



Engagement Summary

Development Cost Charges
Regional Wastewater Treatment Plant and East Trunk
October 3, 2019

The following information summarizes the engagement activities designed to provide information and garner feedback on proposed changes to the Development Cost Charges (DCCs) to assist with future improvements to the Westside Regional Wastewater Treatment Plant and the East Trunk Main.

Engagement Steps



Wastewater Treatment Plant Stakeholder Committee

The Wastewater Treatment Plant Committee is made up of internal stakeholders including staff and elected representatives from the Regional District of Central Okanagan, City of West Kelowna, District of Peachland and Westbank First Nation. The Committee provided recommendations to the consultants regarding the methodology and philosophies detailed in the draft and final DCC reports.

External Stakeholder Notification

External stakeholders including the business and development community were notified of the engagement process by mail and email invitation on August 1 and August 28. Stakeholders were invited to an information session and open house, as well as in-person or telephone meetings. Find the attached letters of notification.

Follow up meetings:

After the notification engineering staff spoke with MLA Ben Stewart regarding the bylaw, implementation and approval process, as well as representatives of the Urban Development Institute including:

- Executive Director Jennifer Dixon regarding the bylaw and approval process
- Member, Grant Maddock (Protech) regarding technical aspects of the DCC bylaw

Partner Councils

Staff presented the proposed DCC changes to Peachland on September 3 and West Kelowna on September 10. Staff also anticipate presenting to Westbank First Nation Council now that their election has been concluded (date TBC).

Information Session and Open House

An information Session and Open House was hosted for stakeholders and the development community on Wednesday, September 11 at the Holiday Inn at 2569 Dobbin Road, West

Kelowna. Stakeholders were invited from 4 pm to 6 pm and the general public from 6 pm to 8 pm.

Participants were provided with a discussion guide, open house panels and the opportunity to discuss questions or concerns with staff. An exit survey was provided to participants to gather feedback with an option to take the form away and return it by September 27. Find these attached to this report.

Nine people attended the open house and five people provided feedback on site or via the feedback form online. The Urban Development Institute provided a feedback letter. Find the summary attached.

Digital Open House

To ensure all interested parties could receive the information and make comment, the information session and open house material (discussion guide, open house panels and survey) were also provided on the RDCO website at rdco.com/wastewater from September 10 until September 27.

In addition, the information session and open house notification as well as the DCC proposal and associated reports were also on the RDCO website through the notification period starting in August.

Paid and Earned Media

To inform residents and the public of the engagement process the RDCO placed ads for the DCC Open House in the August 30 and September 6 editions of the Peachland View and Westside Weekly.

Earned media stories were included in the August 30 edition of the Capital News, the September 4 edition of the Westside Weekly and September 6 edition of the Peachland View.

Social Media

On August 27, a Facebook event was created for the information session and open house which reached 350 people and garnered 3 indications of interest but no comments.

Facebook posts were added to the channel on September 9 and 10 with a total reach of 248 people and six click throughs to the DCC Open House page on the RDCO website at rdco.com/wastewater.

RDCO Website and Calendar

From August 19 to September 12, there were 148 views of the main wastewater treatment plant page with the link to the DCC Open House and the relevant information/reports. 16 visits were made to DCC webpage directly.

On August 27 a DCC Open House and Information Session event was added to the RDCO website calendar.

Engagement themes

Feedback from Urban Development Institute consisted of the following:

- Concerned with magnitude of increase
- Would like to see DCC increases implemented in steps over time
- Feel a more equitable way of assessing DCCs would be on an area basis, particularly Casa Loma

Find the Urban Development Institute feedback letter attached.

Feedback from the open house and online survey included:

- Some support that development pay its share and agree that upgrades are required
- Would like to see DCC increases implemented over time
- Concern with the magnitude of increase
- Feel the government assist factor of 1% is too low

Find the exit survey response summary attached.

Stakeholder Notification



Environmental Services

1450 K.L.O. Road
Kelowna, B.C. V1W 3Z4
Telephone: (250) 469-6241
Fax: (250) 762-7011
www.regionaldistrict.com

File 3900-20

July 26, 2019

Address
Province
Postal Code

Dear Sir/Madam:

Re: Information Session for Development Cost Charge Revision
Westside Regional Wastewater Treatment Plant & East Trunk Sanitary Sewer

Join the Regional District of Central Okanagan (RDCO) for an information session to provide details of the proposed new Development Cost Charges (DCC) Bylaws for the Westside Regional Wastewater Treatment Plant and East Trunk Sanitary Sewer.

When: Wednesday, September 11, 2019

Where: Holiday Inn West Kelowna, 2569 Dobbin Rd (Hwy 97)

Time: 4pm – 6pm (stakeholders and development community)
6pm – 8pm (general public)

Who: Engineering consultants, land developers, stakeholders and public members interested in how DCCs are used in the community

DCCs

DCCs are fees set by the Regional District to recover the financial costs of development. DCCs are paid by developers and builders at the building permit or subdivision stage. The money recovered is used to invest in community infrastructure required by growth due to development in our community; in this case, sewage and wastewater collection and treatment. These fees support the continued and orderly development in Peachland, West Kelowna and on Westbank First Nation lands.

Establishing DCCs

DCC rates are established in the Development Cost Charge Bylaw as approved by the Regional Board, in consultation with the respective municipal members. The DCC Bylaws were last updated in 2004 and 2010. The Regional Board will review the charges and fees to ensure they are in line with the current costs of development and construction. The review will enable the Regional Board to implement the recommendations outlined in the master plans for sewer collection and treatment.

Background Information

For more information on the proposed DCC changes go to regionaldistrict.com/wastewater and click “other resources” to find reports prepared by Urban Systems.

- Westside Wastewater Treatment Plant Development Cost Charge Review (Jan 2019)
- East Trunk Development Cost Charge Review (May 2019)

For more information please contact me at 250-469-6241.

