

District of Coldstream

Development Cost Charge Update

**Final Report
April 2019**

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EXECUTIVE SUMMARY

The last update to the District of Coldstream's Development Cost Charge Bylaw occurred in 2007, with an amendment adopted in 2013. Since then, costs have risen for construction, new information has become available on anticipated growth and related infrastructure needs, and the District has assumed responsibility for parks functions and is creating its own Parks DCC.

Through this DCC Bylaw update, all project costs and growth estimates were reviewed and updated. DCC eligible projects for transportation, sanitary sewer and drainage were identified through reference to recent infrastructure planning documents. Parks projects were identified based on the District's Parks Master Plan (2016); these programs were reviewed in detail to update costs and remove completed projects.

Updated Development Cost Charge rates for the District of Coldstream as determined by this update are provided in Table ES 1.

Table ES 1
DCC Rates

	Transportation	Drainage	Sanitary	Parks – Improvements	Parks – Waterfront Land Acquisition	Total Development Cost Charge	
Single Family parcel	\$3,714.76	\$497.80	\$2,637.83	\$4,137.07	\$3,174.45	\$14,161.91	per parcel
Multi Family building	\$3,164.43	\$424.06	\$2,247.04	\$3,524.17	\$2,704.16	\$12,063.85	per dwelling unit
Institutional B	\$2,201.34	\$295.00	\$1,563.16	\$2,451.60	\$1,881.15	\$8,392.25	per occupancy unit
Institutional	\$1,375.84	\$184.37	\$976.97	\$1,532.25	\$1,175.72	\$5,245.15	per occupancy unit
Commercial	\$17.89	\$2.40	\$12.70	\$0.00	\$0.00	\$32.98	per m ² of gross floor area
Educational	\$4,127.51	\$553.12	\$2,930.92	\$0.00	\$0.00	\$7,611.55	per 10 seats
Industrial	\$6.19	\$0.83	\$0.00	\$0.00	\$0.00	\$7.02	per m ² of gross floor area

PART 1. BACKGROUND

The District of Coldstream felt it was time to complete a major update to its Development Cost Charge Bylaw given that:

- The last major update was completed in 2007;
- Construction costs have risen substantially;
- The District now has better information on growth and related infrastructure needs;
- The District needs to adopt a Parks DCC since it is assuming responsibility for Parks, and has prepared a Parks Master Plan.

This DCC update involved:

- Review and update of growth projections;
- Review and update of eligible projects and costs;
- Consultation with stakeholders and the public (to be completed).

This DCC program was developed to be consistent with the following legislation, plans, and policy guides:

- Local Government Act;
- Development Cost Charges Best Practices Guide;
- District of Coldstream Official Community Plan, Bylaw No. 1673, 2015 as amended 2016;
- Zoning Bylaw No. 1382, 2002 as amended;
- Bicycle and Pedestrian Master Plan;
- Major Roadway Network Plan;
- Stormwater Management Plan;
- Trunk Sewer Servicing Analysis;
- Parks Master Plan;
- Five Year Financial Plan.

It should be noted that the material provided in the background report is meant for information only. Reference should be made to Bylaw No. xx-xx, 2018 for the specific DCC rate.

PART 2. DCC KEY ELEMENTS

The Development Cost Charge Best Practice Guide (prepared by the Ministry of Community, Sport and Cultural Development, now the Ministry of Municipal Affairs and Housing) stipulates key elements that should be considered when determining DCC rates. Table 1 outlines the key elements, decisions and supporting rationale used in this update. The table also indicates whether the proposed approach aligns with the Best Practice Guide.

Table 1
DCC Key Elements

Key Element	Proposed DCC Update	Rationale	Aligns with Best Practices Guide?
Time Frame	20 Years	<ul style="list-style-type: none"> Aligns with OCP and capital planning time frames 	✓
City-wide or area-specific charge	City-wide for Roads, Drainage and Parks. Area specific for Sewer	<ul style="list-style-type: none"> Roads, Drainage and Parks DCC projects are components of city-wide infrastructure systems and therefore provide a city-wide benefit. Sewer provides benefit to the sewer service area 	✓
Grant Assistance	None	<ul style="list-style-type: none"> No identified DCC projects require grant funding 	✓
Developer Contribution	None	<ul style="list-style-type: none"> No identified DCC projects include a developer contribution 	✓
Interim Financing	None	<ul style="list-style-type: none"> No financing is included on any DCC projects 	✓
Benefit Allocation	25%-100%	<ul style="list-style-type: none"> Benefit allocation based on estimates of benefit to new development for each specific project. Projects that provide exclusive benefit to new development at 100% 	✓
Municipal Assist Factor	Roads, Drainage and Parks – 1% Drainage - 50%	<ul style="list-style-type: none"> Coldstream is contributing the minimum allowable assist factor to ensure the long- term financial sustainability of the City, except for the Drainage DCC program, where an assist factor of 50% is applied. 	✓

Units of charge	Per parcel, per dwelling unit, per square metre of total floor area, per occupancy unit, and per 10 seats	<ul style="list-style-type: none"> • <i>Per parcel</i> for single family parcels • <i>Per dwelling unit</i> for multifamily development as infrastructure impact may vary by density of units on a lot • <i>Per square metre of total floor area</i> for industrial/commercial uses as impact on infrastructure is expected to correlate with floor space • <i>Per occupancy unit</i> for Institutional and Institutional B development since the impact on infrastructure is dependent on the number of units benefitting from the use • <i>Per 10 seats</i> for educational development since the infrastructure impact varies depending on the capacity of the institution, which is related to the number of seats. 	✓
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PART 3. GROWTH PROJECTIONS AND EQUIVALENCIES

3.1 Residential Growth Projections

The projected growth shown in Table 2 is based on growth estimates calculated from historic Census and BC Stats building permit data. The Official Community Plan identified a range of different potential growth rates rather than an anticipated rate. The growth rates identified were 1.3%, 2.15% and 3.0% per year. The 1.3% rate was the growth per year between 2001 and 2011. New census figures are available for 2016 and the recalculated growth rate from 2001 to 2016 is 1.05% per year. To be conservative in estimating growth, this analysis assumes the 1.05% per year growth rate extending over the next 20 years. At 1.05% per year the analysis projects a population increase from an estimated 11,180 in 2017 to 13,778 for the year 2037. This is an increase in population of about 2,600 people and about 1,040 dwelling units. The analysis also reviewed past building permit data and using the average dwelling units from 1998 to 2016 of 51.7 units per year over 20 years results in 1,034 units. The analysis considered both of these figures together to estimate 1,030 residential units plus 45 known additional multifamily units at a specific development, for a total of 1,075 dwelling units.

A breakdown of anticipated growth by dwelling type based these recent trends is shown in Table 2. The anticipated growth amounts to 1,075 new units in the next 20 years.

Table 2
Distribution of Population Growth by Dwelling Type (to 2037)

Dwelling Type	New Units	Persons per Unit	New Population
Detached Dwelling	900	2.7	2,430
Row house	107	2.3	246
Apartment	68	2.3	156
Total Residential Growth (to 2037)	1,075	n/a	2,832

3.2 Commercial, Industrial and Institutional Growth Projections

Estimated future growth for non-residential land uses is noted in Table 3. Commercial development potential is based on projections calculated for potential development sites in the Town Centre and designated Shopping Commercial Centre area, as well as BC Stats building permit data from 1998 to 2016. Industrial development projections also derive from historical building permit data from 1998 to 2016.

The District provided insight on the projected growth of the Coldstream Meadows care facility, which will generate 26 units of Institutional B development (assisted living or supportive housing dwelling units) and 57 units of Institutional development (rest home or congregate care facilities). Educational development is estimated at two classrooms each with 25 seats (there was a recent

expansion of 40 seats at Okanagan College). This growth could occur at the College or another public school, resulting in 5 sets of 10 seats. The table demonstrates a potential new development level of approximately 22,750 m² in commercial and industrial development and 143 new units of institutional development.

Table 3
Non-Residential Growth Projections

Land Use	New Development	Units
Commercial	12,500	Square Meters building area
Industrial	10,250	Square Meters building area
Institutional B	36	Dwelling units
Institutional	57	Dwelling units
Educational	5	Per 10 seats

3.3 Changes in Growth from Previous Update

The previous DCC update undertaken in 2007 projected growth of 2,978 population equivalents over a 20 year period. This 2017 update projects 3,171 population equivalents over a 20 year period, so the amount of projected growth for this update is very similar to the previous update.

3.4 Equivalencies

The equivalencies used in this update are generally the same as those in the 2007 update as there have been no significant changes in expectations regarding relative impact. The industrial equivalency has been converted to reflect an equivalency per square metre rate instead of an equivalency per hectare rate.

Table 4
Equivalencies

	Transportation	Drainage	Sewer/Water	Park Improvement
Single Family	2.70	2.70	2.70	2.70
Multi Family	2.30	2.30	2.30	2.30
Institutional B	1.60	1.60	1.60	1.60
Institutional	1.00	1.00	1.00	1.00
Commercial	0.0130	0.0130	0.0130	0.0130
Educational	3.00	3.00	3.00	3.00
Industrial	0.0045	0.0045	0.0045	0.0045

PART 4. DCC PROJECTS AND COSTS

4.1 DCC Costs

DCC rates are determined by applying the key elements, growth projections and equivalencies described earlier in this report to projects that are DCC eligible and expected to be built within the specified DCC timeframe. The full DCC program and calculations are included in Appendix A. An overview of the DCC costs by infrastructure type is provided in Table 5.

Table 5
DCC Program Overview and Capital Costs

Service	Total Capital Costs	Benefit Allocation	Municipal Assist Factor ⁽²⁾	DCC Recoverable Program Costs	Municipal Costs ⁽¹⁾
Transportation	\$8.28 M	25-100 %	1%	\$4.69 M	\$3.58 M
Drainage	\$3.25 M	25-75%	50%	\$0.88 M	\$2.37 M
Sanitary Sewer	\$5.14 M	50-100%	1%	\$3.76 M	\$1.38 M
Parks-Improvements	\$4.71 M	100%	4%	\$4.52M	\$0.19 M
Parks – Waterfront Land Acquisition	\$3.61 M	100%	4%	\$3.47M	\$0.15 M
Total	\$28.7M	n/a	n/a	\$21.3M	\$7.67 M

Note: ⁽¹⁾ Includes municipal assist factor and portion allocated to existing development. ⁽²⁾ the 4% noted for parks is actually 4.04407% this figure was derived in order to retain the DCCs initially calculated before minor reduction in parks DCC reserve funds.

4.2 Interest on Long-term Debt

No interest on long-term debt is included in the DCC program.

4.3 DCC Projects

The DCC program was developed by reviewing new master planning studies and by also reviewing the previous program to remove existing projects and update costs. Project details for each class of infrastructure/parks is included below.

Transportation

An updated list of transportation projects was determined based on the Bicycle and Pedestrian Master Plan and the Major Roadway Network Plan. Much of the Transportation DCC program

focusses on the improvement of cyclist and pedestrian safety through road widenings, sidewalk construction, and multi-use pathway creation. One of the major projects from the previous DCC program has been completed and paid for partly by DCC funds and that is Grid Road, which had a cost of \$6,072,900 of which 75% or \$4,554,675 was allocated to growth for recovery through DCCs. Because it has been completed and paid for, this project has been deleted from the roads DCC project list. Costs for other projects were updated based on new information regarding the scope of the project and updated unit costs.

Drainage

An updated list of drainage projects was based on DCC upgrades identified in the Stormwater Management Plan. The program aims to address existing deficiencies in the system as well as install new drainage connections to accommodate future growth and development. The portion of drainage costs required to address future growth has been allocated to new development on a project by project basis. The costs for drainage projects have been updated based on new unit costs.

