

CITY OF LANGLEY DEVELOPMENT COST CHARGES BYLAW UPDATE

Developer Information Session
August 10, 2023



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PURPOSE

- To share information about DCCs and new rates, address your questions, and receive feedback.



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AGENDA

- Welcome & Housekeeping
- Presentation: DCCs Overview, DCCs Projects and Rates
- Moderated Q&A
 - Use the “Raise Hand” feature, or type your question in the chat
- Wrap-Up and Next Steps



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WELCOME & HOUSEKEEPING

City Staff

- David Pollock
- Samantha Paulson

Urban Systems

- Jessica Wang
- Anita Chambers

- Please hold your questions to the moderated Q&A.



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WHAT ARE DCCS?

- Charges levied on development to help pay for the costs of transportation, water, sewer, and drainage infrastructure, and parkland acquisition and development to meet the needs of growth
- Regulated by the Province
 - *Local Government Act*
 - *DCC Best Practices Guide*



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WHY USE DCCS?

- Help ensure growth pays for growth
- Provide certainty to developers
- Fairly distribute growth costs across developers
- Help communities save for growth-related infrastructure



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WHAT WORKS CAN DCCS PAY FOR?

DCCs CAN BE USED FOR	DCCs CANNOT BE USED FOR
<p>Infrastructure and Studies needed to support growth</p> <ul style="list-style-type: none"> • Transportation • Water • Drainage • Sewer <p>Parks needed to support growth</p> <ul style="list-style-type: none"> • Land acquisition • Park improvements 	<ul style="list-style-type: none"> • Infrastructure or parks needed for existing development • Utility service connections • Operations and Maintenance Costs • Community buildings (e.g., libraries, recreation centres, fire halls)

**** DCCs projects must be growth-related****



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WHO PAYS DCCS AND WHEN ARE THEY COLLECTED?

DCCs are paid by applicants for:

- Subdivision approval or building permit

DCCs are collected at:

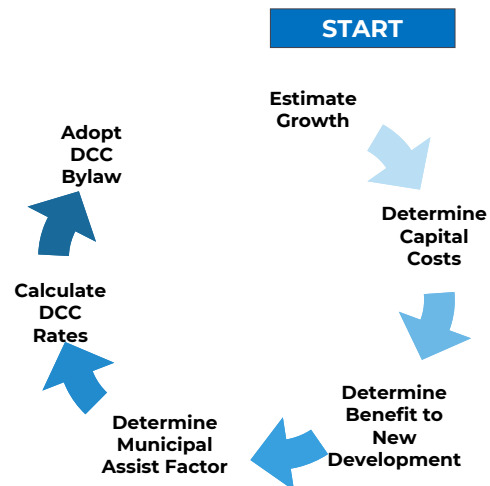
- Time of subdivision or building permit issuance

