



Regional Board Report

TO: Regional Board

FROM: David Komaïke
Director of Engineering Services

DATE: March 3, 2020

SUBJECT: Westside Regional Wastewater Treatment Plant – Development Cost Charge Bylaw No. 1448

Voting Entitlement: Stakeholder Vote – West Kelowna & Peachland – Simple Majority – LGA 209

Purpose: To bring forward a recommendation from the Westside Regional Wastewater Treatment Plant Select Stakeholder Committee to adopt a new Development Cost Charge Bylaw for the Westside Regional Wastewater Treatment Plant.

Executive Summary:

The updating of the East Trunk Sanitary Sewer and Westside Regional Wastewater Treatment Plant - Development Cost Charge Bylaws began in 2017. Over the past two and half years, the Westside Regional Wastewater Treatment Plant Select Stakeholder Committee has worked with its consultants, stakeholders and administration to update the DDC Bylaws to reflect new populations forecasts, development densities, revised projects and construction costs.

The Stakeholder Committee is recommending that the Westside Regional Wastewater Treatment Plant DCC Bylaw now be brought forward for consideration by the Regional Board. The Committee wishes to continue consultation with its stakeholders regarding the most appropriate strategy to rollout the East Trunk DCC Bylaw. It is expected that the East Trunk DCC Bylaw will also be adopted within the next 2 months.

RECOMMENDATION:

THAT Regional District of Central Okanagan Westside Regional Wastewater Treatment Plant Development Cost Charge Bylaw No. 1448, 2020 be given first, second and third readings and forwarded to the Inspector of Municipalities for approval.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read "DK/K", is written over a light blue horizontal line.

David Komaïke
Director of Engineering Services

Approved for Board's Consideration

A handwritten signature in black ink, appearing to read "Brian Reardon", is written over a light blue horizontal line.

Brian Reardon, CAO

Background:

The updating of the East Trunk Sanitary Sewer and Westside Wastewater Treatment Plant - Development Cost Charge Bylaws began in 2017. The Stakeholder Committee reviewed the completed Urban Systems reports in October 2018 and the final reports were then circulated to each municipality for final review and comment. Following minor adjustments to refined growth projections, the proposed DCC bylaws were circulated to the outside stakeholders, which included the development community, consulting engineers and the general public.

The new DCC bylaws reflect projects needed to accommodate growth; revised construction estimates; revised trunk sewer capacities; and projects needed to accommodate development for the next 20 years. The new rates have been determined by examining detailed information obtained from municipal growth projections, Official Community Plans, Zoning Bylaws and in-stream development applications from each development area. These estimates have been used to prepare revised DCCs for the East Trunk Sewer and Westside Wastewater Treatment Plant.

The Draft Bylaws were circulated to the various communities following the February WWTSSSC meeting and have been revised to reflect the most current development projections available to the consultant. The philosophy behind the development of the bylaws and the DCC's themselves has not changed, however the development density, timing and type have been adjusted. In addition, the cost estimates for the Westside Treatment Plant have been finalized to reflect the completed Outfall Project.

Consultation:

Administration has reached out to the general public, the development community and our member municipalities and solicited comments regarding the proposed new DCC Bylaws. As can be expected, the comments received vary considerably and sometimes express diametrically opposed viewpoints.

The consultation process has included:

- Presentations to both the District of Peachland and City of West Kelowna Councils;
- Detailed review/amendment based upon comments received from planning, development and engineering departments;
- Complete background reports have been posted on the Regional District of Central Okanagan website;
- Direct invitations and mail outs have been sent to the development community;
- Advertisements and notices were placed in local papers;
- A stakeholder meeting and public open house were held to invite open dialog on the proposed new bylaws. Comments were then received for an additional 3 week following the meeting.

A summary of the complete consultation package was previously circulated to the Regional Board in October/2019.

Implementation Options Review:

Throughout the consultation process, the City of West Kelowna had received concerns directly from the development community and UDI, regarding the magnitude of the DCC increases, especially those proposed for the East Trunk Sewer. West Kelowna staff met with RDCO Administration to review the bylaw development/implementation process and to discuss available options to reduce the impact upon the development community. The discussions included:

- Options to reduce the impact of increase by increasing the assist factor to promote more I/C/I development.
- The possibility of increasing the assist factor for the short-term to push developers to commit to getting projects built...i.e.: more taxes, sooner to offset the higher assist factor.
- The timing and phasing of projects, their need, and the size of the current reserves?
- The option of moving to Specified Areas rather than Region Wide DCCs.
- Reviewed the threshold value for DCCs - \$50,000 vs. \$75,000.
- Reviewed the definition of “In-Stream Applications” for subdivisions and building permits. options for the phasing in of the increases currently under consideration.

Select Stakeholder Committee Recommendations:

The Westside Wastewater Treatment Service Stakeholder Select Committee met on February 12th to review the implementation options for both the Westside Wastewater Treatment Plant and East Trunk Sanitary Sewer DCCs: In summary:

- The Committee supports the adoption of the Treatment Plant DCC in its current form; and
- The Committee felt that additional consultation was required for the East Trunk DCC prior to it being adopted.

Financial Considerations:

Moving forward with the adoption of the new Westside Regional Wastewater Treatment Plant DCC Bylaw will help to ensure the long-term viability of the facility. Over the next 20 years, the Plant will require more than \$30,000,000 in upgrades to accommodate the expected growth in the area, with most funded via DCCs payments. The new bylaw will ensure that adequate capacity exists to accommodate new development.

SCHEDULE 'A'		
REGIONAL DISTRICT OF CENTRAL OKANAGAN		
WESTSIDE REGIONAL WASTEWATER TREATMENT PLANT		
DEVELOPMENT COST CHARGE BYLAW XXXX, 2020		
Land Use	Existing Development Cost Charge	2020 Development Cost Charge
Single Detached Residential (per parcel created at subdivision)		
Mobile Home, Modular Home, Manufactured Home - where the units are not located on their own individual lots or bare land strata lots (per dwelling unit)	\$3,188	\$4,194
Duplex or Triplex (per unit permitted on the parcel at time of subdivision)		
Multiple Housing Residential (per dwelling unit)	\$2,125	\$2,796
Industrial (per 100 m2 gross floor area)	\$1,381	\$1,817
Commercial (per 100 m2 gross floor area)	\$1,381	\$1,817
Institutional (per 100 m2 gross floor area)	\$1,169	\$1,538

Alternative Recommendation:

THAT the Regional Board receives the Westside Regional Wastewater Treatment Plant – Development Cost Charge Bylaw report for information.

Attachment(s):

- Westside Regional Wastewater Treatment Plant – DCC Bylaw No. 1448