Regards



David Komaike, P. Eng.
Director of Engineering Services

/ss

Proposed DCCs

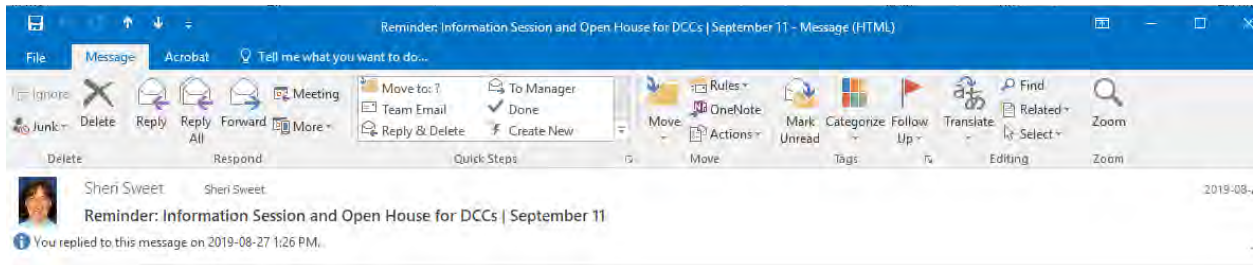
The following tables provide a quick reference regarding the proposed new DCC rates.

East Trunk

Use	Unit Charged	Existing DCC	Proposed DCCs
Single Detached Residential	Each	\$564	\$2353
Duplex or Triplex	Each	\$564	\$2353
Multi Residential	Each	\$395	\$1569
Commercial	Per 100m2	\$233	\$1020
Industrial	Per 100m2	\$260	\$1020
Institutional	Per 100m2	\$233	\$863
Total Cost		\$2,145,209	\$13,100,000
RDCO Cost		\$21,459	\$131,000
RDCO % of Costs		1%	1%

Westside Treatment Plant

Use	Unit Charged	Existing DCC	Proposed DCCs
Single Detached Residential	Each	\$3188	\$4194
Duplex or Triplex	Each	\$3188	\$4194
Multi Residential	Each	\$2125	\$2796
Commercial	Per 100m2	\$1381	\$1817
Industrial	Per 100m2	\$1381	\$1817
Institutional	Per 100m2	\$1169	\$1817
Total Cost		\$20,198,980	\$30,570,000
RDCO Cost		\$5,024,146	\$305,700
RDCO % of Costs		24.87%	1%



Good afternoon,

Please find below a reminder about the upcoming Information Session and Open house for proposed changes to Development Cost Charge Bylaws (DCCs) for the Westside Regional Wastewater Treatment Plant and East Trunk Sanitary Sewer.

The proposed DCCs will be used to invest in sewage and waste water collection and treatment infrastructure required by growth in our community. These fees specifically support development in Peachland, West Kelowna, and Westbank First Nation reserves #9 and #10 which are serviced by the infrastructure.

Learn more about the proposed DCC rates, have your questions answered and provide your comments at an Information Session and Open House:

Wednesday, September 11
4:00 – 6:00 pm Development Community
6:00 pm – 8:00 pm General Public
Holiday Inn West Kelowna, 2569 Dobbin Rd (Hwy 97)

For those that can't attend, the open house information will also be available on September 11 at rdco.com/wastewater and comments will be accepted until Friday, September 27.

For more information visit rdco.com or call RDCO Environmental Services 250-469-6241.

Open House Discussion Guide

Development Cost Charges Update - 2019

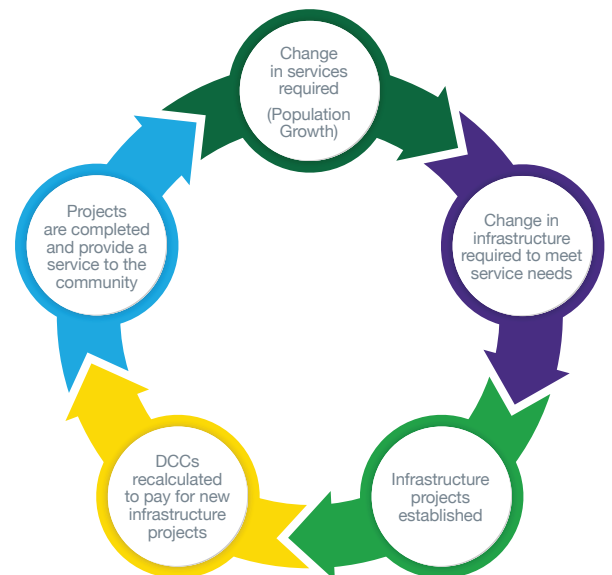


Background

The Regional District of Central Okanagan (RDCO) is proposing updates to Development Cost Charges (DCCs). These DCCs help pay for wastewater collection and wastewater treatment projects which are necessary to service the community as it grows. Below is information on DCCs and answers to a number of frequently asked questions.

What are Development Cost Charges?

DCCs are levied on new development to pay for the costs of expanding and upgrading the RDCO's utility infrastructure to meet the needs of growth. Most local governments use DCCs because they are the best way to fairly distribute growth-related costs.



Who pays DCCs?

DCCs are generally paid by applicants who create residential lots or build commercial, industrial or institutional developments. They do not apply to home renovations or rebuilds.

When are DCCs paid?

DCCs are paid by applicants at subdivision approval to create single detached residential, duplex, or triplex lots and at building permit stage to construct multiple housing residential, commercial, industrial, and institutional developments.

What kind of projects are these DCCs used to fund?

These DCCs are used to meet growth-related infrastructure needs through funding new trunk sewers, sanitary pump stations, and wastewater treatment capacity upgrades.

What are DCCs not used for?

DCCs do not fund operation and maintenance costs or infrastructure projects strictly related to servicing existing residents and businesses.

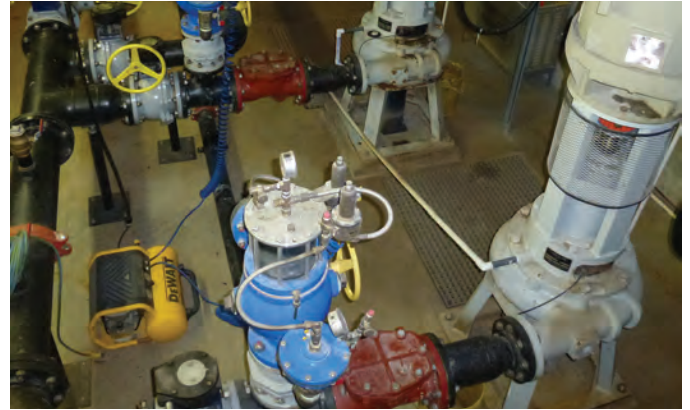
In what communities do these DCCs apply?

