



# GVS&DD Development Cost Charge Program Review

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# Content

- DCC Program Summary
- The Issue
- DCC Program
- Proposed DCC Rates



# DCC Program Summary

- Growing region: Metro 2040
- Increasing service demands
- Infrastructure expansion
- Growth pays for growth
- Liquid waste only

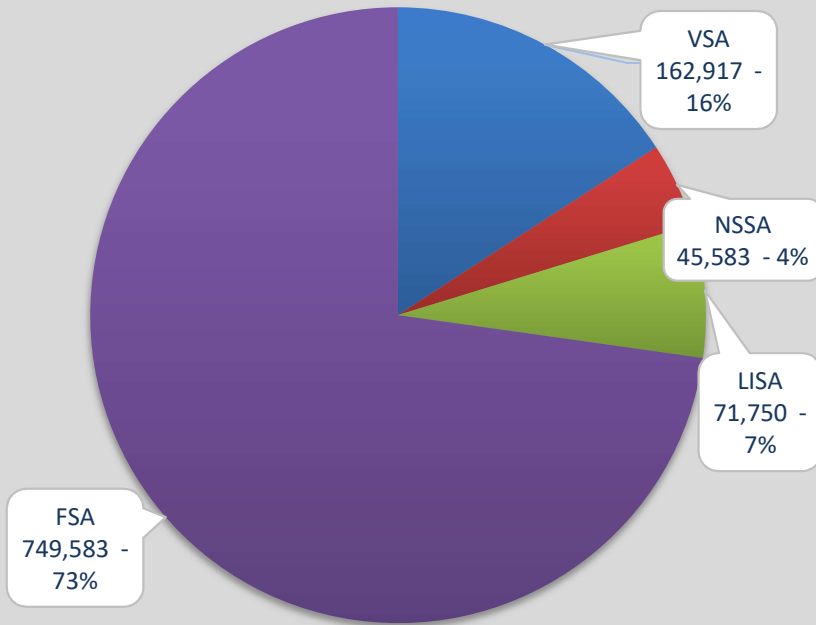


# The Issue

- Significant infrastructure expansion to meet demands of a growing population
- Current rates insufficient for financing requirements
- DCC rates set in 1997
- Obligation to have service in place before growth

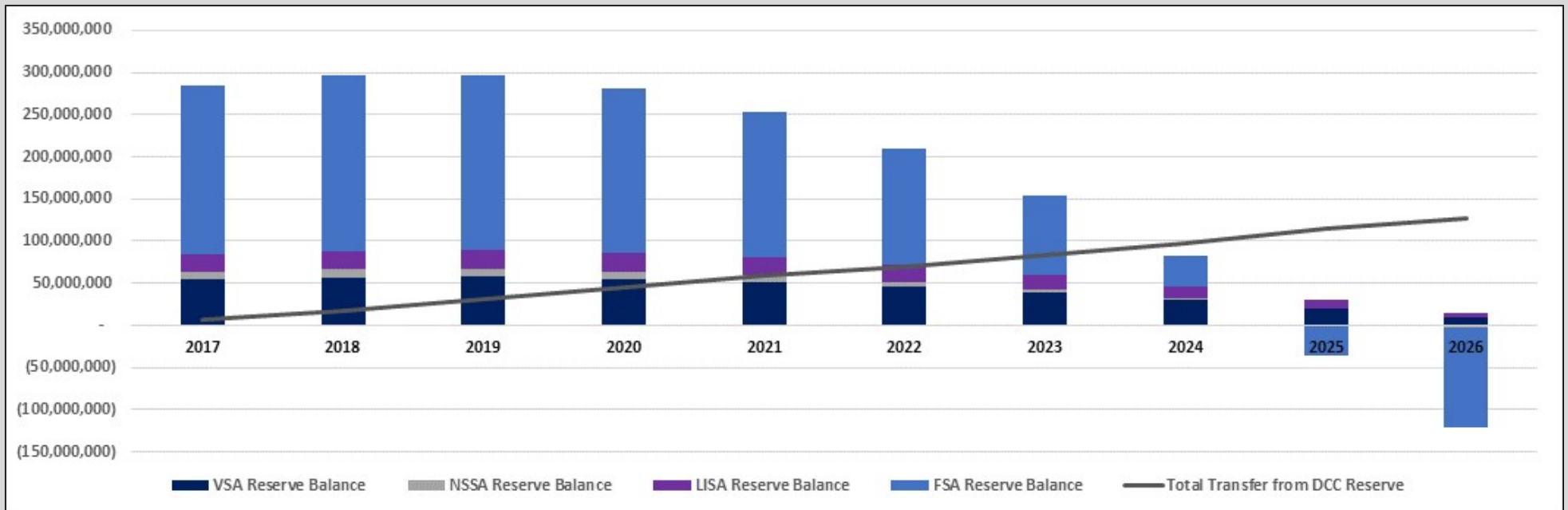
# Population Growth Estimates

Population Growth (30 Year)