Sanitary

An updated list of sanitary sewer projects was determined based on the Trunk Sewer Servicing Analysis. Projects for sanitary sewer infrastructure include pipe upsizing to meet the increased demands due to development. The costs for sanitary sewer projects have been updated based on new unit costs.

Park Acquisition and Development

An updated list of park acquisition and development projects was determined by reviewing the priorities outlined in the 2016 Parks Master Plan. Since this plan acted strictly as a guiding tool, many assumptions were made in the calculation of the Parks program. In general, the District does not need to acquire more parkland to accommodate growth, but it does need to develop the parkland it already has available in order to accommodate growth. As a result, the Parks Improvement DCC program focuses solely on costs to develop existing parkland with facilities required to accommodate growth. The area of parkland that needs to be developed within each type of park to accommodate new growth was determined from the current people per hectare rates achieved in the District. This number, along with the average size of each type of park, was used to calculate how much area of parkland must be developed to accommodate growth. Because this program only includes parks improvements to service growth, the only reason to build these additional parks facilities is to service new growth, and the result is that 100% of these costs are allocated to growth. In other words, if growth did not occur, these parks improvement facilities would not be required. This approach is consistent with the Best Practices Guide as the “rule of thumb” method where construction of the works would not proceed if there was no new development.

[Note that another method to calculate these costs would have been to identify all of the parks improvement works required to service the Coldstream existing population and new growth

population, and then allocate a percentage of the entire program to growth. However, the 2016 Parks Master Plan did not contain a capital program and cost estimates. The work required to identify the costs for all parks improvements including those required to address existing deficiencies was beyond the scope of this DCC project. As a result, the projects identified were ONLY those required to service new growth. Consequently, 100% of these projects designed to only serve growth are allocated to growth.]

Based on the list of parks improvements that can be funded through development cost charges (i.e. playground equipment, landscaping), the types of improvements to be made in each park were calculated to then provide a total cost for the Parks Improvements program.

While the District generally has enough parkland to meet its needs, one area where new parkland will be required to accommodate growth is waterfront parkland, as noted in the Parks Master Plan. The cost of acquiring waterfront parkland was included in this DCC program separate from parks improvement costs. This allows the community to identify the amounts contributed for waterfront parkland acquisition, separate from parkland improvements. It also allows the District to maintain two separate DCC reserve funds, one for improvements and one for waterfront parkland acquisition.

The average cost of a waterfront parcel in Coldstream is within the \$10-20 million per hectare range. In calculating the amount of waterfront parkland required for growth, based on maintaining the same ratio of waterfront parkland per capita that exists in Coldstream, the analysis indicates that 1.66 hectares of waterfront parkland is required to serve growth. However, this amount of waterfront land, if it could be obtained, would cost \$16.6 million to \$33.2 million, which is simply not feasible for the District. Another way to consider the need is that the District has about 11 small lake access points (not counting larger areas such as Kal Beach or Kalamalka Lake Park that serve the area). With about 2500 new people projected, that translates into about 2.6 more small lake access points, and 2 additional waterfront access points would move somewhat towards meeting that need. In this analysis an assumption is made that two small waterfront access parks are required of 0.13 hectares each (the average size of the District's existing waterfront access parklands, and about the size of a waterfront lot) for a total cost of \$3.5 million for the land plus a calculated \$111,000 for contingencies, legal, appraisal and survey costs, for a total of about \$3.61 million.

The small amount of waterfront parkland is allocated 100% to growth. Bear in mind that if we had calculated the amount required for growth, 1.66 hectares would be required, yet the District is only planning to acquire about 0.26 hectares, or a little more than 15% of the 1.66 hectares, in order to keep the new waterfront parkland DCCs at a reasonable rate. So the District is only collecting about 15% of the funds required from development for waterfront parkland compared to the actual projected need generated by development.

While the Parks Master Plan does not set out specific amounts of waterfront parkland required to address existing deficiencies, it does identify that the District will need to employ creative acquisition strategies to acquire parkland to meet the needs of existing residents including less-than-fee techniques such as lease-backs, renting, and life estates, as well as more aggressive pursuit of grants and other outside revenue sources. The Development Cost Charges to address a small portion of the needs imposed by growth is only one tool the District will use to acquire more waterfront parkland.

4.4 Changes in Program from Previous Update

The capital costs and number of projects have changed substantially since the previous DCC update for a number of reasons:

- When the last update was completed in 2007, there was limited master planning information available to reference. This updated program is based on new and up-to-date master planning information for water, drainage and transportation.
- Construction and soft costs (e.g., environmental remediation, administration, legal) have risen substantially since 2007.
- While other program costs demonstrate decreases in rates because some projects have been removed, the Parks program indicates an increase as the District is now responsible for providing a level of service consistent with new Parks Master Plan and the responsibility for parks that the District has now assumed from the Regional District.

PART 5. DCC RATES

A comparison of previous rate (2007) and proposed DCC rates is provided in Table 6. The Previous rate (2007) include the rates paid by developers for the Parks DCC even though the Parks DCC is currently administered by the North Okanagan Regional District and not the District of Coldstream. Detailed proposed DCC rates are included in Table 7.

Table 6
DCC Rate Comparison

Land Use	Unit	Previous Rate (2007)	Proposed Rate (2018)	Difference \$	Difference %
Single Family parcel	per parcel	\$11,410.50	\$14,161.91	\$2,751.41	24%
Multi Family Dwelling	per dwelling unit	\$10,259.95	\$12,063.85	\$1,803.90	18%
Institutional B	per occupancy unit	\$7,031.71	\$8,392.25	\$1,360.54	19%
Institutional	per occupancy unit	\$4,394.78	\$5,245.15	\$850.37	19%
Commercial	per m ² of total floor area	\$38.31	\$32.98	-\$5.33	-14%
Educational	per 10 seats	\$8,629.45	\$7,611.55	-\$1,017.90	-12%
Industrial	per m ² of total floor area	\$8.62	\$7.02	-\$1.60	-19%

Table 7
DCC Program Summary

	Transportation	Drainage	Sanitary	Parks – Improvements	Parks – Waterfront Land Acquisition	Total Development Cost Charge	
Single Family Parcel	\$3,714.76	\$497.80	\$2,637.83	\$4,137.07	\$3,174.45	\$14,161.91	per parcel
Multi Family	\$3,164.43	\$424.06	\$2,247.04	\$3,524.17	\$2,704.16	\$12,063.85	per dwelling unit
Institutional B	\$2,201.34	\$295.00	\$1,563.16	\$2,451.60	\$1,881.15	\$8,392.25	per occupancy unit
Institutional	\$1,375.84	\$184.37	\$976.97	\$1,532.25	\$1,175.72	\$5,245.15	per occupancy unit
Commercial	\$17.89	\$2.40	\$12.70	\$0.00	\$0.00	\$32.98	per m ² of gross floor area
Educational	\$4,127.51	\$553.12	\$2,930.92	\$0.00	\$0.00	\$7,611.55	per 10 seats
Industrial	\$6.19	\$0.83	\$0.00	\$0.00	\$0.00	\$7.02	per m ² of gross floor area

PART 6. STAKEHOLDER CONSULTATION

A stakeholder meeting was held at the District of Coldstream office on Wednesday, December 13th from 2:00pm to 4:30pm. There were ten members of the development community who attended representing a wide variety of interests. During the meeting Stakeholders were presented the proposed updates to the District's Development Cost Charges Bylaw, and engaged in discussion on their thoughts on the proposed rates. The detailed results of the stakeholder consultation are set out in Appendix C. A public meeting was held the same day from 5:00pm to 7:00pm, but no members of the public attended.

The following is an overview of the feedback received.

Information about the respondents:

- Most respondents indicated that they live, work, own a business, or have an interest in Coldstream.
- Most respondents own or occupy a single family dwelling, however townhouse or duplex was also a popular response.
- Most respondents are impacted by the DCC bylaw because they are builders, land developers, and/or taxpayers in Coldstream.

Thoughts on proposed Development Cost Charges:

- Most respondents are fine with the changes proposed, except the Waterfront Parkland Acquisition DCC.
- Most respondents indicated that they are not in favour of the proposed Waterfront Parkland Acquisition DCC. Concerns regarding the Waterfront Parkland DCC include:
 - Question demand for more waterfront parkland.
 - Small waterfront accesses are not very useful.
 - The amount of money collected will not allow for purchase of large enough waterfront properties.
 - It will take too long to generate revenues required to purchase waterfront parkland.
- Instead of increasing DCCs, Coldstream needs to open up more areas for development and or be more supportive of growth and development. This will generate more revenues.

In conclusion, the input on the proposed update to the DCCs does not indicate concerns with any other aspect of the proposed rates except the new proposed Waterfront Parkland DCCs. The development community was concerned about the Waterfront Parkland DCCs and wanted to see this aspect of the proposed update reconsidered.

A report on the results of the stakeholder consultation was provided to Council for consideration in the decision on how to proceed with the update to the DCC bylaw. Council carefully considered the

concerns raised by the development community regarding the new waterfront parkland DCC. They balanced those concerns with the need to start setting aside funds to acquire waterfront parkland required for growth. Council recognized that the amount of parkland proposed for acquisition through the Development Cost Charge was small compared to the actual need imposed by growth, but they felt that Coldstream needs to start somewhere, even if the amounts are small. They also considered that the resulting DCCs are still low compared to neighbouring Vernon and very comparable to other Okanagan communities. The DCCs have also only increased by 18% (for Single Family Dwellings) over 11 years from 2007 to 2018, which is well below the rate of inflation. Council considered a range of different assist factors, as set out in an update memo, for the Parks DCC, but felt that new development, rather than existing residents, should pay for their impact on the need for additional waterfront parkland.

PART 7. DCC IMPLEMENTATION

7.1 Bylaw Exemptions

The *Local Government Act (LGA)* is clear that a DCC cannot be levied if the proposed development does not impose new capital cost burdens on the District, or if a DCC has already been paid in regard to the same development. However, if additional further expansion for the same development creates new capital cost burdens or uses up capacity, the DCCs can be levied for the additional costs.

The *LGA* further restricts the levying of the DCC at the time of application for a building permit if:

- The building permit is for a church or place of public worship as per the *Community Charter*; or
- The value of the work authorized by the building permit does not exceed \$50,000 or a higher amount as prescribed by bylaw; or
- Unit size is no larger than 29 sq.m. and only for residential use.

The legislation allows local governments to charge DCCs on residential developments of fewer than four self-contained dwelling units, as long as such a charge is provided for in the local government's DCC bylaw.

7.2 DCC Waivers and Reductions

Changes to the *Local Government Act* in 2008 provide local governments the discretionary authority to waive or reduce DCCs for certain types of development to promote affordable housing and low impact development. The District has reduced development cost charges for the Town Centre area as adopted via Development Cost Charge Bylaw No. 1616 in 2012.

7.3 Collection of Charges – Building Permit and Subdivision

Municipalities can choose to collect DCCs at subdivision approval or building permit issuance. The District will collect DCCs for single family development at time of subdivision approval. All other development will be levied DCCs at time of building permit. Of the two possible collection times, subdivision approval occurs earlier in the process. Collecting DCCs early will allow the District to ensure timely provision of infrastructure and services. For other uses, DCCs will be collected at building permit when total floor area or number of dwelling units are known. Collecting DCCs based on floor area will result in more equitable distribution of growth costs.

