District of Sooke – Minor DCC Update Memorandum

DATE: March 19, 2024
SUBJECT: District of Sooke - Minor DCC Update

The District of Sooke engaged Urban Systems to support staff with a minor update to the District's Development Cost Charges (DCC) program. As such, this memorandum provides an overview of the District's minor updates to its DCC bylaws pertaining to drainage, sanitary, transportation, and parks.

As identified in the provincial Development Cost Charge Best Practices Guide, a minor DCC amendment allows adjustments to charges to reflect current construction costs, fluctuations in land values, and the status of government grants. It does not permit changes to projects (i.e., projects cannot be added or removed), growth projections, or other aspects of the existing program. The revised program ultimately requires approval from the Inspector of Municipalities.

The District of Sooke undertook an update to its Development Costs Charges Bylaw from February 2021 - June 2022. On June 13, 2022, DCC Bylaw No. 775, 2021 was adopted. Since this date, costs have been subject to inflationary increase, prompting the need to update the District's DCC rates.

Minor updates applied to the District's DCC program reflect updated project construction costs, encompassing inflationary changes and most recent tender prices. These updates have has resulted in an average increase in DCC rates of 31% across all land uses. The table below provides additional information regarding the updated rates.

Table 1 – Change in DCC Rates

Land Use	Unit	Existing Sooke DCCs Total	Proposed Sooke DCCs Total	Percent (%) Change (Proposed vs. Existing)
Low Density Residential (Single Family)	per lot	$16,327	**$20,568.21**	26%
Medium Density Multi Family (Duplex, Townhouse, etc.)	per unit	$8,882	**$11,224.99**	26%
High Density Multi-Family (Apartments)	per unit	$5,251	**$6,571.36**	25%
Commercial	per m^2 of GFA	$74.99	**$101.73**	36%
Industrial	per m^2 of GFA	$49.87	**$68.48**	37%
Institutional	per m^2 of GFA	$74.45	**$101.28**	36%

*GFA = Gross Floor Area

Table 2A – Revised Roads DCC Project List

Project ID	Project Name				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 w/o Contingency, Engineering & Contract Admin	Cost Estimate w/ Cont., Eng., & Admin. (1)*	Grants/Funding	Cost Estimate w/ Cont., Eng., & Admin. (1)*-- Grants Subtracted	Benefit Allocation	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
T-1	Throup Road extension	$ 8,428,571	$ 11,800,000		$ 11,800,000	65%	$ 7,670,000	$ 76,700	$ 7,593,300	$ 4,206,700
T-2	Throup Road - Complete Street upgrade	$ 2,571,429	$ 3,600,000		$ 3,600,000	65%	$ 2,340,000	$ 23,400	$ 2,316,600	$ 1,283,400
T-3	Church Road / Throup Road Roundabout (Throup to Wadams)	$ 3,571,429	$ 5,000,000	$ 2,000,000	$ 3,000,000	65%	$ 1,950,000	$ 19,500	$ 1,930,500	$ 1,069,500
T-4	Church Road Upgrade Highway to Wadams	$0			$0	65%	$0	$0	$0	$0
T-5	Grant Road to Wadams Road New Collector	$ 2,142,857	$ 3,000,000		$ 3,000,000	65%	$ 1,950,000	$ 19,500	$ 1,930,500	$ 1,069,500
T-6	Grant Road Roundabout	$ 3,214,286	$ 4,500,000		$ 4,500,000	65%	$ 2,925,000	$ 29,250	$ 2,895,750	$ 1,604,250
T-7	Beaton Road / Pyrite Drive - Cycling and Pedestrian Improvements	$ 1,428,571	$ 2,000,000		$ 2,000,000	65%	$ 1,300,000	$ 13,000	$ 1,287,000	$ 713,000
T-8	Charters Road - Streetscape Improvements Subgrade Up	$ 4,964,286	$ 6,950,000	$ 3,256,749	$ 3,693,251	65%	$ 2,400,613	$ 24,006	$ 2,376,607	$ 1,316,644
T-9	Phillips Road - Active Transportation Upgrades	$ 4,285,714	$ 6,000,000		$ 6,000,000	50%	$ 3,000,000	$ 30,000	$ 2,970,000	$ 3,030,000
T-10	Golledge Ave- Drennan to Sooke Elementary / Dover St. Cycling and Pedestrian Improvements	$ 2,142,857	$ 3,000,000		$ 3,000,000	50%	$ 1,500,000	$ 15,000	$ 1,485,000	$ 1,515,000
T-11	French Road Connection	$ 526,786	$ 737,500		$ 737,500	50%	$ 368,750	$ 3,688	$ 365,063	$ 372,438
T-12	Otter point Road Streetscape Upgrade	$0	$0		$0	50%	$0	$0	$0	$0
T-13	Brailsford Place Connection	$0	$0		$0	100%	$0	$0	$0	$0
T-14	Goodmere Road Widening	$ 1,285,714	$ 1,800,000		$ 1,800,000	100%	$ 1,800,000	$ 18,000	$ 1,782,000	$ 18,000
T-15	Brownsey Boulevard Widening	$ 1,285,714	$ 1,800,000		$ 1,800,000	100%	$ 1,800,000	$ 18,000	$ 1,782,000	$ 18,000
T-16	Lanark Road Widening	$ 2,571,429	$ 3,600,000		$ 3,600,000	100%	$ 3,600,000	$ 36,000	$ 3,564,000	$ 36,000
T-17	Transportation Master Plan Update	$ 150,000	$ 210,000		$ 210,000	100%	$ 210,000	$ 2,100	$ 207,900	$ 2,100
		$ 38,569,643	**$ 53,997,500**				**$ 32,814,363**	**$ 328,144**	**$ 32,486,220**	**$ 16,254,532**