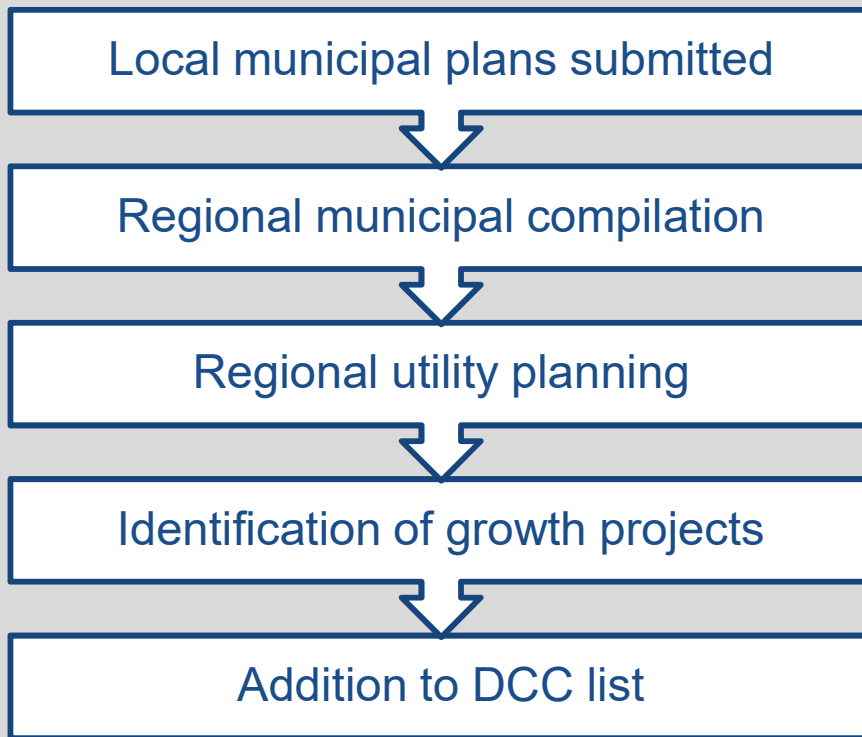


	2016	2026	2036	2046
Vancouver Sewerage Area	687,083	756,500	810,500	850,000
North Shore Sewerage Area	184,417	199,500	215,500	230,000
Lulu Island Sewerage Area	201,250	230,500	254,000	273,000
Fraser Sewerage Area	1,328,417	1,622,000	1,873,000	2,078,000
Total	2,401,167	2,808,500	3,153,000	3,431,000