7.4 Collection of DCCs on Redeveloped or Expanded Developments

When an existing building or development undergoes an expansion or redevelopment there is usually a need for additional DCC related infrastructure. The new developer/ builder should pay the applicable DCCs based on the additional number of units for multiple family dwellings, and institutional occupancy units, as well as floor area for commercial and industrial, or seats for educational land uses at the DCC rates in the current DCC bylaw. In essence, the District is giving a DCC credit for the existing development or building. DCCs are only levied on the new development/ building area.

If a single family residential unit is replaced by another single family residential unit then no additional DCCs are payable. If a duplex is constructed on a parcel, then a DCC is payable for the one additional dwelling unit, since a DCC would have been paid for the parcel at the time of subdivision. Even if the parcel was created before the existence of DCCs the assumption is that the District would have recovered the costs imposed by the new lot at the time of subdivision, so the existing lot has paid for its impact on infrastructure regardless of whether or not an actual DCC was paid. If a lot is subdivided into two, for example, to construct two small lot single family residential units, then DCCs are payable on the one additional single family residential lot.

7.5 In-Stream Applications

The new DCC rates will be in force immediately after the updated Development Cost Charge Bylaw is adopted; however, the Local Government Act (LGA) provides special protection from rate increases for development applications that are submitted prior to the adoption date.

In-stream protection applies to both building permit and subdivision applications received prior to the adoption of the new DCC Bylaw. Protection is also extended to rezoning and development permit applications that are submitted prior to the adoption of the new DCC Bylaw and that will result in a building permit within 12 months of the adoption of the Bylaw. Division 19, Sections 511 and 568 of the LGA outline the criteria that must be met in order for an application to qualify for in-stream protection.

If an application meets the required criteria and is submitted prior to the adoption of the new DCC Bylaw, it will be provided protection from rate increases for a period of twelve months after the adoption date.

7.6 Rebates and Credits

The District should establish a policy or practise to guide staff in the collection of DCCs and the use of DCC credits and rebates as stipulated in the LGA. There may be situations in which it is not in the best interest of the District to allow an owner to build DCC services outside of their subdivision or development. Building such services may start or accelerate development in areas where the

District is not prepared to support. Policies for DCC credits, rebates and latecomer agreements are often drafted to assist staff in development financing.

7.7 DCC Monitoring and Accounting

In order to monitor the DCC Program, the District should enter all of the projects contained in the DCC program into its tracking system. The tracking system would monitor the status of the project from the conceptual stage through to its final construction. The tracking system would include information about the estimated costs, the actual construction costs, and the funding sources for the projects. The construction costs would be based on the tender prices received, and the land costs based on the actual price of utility areas and or other land and improvements required for servicing purposes. The tracking system would indicate when projects are completed, their actual costs, and would include new projects that are added to the program.

7.8 DCC Reviews

To keep the DCC program as current as possible, the District should review its program annually. Based on its annual review, the District may make minor amendments to the DCC rates based on changes in cost estimates for listed projects. Typically, a major amendment to the DCC program and rates is needed every 4 to 5 years.

APPENDIX A

DCC Program and Calculations

DISTRICT OF COLDSTREAM
TRANSPORTATION DCC PROGRAM

Project ID		Col. (1)	Col. (2)	Col. (3) = Col. (1) X Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col. (1) - Col. (5)
	Description	Cost Estimate w/ Cont., Eng., & Admin. (1)	Benefit Allocation	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
1	Westkal Road & Kalamalka Road Intersection	\$1,112,000	50%	\$556,000	\$5,560.00	\$550,440	\$561,560
2	Kidston Road & Kalamalka Road Intersection	\$1,025,000	75%	\$768,750	\$7,687.50	\$761,063	\$263,938
3	Aberdeen Road & Kalamalka Road Intersection	\$265,000	75%	\$198,750	\$1,987.50	\$196,763	\$68,238
4	Aberdeen Road & Middleton Drive – add a left-turn lane	\$119,000	100%	\$119,000	\$1,190.00	\$117,810	\$1,190
5	Aberdeen Road – Middleton to Hwy 6 (bicycle lanes)	\$143,762	25%	\$35,941	\$359.41	\$35,581	\$108,181
6	Westkal Road – total redevelopment including sidewalks & cycling lanes	\$2,604,000	50%	\$1,302,000	\$13,020.00	\$1,288,980	\$1,315,020
7	Kalamalka Road: Westkal to Kalavista – with cycling path	\$233,000	25%	\$58,250	\$582.50	\$57,668	\$175,333
8	Kidston Road realignment – access to provincial park (red gate entrance)	\$315,000	50%	\$157,500	\$1,575.00	\$155,925	\$159,075
9	Coldstream Creek Road – redesign and add multi-use pathway	\$826,000	25%	\$206,500	\$2,065.00	\$204,435	\$621,565
10	Husband Rd/Middleton to Kalamalka Road – paved shoulder and sidewalk	\$538,000	50%	\$269,000	\$2,690.00	\$266,310	\$271,690
11	Kidston Road upgrade – redesign & add path per cycling network plan	\$37,739	50%	\$18,870	\$188.70	\$18,681	\$19,058
12	Middleton Way Extension – to Sarsons	\$1,049,000	100%	\$1,049,000	\$10,490.00	\$1,038,510	\$10,490
		\$ 8,267,501		\$4,739,560	\$47,396	\$4,692,164	\$3,575,337

DISTRICT OF COLDSTREAM
TRANSPORTATION DCC CALCULATION

Transportation Calculation				
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)
	Estimated New Development	Unit	Wt. Trip Rate	Trip Ends
Single Family	900	per dwelling unit	2.70	2,430
Multi Family	175	per dwelling unit	2.30	403
Institutional B	36	per unit	1.60	58
Institutional	57	per unit	1.00	57
Commercial	12,554	per square metre of gross floor area	0.0130	163
Educational	5	per 10 seats	3.0000	15
Industrial	10,252	per square metre of gross floor area	0.0045	46
			Total Trip Ends	3,171 (a)
B: Unit Roads DCC Calculation				
Net Roads DCC Program Recoverable		\$4,692,164	(b)	
Existing DCC Reserve Monies		\$328,782	(c)	
Net Amount to be Paid by DCCs		\$4,363,382	(d) = (b) - (c)	
DCC per Trip End		\$1,375.84	(e) = (d) / (a)	
C: Resulting Roads DCCs				
Single Family		\$ 3,714.76	per dwelling unit	(e) x Col. (3)
Multi Family		\$ 3,164.43	per dwelling unit	(e) x Col. (3)
Institutional B		\$ 2,201.34	per unit	(e) x Col. (3)
Institutional		\$ 1,375.84	per unit	(e) x Col. (3)
Commercial		\$ 17.89	per square metre of gross floor area	(e) x Col. (3)
Educational		\$ 4,127.51	per 10 seats	(e) x Col. (3)
Industrial		\$ 6.19	per square metre of gross floor area	(e) x Col. (3)

DISTRICT OF COLDSTREAM
DRAINAGE DCC PROGRAM

Project ID			Col. (1)	Col. (2)	Col. (3) =Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col.(1) - Col. (5)
	Pipe ID	Description	Cost Estimate w/ Cont., Eng., & Admin. (1)	Benefit Allocation	Benefit to New Development	Municipal Assist Factor 50%	DCC Recoverable	Total Municipal Responsibility
Project 1		Kalamalka Road Wetland	\$393,000	25%	\$98,250	\$49,125	\$49,125	\$343,875
Project 2		Kalamalka Road Trunk upgrades; Westkal to Vernon boundary	\$401,000	75%	\$300,750	\$150,375	\$150,375	\$250,625
Project 3		Kalamalka Road Storm Sewer installation: Kidston to Westkal	\$590,000	75%	\$442,500	\$221,250	\$221,250	\$368,750
Project 4		Sarson's Drive Storm Sewer upgrades	\$343,000	50%	\$171,500	\$85,750	\$85,750	\$257,250
Project 5		Piper Brook Detention Pond (Spicer Block)	\$410,000	50%	\$205,000	\$102,500	\$102,500	\$307,500
Project 6		Middleton Way Extension Storm Sewer	\$858,000	50%	\$429,000	\$214,500	\$214,500	\$643,500
Project 7		Kickwillie Loop Storm Sewer	\$258,000	50%	\$129,000	\$64,500	\$64,500	\$193,500
Totals			\$3,253,000		\$1,776,000	\$888,000	\$888,000	\$2,365,000

DISTRICT OF COLDSTREAM
DRAINAGE DCC CALCULATION

Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)
	Estimated New Development	Unit	EDUs per Unit	EDUs
Single Family	900	per dwelling unit	2.70	2,430
Multi Family	175	per dwelling unit	2.30	403
Institutional B	36	per unit	1.60	58
Institutional	57	per unit	1.00	57
Commercial	12,554	per square metre of gross floor area	0.0130	163
Educational	5.0	per 10 seats	3.0000	15
Industrial	10,252	per square metre of gross floor area	0.0045	46
			Total Equivalent Population	3171 (a)
B: Unit Drainage DCC Calculation				
Net Drainage DCC Program Recoverable		\$888,000	(b)	
Existing DCC Reserve Monies		\$303,276	(c)	
Net Amount to be Paid by DCCs		\$584,724	(d) = (b) - (c)	
DCC per person		\$184.37	(e) = (d) / (a)	
C: Resulting Drainage DCCs				
Single Family		\$ 497.80	per dwelling unit	(e) x Col. (3)
Multi Family		\$ 424.06	per dwelling unit	(e) x Col. (3)
Institutional B		\$ 295.00	per unit	(e) x Col. (3)
Institutional		\$ 184.37	per unit	(e) x Col. (3)
Commercial		\$ 2.40	per square metre of gross floor area	(e) x Col. (3)
Educational		\$ 553.12	per 10 seats	(e) x Col. (3)
Industrial		\$ 0.83	per square metre of gross floor area	(e) x Col. (3)

DISTRICT OF COLDSTREAM
SANITARY DCC PROGRAM

Project ID		Col.(1)	Col. (2)	Col. (3) =Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col.(1) - Col. (5)
	Description	Cost Estimate w/ Cont., Eng., & Admin. (1)	Benefit Allocation	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
Project 1	Aberdeen Road Trunk Sewer	\$1,685,000	50%	\$842,500	\$8,425	\$834,075	\$850,925
Project 2	Trintec lift station and force main	\$994,000	50%	\$497,000	\$4,970	\$492,030	\$501,970
Project 3	Kalamalka Road gravity sanitary trunk	\$2,459,000	100%	\$2,459,000	\$24,590	\$2,434,410	\$24,590
Totals		\$5,138,000		\$3,798,500	\$37,985	\$3,760,515	\$1,377,485

DISTRICT OF COLDSTREAM
SANITARY DCC CALCULATION

Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)
	Estimated New Development	Unit	Person per unit (residential)/ Equivalent Population/hectare (other land uses)	Equivalent Population
Single Family	860	per dwelling unit	2.70	2,322
Multi Family	175	per dwelling unit	2.30	403
Institutional B	36	per unit	1.60	58
Institutional	57	per unit	1.00	57
Commercial	12,554	per square metre of gross floor area	0.0130	163
Educational	5	per 10 seats	3.0000	15
Industrial	0	per square metre of gross floor area	0.0045	0
3,017 (a)				
B: Unit Sanitary Sewer DCC Calculation				
Net Sanitary Sewer DCC Program Recoverable		\$3,760,515	(b)	
Existing DCC Reserve Monies		\$812,687	(c)	
Net Amount to be Paid by DCCs		\$2,947,828	(d) = (b) - (c)	
DCC per person		\$976.97	(e) = (d) / (a)	
C: Resulting Sanitary Sewer DCCs				
Single Family		\$ 2,637.83	per dwelling unit	(e) x Col. (3)
Multi Family		\$ 2,247.04	per dwelling unit	(e) x Col. (3)
Institutional B		\$ 1,563.16	per unit	(e) x Col. (3)
Institutional		\$ 976.97	per unit	(e) x Col. (3)
Commercial		\$ 12.70	per square metre of gross floor area	(e) x Col. (3)
Educational		\$ 2,930.92	per 10 seats	(e) x Col. (3)
Industrial		0	per square metre of gross floor area	(e) x Col. (3)