*Cost Estimate w/ Cont., Eng., & Admin. (1) - 25% contingency, 10% Engineering, 5% Administration
Charters Road project includes includes $675,954.75 in cash-in-lieu and $2.6m in grant funding.

Table 2B – Revised Roads DCC Rate Calculation

Transportation Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	
	Estimated New Development	**Unit**	**Wt. Trip Rate**	**Trip Ends**	
Low Density Residential (single family)	1,626	per lot	1.60	2,602	
Medium Density Multi Family(duplex, triplex, fourplex, rowhouse, townhouse)	503	per unit	0.89	448	
High Density Multi-Family(apartments)	216	per unit	0.49	106	
Commercial	25,000	per square metre of gross floor area	0.0110	275	
Industrial	20,000	per square metre of gross floor area	0.0078	156	
Institutional	1,550	per square metre of gross floor area	0.0110	17	
			Total Trip Ends	3,603	(a)
B: Unit Roads DCC Calculation					
Net Roads DCC Program Recoverable		$32,486,220	(b)		
Existing DCC Reserve Monies		$4,757,240	(c)		
Net Amount to be Paid by DCCs		$27,728,980	(d) = (b) - (c)		
DCC per Trip End		$7,695.74	(e) = (d) / (a)		
C: Resulting Roads DCCs					
Low Density Residential (single family)		$ 12,313.18	per lot	(e) x Col. (3)	
Medium Density Multi Family(duplex, triplex, fourplex, rowhouse, townhouse)		$ 6,849.21	per unit	(e) x Col. (3)	
High Density Multi-Family(apartments)		$ 3,770.91	per unit	(e) x Col. (3)	
Commercial		$ 84.65	per square metre of gross floor area	(e) x Col. (3)	
Industrial		$ 60.03	per square metre of gross floor area	(e) x Col. (3)	
Institutional		$ 84.65	per square metre of gross floor area	(e) x Col. (3)	

Table 3A – Revised Sewer DCC Project List

Project ID	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 w/o Contingency, Engineering & Contract Admin	Cost Estimate w/ Cont., Eng., & Admin. (1)*	Grants in hand	Total Cost Estimate w/ Cont., Eng., & Admin. (1)*	Benefit Allocation	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
S-1	Sewer model upgrade	$50,000.00	$50,000		$50,000	75%	$37,500	$375	$37,125	$ 12,875
S-2	Wastewater Master Plan	$150,000.00	$150,000		$150,000	100%	$150,000	$1,500	$148,500	$ 1,500
S-3	Wastewater Treatment Plant and Westcoast Road force main	$4,696,410	$6,574,974	$4,607,000	$1,967,974	100%	$1,967,974	$19,680	$1,948,294	$ 19,680
S-4	Upgrade - Maple Avenue and Grant Road	$1,088,000	$1,523,200		$1,523,200	100%	$1,523,200	$15,232	$1,507,968	$ 15,232
S-5	Westcoast Road - New Gravity Main 975m	$1,071,429	$1,500,000		$1,500,000	100%	$1,500,000	$15,000	$1,485,000	$ 15,000
S-6	Gatewood main upgrade	$980,000	$1,372,000		$1,372,000	75%	$1,029,000	$10,290	$1,018,710	$ 353,290
S-7	Sunriver force main upgrades	$1,155,000	$1,617,000		$1,617,000	100%	$1,617,000	$16,170	$1,600,830	$ 16,170
S-8	Village Centre Sewer Servicing (forcemain, gravity main, LS)	$1,642,857	$2,300,000		$2,300,000	100%	$2,300,000	$23,000	$2,277,000	$ 23,000
		$10,833,696	**$15,087,174**		**$10,480,174**		**$10,124,674**	**$101,247**	**$10,023,427**	**$456,747**