# Projected DCC Reserve Balances (current rates)



# Project Planning Process

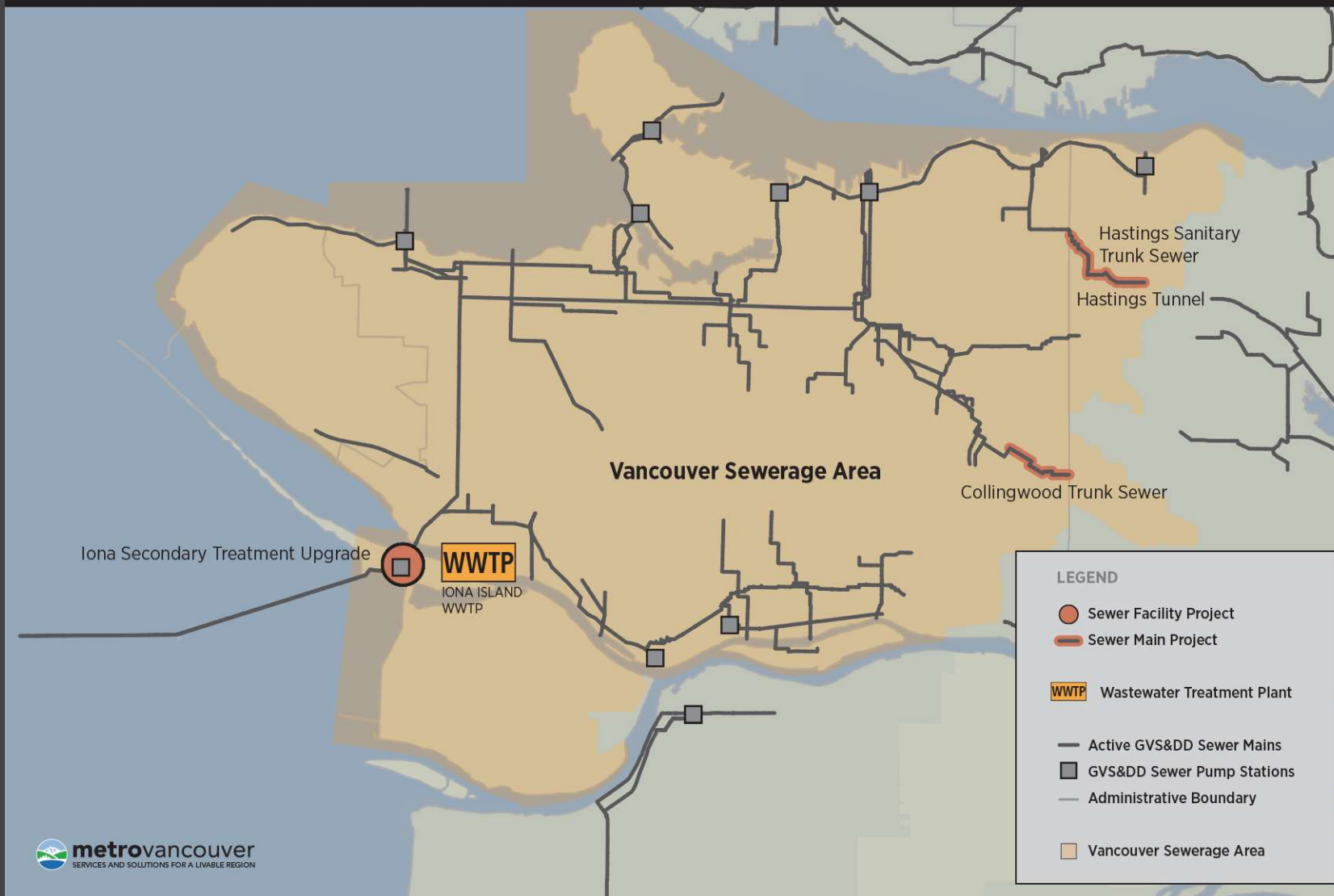


## North Shore Sewerage Area