DCC	West Kelowna	Westbank First Nation Reserves #9 and #10	Peachland
Westside Regional Wastewater Treatment Plant	Yes	Yes	Yes
East Trunk Sanitary Sewer System	Where flows contribute to East Trunk: See Map	Where flows contribute to East Trunk	Not applicable

How are DCCs governed?

DCCs are governed by:

- Provincial DCC Best Practices Guide
- Provincial Legislation
- Local government Bylaws



East Trunk Casa Loma lift station

Why are DCCs proposed to be changed?

The DCCs were last updated in 2004 for the East Trunk and in 2010 for the Westside Regional Wastewater Treatment Plant. Since then a number of changes have occurred:

- Construction costs have risen significantly
- Region has experienced growth
- Some projects from the last DCC bylaw update have been completed
- New capital projects are required to meet community growth
- New information on development trends and population growth over the next 20 years

What are the proposed DCC rates?

Use	Unit Charged	Westside Regional Wastewater Treatment Plant	East Trunk
Single Detached Residential	Each	\$4,194	\$2,353
Duplex or Triplex	Each	\$4,194	\$2,353
Multiple Housing Residential	Each	\$2,796	\$1,569
Commercial	Per 100m2	\$1,817	\$1,020
Industrial	Per 100m2	\$1,817	\$1,020
Institutional	Per 100m2	\$1,538	\$863

Each community will collect these DCCs on behalf of the RDCO in addition to collecting other DCCs for their own community.

How are DCC projects and growth projections determined?

An analysis is conducted using:

- Population growth statistics and 20-year projections for each community
- Capital infrastructure plans outline required projects, their costs, and their timeline to meet growth

How are DCCs calculated?

The cost of the DCC projects, less the municipal assist factor and existing DCC reserves, are divided by the projected growth to determine rates.

What is the municipal assist factor?

The municipal assist factor of 1% represents the RDCO's contribution towards the capital costs of these projects required to accommodate growth.



Community Development

What are the impacts of insufficient rates?

Insufficient rates can delay infrastructure projects, postpone developments due to lack of capacity, shift costs to existing tax payers, and create a reliance on grants.

When would the proposed rates take effect?

New DCC rates will be in effect at fourth and final reading of the new DCC Bylaw, which is anticipated to be completed by 2019 year end. As outlined in provincial legislation, in-stream applications will be subject to current rates for a period of one year after the new bylaws are adopted.

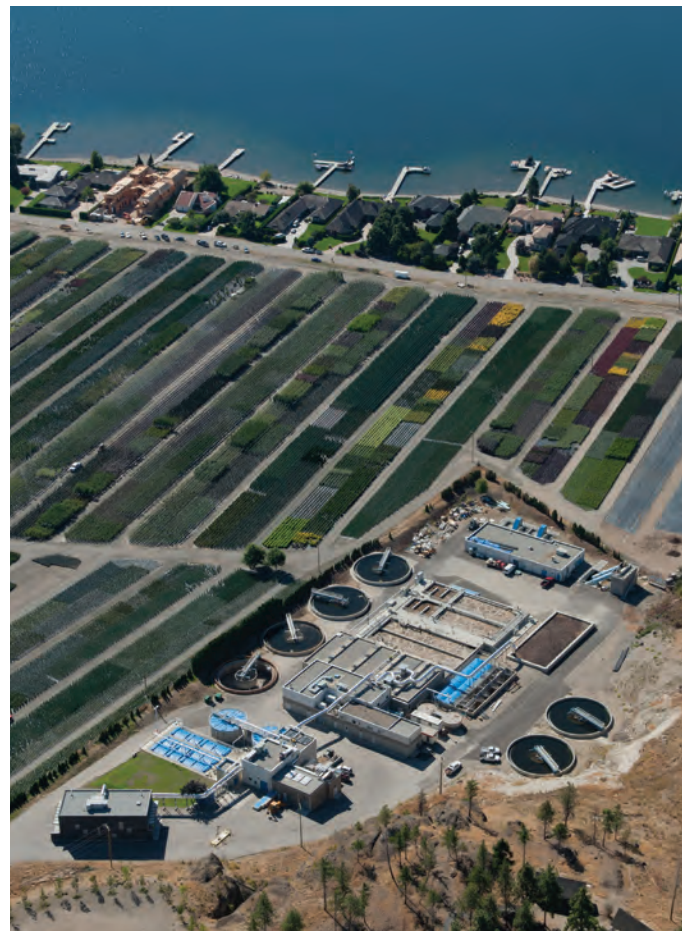
Where can I find more information?

For more information on the proposed DCC changes, go to:

- rdco.com/wastewater including the following Urban Systems reports:
 - *Westside Regional Wastewater Treatment Plant Development Cost Charge Review*
 - *East Trunk Development Cost Charge Review*
- Contact RDCO directly at info@rdco.com and or call 250-469-6241

What are the next steps?

- Introduce amending DCC bylaws for Regional Board consideration for three readings
- Send the bylaws to the Ministry for approval
- Regional Board gives the bylaws fourth and final reading
- Implement new DCC bylaws.



Westside Regional Wastewater Treatment Plant

Open House Panels

Development Cost Charges Update - 2019



Regional District of Central Okanagan (RDCO) Development Costs Charges (DCCs) help pay for wastewater collection and wastewater treatment projects which are necessary to service the community as it grows.

What are Development Cost Charges?

DCCs are levied on new development to pay for the costs of expanding and upgrading the RDCO's utility infrastructure to meet the needs of growth.

Who pays DCCs?

- Applicants who create residential lots
- Applicants who build commercial, industrial, or institutional developments
- Does not apply to home renovations or rebuilds

When are DCCs paid?