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DCC CALCULATION PROCESS




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BASIC DCC CALCULATION

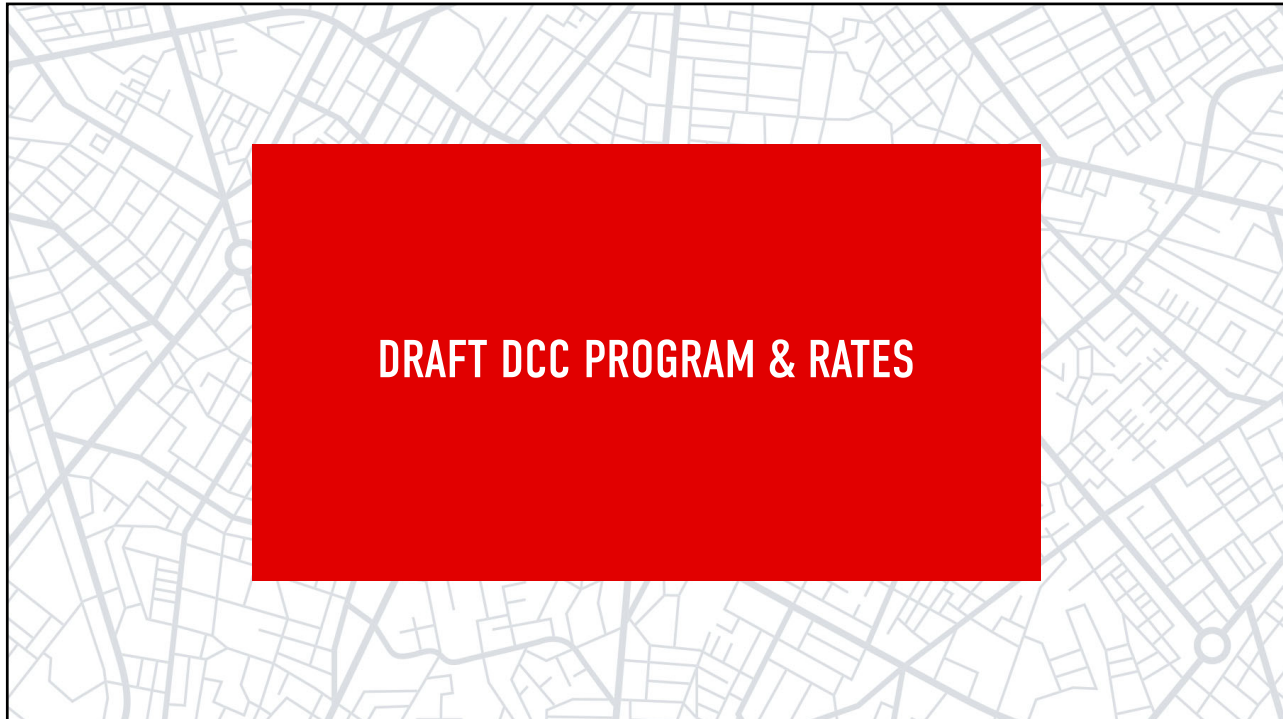


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WHY UPDATE DCCS NOW?

- Existing DCC Bylaw adopted in 2012
- New information available:
 - OCP – 2021 Update
 - Infrastructure Plans
- City is experiencing significant growth
- Council priority

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TYPES OF PROJECTS INCLUDED

- New roads
- Active transportation improvements
- Intersection improvements
- Trunk sewer, water, and drainage mains
- Acquisition of new parkland and trails
- Development of new parkland and trails and improvements to existing parks and trails



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DCC CAPITAL COSTS

Service	Total Capital Costs (\$M)	Benefit Allocation	Municipal Assist Factor	DCC Recoverable \$(M)	Municipal Costs (\$M) (Benefit to Existing+ 1% MAF*)
Transportation	93.9	25-100%	1%	72.5	21.4
Water	18.8	40-100%	1%	18.6	0.1
Drainage	58.6	40%	1%	24.1	34.5
Sanitary	16.0	40-100%	1%	15.4	0.6
Parks	88.9	40-100%	1%	79.8	9.2
TOTAL	\$276.3			\$210.3	\$66.0



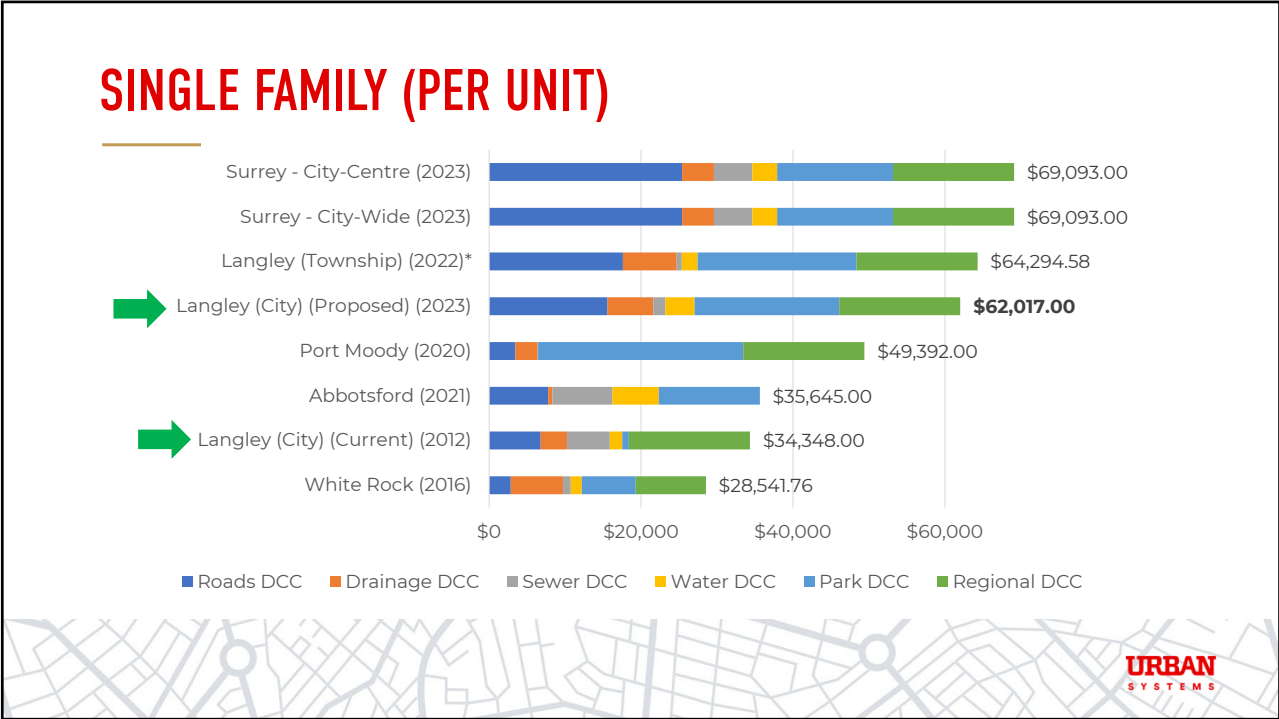
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EXISTING VS. DRAFT RATES