DISTRICT OF COLDSTREAM
PARKS IMPROVEMENT DCC PROGRAM

Project No.		Col. (1)	Col. (2)	Col. (3) =Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col.(1) - Col. (5)
	Name	Cost Estimate w/ Contingency	Benefit Allocation	Benefit to New Development	Municipal Assist Factor 4.04407%	DCC Recoverable	Total Municipal Responsibility
1	Neighbourhood Parks	\$1,012,000	100%	\$1,012,000	\$40,925.99	\$971,074	\$40,926
2	Community Parks	\$2,672,000	100%	\$2,672,000	\$108,057.55	\$2,563,942	\$108,058
3	Urban Centre Parks	\$58,000	100%	\$58,000	\$2,345.56	\$55,654	\$2,346
4	Natural Areas	\$102,000	100%	\$102,000	\$4,124.95	\$97,875	\$4,125
5	Waterfront parks	\$862,000	100%	\$862,000	\$34,859.88	\$827,140	\$34,860
Totals		\$4,706,000		\$4,706,000	\$190,314	\$4,515,686	\$190,314

DISTRICT OF COLDSTREAM
PARKS IMPROVEMENT DCC CALCULATION

Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)
	Estimated New Development	Unit	Person per unit (residential)/ Equivalent Population/hectare (other land uses)	Equivalent Population
Single Family	900	per dwelling unit	2.70	2,430
Multi Family	175	per dwelling unit	2.30	403
Institutional B	36	per unit	1.60	58
Institutional	57	per unit	1.00	57
Commercial		per square metre of gross floor area	0.0130	0
Educational		per 10 seats	3.0000	0
Industrial		per square metre of gross floor area	0.0045	0
			Total Trip Ends	2,947 (a)
B: Unit Parks DCC Calculation				
Net Parks DCC Program Recoverable		\$4,515,686	(b)	
Existing DCC Reserve Monies		\$0	(c)	
Net Amount to be Paid by DCCs		\$4,515,686	(d) = (b) - (c)	
DCC per person		\$1,532.25	(e) = (d) / (a)	
C: Resulting Parks DCCs				
Single Family		\$ 4,137.07	per dwelling unit	(e) x Col. (3)
Multi Family		\$ 3,524.17	per dwelling unit	(e) x Col. (3)
Institutional B		\$ 2,451.60	per unit	(e) x Col. (3)
Institutional		\$ 1,532.25	per unit	(e) x Col. (3)
Commercial		\$ -	per square metre of gross floor area	(e) x Col. (3)
Educational		\$ -	per 10 seats	(e) x Col. (3)
Industrial		\$ -	per square metre of gross floor area	(e) x Col. (3)

DISTRICT OF COLDSTREAM
PARKS WATERFRONT LAND ACQUISITION DCC PROGRAM

Project No.		Col. (1)	Col. (2)	Col. (3) =Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col.(1) - Col. (5)
	Name	Cost Estimate w/ Contingency	Benefit Allocation	Benefit to New Development	Municipal Assist Factor 4.04407%	DCC Recoverable	Total Municipal Responsibility
1	Neighbourhood Parks	\$0	100%	\$0	\$0.00	\$0	\$0
2	Community Parks	\$0	100%	\$0	\$0.00	\$0	\$0
3	Urban Centre Parks	\$0	100%	\$0	\$0.00	\$0	\$0
4	Natural Areas	\$0	100%	\$0	\$0.00	\$0	\$0
5	Waterfront Parks - land	\$3,611,000	100%	\$3,611,000	\$146,031	\$3,464,969	\$146,031
Totals		\$3,611,000		\$3,611,000	\$146,031	\$3,464,969	\$146,031

DISTRICT OF COLDSTREAM
PARKS WATERFRONT LAND ACQUISITION DCC CALCULATION

Parks				
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)
	Estimated New Development	Unit	Person per unit (residential)/ Equivalent Population/hectare (other land uses)	Equivalent Population
Single Family	900	per dwelling unit	2.70	2,430
Multi Family	175	per dwelling unit	2.30	403
Institutional B	36	per unit	1.60	58
Institutional	57	per unit	1.00	57
Commercial		per square metre of gross floor area	0.0130	0
Educational		per 10 seats	3.0000	0
Industrial		per square metre of gross floor area	0.0045	0
			Total Trip Ends	2,947 (a)
B: Unit Parks DCC Calculation				
Net Parks DCC Program Recoverable		\$3,464,969	(b)	
Existing DCC Reserve Monies		\$0	(c)	
Net Amount to be Paid by DCCs		\$3,464,969	(d) = (b) - (c)	
DCC per person		\$1,175.72	(e) = (d) / (a)	
C: Resulting Parks DCCs				
Single Family		\$3,174.45	per dwelling unit	(e) x Col. (3)
Multi Family		\$2,704.16	per dwelling unit	(e) x Col. (3)
Institutional B		\$1,881.15	per unit	(e) x Col. (3)
Institutional		\$1,175.72	per unit	(e) x Col. (3)
Commercial		\$0.00	per square metre of gross floor area	(e) x Col. (3)
Educational		\$0.00	per 10 seats	(e) x Col. (3)
Industrial		\$0.00	per square metre of gross floor area	(e) x Col. (3)



APPENDIX B

Cost Estimates

DISTRICT OF COLDSTREAM TRANSPORTATION COST ESTIMATES

Westkal / Kalamalka Intersection Improvements (Roundabout)

ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL AMOUNT
2.0 Roadway Excavation, Embankment and Compaction					
2.1	Common excavation	cu. m	500	\$12.00	\$6,000.00
2.2	Imported embankment fill, 150mm minus pit run gravel	cu. m	250	\$30.00	\$7,500.00
2.3	Subgrade preparation including finishing and compaction	sq. m	2900	\$1.50	\$4,350.00
2.4	Removals - full depth pavement reclamation	sq. m	2900	\$4.50	\$13,050.00
3.0 Granular Base					
3.1	Granular base, 19 mm minus crushed gravel - 150 mm thickness	sq. m	2900	\$9.00	\$26,100.00
3.2	Granular base for curbs, 100 mm thick	sq. m	300	\$6.00	\$1,800.00
4.0 Granular Subbase					
4.1	Granular subbase, 75mm minus crushed gravel - 300 mm thickness	sq. m	2900	\$12.00	\$34,800.00
4.2	Granular subbase for curbs, 200 mm thick	sq. m	300	\$8.00	\$2,400.00
5.0 Hot Mix Asphalt Concrete Paving					
5.1	Asphalt surface course - 75 mm	sq. m	2600	\$20.00	\$52,000.00
6.0 Concrete Walks, Curbs and Gutters					
6.1	Barrier curb and gutter	l. m	445	\$85.00	\$37,825.00
6.2	Concrete curb for traffic islands	l. m	260	\$500.00	\$130,000.00
7.0 Painted Pavement Markings					
7.1	All permanent line painting for surface course asphalt	L.S.			\$5,000.00
7.2	All temporary line painting for base course asphalt	L.S.			\$5,000.00
8.0 Signs					
8.1	Supply and install signs (including concrete base)	ea.	30	\$1,000.00	\$30,000.00
10.0 Landscaped Boulevard					
		L.S.			\$200,000.00
12.0 Traffic Control					
		L.S.			\$150,000.00
SUBTOTAL 1					\$705,825.00
ENGINEERING & CONTINGENCY (50%)					\$352,912.50
SUBTOTAL 2					\$1,058,737.50
GST (5%)					\$52,936.88
TOTAL					\$1,112,000.00

		DISTRICT OF COLDSTREAM KIDSTON ROAD ROUNDABOUT PRELIMINARY DESIGN - CLASS C COST ESTIMATE			
March 20, 2015					Project #: 1164.0118.02
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL AMOUNT
Section 01 55 00 - Traffic Control, Vehicle Access and Parking					
015500.1	Traffic management	LS	1	\$20,000.00	\$ 20,000.00
	Section Sub-total:				\$ 20,000.00
Section 03 30 20 - Concrete Walks, Curbs and Gutters					
033020.1	Concrete barrier curb and gutter	m	216	\$85.00	\$ 18,360.00
033020.2	Concrete rollover curb and gutter	m	77	\$85.00	\$ 6,545.00
033020.3	Concrete median curb	m	95	\$60.00	\$ 5,700.00
033020.4	Concrete sidewalk	sq. m	219	\$75.00	\$ 16,425.00
033020.5	Concrete wheelchair ramp	each	6	\$850.00	\$ 5,100.00
033020.6	Concrete driveway letdown	sq. m	23	\$150.00	\$ 3,450.00
033020.7	Concrete Barrier (no post)	each	2	\$400.00	\$ 800.00
	Section Sub-total:				\$ 56,380.00
Section 03 30 53 - Cast-in-Place Concrete					
033053.1	Enhanced concrete paving (150mm thick, reinforced for roundabout apron)	sq. m	265	\$200.00	\$ 53,000.00
033053.2	Enhanced concrete paving (center median cap)	sq. m	51	\$150.00	\$ 7,650.00
	Section Sub-total:				\$ 60,650.00
Section 26 00 00 - Electrical					
260000.1	Telus relocations	LS	1	\$5,000.00	\$ 5,000.00
260000.2	Shaw relocations	LS	1	\$5,000.00	\$ 5,000.00
260000.3	BC Hydro relocations	LS	1	\$20,000.00	\$ 20,000.00
	Section Sub-total:				\$ 30,000.00
Section 26 56 01 - Roadway Lighting					
265601.1	Street lighting	LS	1	\$25,000.00	\$ 25,000.00
	Section Sub-total:				\$ 25,000.00
Section 31 11 01 - Clearing and Grubbing					
311101.1	General clearing and grubbing including isolated tree removal	LS	1	\$7,500.00	\$ 7,500.00
	Section Sub-total:				\$ 7,500.00
Section 31 22 01 - Site Grading					
312201.1	Common excavation, granular materials off-site disposal of unsuitable subgrade materials	cu. m	100	\$16.00	\$ 1,600.00
312201.2	Common excavation, granular materials re-use onsite as embankment fill	cu. m	647	\$12.00	\$ 7,764.00
	Section Sub-total:				\$ 9,364.00
Section 31 24 13 - Roadway Excavation, Embankment and Compaction					
312413.1	Common excavation, remove and dispose of existing asphalt (all thicknesses)	sq. m	2,797	\$6.00	\$ 16,782.00
312413.2	Common excavation, remove and dispose of existing conc. walk, pads, etc. (all thicknesses)	sq. m	58	\$10.00	\$ 580.00
312413.3	Common excavation, remove and dispose of existing concrete median curb	m	36	\$11.00	\$ 396.00
312413.4	Common excavation, remove and dispose of existing inlet/outlet armoring	LS	1	\$1,500.00	\$ 1,500.00
312413.5	Subgrade preparation (Incl. finishing and compaction - road, multi-use pathway, driveways)	sq. m	3,861	\$1.60	\$ 6,177.60
312413.6	Common excavation, remove signs and salvage to City Yards	LS	1	\$500.00	\$ 500.00
312413.7	Import Embankment Fill	cu. m	365	\$35.00	\$ 12,775.00
	Section Sub-total:				\$ 38,710.60
Section 32 11 16.1 - Granular Subbase					
	Granular subbase, 75mm minus MMCD granular sub-base				
321116.1.1	- 400mm thickness (Roadway)	sq. m	2,985	\$16.00	\$ 47,760.00
	Section Sub-total:				\$ 47,760.00
Section 32 11 23 - Granular Base					
	Granular base, 19 mm minus MMCD crushed granular base				
321123.1	- 100mm thickness (Roadway)	sq. m	2,708	\$7.00	\$ 18,956.00
321123.2	- 150mm thickness (M/U pathway)	sq. m	249	\$10.50	\$ 2,614.50
321123.3	- 150mm thickness (Driveway tie-ins)	sq. m	98	\$40.50	\$ 3,969.00
	Section Sub-total:				\$ 25,539.50
Section 32 12 13.1 - Asphalt Tack Coat					
321213.1.1	Asphalt tack coat	sq. m	2,524	\$1.00	\$ 2,524.00
	Section Sub-total:				\$ 2,524.00
Section 32 12 16 - Hot-Mix Asphalt Concrete Paving					