- Subdivision approval to create single detached residential, duplex, or triplex lots
- Building permit stage to construct multiple housing residential, commercial, industrial, and institutional developments

What kind of projects are these DCCs used to fund?

- New trunk sewers
- Sanitary pump stations
- Wastewater treatment capacity upgrades

What are DCCs not used for?

- Operation and maintenance costs
- Infrastructure projects strictly related to existing services

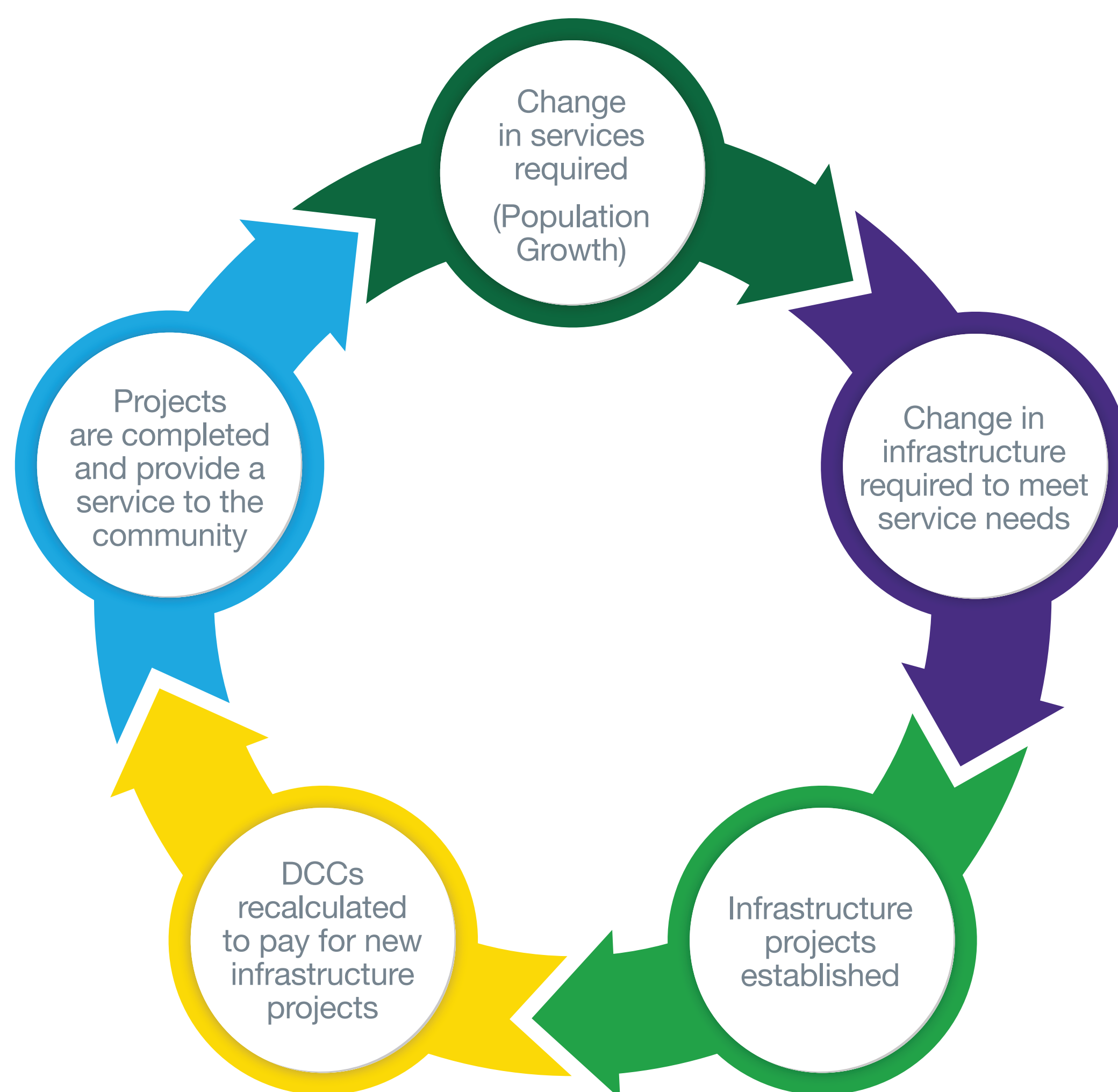
How are DCCs governed?

- Provincial DCC Best Practices Guide
- Provincial Legislation
- Local government Bylaws



Why are DCCs proposed to be changed?

- East Trunk DCC last updated in 2004
- Wastewater Treatment Plant DCC last updated in 2010
- Construction costs have risen significantly
- Region has experienced growth
- Some projects from the last DCC bylaw update have been completed
- New capital projects are required to meet community growth
- New information on development trends and population growth over the next 20 years



How are DCC projects and growth projections determined?

- Population growth statistics and 20 year projections for each community
- Capital infrastructure plans outline required projects, their costs, and their timeline to meet growth

How are DCCs calculated?

- Total DCC capital infrastructure costs
 - Less municipal assist factor (1%)
 - Less existing DCC reserves
- Divide by growth

What is the municipal assist factor?

- 1% - RDCO's contribution towards the capital costs of these projects

What are the impacts of insufficient rates?

- Delay in infrastructure projects
- Postpone developments due to lack of capacity
- Shift costs to existing tax payers
- Reliance on grants

What are the proposed DCC rates?

Use	Unit Charged	Westside Regional Wastewater Treatment Plant	East Trunk
Single Detached Residential	Each	\$4,194	\$2,353
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Commercial	Per 100m2	\$1,817	\$1,020
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Each community will collect these DCCs on behalf of the RDCO in addition to collecting other DCCs for their own community.

In what communities do these DCCs apply?

DCC	West Kelowna	Westbank First Nation Reserves #9 and #10	Peachland
Westside Regional Wastewater Treatment Plant	Yes	Yes	Yes
East Trunk Sanitary Sewer System	Where flows contribute to East Trunk: See Map	Where flows contribute to East Trunk	Not applicable

When would the proposed rates take effect?

- Anticipated 2019 year end

What are the next steps?

