

Joint DCC and ACC Information Session – Notes

Event Date: July 21, 2025

Event Attendance:

Attendees - 53

Staff - 12

General Notes (Presentation):

- **Action:** promised to make presentation available online
- Note that most engagement/questions asked were from realtors
- **Questions/comments from the group:**
 - Regarding in-stream protection, what would preclude local governments from delaying approval so that applicants aren't able to achieve the requirements for in-stream protection?
 - Why aren't we putting everything on the table? (all proposed costs rather than just planning for 20-yr); communicated frustration about not knowing the costs that are coming or where municipalities see growth occurring
 - Acknowledge that things need to be paid for, but the challenge is the engineering standards in the valley. Compared to other communities, the standards are the "mercedes" of engineering standards. Brought up the gap between what is okay by private engineering standards versus what communities consider. Noted that they assumed costs included in the programs were costed based on the local government standards.
 - The question of who's paying for this? How is it fair to charge so much to developers? It's already not feasible, and the increase in cost is a problem for the development community.
 - Comment regarding benefit allocation – decades of neglect on infrastructure. What's neglected infrastructure versus growth related? Suggested looking at the project list to confirm all projects are clearly growth related. Are taxpayers paying their fair share? Participant noted that BC has some of the lowest property taxes.
 - Point that you're risking losing developers. It's easier to develop elsewhere. Are municipalities looking at supporting development to achieve housing goals?
 - Question posed to group (by realtor): how many people are satisfied with these rates? (nobody raised their hand)

Town of Comox DCCs and ACCs:

- Regarding the low density charge – why is the Town choosing to charge on a per lot basis at time of subdivision and not based on size of the dwelling unit. Pointed out that any size of the dwelling would be charged the same.

- Council doesn't consider the dynamics of the market and costs, getting applications to market and sale takes over 3 to 5 years.
- Does gross floor area include below ground parking? (checked in zoning bylaw)
- Isn't this exercise a tactic to discourage single-family development?

Village of Cumberland ACCs:

- Concerns about higher rates and impact on development viability
- Interest in combined DCC and ACC total (i.e., community wants to know the 'fee stack'), more so than individual DCC and ACC rates
- Questions about how the ACC rate compares to those in other communities