



# District of North Vancouver

## Development Cost Charge Update

Presentation to Council  
March 25, 2013

## Clarification Requested

- Will more DCC's be collected under this bylaw?
- Will the DCC funds be more flexible?
- Are some areas park deficient (eg. Delbrook?)
- What does 2 hA/1000 look like relative to others?
- How is perceived \$500M park deficiency calculated?
- What considerations balance perception that current residents subsidize growth with existing parkland?
- What is involved in comparing park DCC's collected in DNV vs. other municipalities?

## More DCC's?

- Total DCC's higher - \$89.6M projected

Land Use	Unit	Existing DCCs	Proposed DCCs
Single Family	Per dwelling unit	\$15,145	\$15,507.23
Townhouse	Per m <sup>2</sup>	\$78.32	\$91.91
Apartment	Per m <sup>2</sup>	\$78.32	\$97.33
Commercial	Per m <sup>2</sup>	\$37.64	\$58.07
Industrial	Per m <sup>2</sup>	\$13.75	\$42.64
Institutional	Per m <sup>2</sup>	\$27.10	\$36.27

## More Flexible?

- Yes, more DCC's for transportation, water, sewer, drainage, park improvements
- District-wide
- Enables use of dormant Northlands DCC funds



## Parks & Open Space Strategic Plan - Map 3



## Park Deficient Areas?

- Sufficiency of parks considered in Parks & Open Space Strategic Plan
- Generally well-served with Parks
- Noted at last meeting that there may be some local shortage of flat, level play space in Delbrook
- OCP target is to increase parks &/or trails in growth centres and exceed 2hA/1000 in community and neighbourhood park District wide

## 2 hA/1000 Looks Like?

Category	City / District Parkland	Community Parkland	Neighbour- hood Parkland	Natural Parkland	Total Parkland Current population (2010)	Total Parkland 2031 Population
District of North Vancouver	5.38	2.22	1.49	28.08	9.09 (without natural areas) 37.17 (with natural areas) 3.71 Community/ Neighbourhood	3.03 Community/ Neighbourhood
City of North Vancouver	0.74	0.47	0.25	1.68	1.45 (without natural areas) 3.14 (with natural areas)	
Vancouver	1.17	0.00	1.05	--	2.22	
West Vancouver (supply 2005)	3.20	1.40	0.40	--	5.00	
Victoria (supply 2008)	1.49	0.54	0.27	--	2.30	
Provincial Average	1.04 – 1.59	0.80 – 0.98	0.45 - 0.67	2.04	2.51 – 2.94 (without natural areas) 4.98 (with natural areas)	

All numbers are in ha/1000 population

Numbers for other municipalities and provincial averages are approximate and may be outdated.

Provincial average numbers in italics are courtesy of LEES+Associates, Landscape Architects 2010.

## 2 hA/1000 Looks Like?

Category	City / District Parkland	Community Parkland	Neighbour- hood Parkland	Natural Parkland	Total Parkland Current population (2010)
New Westminster	0.72	0.9	0.6	--	2.22
Port Coquitlam	0.56	0.59	0.58	--	1.73
White Rock (2006)	1.32	n/a	0.48	--	1.8



## 2 hA/1000 Looks Like?

- Community parks –
  - Current: 2.22ha /1000
  - Future: 1.79 ha/1000
- Neighbourhood parks -
  - Current: 1.49ha /1000
  - Future: 1.24 ha/1000
- Combined – Neighbourhood/Community
  - Current: 3.7 ha/1000
  - Future: 3.03 ha/1000
  - OCP Target: 2 ha/1000

# Perceived \$500,000,000 Park Deficiency?

Dr. Kost advised that his \$500,000,000 figure is roughly based on:

- Proposition that growth deliver new parks  $\approx 5$  acres/1000 people (OCP target)
- For 20,000 additional people by 2031, need 100 acres
- less estimated contribution of 20 acres nets 80 acres
- \$6.5M/acre land cost
- 80 acres x \$6.5M/acre  $\approx$  \$500M

## Balance to perception of Park subsidizing growth?

Public comment that “new growth would not pay for additional park space it would require...instead subsidized by our existing residents.”

- Dr. Kost’s proposition based on all new growth providing new community & neighbourhood park land at OCP target rate of 2ha/1000 (5 acre/1000)

Actual Policy for Parks & Open Space OCP Target:

- To increase park, open space &/or trails in growth centres & to continue to exceed the minimum standard of 2 ha of community & neighbourhood parkland (combined) per 1,000 population District-wide

## Balance to perception of Park subsidizing growth?

- No subsidy; OCP Park Target met and exceeded
- Need to prioritize expenditures within reasonable development revenue envelope
- Noted at last meeting that new compact development in centres per OCP uses less services such as sewer than existing single family developments; very true for road, water, sewer & drainage.
- DCC's for road, water, sewer, drainage support OCP; will pay for growth component and help renew aging infrastructure for more efficiency