Liquid Waste Growth Projects 2017-2026





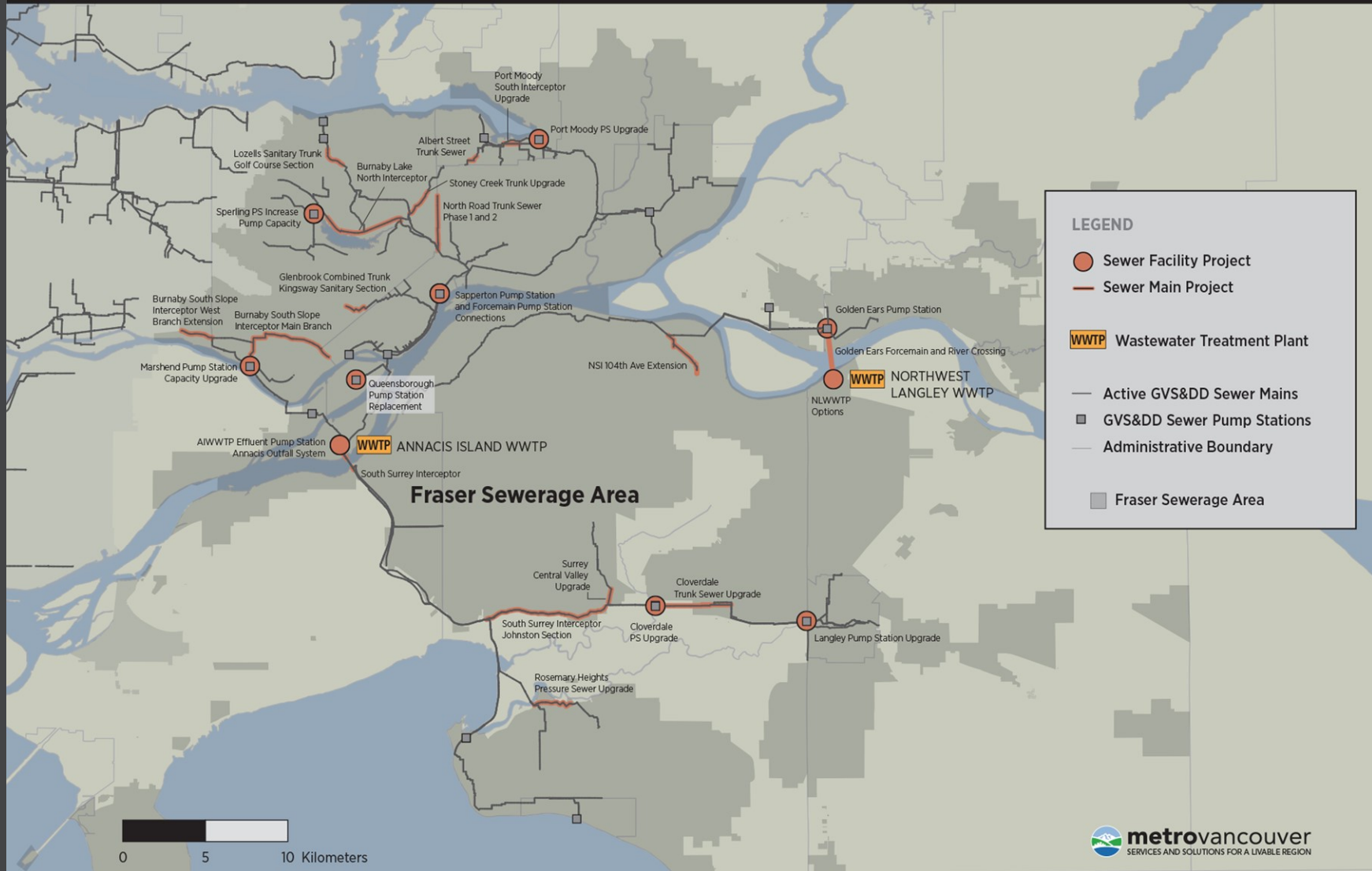
## Vancouver Sewerage Area Liquid Waste Growth Projects 2017-2026