March 20, 2015

DISTRICT OF COLDSTREAM
KIDSTON ROAD ROUNDABOUT
PRELIMINARY DESIGN - CLASS C COST ESTIMATE

URBAN
systems

Project #: 1164.0118.02

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL AMOUNT
321216.1	Asphalt course - 60mm Lower Course	sq. m	2,524	\$16.00	\$ 40,384.00
321216.2	Asphalt course - 40mm Surface Course	sq. m	2,524	\$12.00	\$ 30,288.00
321216.3	Asphalt course - 50mm Surface Course (Driveway tie-ins)	sq. m	151	\$17.00	\$ 2,567.00
321216.4	Asphalt course - 50mm Surface Course (MU pathway)	sq. m	121	\$17.00	\$ 2,057.00
321216.5	Sawcut existing asphalt	m	62	\$10.00	\$ 620.00
Section Sub-total:					\$ 75,916.00
Section 32 17 23 - Painted Pavement Markings					
321723.1	Paint markings	LS	1	\$5,000.00	\$ 5,000.00
321723.2	Signage - new and relocations (Includes sign sleeves, bases, and posts)	LS	1	\$2,500.00	\$ 2,500.00
321723.3	Carsonite Delineator Roadmarker	each	6	\$150.00	\$ 900.00
321723.4	Tactile strips for visually impaired	LS	1	\$6,300.00	\$ 6,300.00
Section Sub-total:					\$ 14,700.00
Section 32 31 13 - Fences and Gates					
323113.1	1.2m high black powdercoated steel handrail	m	45	\$200.00	\$ 9,000.00
Section Sub-total:					\$ 9,000.00
Section 32 32 35 - Concrete Modular Block Retaining Wall					
323235.1	Concrete modular block MSE retaining wall	v.sq.m	90	\$450.00	\$ 40,500.00
Section Sub-total:					\$ 40,500.00
Section 32 91 21 - Topsoil and Finish Grading					
323113.1	150mm depth - low traffic lawn growing medium	sq. m	850	\$12.00	\$ 10,200.00
Section Sub-total:					\$ 10,200.00
Section 32 92 19 - Hydraulic Seeding					
329219.1	Hydraulic seeding	sq. m	850	\$4.50	\$ 3,825.00
Section Sub-total:					\$ 3,825.00
Section 32 93 01 - Planting of Trees, Shrubs and Ground Covers					
329301.1	Landscaping (Trees, shrubs and ground covers)	LS	1	\$15,000.00	\$ 15,000.00
Section Sub-total:					\$ 15,000.00
Section 32 94 01 - Irrigation System					
329401.1	Supply and installation of water service for irrigation	LS	1	\$3,500.00	\$ 3,500.00
329401.2	Supply and installation of electrical services for irrigation	LS	1	\$1,500.00	\$ 1,500.00
329401.3	Supply and installation of irrigation control system	LS	1	\$5,000.00	\$ 5,000.00
329401.4	Supply and installation of pipes, valves, sprinklers and dripline	LS	1	\$15,000.00	\$ 15,000.00
Section Sub-total:					\$ 25,000.00
Section 33 11 01 - Waterworks					
331101.1	200mm Ø PVC (DR18) pipe	m	235	\$200.00	\$ 47,000.00
331101.2	200mm Ø gate valve	each	2	\$2,000.00	\$ 4,000.00
331101.3	200mm Ø 45 degree bend	each	8	\$800.00	\$ 6,400.00
331101.4	200mm Ø 11.25 degree bend	each	1	\$800.00	\$ 800.00
331101.5	200mm Ø x 200mm Ø x200mm Ø Tee	each	1	\$1,250.00	\$ 1,250.00
331101.6	200mm Ø x 200mm Ø x 150mm Ø Tee	each	1	\$1,000.00	\$ 1,000.00
331101.7	19mm water service	each	5	\$1,500.00	\$ 7,500.00
331101.8	Relocate hydrant	each	1	\$2,000.00	\$ 2,000.00
331101.9	200mm Ø transition coupling	each	3	\$300.00	\$ 900.00
331101.10	200mm Ø x 100mm Ø reducer	each	3	\$400.00	\$ 1,200.00
331101.11	Water main tie-in (100mm Ø)	each	3	\$1,300.00	\$ 3,900.00
Section Sub-total:					\$ 75,950.00
Section 33 40 01 - Storm Sewers					
334001.1	250mm Ø PVC	m	47	\$300.00	\$ 14,100.00
334001.2	200mm Ø PVC catch basin lead	m	50	\$110.00	\$ 5,500.00
334001.3	Storm Sewer Tie-in #1 (drawing C01)	each	3	\$1,200.00	\$ 3,600.00
334001.4	Extend existing pipe arch culvert on each end and add VistaWall Gabion Headwalls	LS	1	\$150,000.00	\$ 150,000.00
Section Sub-total:					\$ 173,200.00
Section 33 44 01 - Manholes and Catch basins					
334401.1	Adjust manhole frame and lid	each	6	\$550.00	\$ 3,300.00
334401.2	Catch basin - side inlet (barrier curb)	each	6	\$1,800.00	\$ 10,800.00
Section Sub-total:					\$ 14,100.00

March 20, 2015

DISTRICT OF COLDSTREAM

KIDSTON ROAD ROUNDABOUT

PRELIMINARY DESIGN - CLASS C COST ESTIMATE



Project #: 1164.0118.02

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL AMOUNT
				Overall Sub-total:	\$ 780,819.10
				25% Contingency & Engineering	\$ 195,204.78
				GST (5%)	\$ 48,801.19
				Total:	\$ 1,025,000.00

Aberdeen / Kalamalka Intersection Improvements

ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL AMOUNT
2.0 Roadway Excavation, Embankment and Compaction					
2.1 Common excavation		cu. m	50	\$12.00	\$600.00
2.2 Imported embankment fill, 150mm minus pit run gravel		cu. m	25	\$30.00	\$750.00
2.3 Subgrade preparation including finishing and compaction		sq. m	1400	\$1.50	\$2,100.00
2.4 Removals - full depth pavement reclamation		sq. m	300	\$4.50	\$1,350.00
3.0 Granular Base					
3.1 Granular base, 19 mm minus crushed gravel - 150 mm thickness		sq. m	800	\$9.00	\$7,200.00
3.3 Shoulder gravel, 100 mm thick		sq. m	610	\$6.00	\$3,660.00
4.0 Granular Subbase					
4.1 Granular subbase, 75mm minus crushed gravel - 300 mm thickness		sq. m	800	\$12.00	\$9,600.00
5.0 Hot Mix Asphalt Concrete Paving					
5.1 Asphalt surface course - 50 mm		sq. m	600	\$15.00	\$9,000.00
- 75 mm		sq. m	1400	\$20.00	\$28,000.00
5.2 Level course asphalt, 100mm depth		sq. m	700	\$30.00	\$21,000.00
6.0 Concrete Walks, Curbs and Gutters					
6.2 Concrete curb for traffic islands		L. m	15	\$50.00	\$750.00
7.0 Painted Pavement Markings					
7.1 All permanent line painting for surface course asphalt		L. S.		\$5,000.00	\$5,000.00
8.0 Signs					
8.1 Supply and install signs (including concrete base)		ea.	1	\$750.00	\$750.00
8.2 Relocate signs		ea.	3	\$500.00	\$1,500.00
9.0 Precast and Cast-in-Place Concrete					
9.1 Precast concrete low barriers		ea.	8	\$250.00	\$2,000.00
9.2 Allen Block retaining wall		V sq. m	40	\$600.00	\$24,000.00
10.0 Landscaped Boulevard		L. S.			\$25,000.00
11.0 Mobilization		L. S.			\$20,000.00
12.0 Traffic Control		L. S.			\$25,000.00
SUBTOTAL 1					\$187,260.00
ENGINEERING & CONTINGENCY (35%)					\$65,541.00
SUBTOTAL 2					\$252,801.00
GST (5%)					\$12,640.05
TOTAL					\$265,000.00

Aberdeen / Middleton Intersection Improvements

ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL AMOUNT
2.0 Roadway Excavation, Embankment and Compaction					
2.2	Imported embankment fill, 150mm minus pit run gravel	cu. m	25	\$30.00	\$750.00
2.3	Subgrade preparation including finishing and compaction	sq. m	155	\$1.50	\$232.50
2.4	Removals - full depth pavement reclamation	sq. m	155	\$4.50	\$697.50
3.0 Granular Base					
3.1	Granular base, 19 mm minus crushed gravel - 150 mm thickness	sq. m	155	\$9.00	\$1,395.00
4.0 Granular Subbase					
4.1	Granular subbase, 75mm minus crushed gravel - 300 mm thickness	sq. m	155	\$12.00	\$1,860.00
5.0 Hot Mix Asphalt Concrete Paving					
5.1	Asphalt surface course - 50 mm	sq. m	155	\$15.00	\$2,325.00
6.0 Concrete Walks, Curbs and Gutters					
6.2	Concrete curb for traffic islands	L. m	10	\$50.00	\$500.00
7.0 Painted Pavement Markings					
7.1	All permanent line painting for surface course asphalt	L. S.		\$5,000.00	\$5,000.00
8.0 Signs					
8.1	Supply and install signs (including concrete base)	ea.	1	\$750.00	\$750.00
8.2	Relocate signs	ea.	1	\$500.00	\$500.00
10.0 Landscaped Boulevard		L. S.			\$25,000.00
11.0 Mobilization		L. S.			\$20,000.00
12.0 Traffic Management		L. S.			\$25,000.00
SUBTOTAL 1					\$84,010.00
ENGINEERING & CONTINGENCY (35%)					\$29,403.50
SUBTOTAL 2					\$113,413.50
GST (5%)					\$5,670.68
TOTAL					\$119,000.00

