



TOWN OF VIEW ROYAL COUNCIL REPORT

TO: Council **DATE:** March 28, 2019
FROM: J. Rosenberg **MEETING DATE:** April 2, 2019
Director of Engineering & Parks

WEST PARK LANE DEVELOPMENT COST CHARGE WAIVER

RECOMMENDATION:

THAT Council receive the report on the West Park Lane Development Cost Charge Waiver for information from the Director of Engineering.

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I concur with the recommendation.

DIRECTOR OF DEVELOPMENT SERVICES' COMMENTS

I concur with the recommendation.

PURPOSE OF REPORT:

To provide council information on the creation of a Development Cost Charge (DCC) Waiver Bylaw.

BACKGROUND:

The recently updated DCC bylaw has received three readings and is currently under review by the Inspector of Municipalities for approval.

Limona Construction will be developing 152 units of affordable housing on a portion of 1938 West Park Lane and has requested that Council provide a development cost charge waiver for the affordable housing.

Council supported in principle the waiving of development cost charges for the affordable housing component to be located at 1938 West Park Lane (Limona Construction) provided the affordable housing component qualifies for the waiving of development cost charges.

The DCC bylaw does not contain the ability to waive DCCs. DCCs for a development may be waived using a separate bylaw.

PROJECT INFORMATION:

Under section 563 of the Local Government Act (LGA) Council has the ability to waive or reduce DCCs for developments that are deemed eligible as follows:

- (a) Not-for-profit rental housing, including supportive living housing;
- (b) For-profit affordable rental housing;
- (c) A subdivision of small lots that is designed to result in low greenhouse gas emissions;
- (d) A development that is designed to result in a low environmental impact.

The development proposed for 1938 West Park Lane contains a portion intended to provide low cost housing. The currently proposed unit mix is as follows:

- 32 Studios at \$375 (income assistance)
- 2 1 bedrooms at \$375 (income assistance)
- 44 1 bedrooms at \$1275 (affordable)
- 30 1 bedrooms at \$1525 (near market)
- 44 2 bedrooms at \$1790 (near market)

The Town will require a Section 219 Covenant on the property be registered on title to ensure these units remain eligible for at least 25 years.

BUDGET IMPLICATIONS:

The DCC waiver will result in a total amount of \$926,440 in fees being waived for the 152 units. Council does have the option to provide a reduction in DCC's, if the waiver amount is deemed excessive. The amount to be reduced can be a percentage of the DCC unit rate or a lump sum amount per unit chosen by council and would apply to each unit equally.

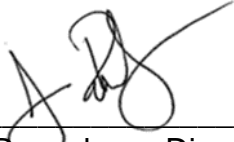
ALTERNATE RECOMMENDATION:

THAT Council direct staff to prepare a Development Cost Charge Reduction Bylaw.

RECOMMENDATION:

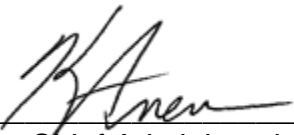
THAT Council receive the report on the West Park Lane Development Cost Charge Waiver for information from the Director of Engineering.

SUBMITTED BY:



John Rosenberg, Director of Engineering

REVIEWED BY:



Kim Anema, Chief Administrative Officer