*Cost Estimate w/ Cont., Eng., & Admin. (1) - 25% contingency, 10% Engineering, 5% Administration

Table 3B – Revised Sewer DCC Rate Calculation

Sanitary Sewer				
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**
	Estimated New Development	**Unit**	**Person per unit (residential)**	**Equivalent Population**
Low Density Residential (single family)	813	per lot	5.28	4292.64
Medium Density Multi Family(duplex, triplex, fourplex, rowhouse, townh	252	per unit	2.80	704.2
High Density Multi-Family(apartments)	108	per unit	1.80	194.4
Commercial	12500	per square metre of gross floor area	0.01	150
Industrial	10000	per square metre of gross floor area	0.01	60
Institutional	775	per square metre of gross floor area	0.01	9.3
			Total Equivalent Population	5,411

B: Unit Sanitary Sewer DCC Calculation		
Net Sanitary Sewer DCC Program Recoverable	$10,023,427	(b)
Existing DCC Reserve Monies	$2,835,097	(c)
Net Amount to be Paid by DCCs	$7,188,330	(d) = (b) - (c)
DCC per person	$1,328.58	(e) = (d) / (a)

C: Resulting Sanitary Sewer DCCs			
Low Density Residential (single family)	$ 7,014.90	per lot	(e) x Col. (3)
Medium Density Multi Family(duplex, triplex, fourplex, rowhouse, townh	$ 3,720.02	per unit	(e) x Col. (3)
High Density Multi-Family(apartments)	$ 2,391.44	per unit	(e) x Col. (3)
Commercial	$ 15.94	per square metre of gross floor area	(e) x Col. (3)
Industrial	$ 7.97	per square metre of gross floor area	(e) x Col. (3)
Institutional	$ 15.94	per square metre of gross floor area	(e) x Col. (3)

Table 4A – Revised Drainage DCC Project List

Project ID	Project Name	Project Timing		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 w/o Contingency, Engineering & Contract Admin	Cost Estimate w/ Cont., Eng., & Admin. (1)	Benefit Allocation	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
D-1	Drainage Master Plan	Medium	$ 150,000	$ 150,000	100%	$ 150,000.00	$1,500	**$ 148,500.00**	**$ 1,500.00**
Total			**$150,000**			**$150,000**	**$1,500**	**$148,500**	**$1,500**

Table 4B – Revised Drainage DCC Rate Calculation

Drainage DCC Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	
	Estimated New Development	**Unit**			
Low Density Residential (single family)	1,626	per lot	1.00	1,626	
Medium Density Multi Family(duplex, triplex, fourplex, rowhouse, town	503	per unit	0.50	252	
High Density Multi-Family(apartments)	216	per unit	0.12	26	
Commercial	25,000	per square metre of gross floor area	0.0110	275	
Industrial	20,000	per square metre of gross floor area	0.0078	156	
Institutional	1,550	per square metre of gross floor area	0.0110	17	
			Total Equivalent Population	2351	(a)
B: Unit Drainage DCC Calculation					
Net Drainage DCC Program Recoverable		$148,500	(b)		
Existing DCC Reserve Monies		$1,926	(c)		
Net Amount to be Paid by DCCs		$146,574	(d) = (b) - (c)		
DCC per person		$62.33	(e) = (d) / (a)		
C: Resulting Drainage DCCs					
Low Density Residential (single family)		$ 62.33	per lot	(e) x Col. (3)	
Medium Density Multi Family(duplex, triplex, fourplex, rowhouse, townhouse)		$ 31.17	per unit	(e) x Col. (3)	
High Density Multi-Family(apartments)		$ 7.48	per unit	(e) x Col. (3)	
Commercial		$ 0.69	per square metre of gross floor area	(e) x Col. (3)	
Industrial		$ 0.49	per square metre of gross floor area	(e) x Col. (3)	
Institutional		$ 0.69	per square metre of gross floor area	(e) x Col. (3)	