Westkal Road

ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL AMOUNT
1.0 Clearing and Grubbing					
1.1	General clearing and grubbing including isolated tree removal	L.S.			\$5,000.00
2.0 Roadway Excavation, Embankment and Compaction					
2.1	Earthworks	cu. m	4500	\$12.00	\$54,000.00
2.2	Imported embankment fill, 150mm minus pit run gravel	cu. m	1000	\$30.00	\$30,000.00
2.3	Subgrade preparation including finishing and compaction	sq. m	12000	\$1.50	\$18,000.00
2.4	Removals - full depth pavement reclamation	sq. m	8200	\$4.50	\$36,900.00
3.0 Granular Base					
3.1	Granular base, 19 mm minus crushed gravel - 150 mm thickness	sq. m	9200	\$12.00	\$110,400.00
3.2	Granular base for curbs, 100 mm thick	sq. m	1500	\$6.00	\$9,000.00
4.0 Granular Subbase					
4.1	Granular subbase, 75mm minus crushed gravel - 300 mm thickness	sq. m	9200	\$12.00	\$110,400.00
4.2	Granular subbase for curbs, 200 mm thick	sq. m	1500	\$12.00	\$18,000.00
5.0 Hot Mix Asphalt Concrete Paving					
5.1	Asphalt surface course - 75 mm	sq. m	9200	\$20.00	\$184,000.00
6.0 Concrete Walks, Curbs and Gutters					
6.1	Barrier curb and gutter	L. m	2000	\$85.00	\$170,000.00
6.2	Sidewalks, 100mm thick, including granular base	sq. m	2000	\$75.00	\$150,000.00
7.0 Painted Pavement Markings					
7.1	All permanent line painting for surface course asphalt	L.S.			\$5,000.00
8.0 Signs					
8.1	Supply and install signs (including concrete base)	ea.	8	\$750.00	\$6,000.00
9.0 Precast and Cast-in-Place Concrete					
9.1	Allen Block retaining wall	V sq. m	1400	\$600.00	\$840,000.00
10.0 Landscaped Boulevard		L.S.			\$30,000.00
12.0 Traffic Control		L.S.			\$60,000.00
SUBTOTAL 1					\$1,836,700.00
ENGINEERING & CONTINGENCY (35%)					\$642,845.00
SUBTOTAL 2					\$2,479,545.00
GST (5%)					\$123,977.25
TOTAL					\$2,604,000.00

DISTRICT OF COLDSTREAM BICYCLE AND PEDESTRIAN PLAN
Kalamalka Beach Area
Multi-Use Pathway (4m). Kalavista Dr to Westkal Rd (430m). and Crossing Upgrades

PRELIMINARY COST ESTIMATE

ITEM	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT PRICE	AMOUNT (\$)
SECTION 02070 - Sitework, Demolition & Removals					
2070.1					\$ -
SECTION 02111 - Clearing and Grubbing					
2111.1	Stripping of existing overburden waste material	LS	1	\$ 10,000.00	\$ 10,000.00
SECTION 02224 - Roadway Excavation, Embankment and Compaction					
2224.2	Common excavation, off-site disposal	cu. m.	1120	\$ 16.00	\$ 17,920.00
2224.4	Subgrade finishing and compaction	sq. m.	2240	\$ 1.50	\$ 3,360.00
SECTION 02233 - Granular Base					
2233.1	Granular base, 25mm minus crushed gravel - 150mm thick	sq. m.	2240	\$ 9.00	\$ 20,160.00
2233.2	Shoulder gravel, 200mm thick (net)	sq. m.		\$ 100.00	\$ -
SECTION 02234 - Granular Subbase					
2234.1	Granular Subbase, 75mm minus crushed gravel - 300mm thick	sq. m.	2240	\$ 12.00	\$ 26,880.00
SECTION 02512 - Hot-Mix Asphalt Concrete Paving					
2512.1	Hot-Mix Asphalt Paving, 50mm	sq. m.	2240	\$ 16.00	\$ 35,840.00
SECTION 02580 - Painted Pavement Markings					
2580.1	Stencils, arrows etc.	LS	1	\$ 5,000.00	\$ 5,000.00
SECTION 02921 - Topsoil and Finish Grading					
2921.1	Site restoration	LS	1	\$ 5,000.00	\$ 5,000.00
SPECIAL CONSIDERATIONS					
.1	Remove and replace Chain link fence	LS	1	\$ 5,000.00	\$ 5,000.00
.2	Warning Flashers at Crosswalk	each	1	\$ 20,000.00	\$ 20,000.00
.3	Relocate zebra crossing	LS	1	\$ 1,000.00	\$ 1,000.00
.4	Warning signs at crosswalks	each	6	\$ 750.00	\$ 4,500.00
.5	Upgrade parking entrance	LS	1	\$ 10,000.00	\$ 10,000.00
				SUBTOTAL 1	\$ 164,660.00
				ENGINEERING & CONTINGENCY (35%)	\$ 57,631.00
				SUBTOTAL 2	\$ 222,291.00
				GST (5%)	\$ 11,114.55
				TOTAL	\$ 233,000.00

Notes: Estimate does not include property acquisition
Assumed asphalt path (can be substituted for unit paving, etc)
Assumed 4m wide path

ITEM	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	AMOUNT
Section 01050S - Field Engineering					
1050.1	Surveys and layout, including as-constructed survey	L.S.		\$5,000.00	\$1,500.00
Section 01570S - Traffic Regulation					
1570.1	Traffic regulation	L.S.		\$10,000.00	\$4,500.00
Section S02070 - Sitework, Demolition & Removals					
2070.1	Relocate no parking signs	L.S.		\$1,500.00	\$1,500.00
2070.2	Remove speed warning signs from posts	each	2	\$100.00	\$200.00
2070.3	Asphalt Removal & Disposal (All depths)	sq. m	1480	\$4.50	\$6,660.00
2070.4	Asphalt Sawcutting (All depths)	lin.m	36	\$15.00	\$540.00
2070.5	Relocate Gas main	L.S.		\$10,000.00	\$5,000.00
Section 02111 - Clearing and Grubbing					
2111.1	Clearing and grubbing	L.S.		\$5,000.00	\$5,000.00
2111.2	Tree removal	L.S.		\$7,500.00	\$7,500.00
Section 02224 - Roadway Excavation, Embankment					
2224.1	Common excavation, off-site disposal	cu. m	2300	\$16.00	\$36,800.00
2224.2	Imported pit run gravel embankment fill	cu. m	50	\$30.00	\$1,500.00
2224.3	Subgrade finishing and compaction	sq. m	2050	\$1.50	\$3,075.00
2224.4	Remove and Replace Unsuitable Subgrade with Imported Pit Run Gravel (150mm minus)	cu. m	345	\$50.00	\$17,250.00
Section 02233 - Granular Base					
2233.1	Granular base (25mm minus)				
	- 150 mm thickness	sq. m	2050	\$9.00	\$18,450.00
2233.2	Shoulder Gravel (25mm minus, 75mm depth)	sq. m	275	\$53.00	\$14,575.00
Section 02234 - Granular Subbase					
2234.1	Granular subbase (75mm minus)				
	- 450 mm thickness	sq. m	2050	\$18.00	\$36,900.00
Section 02512 - Hot Mix Asphalt Concrete Paving					
2512.1	MoTH Class II, Medium Mix (2 lifts, 75mm total depth)	sq. m	1780	\$20.00	\$35,600.00
2523.2	Type-B curb	lin.m	127	\$50.00	\$6,350.00
2523.3	Drainage spillway	each	2	\$2,500.00	\$5,000.00
Section 02580 - Painted Pavement Markings					
2580.1		L.S.		\$5,000.00	\$5,000.00
Section 16550 - Electrical					
16650.1	Supply and install streetlight and associated appurtenances	L.S.		\$15,000.00	\$15,000.00
				SUBTOTAL 1	\$221,900.00
				ENGINEERING & CONTINGENCY (35%)	\$77,665.00
				SUBTOTAL 2	\$299,565.00
				GST (5%)	\$14,978.25
				TOTAL TENDER PRICE	\$315,000.00

DISTRICT OF COLDSTREAM BICYCLE AND PEDESTRIAN PLAN
Coldstream Creek Road
Multi-Use Pathway (3500m)

PRELIMINARY COST ESTIMATE

ITEM	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT PRICE	AMOUNT (\$)
SECTION 02070 - Sitework, Demolition & Removals					
2070.1		each			\$ -
SECTION 02111 - Clearing and Grubbing					
2111.1	Stripping of existing overburden waste material	LS	1	\$ 20,000.00	\$ 20,000.00
SECTION 02224 - Roadway Excavation, Embankment and Compaction					
2224.1	Common excavation, off-site disposal	cu. m.	7000	\$ 16.00	\$ 112,000.00
2224.4	Subgrade finishing and compaction	sq. m.	14000	\$ 1.50	\$ 21,000.00
					\$ -
SECTION 02233 - Granular Base					
2233.1	Gravel paving - crusher chips, reject screening	sq. m.		\$ 25.00	\$ -
SECTION 02234 - Granular Subbase					
2234.1	Granular Subbase, 75mm minus crushed gravel - 300mm thick	sq. m.	14000	\$ 12.00	\$ 168,000.00
SECTION 02512 - Hot-Mix Asphalt Concrete Paving					
2512.1	Hot-Mix Asphalt Paving, 50mm	sq. m.	14000	\$ 16.00	\$ 224,000.00
SECTION 02921 - Topsoil and Finish Grading					
2921.1	Site restoration including topsoil and seeding	LS	1	\$ 20,000.00	\$ 20,000.00
SPECIAL CONSIDERATIONS					
.1	Signs and pavement markings	lm.	3500	\$ 5.00	\$ 17,500.00
				SUBTOTAL 1	\$ 582,500.00
				CONTINGENCY (35%)	\$ 203,875.00
				SUBTOTAL 2	\$ 786,375.00
				GST (5%)	\$ 39,318.75
				TOTAL	\$ 825,693.75

Notes: Estimate does not include property acquisition - land acq will be needed on east side due to steep grades
hydro poles should not be affected
Big costs will be property acquisition and clearing and grubbing
Assumed path width of 4m, asphalt surface
Slope up/down grades to some driveways
Estimate does not include any retaining structures, if required

Middleton Road

General requirements	\$50,000
Earthworks	\$250,000
Road gravel	\$65,000
Asphalt	\$125,000
Storm sewer	\$100,000
Barrier curb	\$80,000
Sidewalk (1 side only)	\$70,000
Sub-Total	740,000
Engineering and Contingency (35%)	259,000
Sub-Total	999,000
GST 5%	49,950
Total Construction Cost Estimate	\$1,049,000

DISTRICT OF COLDSTREAM BICYCLE AND PEDESTRIAN PLAN
Husband Road (Middleton Way to Kalamalka Beach Parking Access)
Paved Shoulder and sidewalk (1060m)

PRELIMINARY COST ESTIMATE

ITEM	DESCRIPTION	UNIT OF MEASURE	QUANTITY	UNIT PRICE	AMOUNT (\$)
SECTION 02070 - Sitework, Demolition & Removals					
2070.1					\$ -
SECTION 02111 - Clearing and Grubbing					
2111.1	Stripping of existing overburden waste material	LS	1	\$ 10,000.00	\$ 10,000.00
SECTION 02550 - Asphalt Removal					
2550.1	Sawcut, remove and dispose of asphalt	sq. m.	400	\$ 4.50	\$ 1,800.00
SECTION 02224 - Roadway Excavation, Embankment and Compaction					
2224.2	Common excavation, off-site disposal	cu. m.	1860	\$ 16.00	\$ 29,760.00
2224.3	Imported Embankment Fill	cu. m.			\$ -
2224.4	Subgrade finishing and compaction	sq. m.	3720	\$ 1.50	\$ 5,580.00
					\$ -
SECTION 02233 - Granular Base					
2233.1	Granular base, 25mm minus crushed gravel - 150mm thick	sq. m.	3720	\$ 12.00	\$ 44,640.00
2233.2	Shoulder gravel, 200mm thick (net)	sq. m.			\$ -
SECTION 02234 - Granular Subbase					
2234.1	Granular Subbase, 75mm minus crushed gravel - 300mm thick	sq. m.	1600	\$ 12.00	\$ 19,200.00
SECTION 02512 - Hot-Mix Asphalt Concrete Paving					
2512.1	Hot-Mix Asphalt Paving, 50mm	sq. m.	1200	\$ 16.00	\$ 19,200.00
SECTION 02523 - Concrete Walks, Curbs and Gutters					
2523.1	Concrete Curb removal and disposal	l.m.	800	\$ 20.00	\$ 16,000.00
2523.2	Rollover Curb and Gutter	l.m.	800	\$ 85.00	\$ 68,000.00
2523.3	Concrete Sidewalk	sq.m.	1908	\$ 75.00	\$ 143,100.00
SECTION 02580 - Painted Pavement Markings					
2580.1	100mm white edge line and bicycle stencils	LS	1	\$ 5,000.00	\$ 5,000.00
SECTION 02921 - Topsoil and Finish Grading					
2921.1	Site restoration including topsoil and seeding	LS	1	\$ 10,000.00	\$ 10,000.00
SPECIAL CONSIDERATIONS					
.1	Route Signs (1 per 200m)	each	10	\$ 750.00	\$ 7,500.00
				SUBTOTAL 1	\$ 379,780.00
				CONTINGENCY (35%)	\$ 132,923.00
				SUBTOTAL 2	\$ 512,703.00
				GST (5)	\$ 25,635.15
				TOTAL	\$ 538,000.00