## Lulu Island West Sewerage Area Liquid Waste Growth Projects 2017-2026



# Fraser Sewerage Area Liquid Waste Growth Projects 2017-2026



# Metro Vancouver Liquid Waste Growth Projects 2017-2026







# DCC Review Process

Current Status

Summer/Fall

Fall

Winter

Policy workshop



Consultation



Calculation workshop



Draft rates



Consultation



Revisions



Report/Bylaw

DCC Review  
Committee

Municipalities  
RAAC  
Province

Public  
Industry  
Province

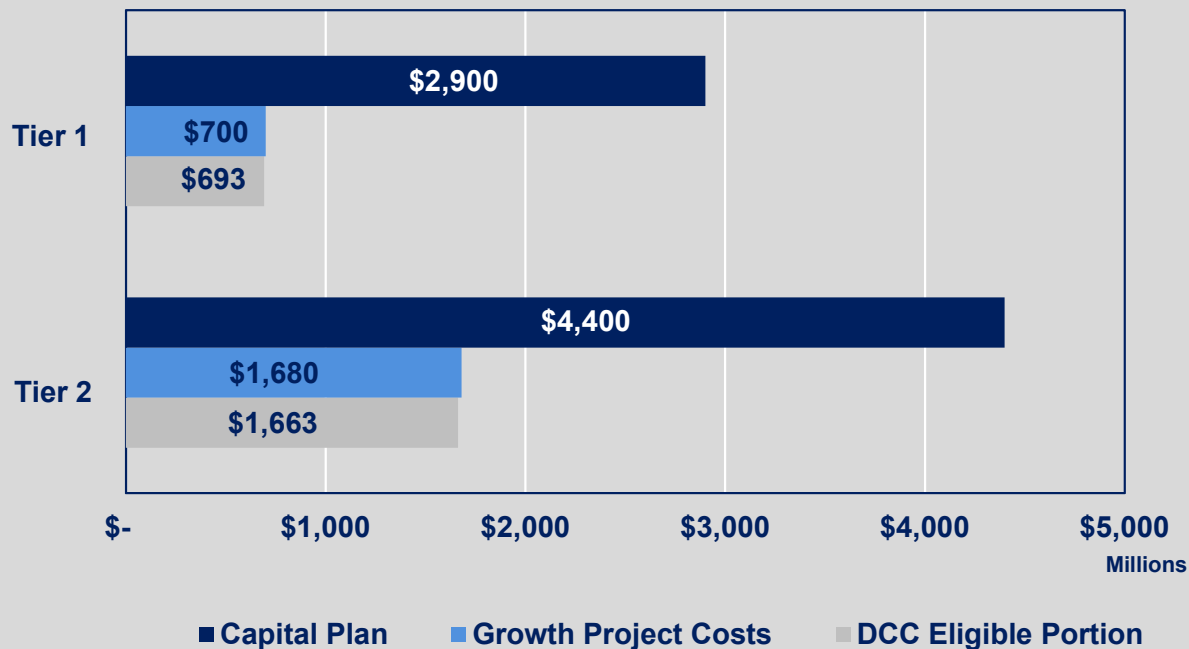
# DCC Program

- DCC charges levied on new development at permit stage
- Collections held in a reserve - earn interest over time
- Applied to fund infrastructure expansion necessary to service regional growth / development
- DCC's fund 99% of principal on long-term debt related to system growth projects – less a 1% mandatory assist factor

# Policy Framework Review

- Basis for DCC Charge
  - Land Use Categories
  - Per unit vs size based charge
- 1% Mandatory Assist Factor
  - Appropriate level – paid through sewer levy
- Waiver
  - Affordable housing

# Infrastructure – 10 Year Capital Plan



- Tier 1 – Sewer Area Projects
  - 100% Allocated to Benefiting Sewer Area
- Tier 2 – Regional Projects
  - Treatment Plant Projects shared
    - 30% Sewer Area
    - 70% Entire Region



# DCC Program – Key Elements

- Retain original 1% assist factor across all sewerage areas
- Inflationary adjustments to avoid extraordinary increases
- No further “phase in” actions
- Proposed effective date – April 1<sup>st</sup>, 2018

# Proposed DCC Rates

## Vancouver Sewerage Area

Land Use	DCC Proposed	DCC Existing	% Increase
Single Family Residential	\$ 1,811/unit	\$ 944/unit	92%
Townhouse	\$ 1,618/unit	\$ 826/unit	96%
Apartment	\$ 1,072/unit	\$ 590/unit	82%
Non Residential	\$ 0.93/sqft	\$ 0.44/sqft	109%

## North Shore Sewerage Area

Land Use	DCC Proposed	DCC Existing	% Increase
Single Family Residential	\$ 2,300/unit	\$ 1,291/unit	78%
Townhouse	\$ 2,076/unit	\$ 1,129/unit	84%
Apartment	\$ 1,416/unit	\$ 807/unit	75%
Non Residential	\$ 1.20/sqft	\$ 0.61/sqft	99%

# Proposed DCC Rates

## Lulu Island Sewerage Area

Land Use	DCC Proposed	DCC Existing	% Increase
Single Family Residential	\$ 2,214/unit	\$ 1,077/unit	106%
Townhouse	\$ 1,915/unit	\$ 942/unit	103%
Apartment	\$ 1,388/unit	\$ 673/unit	106%
Non Residential	\$ 1.05/sqft	\$ 0.51/sqft	109%

## Fraser Sewerage Area

Land Use	DCC Proposed	DCC Existing	% Increase
Single Family Residential	\$ 5,428/unit	\$ 1,711/unit	214%
Townhouse	\$ 4,695/unit	\$ 1,515/unit	210%
Apartment	\$ 3,531/unit	\$ 1,082/unit	226%
Non Residential	\$ 2.67/sqft	\$ 0.82/sqft	229%

# Proposed DCC Rates

Sewerage Area	Land Use	DCC Proposed	DCC Existing	% Increase
Vancouver Sewerage Area	Single Family Residential	\$ 1,811/unit	\$ 944/unit	92%
	Townhouse	\$ 1,618/unit	\$ 826/unit	96%
	Apartment	\$ 1,072/unit	\$ 590/unit	82%
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	Townhouse	\$ 1,915/unit	\$ 942/unit	103%
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Fraser Sewerage Area	Single Family Residential	\$ 5,428/unit	\$ 1,711/unit	214%
	Townhouse	\$ 4,695/unit	\$ 1,515/unit	210%
	Apartment	\$ 3,531/unit	\$ 1,082/unit	226%
	Non Residential	\$ 2.67/sqft	\$ 0.82/sqft	229%





# TransLink DCCs

- TransLink is currently exploring a DCC process
- These are separate processes for separate services
- TransLink representative in attendance



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# Questions?



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