Table 5A – Revised Parks DCC Project List

Project No.	Name	Project Timing	Cost Estimate w/o Contingency, Engineering & Contract Admin (1)	Cost Estimate w/ Contingency*	Grants	Col. (1) Cost Estimate w/ Contingency* Grants Subtracted	Col. (2) Benefit Allocation	Col. (3) =Col. (1) x Col. (2) Benefit to New Development	Col. (4) Municipal Assist Factor 1%	Col. (5) = Col. (3) - Col. (4) DCC Recoverable	Col. (6) = Col.(1) - Col. (5) Total Municipal Responsibility
Park Acquisition Projects											
PA-1	Town Centre	Medium-term	$ 1,000,000	$ 1,250,000		$ 1,250,000	100%	$ 1,250,000	$ 12,500	$ 1,237,500	$ 12,500
Park Development Projects											
PD-1	Whiffin Spit Park Master Plan	Short-term	$ 64,286	$ 90,000		$ 90,000	100%	$ 90,000	$ 900	$ 89,100	$ 900
PD-2	New Town Centre Park Master Plan	Short-term	$ 35,714	$ 50,000		$ 50,000	100%	$ 50,000	$ 500	$ 49,500	$ 500
PD-3	New trail access at Seabroom Road	Short-term	$ 35,000	$ 49,000		$ 49,000	80%	$ 39,200	$ 392	$ 38,808	$ 10,192
PD-4	DeMamiel Creek Crossing - New Trail	Short-term	$ 2,142,857	$ 3,000,000	$ 1,307,610	$ 1,692,390	60%	$ 1,015,434	$ 10,154	$ 1,005,280	$ 687,110
PD-5	Trailhead Improvements	Short-term	$ 100,000	$ 140,000		$ 140,000	80%	$ 112,000	$ 1,120	$ 110,880	$ 29,120
			$3,377,857	**$4,579,000**	**$1,307,610**	**$3,271,390**	**$5**	**$2,556,634**	**$25,566**	**$2,531,068**	**$740,322**

*Cost Estimate w/ Cont., Eng., & Admin. (1) - 25% contingency, 10% Engineering, 5% Administration
*25% Contingency for Land Acquisition

Table 5B – Revised Parks DCC Rate Calculation

Park Development					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	
	Estimated New Development	**Unit**	**Person per unit (residential)/ Equivalent Population/hectare (other land uses)**	**Equivalent Population**	
Low Density Residential (single family)	1,626	per lot	5.28	8,585	
Medium Density Multi Family(duplex, triplex, fourplex, rowhouse, townhouse)	503	per unit	2.80	1,408	
High Density Multi-Family(apartments)	216	per unit	1.80	389	
Commercial	25,000	per square metre of gross floor area	0.0020	50	
Industrial	20,000	per square metre of gross floor area	0.0000	0	
Institutional	1,550	per square metre of gross floor area	0.0000	0	
			Total Equivalent Population	10,432	(a)
B: Unit Parks DCC Calculation					
Net Parks DCC Program Recoverable		$2,531,068	(b)		
Existing DCC Reserve Monies		$203,915	(c)		
Net Amount to be Paid by DCCs		$2,327,153	(d) = (b) - (c)		
DCC per person		$223.07	(e) = (d) / (a)		
C: Resulting Parks DCCs					
Low Density Residential (single family)		$ 1,177.80	per lot	(e) x Col. (3)	
Medium Density Multi Family(duplex, triplex, fourplex, rowhouse, townhouse)		$ 624.59	per unit		
High Density Multi-Family(apartments)		$ 401.52	per unit	(e) x Col. (3)	
Commercial		$ 0.45	per square metre of gross floor area	(e) x Col. (3)	
Industrial		$ -	per square metre of gross floor area	(e) x Col. (3)	
Institutional		$ -	per square metre of gross floor area	(e) x Col. (3)	