DISTRICT OF COLDSTREAM DRAINAGE COST ESTIMATES

TABLE D-3: COSTING SUMMARY FOR RECOMMENDED EXISTING DEFICIENCY AND FUTURE UPGRADES

PROJECT		PRIORITY	COST							
ID	Description		Units		Cost/Unit	Sub-Total	Engineering & Contingency (35%)	GST 5%	TOTAL	
			Type	Quantity						
EXISTING DEFICIENCY UPGRADES										
1	Kalamalka Road Wetland	Medium	m ³	7,500	300/375mm, road restoration	\$ 37	\$ 277,500	\$ 97,125	\$ 18,731	\$ 393,000
2	Kalamalka Road Trunk Upgrades: Westkal Rd To District Boundary		m	665		\$ 425	\$ 282,625	\$ 98,919	\$ 19,077	\$ 401,000
3	Kalamalka Road Storm Sewer Installation: Kidston to Kalavista Dr.		m	980		\$ 425	\$ 416,500	\$ 145,775	\$ 28,114	\$ 590,000
4	Sarson's Drive Storm Sewer Upgrades		m	570		\$ 425	\$ 242,250	\$ 84,788	\$ 16,352	\$ 343,000
5	Piper Brook Detention Pond		m ³	8,900		\$ 33	\$ 289,250	\$ 101,238	\$ 19,524	\$ 410,000
6	Kickwillie Loop Storm Sewer Construction		m	275		\$ 663	\$ 182,325	\$ 63,814	\$ 12,307	\$ 258,000
7	Middleton Way Extension Storm Sewer		m ³	1,425		\$ 425	\$ 605,625	\$ 211,969	\$ 40,880	\$ 858,000
TOTAL (FUTURE UPGRADES)							\$2,296,000	\$ 804,000	\$ 155,000	\$ 3,255,000

NOTE:

- 1.) The above cost estimates do not include land acquisition costs

DISTRICT OF COLDSTREAM SANITARY SEWER COST ESTIMATES

Sanitary Trunk Sewer Investigation
1164.0079.01

Preliminary Cost Estimate
Option No. 1
Aberdeen Trunk Sewer
Section "D"

District of Coldstream

ITEM	ITEM DESCRIPTION	MEAS. UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL EXTENSION
1.0 Site work Demolition and Removal					
1.1	Asphalt Removal & Disposal (all depths)	sq.m.	\$ 4.50	11772	\$ 52,970.00
2.0 Excavating, Trenching, and Backfill					
2.1	Remove & Replace Unsuitable Trench Material w/ Imported Pit Run Gravel	cu.m	\$ 33.00	500	\$ 16,500.00
3.0 Roadway Excavation Embankment & Compaction					
3.1	Subgrade Finishing and Compaction	sq.m	\$ 1.50	11772	\$ 17,660.00
3.2	Remove & Replace Unsuitable Subgrade w/ Imported Pit Run Gravel	cu.m.	\$ 38.00	750	\$ 28,500.00
4.0 Granular Base					
4.1	25mm Minus Granular Base (150mm depth)	sq.m.	\$ 8.70	11772	\$ 102,420.00
5.0 Granular Subbase					
5.1	75mm Minus Granular Subbase (350mm depth)	sq.m.	\$ 14.00	11772	\$ 164,810.00
6.0 Hot-Mix Asphalt Paving					
6.1	Asphalt Paving (75mm depth)	sq.m.	\$ 20.00	11772	\$ 235,440.00
7.0 Painted Pavement Markings					
7.1	Line Painting	lin.m	\$ 1.00	5000	\$ 5,000.00
SUBTOTAL 1					\$ 623,300.00
ENGINEERING & CONTINGENCY (35%)					\$ 218,155.00
SUBTOTAL 2					\$ 841,455.00
NET 5% GST					\$ 42,072.75
TOTAL ROAD RESTORATION ESTIMATE (Including Net 5% GST)					\$ 884,000.00
8.0 Field Engineering					
8.1	Surveys & Layout, incl. "As-Constructed" Records	L.S.	\$ 10,000.00	1	\$ 10,000.00
9.0 Traffic Control					
9.1	Traffic Control	L.S.	\$ 10,000.00	1	\$ 10,000.00
10.0 Manholes					
10.1	Manhole (1050 dia.)	ea.	\$ 3,500.00	20	\$ 70,000.00
11.0 Trunk Sewer					
11.1	Aberdeen Trunk Sewer (300 dia. SDR-35 PVC)	lin.m	\$ 250.00	1640	\$ 410,000.00
11.2	100 mm dia. Service Connections	ea.	\$ 1,500.00	40	\$ 60,000.00
12.0 Specialties					
12.1	Tie into Existing System at Kalamalka Lake Road	L.S.	\$ 5,000.00	1	\$ 5,000.00
SUBTOTAL					\$ 565,000.00
ENGINEERING & CONTINGENCY (35%)					\$ 197,750.00
SUBTOTAL					\$ 762,750.00
NET 5% GST					\$ 38,137.50
TOTAL TRUNK SEWER ESTIMATE (Including Net 5% GST)					\$ 801,000.00
TOTAL					\$ 1,685,000.00

Sanitary Trunk Sewer Investigation
1164.00079.01

Preliminary Cost Estimate
Option No. 1
Kalamalka Lake - McClounie to West Kal
Section "B"

District of Coldstream

ITEM	ITEM DESCRIPTION	MEAS. UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL EXTENSION
1.0 Sitework Demolition and Removal					
1.1	Asphalt Removal & Disposal (all depths)	sq.m.	\$ 4.50	5662.5	\$ 25,480.00
2.0 Excavating, Trenching, and Backfill					
2.1	Remove & Replace Unsuitable Trench Material w/ Imported Pit Run Gravel	cu.m.	\$ 33.00	500	\$ 16,500.00
3.0 Roadway Excavation Embankment & Compaction					
3.1	Subgrade Finishing and Compaction	sq.m.	\$ 1.50	5662.5	\$ 8,490.00
3.2	Remove & Replace Unsuitable Subgrade w/ Imported Pit Run Gravel	cu.m.	\$ 38.00	750	\$ 28,500.00
4.0 Granular Base					
4.1	25mm Minus Granular Base (150mm depth)	sq.m.	\$ 8.70	5662.5	\$ 49,260.00
5.0 Granular Subbase					
5.1	75mm Minus Granular Subbase (350mm depth)	sq.m.	\$ 14.00	5662.5	\$ 79,280.00
6.0 Hot-Mix Asphalt Paving					
6.1	Asphalt Paving (75mm depth)	sq.m.	\$ 20.00	5662.5	\$ 113,250.00
7.0 Painted Pavement Markings					
7.1	Line Painting	lin.m	\$ 1.00	5000	\$ 5,000.00
SUBTOTAL 1					\$ 325,800.00
ENGINEERING & CONTINGENCY (35%)					\$ 114,030.00
SUBTOTAL					\$ 439,830.00
NET 5% GST					\$ 21,991.50
TOTAL ROAD RESTORATION ESTIMATE (Including Net 5% GST)					\$ 462,000.00
8.0 Field Engineering					
8.1	Surveys & Layout, incl. "As-Constructed" Records	L.S.	\$ 25,000.00	1	\$ 25,000.00
9.0 Traffic Control					
9.1	Traffic Control	L.S.	\$ 50,000.00	1	\$ 50,000.00
10.0 Manholes					
10.1	Manhole (1200 dia.)	ea.	\$ 4,000.00	20	\$ 80,000.00
11.0 Trunk Sewer					
11.1	Kalamalka Trunk Sewer between McClounie and Kidston (375 dia. SDR-35 PVC)	lin.m	\$ 270.00	500	\$ 135,000.00
11.2	Kalamalka Trunk Sewer between Kidston and West Kal (450 dia. SDR-35 PVC)	lin.m	\$ 300.00	1125	\$ 337,500.00
11.3	100 mm dia. Service Connections	ea.	\$ 2,000.00	50	\$ 100,000.00
12.0 Specialties					
12.1	Tie into Existing System at Kalamalka Lake Road	L.S.	\$ 10,000.00	1	\$ 10,000.00
SUBTOTAL 2					\$ 737,500.00
ENGINEERING & CONTINGENCY (35%)					\$ 258,130.00
SUBTOTAL					\$ 995,630.00
NET 5% GST					\$ 49,780.00
TOTAL TRUNK SEWER ESTIMATE (Including Net 5% GST)					\$ 1,045,000.00
TOTAL PROJECT ESTIMATE (Including Net 5% GST)					\$ 1,507,000.00
TOTAL KALAMALKA ROAD GRAVITY SANITARY TRUNK					\$ 2,459,000.00

Sanitary Trunk Sewer Investigation
1164.0079.01

Preliminary Cost Estimate
Option No. 1
Kalamalka Lake - West Kal to Parshall Flume
Section "A"