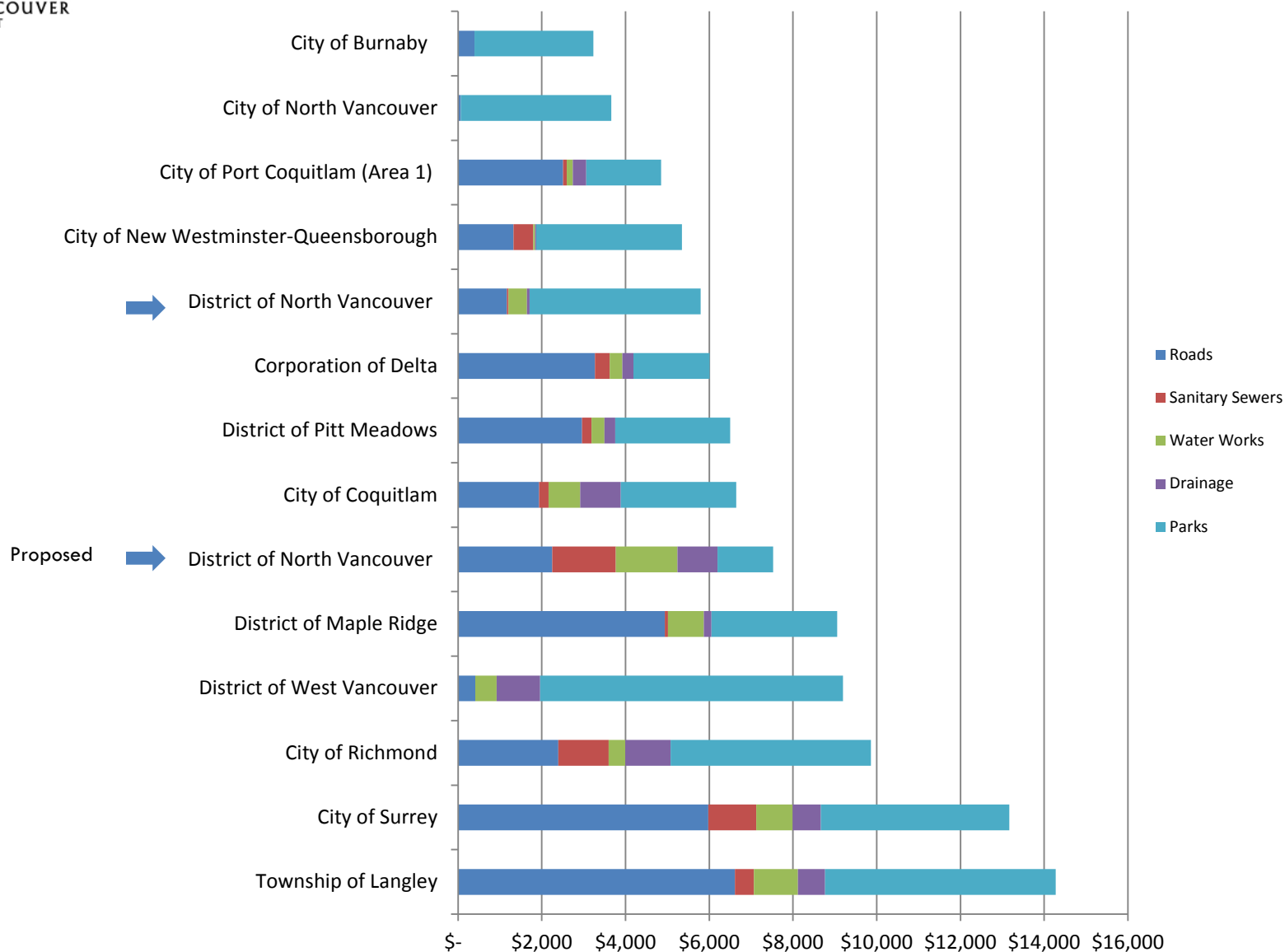
## Basis For Park DCC's Collected in Other Municipalities?

- Difficult to compare bases across municipalities
- Local needs/conditions vary:
  - Land cost, CAC's, soft costs, hard costs, financing, ease of servicing, market demand etc.
  - Land base, infrastructure, built form etc.
- Growth related Parks can be funded by DCC's, negotiation, 5% park or cash in lieu (addition of 3+ lots), muni land, general revenue
- Varies, eg some municipalities have more subdivisions

## Basis For Park DCC's Collected in Other Municipalities?

- Consider if total DCC's "will deter growth" or discourage "reasonably priced housing"
- Within total DCC, allocation to each category varies based on local needs
- In DNV, development according to OCP cannot occur unless sewer, water, drainage, transportation is upgraded
- Notwithstanding new development, aging infrastructure needs renewal

# Apartment Comparison (based on average floor area of 74.3 m<sup>2</sup> (800 ft<sup>2</sup>))



## Conclusion

- Park needs set by Park strategy and OCP
- DCC's are based on OCP targets
- DCC's are discretionary revenue tool enabled by legislation to help pay for impacts of development
- Important part of Financial Plan
- Many infrastructure upgrades needed even without growth; DCC's help pay for a share of these