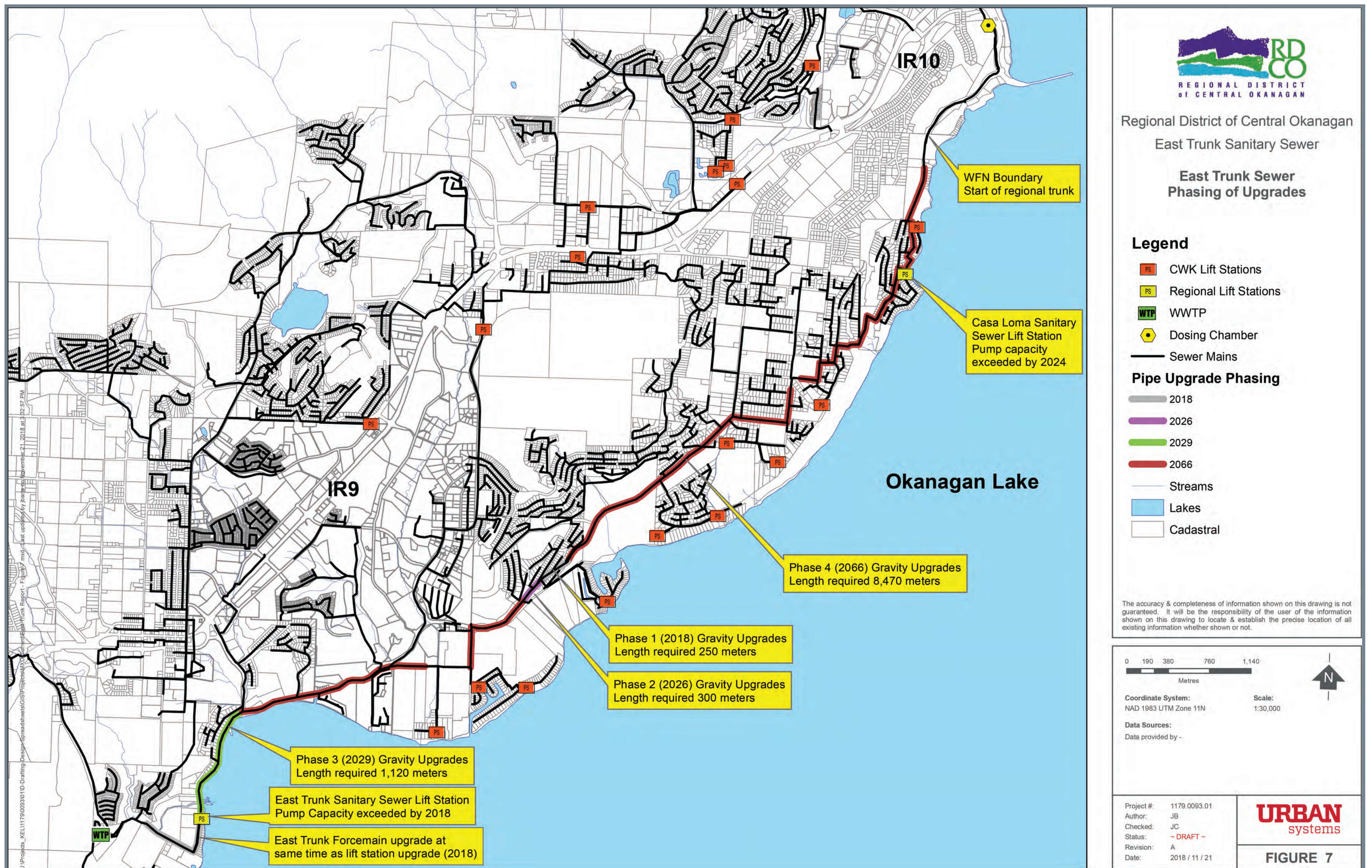
- Introduce amending DCC bylaws to Regional Board
- Send the bylaws to the Ministry for approval
- Regional Board gives the bylaws fourth and final reading
- Implement new DCC bylaws

Where can I find more information?

- rdco.com/wastewater including the following Urban Systems reports:
 - Westside Regional Wastewater Treatment Plant Development Cost Charge Review
 - East Trunk Development Cost Charge Review
- Contact RDCO directly at info@rdco.com or 250-469-6241

East Trunk DCC

Regional District's analysis for an East Trunk Development Cost Charge (DCC) to apply in the City of West Kelowna and Westbank First Nation Reserves #9 and #10 area and proposed updates to DCCs that reflect the increase in capacity required to the East Trunk in order to serve new growth.



Residential and Non-Residential Growth

GROWTH 20 YEARS (2018-2038)			
	City of West Kelowna	Westbank First Nation	Total
Projected New Development (units)	1,613	3,622	5,235
Single-Detached Units	270	372	642
Multi-Family Units	1,343	3,250	4,593
Commercial (m ²)	15,000	94,244	109,244
Industrial	45,000	47,122	92,122
Institutional	11,700	15,707	27,407

Table 3.3 page 13 of the East Trunk DCC Urban report.

East Trunk DCC

Sewer DCC Program Costs

SANITARY DCC PROGRAM							
Project No	Description	Cost plus E&C per component	Percentage Allocation to New Growth	Benefit to New Dev.	Assist Factor 1%	DCC Recoverable	Total RDCO Responsibility
ET1	East Trunk Lift Station	\$3,000,000	100.0%	\$3,000,000	\$30,000	\$2,970,000	\$30,000
ET2	East Trunk Force Main	\$1,600,000	100.0%	\$1,600,000	\$16,000	\$1,584,000	\$16,000
ET3	East Gravity Collection System - Boucherie to Empire	\$500,000	100.0%	\$500,000	\$5,000	\$495,000	\$5,000
ET4	East Gravity Collection System - Empire to Apple Way	\$600,000	100.0%	\$600,000	\$6,000	\$594,000	\$6,000
ET5	East Gravity Collection System - LS to Boucherie	\$3,800,000	100.0%	\$3,800,000	\$38,000	\$3,762,000	\$38,000
ET6	Casa Loma Trunk Lift Station and Forcemain	\$3,600,000	100.0%	\$3,600,000	\$36,000	\$3,564,000	\$36,000
	Total	\$13,100,000		\$13,100,000	\$131,000	\$12,969,000	\$131,000

Table 4.4 page 18 of the East Trunk DCC Urban report.