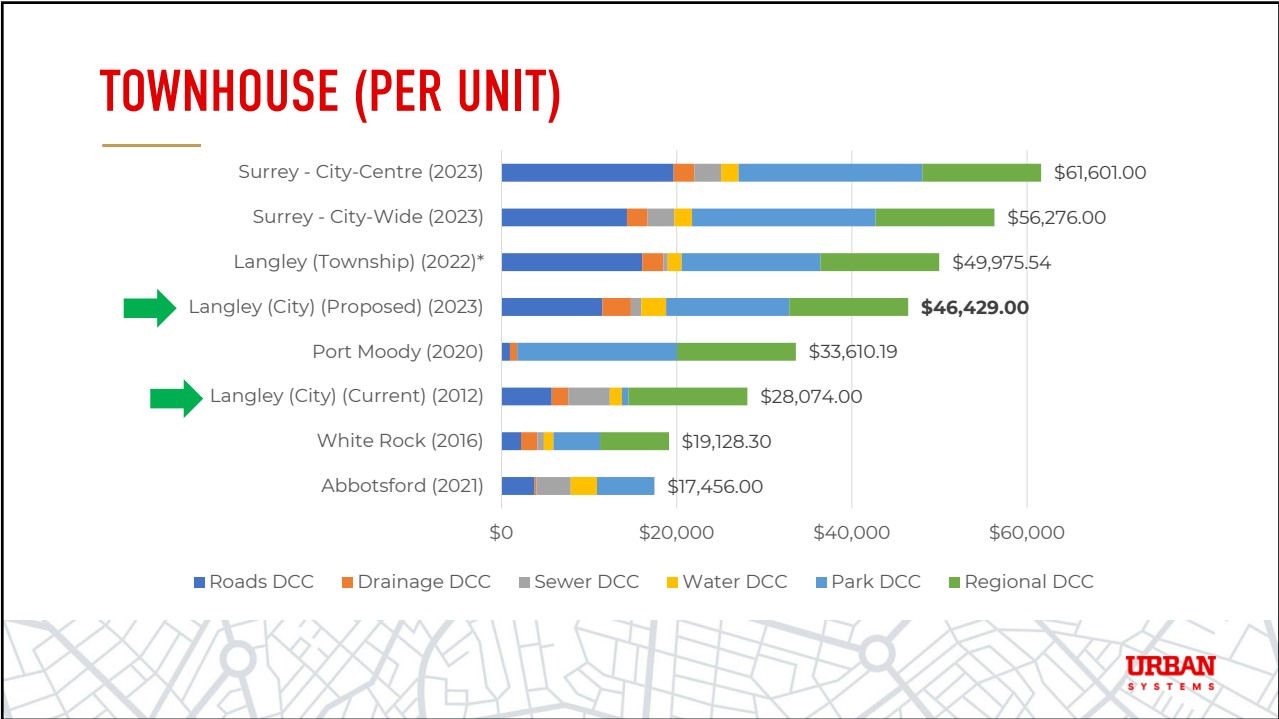
Land Use		Existing DCC Rates	Draft DCC Rates
Single Family Residential	dwelling unit	\$18,409	\$46,078
Townhouse	dwelling unit	\$14,503	\$32,858
Apartment	dwelling unit	\$9,549	\$21,335
Commercial	ft ² GFA	\$6.84	\$14.61
Industrial	ft ² GFA	\$3.03	\$6.07
Institutional	ft ² GFA	N/A	\$14.61



