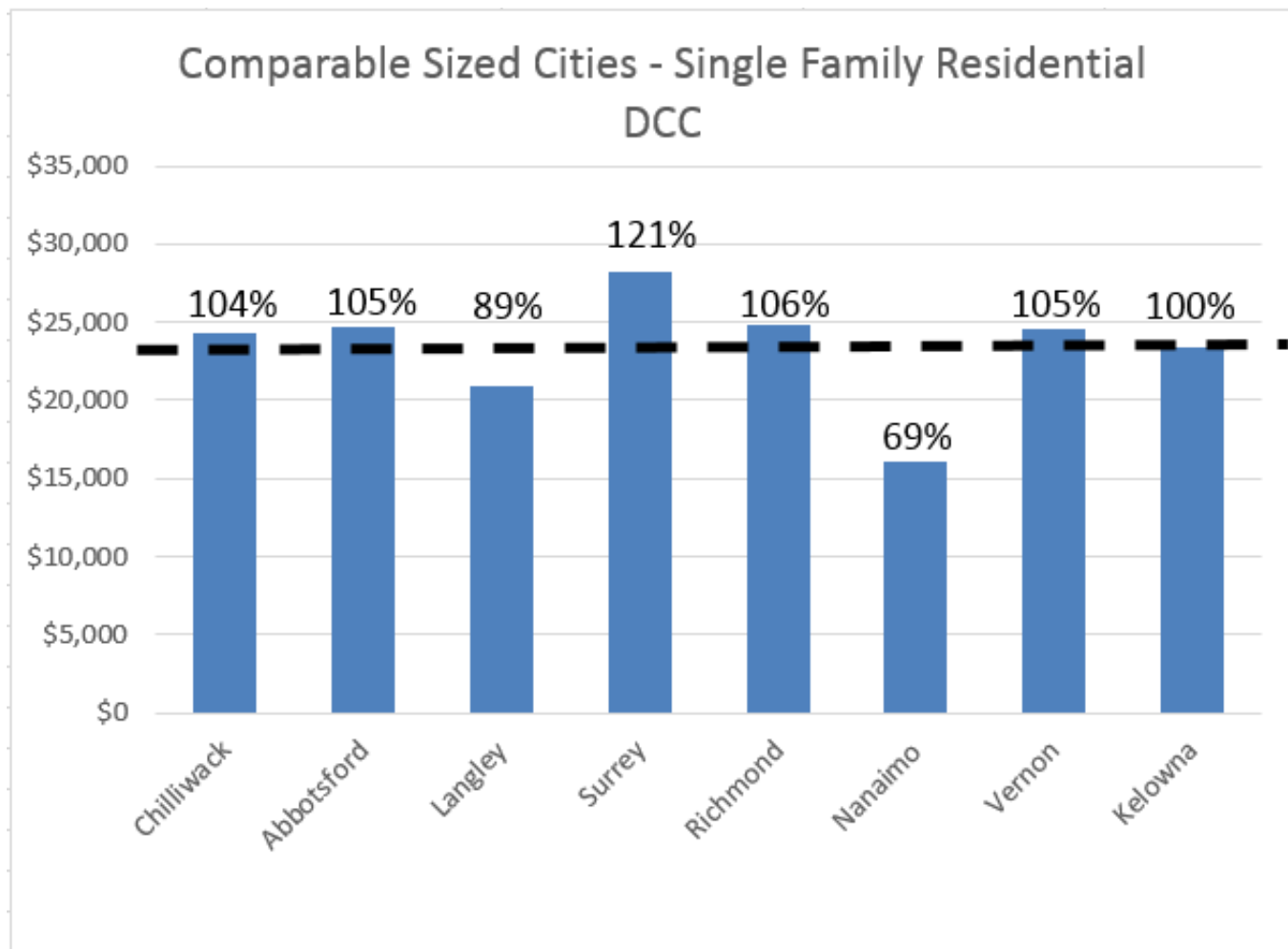


## PUBLIC OPEN HOUSE

- ▶ Public Library - March 30<sup>th</sup>, 2016
- ▶ Approximately 40 attended, 5 completed exit surveys,
- ▶ What we heard from exit surveys?
  - ▶ Not enough warning provide to development community about proposed rate increase.
  - ▶ Recommend phased approach to implementation.

# RATIONALE FOR MOVING FORWARD

- ▶ City will have provided 6-months notification by the time of bylaw adoption.
- ▶ One year “in-stream” protection for completed applications.
- ▶ Recommend the DCC Bylaw be amended annually to reflect current land and construction costs.
- ▶ Consider using an indexing model for construction and land costs.
- ▶ Developer funded portion of the program decreased by \$209 million (-30.9%) as part of last update in part to help stimulate a stagnate housing market.
- ▶ These lower rates have continued for the last 5 years but given the recent increase in both construction and land costs a DCC rate increase is required now to fund the infrastructure required to support growth in the future.
- ▶ The increased DCC rates are still comparable to like size communities in BC.



Rates for the City of Vernon include DCC charges for Parks and Water from the Regional District of the North Okanagan

## NEXT STEPS

- 1) Notified UDI of proposed DCC Rates - Dec 22<sup>nd</sup>
- 2) Stakeholder input (UDI/CHBA) - Jan 22<sup>nd</sup>
- 3) Report to Council - First Reading - Mar 7<sup>th</sup>
- 4) Public Open House -Public Library - Mar 30<sup>th</sup>
- 5) Report to Council - 2<sup>nd</sup> and 3<sup>rd</sup> Reading - May 2
- 6) Ministry Approval (~4-6 weeks) - June
- 7) Report to Council - Bylaw Adoption - June

*QUESTIONS?*