Sewer DCC Rate Calculation

A: SANITARY CALCULATION				
Land Use	Col.(1)	Col.(2)	Col.(3)	Col.(4) = Col.(1) x Col.(3)
	Total Adjusted Estimated Development	Unit of Measure	Equivalency per Unit of Measure	Equivalent Population
Single Family Residential	642	dwelling units	3.00	1,926
Multiple Unit Residential	4,593	dwelling units	2.00	9,186
Commercial	109,244	square meters	0.0130	1,420
Industrial	92,122	square meters	0.0130	1,198
Institutional	27,407	square meters	0.0110	301
			Total Equiv. Pop	(a) 14,031
B: UNIT SANITARY DCC CALCULATION				
Net Sanitary DCC Program Recoverable		\$12,969,000.00	(b)	
Existing DCC Reserve Monies		\$1,962,847.00	(c)	
Net Amount to be Paid by DCCs		\$11,006,153.00	(d) = (b) - (c)	
DCC per Equivalent Population		\$784.40	(e) = (d) / (a)	
C: RESULTING SANITARY DCCS				
Land Use	Equivalent	DCC per Unit		
Single Detached Residential, duplex, triplex	3.00	\$2,353.21	per lot or unit	(e) x Col.(1)
Multiple Unit Residential	2.00	\$1,568.81	per unit	(e) x Col.(1)
Commercial	0.0130	\$10.20	per square meter	(e) x Col.(1)
Industrial	0.0130	\$10.20	per square meter	(e) x Col.(1)
Institutional	0.0110	\$8.63	per square meter	(e) x Col.(1)

Table 4.5 page 19 of the East Trunk DCC Urban report.

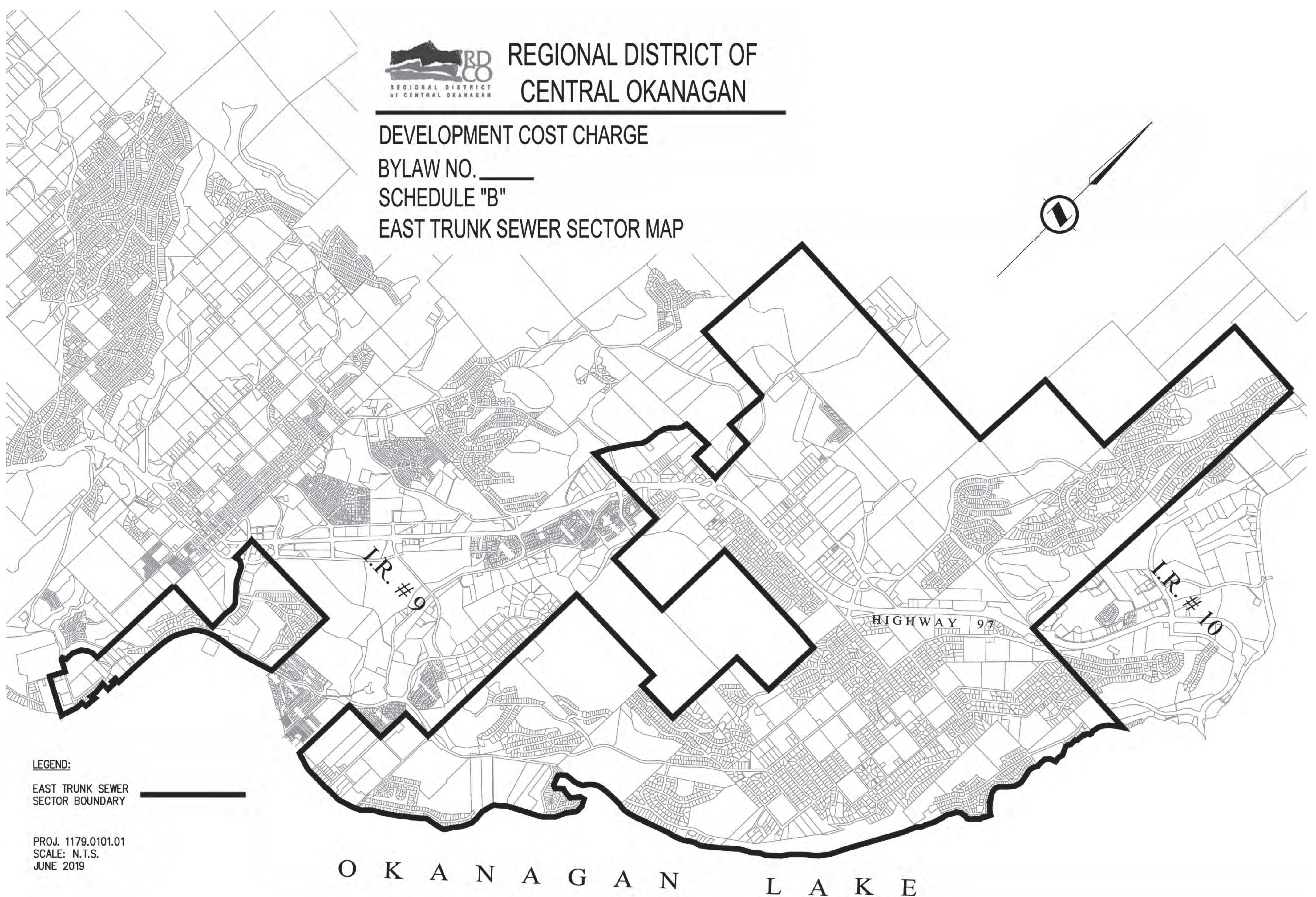
East Trunk DCC

Sewer DCC Program Costs

DCC RATE SUMMARY

Use	Unit charged	Existing Charge Per Unit	Proposed Charge Per unit	% Change
Single Detached Residential	For Each parcel Created at Subdivision	\$564	\$2,353	317%
Duplex or Triplex	For each unit permitted on the parcel at time of subdivision	\$564	\$2,353	317%
Multiple Housing Residential	For Each Dwelling Unit	\$395	\$1,569	297%
Commercial	For each 100 sq.m. of gross floor area	\$233	\$1,020	338%
Industrial	For each 100 sq.m. of gross floor area	\$260	\$1,020	292%
Institutional	For each 100 sq.m. of gross floor area	\$233	\$863	270%

Table 5.1 page 20 of the East Trunk DCC Urban report.