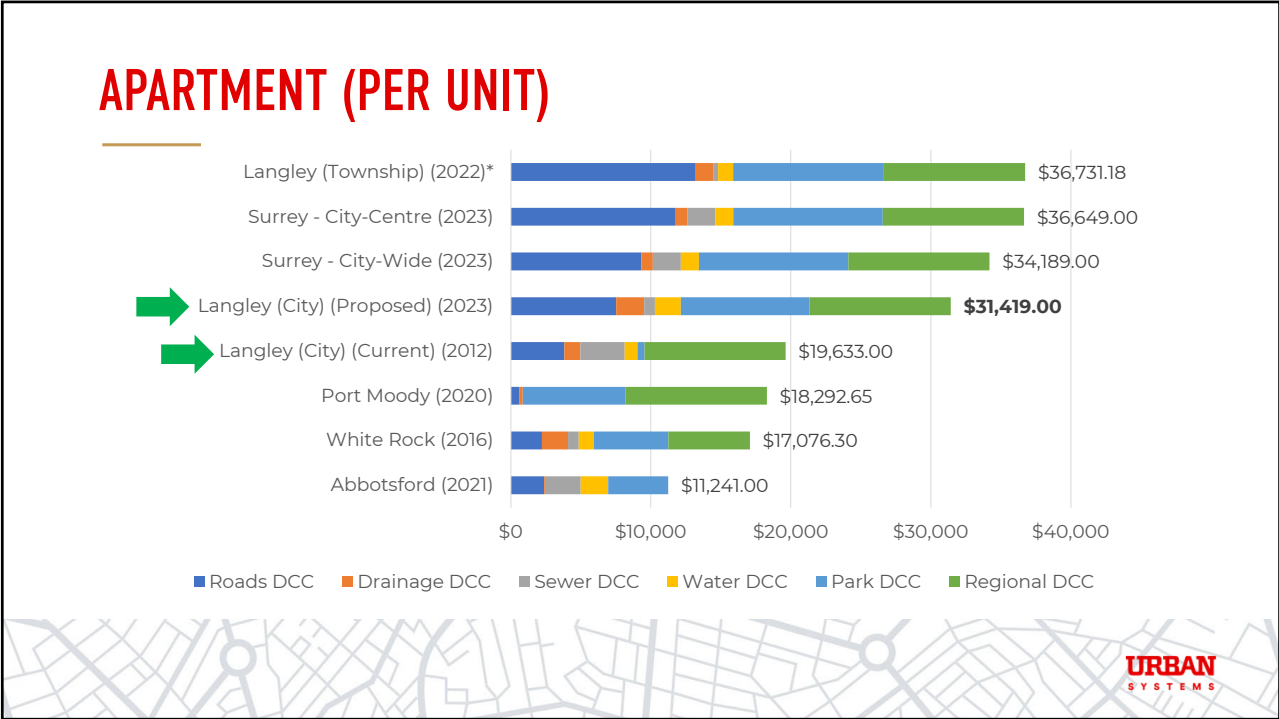
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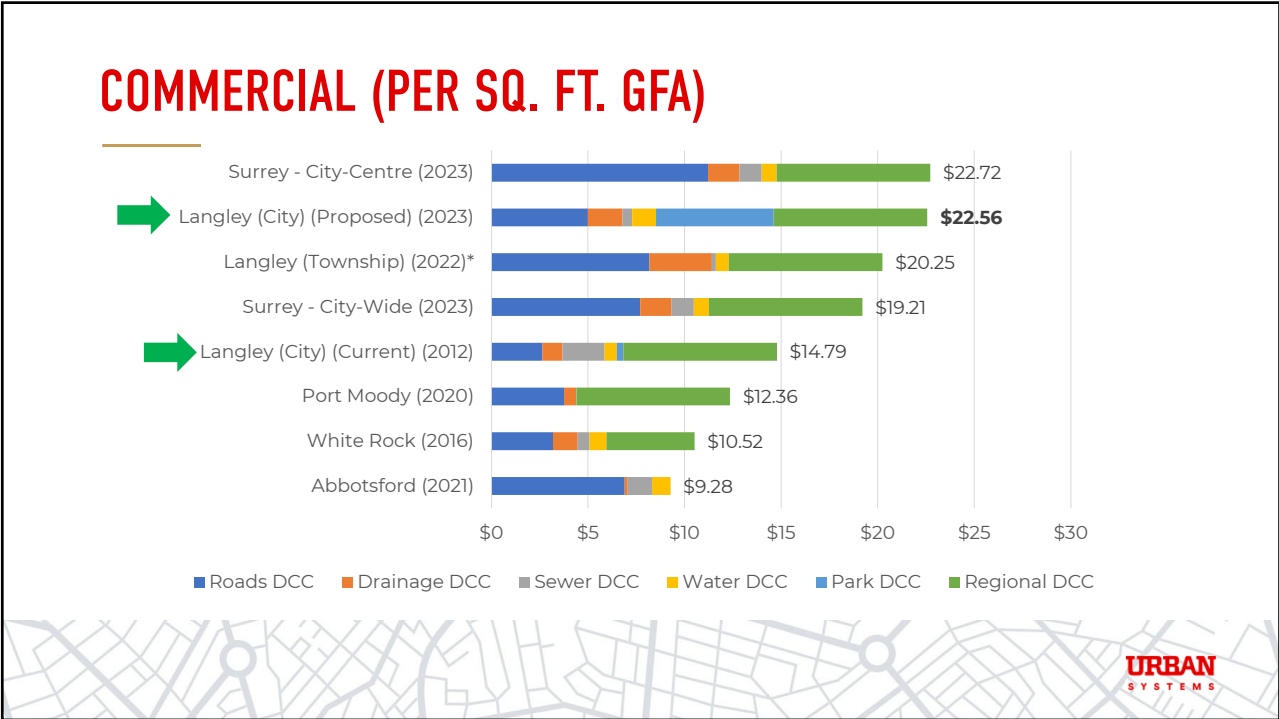
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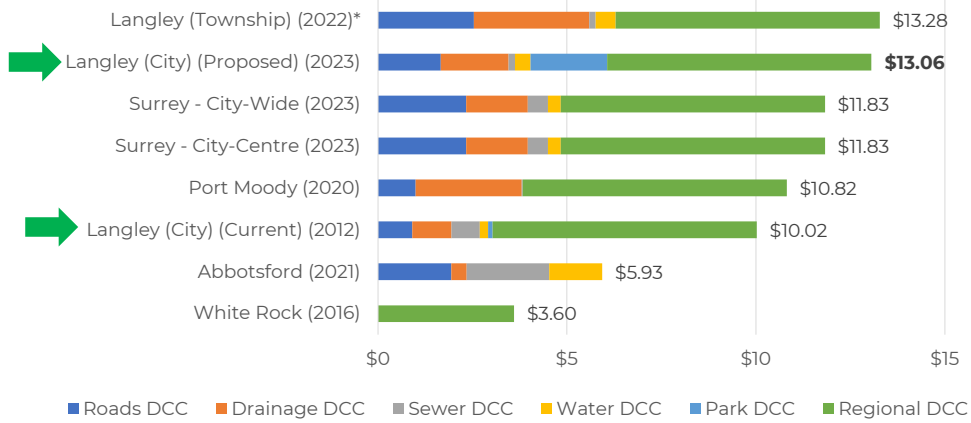


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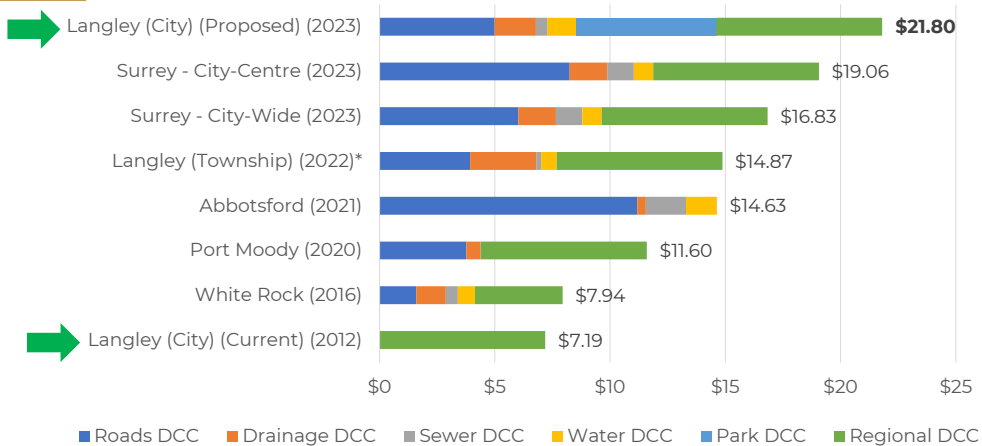
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INDUSTRIAL (PER SQ. FT. GFA)