Wastewater Treatment DCC

Regional District's analysis for an updated Westside Regional Wastewater Treatment Plant Development Cost Charge (DCC) to apply in the City of West Kelowna, District of Peachland, and Westbank First Nation Reserves #9 and #10 area, proposed updates that reflect the expansion in capacity required in order to serve new growth.

Residential and Non-Residential Growth

GROWTH 20 YEARS (2018-2038)				
	City of West Kelowna	Peachland	Westbank First Nation	Total
Projected New Development (units)	6,087	2,343	3,622	12,052
Single-Detached Units	3,772	246	372	4,390
Multi-Family Units	2,315	2,097	3,250	7,662
Commercial (m ²)	25,000	16,500	94,244	135,744
Industrial	45,000	4,800	47,122	96,922
Institutional	39,300	3,200	15,707	58,207

Table 3.3 page 13 of the Wastewater Treatment DCC Urban report.

Wastewater Treatment DCC Program Costs

SANITARY DCC PROGRAM 2017							
Project No	Description	Cost plus E&C per component	Percentage Allocation to New Growth	Benefit to New Dev.	Assist Factor 1%	DCC Recoverable	Total RDCO Responsibility
S1	General	\$3,750,000	100%	\$3,750,000	\$37,500	\$3,712,500	\$37,500
S2	Screening	\$1,050,000	100%	\$1,050,000	\$10,500	\$1,039,500	\$10,500
S3	Primary Clarifiers 4, 5 & 6	\$3,780,000	100%	\$3,780,000	\$37,800	\$3,742,200	\$37,800
S4	Bioreactors 7 & 8	\$3,810,000	100%	\$3,810,000	\$38,100	\$3,771,900	\$38,100
S5	Secondary Clarifiers 7 & 8	\$3,330,000	100%	\$3,330,000	\$33,300	\$3,296,700	\$33,300
S6	UV Disinfection System	\$847,500	100%	\$847,500	\$8,475	\$839,025	\$8,475
S7	Sludge Dewatering	\$2,182,500	100%	\$2,182,500	\$21,825	\$2,160,675	\$21,825
S8	DAF	\$1,275,000	100%	\$1,275,000	\$12,750	\$1,262,250	\$12,750
S9	Odour Control	\$2,250,000	100%	\$2,250,000	\$22,500	\$2,227,500	\$22,500
S10	Electrical and Instrumentation	\$3,750,000	100%	\$3,750,000	\$37,500	\$3,712,500	\$37,500
S11	Misc - Influent meas. and outfall tideflex valves	\$225,000	100%	\$225,000	\$2,250	\$222,750	\$2,250
S12	Outfall Upgrade	\$4,320,000	100%	\$4,320,000	\$43,200	\$4,276,800	\$43,200
	Total	\$30,570,000		\$30,570,000	\$305,700	\$30,264,300	\$305,700

Table 4.4 page 20 of the Wastewater Treatment DCC Urban report.

Wastewater Treatment DCC

DCC Rate Summary

Use	Unit charged	Existing Charge Per Unit	Proposed Charge Per unit	% Change
Single Detached Residential	For Each parcel Created at Subdivision	\$3,188	\$4,194	31.6%
Duplex or Triplex	For each unit permitted on the parcel at time of subdivision	\$3,188	\$4,194	
Multiple Housing Residential	For Each Dwelling Unit	\$2,125	\$2,796	
Commercial	For each 100 sq.m. of gross floor area	\$1,381	\$1,817	
Industrial	For each 100 sq.m. of gross floor area	\$1,381	\$1,817	
Institutional	For each 100 sq.m. of gross floor area	\$1,169	\$1,538	

Table 5.1 page 22 of the Wastewater Treatment DCC Urban report.

Wastewater Treatment DCC Rate Calculation

A: SANITARY CALCULATION				
Land Use	Col.(1) Total Adjusted Estimated Development	Col.(2) Unit of Measure	Col.(3) Equivalency per Unit of Measure	Col.(4) = Col.(1) x Col.(3) Equivalent Population
Single Family Residential	2,396	dwelling units	3.00	7,187
Multiple Unit Residential	4,181	dwelling units	2.00	8,363
Commercial	74,079	square meters	0.0130	963
Industrial	52,893	square meters	0.0130	688
Institutional	31,765	square meters	0.0110	349
			Total Equiv. Pop	(a) 17,550
B: UNIT SANITARY DCC CALCULATION				
Net Sanitary DCC Program Recoverable		\$30,264,300	(b)	
Existing DCC Reserve Monies		\$5,729,239	(c)	
Net Amount to be Paid by DCCs		\$24,535,061	(d) = (b) - (c)	
DCC per Equivalent Population		\$1,398	(e) = (d) / (a)	
C: RESULTING SANITARY DCCS				
Land Use	Equivalent	DCC per Unit		
Single Detached Residential, duplex, triplex	3.00	\$4,194	per lot or unit	(e) x Col.(1)
Multiple Unit Residential	2.00	\$2,796	per unit	(e) x Col.(1)
Commercial	0.0130	\$18.17	per square meter	(e) x Col.(1)
Industrial	0.0130	\$18.17	per square meter	(e) x Col.(1)
Institutional	0.0110	\$15.38	per square meter	(e) x Col.(1)

Table 4.5 page 21 of the Wastewater Treatment DCC Urban report.

Exit Survey / Feedback Form



Open House Exit Survey

DCC Information Session and Open House
September 11, 2019

Proposed DCC Feedback

What aspects of the proposed DCCs do you support?

What aspects of the proposed DCCs do you feel need changed?

Other comments you wish to add?