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INSTITUTIONAL (PER SQ. FT. GFA)



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IN-STREAM PROTECTION

- New DCC rates will be effective at bylaw adoption
- However, legislation provides protection to in-stream:
 - Building permit applications
 - Subdivision applications
 - Precursor applications (re-zoning and Development Permit)



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IN-STREAM PROTECTION

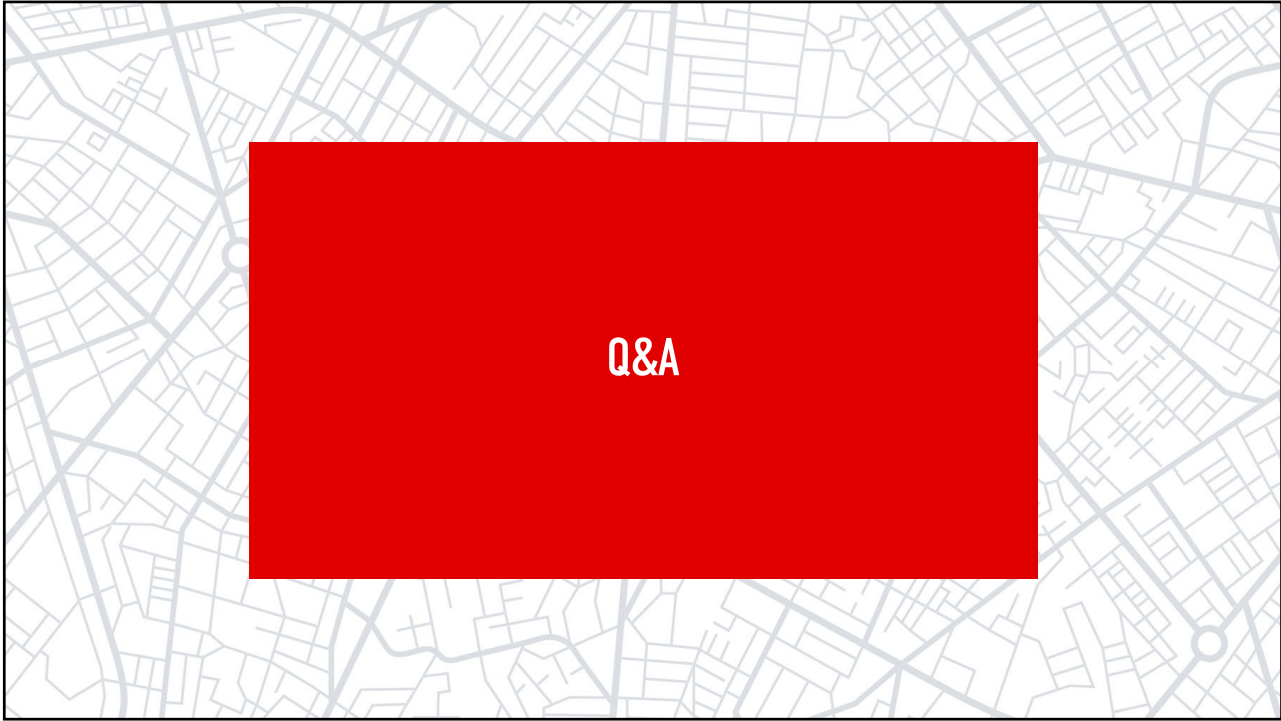
- To avoid new DCC charges, these applications must be in prior to adoption of the new DCC bylaw

AND

- Building permits/subdivision must be granted within one year of bylaw adoption; or
- Re-zoning and Development Permit applications must result in building permit issuance within one year of bylaw adoption



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NEXT STEPS

- Requesting feedback from stakeholders until *August 31, 2023*. Please send your written comments to info@langleycity.ca
- Present DCC Bylaw to Council in Fall 2023
- Adoption of DCC Bylaw in Winter 2023



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