Open House Exit Survey

DCC Information Session and Open House
September 11, 2019

Open House Feedback

I was able to provide meaningful feedback on the proposed DCCs.

- | | |
|---|--|
| <input type="checkbox"/> Strongly agree | <input type="checkbox"/> Disagree |
| <input type="checkbox"/> Agree | <input type="checkbox"/> Strongly disagree |

I got the information I needed (online, open house, direct contact) to provide feedback.

- | | |
|---|--|
| <input type="checkbox"/> Strongly agree | <input type="checkbox"/> Disagree |
| <input type="checkbox"/> Agree | <input type="checkbox"/> Strongly disagree |

The information provided at the open house and online was easy to understand.

- | | |
|---|--|
| <input type="checkbox"/> Strongly agree | <input type="checkbox"/> Disagree |
| <input type="checkbox"/> Agree | <input type="checkbox"/> Strongly disagree |

Where did you hear about the open house?

- Newspaper ad
- Social media
- Local news
- Direct letter / notification
- Other: _____

The location of the open house suitable.

- | | |
|---|--|
| <input type="checkbox"/> Strongly agree | <input type="checkbox"/> Disagree |
| <input type="checkbox"/> Agree | <input type="checkbox"/> Strongly disagree |

Other comments:

Feedback Results



URBAN DEVELOPMENT INSTITUTE- OKANAGAN CHAPTER

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September 20, 2019

Regional District of Central Okanagan
1450 KLO Road
Kelowna, BC, V1W 3Z4

Attention: David Komaike, Director of Engineering Services, RDCO

Subject: UDI Concerned with Significant DCC Increase

Thank you for including UDI Okanagan in the notification of the information session on September 11th, 2019 for the Development Cost Charge Revision for the Westside Regional Wastewater Treatment Plant and East Trunk.

After reviewing the circulated document, we are concerned by the significant 420 percent DCC increase on the East Trunk as well as the 32 percent increase in the Sanitary Treatment DCC. Large, unexpected increases like this can have a negative impact of the viability of development projects within the impacted municipalities.

A more equitable way of assessing DCCs would be on an area basis, as many municipalities currently do. An example of why this makes sense can be found in the Casa Loma System Upgrade costs. Upgrading the Casa Loma Trunk Lift Station is directly related to growth on IR #10, and the proposed Blackman Bay Development. Also, the projected flow increase by 2024 requires the upsizing of the 300mm main to 525mm to accommodate the increased flow from the Casa Loma Lift Station. For these reasons, the Casa Loma System Upgrade costs should be a separate DCC for that catchment area.

We would also encourage the RDCO to explore a stepped approach to phase in DCC increases to mitigate the impact of such a large increase all at once.

We would be happy to meet to discuss further should an opportunity arise.

Sincerely,

URBAN DEVELOPMENT INSTITUTE OKANAGAN CHAPTER

A handwritten signature in blue ink, appearing to read 'R. Threlfall'. The signature is fluid and cursive.

Per: Rich Threlfall, Chair of UDI Okanagan



Open House Exit Survey Responses

DCC Information Session and Open House
September 11 - 27, 2019

Proposed DCC Feedback

What aspects of the proposed DCCs do you support?

1. It is needed for future growth. Passing on the cost the infrastructure cost to development is essential.
2. Development should pay their fair share.
3. I support the “fair and equitable” assignment of cost to growth as well as existing community benefiterers.
4. Wastewater Treatment DCC
5. Infrastructure upgrades are obviously necessary.

What aspects of the proposed DCCs do you feel need changed?

1. The vision of West Kelowna, Peachland, WFN – where they’ll be in 10 years.
2. Consider phasing in DCC increases to sustain CWK’s competitive edge.
3. None.
4. The 1% assist factor from RDCO is an issue. Requiring these infrastructure upgrades to be funded entirely by new development is unfair to younger or newer residents, and essentially minimizes existing residents’ property tax increases at a high and unethical social cost.
5. The upgrades in the Casa Loma area of the collection system should be a separate DCC for that catchment area only.

Other comments you wish to add?

1. Foresight like this is essential.
2. Money collected should be kept in DCC fund for proposed project.
3. I believe it is not the intent of the Local Government Act to require a municipal assist factor to have the requirement limited to 1%, the lowest legal fulfillment of the law, is not like the “fair and equitable” – “benefiter pay” assist factor. Simply, the CORD is cheating growth predjadjustly(?prejudicially?).
4. Seems reasonable.
5. Concerned by the significant increases which can have a negative impact on the viability of development projects.
6. We encourage the RDCO to explore a stepped approach to phase in DCC increases to mitigate the impact of the large increases all at once.



Open House Exit Survey Responses

DCC Information Session and Open House
September 11 - 27, 2019

Open House Feedback

I was able to provide meaningful feedback on the proposed DCCs.

- | | |
|---|--|
| <input type="checkbox"/> Strongly agree x 2 | <input type="checkbox"/> Disagree |
| <input type="checkbox"/> Agree x 1 | <input type="checkbox"/> Strongly disagree |

I got the information I needed (online, open house, direct contact) to provide feedback.

- | | |
|---|--|
| <input type="checkbox"/> Strongly agree x 1 | <input type="checkbox"/> Disagree |
| <input type="checkbox"/> Agree x 1 | <input type="checkbox"/> Strongly disagree x |

- No details that formed(?) the DCC Charge Assessment.

The information provided at the open house and online was easy to understand.

- | | |
|---|--|
| <input type="checkbox"/> Strongly agree x 2 | <input type="checkbox"/> Disagree |
| <input type="checkbox"/> Agree | <input type="checkbox"/> Strongly disagree |

Where did you hear about the open house?

- Newspaper ad x 1
- Social media
- Local news x 1
- Direct letter / notification
- Other: UDI x 1, Consultant x 1

The location of the open house suitable.

- | | |
|---|--|
| <input type="checkbox"/> Strongly agree | <input type="checkbox"/> Disagree |
| <input type="checkbox"/> Agree x 2 | <input type="checkbox"/> Strongly disagree |

Other comments:

1. Should be at community hall.
2. Thanks