District of Coldstream

ITEM	ITEM DESCRIPTION	MEAS. UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL EXTENSION
1.0 Sitework Demolition and Removal					
1.1	Asphalt Removal & Disposal (all depths)	sq.m.	\$ 4.50	5475	\$ 24,640.00
2.0 Excavating, Trenching, and Backfill					
2.1	Remove & Replace Unsuitable Trench Material w/ Imported Pit Run Gravel	cu.m	\$ 33.00	500	\$ 16,500.00
3.0 Roadway Excavation Embankment & Compaction					
3.1	Subgrade Finishing and Compaction	sq.m	\$ 1.50	5475	\$ 8,210.00
3.2	Remove & Replace Unsuitable Subgrade w/ Imported Pit Run Gravel	cu.m.	\$ 38.00	750	\$ 28,500.00
4.0 Granular Base					
4.1	25mm Minus Granular Base (150mm depth)	sq.m.	\$ 8.70	5475	\$ 47,630.00
5.0 Granular Subbase					
5.1	75mm Minus Granular Subbase (350mm depth)	sq.m.	\$ 14.00	5475	\$ 76,650.00
6.0 Hot-Mix Asphalt Paving					
6.1	Asphalt Paving (75mm depth)	sq.m.	\$ 20.00	5475	\$ 109,500.00
7.0 Painted Pavement Markings					
7.1	Line Painting	lin.m	\$ 1.00	10000	\$ 10,000.00
SUBTOTAL					\$ 321,600.00
ENGINEERING & CONTINGENCY (35%)					\$ 112,560.00
SUBTOTAL					\$ 434,160.00
NET 5% GST					\$ 21,708.00
TOTAL ROAD RESTORATION ESTIMATE (Including Net 5% GST)					\$ 456,000.00
8.0 Field Engineering					
8.1	Surveys & Layout, incl. "As-Constructed" Records	L.S.	\$ 15,000.00	1	\$ 15,000.00
9.0 Traffic Control					
9.1	Traffic Control	L.S.	\$ 20,000.00	1	\$ 20,000.00
10.0 Manholes					
10.1	Manhole (1200 dia.)	ea.	\$ 4,000.00	10	\$ 40,000.00
11.0 Trunk Sewer					
11.1	Kalamalka Trunk Sewer between West Kal and Husband (450 dia. SDR-35 PVC)	lin.m	\$ 300.00	300	\$ 90,000.00
11.2	Kalamalka Trunk Sewer between Husband and Parshall Flume (450 dia. SDR-35 PVC)	lin.m	\$ 300.00	450	\$ 135,000.00
11.3	100 mm dia. Service Connections	ea.	\$ 2,000.00	20	\$ 40,000.00
12.0 Specialties					
12.1	Tie into Existing System at Kalamalka Lake Road	L.S.	\$ 10,000.00	1	\$ 10,000.00
SUBTOTAL					\$ 350,000.00
ENGINEERING & CONTINGENCY (35%)					\$ 122,500.00
SUBTOTAL					\$ 472,500.00
NET 5% GST					\$ 23,625.00
TOTAL TRUNK SEWER ESTIMATE (Including Net 5% GST)					\$ 496,125.00
TOTAL PROJECT ESTIMATE (Including Net 5% GST)					\$ 952,000.00

**DISTRICT OF COLDSTREAM
PARKS COST ESTIMATES**

Neighbourhood Parks				
Item	Unit	Estimated Quantity	Unit Price	Total Amount
Play Equipment	L.S.	1.75	\$ 40,000	\$ 69,803
Seating	L.S.	3.49	\$ 2,500	\$ 8,725
Benches	L.S.	3.49	\$ 2,500	\$ 8,725
Picnic Tables	L.S.	3.49	\$ 3,000	\$ 10,470
Grass	L.S.	1.75	\$ 10,000	\$ 17,451
Sportsfield	L.S.	0.00	\$ 100,000	\$ -
Landscaping	L.S.	1.75	\$ 50,000	\$ 87,253
Trees and Shrubs	L.S.	1.75	\$ 5,000	\$ 8,725
Washrooms	L.S.	1.75	\$ 200,000	\$ 349,014
Irrigation	L.S.	1.75	\$ 75,000	\$ 130,880
Drainage	L.S.	1.75	\$ 10,000	\$ 17,451
Fencing	L.S.	1.75	\$ 3,000	\$ 5,235
			Subtotal	\$ 713,734
			Engineering & Contingency (35%)	\$ 249,807
			Subtotal	\$ 963,540
			GST (5%)	\$ 48,177
			Total	\$ 1,012,000

Community Parks				
Item	Unit	Estimated Quantity	Unit Price	Total Amount
Play Equipment	L.S.	2.82	\$ 40,000	\$ 112,882
Seating	L.S.	11.29	\$ 2,500	\$ 28,221
Benches	L.S.	11.29	\$ 2,500	\$ 28,221
Picnic Tables	L.S.	11.29	\$ 3,000	\$ 33,865
Grass	L.S.	2.82	\$ 10,000	\$ 28,221
Sportsfield	L.S.	2.82	\$ 100,000	\$ 282,205
Landscaping	L.S.	5.64	\$ 50,000	\$ 282,205
Trees and Shrubs	L.S.	5.64	\$ 5,000	\$ 28,221
Washrooms	L.S.	2.82	\$ 200,000	\$ 564,411
Irrigation	L.S.	5.64	\$ 75,000	\$ 423,308
Drainage	L.S.	5.64	\$ 10,000	\$ 56,441
Fencing	L.S.	5.64	\$ 3,000	\$ 16,932
			Subtotal	\$ 1,885,132
			Engineering & Contingency (35%)	\$ 659,796
			Subtotal	\$ 2,544,928
			GST (5%)	\$ 127,246
			Total	\$ 2,672,000

Urban Centre Parks				
Item	Unit	Estimated Quantity	Unit Price	Total Amount
Play Equipment	L.S.	0.00	\$ 40,000	\$ -
Seating	L.S.	0.94	\$ 2,500	\$ 2,362
Benches	L.S.	0.94	\$ 2,500	\$ 2,362
Picnic Tables	L.S.	0.00	\$ 3,000	\$ -
Grass	L.S.	0.24	\$ 10,000	\$ 2,362
Sportsfield	L.S.	0.00	\$ 100,000	\$ -
Landscaping	L.S.	0.24	\$ 50,000	\$ 11,808
Trees and Shrubs	L.S.	0.24	\$ 5,000	\$ 1,181
Washrooms	L.S.	0.00	\$ 200,000	\$ -
Irrigation	L.S.	0.24	\$ 75,000	\$ 17,712
Drainage	L.S.	0.24	\$ 10,000	\$ 2,362
Fencing	L.S.	0.24	\$ 3,000	\$ 708
			Subtotal	\$ 40,855
			Engineering & Contingency (35%)	\$ 14,299
			Subtotal	\$ 55,154
			GST (5%)	\$ 2,758
			Total	\$ 58,000

Natural Areas				
Item	Unit	Estimated Quantity	Unit Price	Total Amount
Play Equipment	L.S.	0.00	\$ 40,000	\$ -
Seating	L.S.	2.79	\$ 2,500	\$ 6,969
Benches	L.S.	2.79	\$ 2,500	\$ 6,969
Picnic Tables	L.S.	0.00	\$ 3,000	\$ -
Grass	L.S.	0.00	\$ 10,000	\$ -
Sportsfield	L.S.	0.00	\$ 100,000	\$ -
Landscaping	L.S.	0.00	\$ 50,000	\$ -
Trees and Shrubs	L.S.	0.70	\$ 5,000	\$ 3,485
Washrooms	L.S.	0.00	\$ 200,000	\$ -
Irrigation	L.S.	0.70	\$ 75,000	\$ 52,271
Drainage	L.S.	0.00	\$ 10,000	\$ -
Fencing	L.S.	0.70	\$ 3,000	\$ 2,091
			Subtotal	\$ 71,786
			Engineering & Contingency (35%)	\$ 25,125
			Subtotal	\$ 96,911
			GST (5%)	\$ 4,846
			Total	\$ 102,000

Waterfront Parks				
Item	Unit	Estimated Quantity	Unit Price	Total Amount
Play Equipment	L.S.	0.00	\$ 40,000	\$ -
Seating	L.S.	0.00	\$ 2,500	\$ -
Benches	L.S.	4.00	\$ 2,500	\$ 10,000
Picnic Tables	L.S.	4.00	\$ 3,000	\$ 12,000
Grass	L.S.	2.00	\$ 10,000	\$ 20,000
Sportsfield	L.S.	0.00	\$ 100,000	\$ -
Landscaping	L.S.	0.00	\$ 50,000	\$ -
Trees and Shrubs	L.S.	2.00	\$ 5,000	\$ 10,000
Washrooms	L.S.	2.00	\$ 200,000	\$ 400,000
Irrigation	L.S.	2.00	\$ 75,000	\$ 150,000
Drainage	L.S.	0.00	\$ 10,000	\$ -
Fencing	L.S.	2.00	\$ 3,000	\$ 6,000
			Subtotal	\$ 608,000
			Engineering & Contingency (35%)	\$ 212,800
			Subtotal	\$ 820,800
			GST (5%)	\$ 41,040
			Total	\$ 862,000
			Property	\$ 3,500,000
			Total (including property)	\$ 4,362,000

APPENDIX C

Public Consultation Results and Materials

MEMORANDUM

Date: January 12, 2018
To: Trevor Seibel and Mike Reiley, District of Coldstream
cc:
From: Joel Short and Brittany Tuttle, Urban Systems
File: 1164.0131.01
Subject: DCC Open House and stakeholder meeting – Results Summary

Stakeholder meeting

A stakeholder meeting was held at the District of Coldstream office on Wednesday, December 13th from 2:00pm to 4:30pm. During the meeting with Stakeholders we presented the proposed updates to the District's Development Cost Charges Bylaw.

The attendees were as follows:

- Mark Wensley, Highlands at Kalamalka Lake Dev Corp
- Ron Glinsbockel, Highridge Homes
- Jack Borden, Coldstream Meadows
- Jason Kelder, Urban Development Institute
- Ryan Molitwenik, Heartwood Homes
- Rod Dubland, Heartwood Homes
- Jason Shortt, Chamber of Commerce
- Harpreet Nahal, Chamber of Commerce
- Phil Dyck, Chamber of Commerce
- Mike Petreny, Chamber of Commerce
- Trevor Seibel, District of Coldstream
- Mike Baker, District of Coldstream
- Mike Reiley, District of Coldstream
- Forrest Klotzbach, Urban Systems
- Joel Short, Urban Systems

General Notes of discussion at Stakeholder meeting

Discussion at the meeting covered a range of topics including the following:

- Discussion about how the NORD parks DCC bylaw will be rescinded; and that NORD may identify a new Parks DCC for the small amount of remaining regional parks functions, but that is not certain.
- Questions about the amount of growth and rate of growth in Coldstream and the amount of available land for development.
- The level of DCCs proposed will not make or break development; the real issue is having enough good, feasible, developable land to develop
- Town centre – developers think this is a great area and would like to see it developed – could provide for higher density affordable housing, but need to be able to build more density and generate more people and traffic to support commercial. Nobody seems to want to be the first to develop in this area though

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- The District has undertaken a number of incentives to develop in the Town Centre including getting the land out of the ALR, allowing a DCC reduction for green buildings in that area, pre-zoning the land, providing for a property tax reductions (Tax Revitalization Area). The District has done about as much as a Municipality can do to encourage development.
- Discussion of impact of DCCs on attainable and affordable housing – questions about the role Coldstream plays in providing for affordable housing in relation to Vernon.
- Need to allow additional density in order to provide more affordable housing – disappointment expressed at rejection of duplex development proposal on 7608 Coldstream Creek Road.
- Questions about why more waterfront parkland is required – did studies consider Kalamalka Lake Provincial Park and Rail corridor? The District noted that the Parks Master Plan identified that Coldstream is well served with other types of park, but that through surveys and public input, waterfront parkland was identified as the only type of parkland where more is required.
- Questions about who would really use waterfront parks, it may be better to buy other parkland and spend money on improvements.
- Not much waterfront parkland is available for development.
- Now might be a good time to start buying some waterfront land, and while the DCC funds might not provide enough to buy the all the waterfront land we need, it could certainly assist.
- Little parcels or strips of waterfront will not be useful, there will be not enough parking or access.
- Don't think new residents should pay more in DCCs to pay for waterfront parks, better to have all residents pay through taxation.
- Don't want to create the impression that the development industry does not want parks, it is just that for waterfront parkland we don't think that DCCs are the right tool. Concerns with DCC for waterfront parkland include:
 - Do not believe that more waterfront parks are necessary. There is actually quite a bit of waterfront parkland in Coldstream when you consider Kalamalka Lake Provincial Park, the Rail Trail, Kal Beach Park, and all the smaller waterfront accesses.
 - Think it is unfair to place the burden of acquiring waterfront parkland on new development. The entire community should share in paying.
 - Do not think it is realistic that a \$3,000 per unit Waterfront Parkland DCC will generate enough revenue to actually purchase waterfront parkland.
- Waterfront parkland will not benefit many in new development areas that are somewhat distant from the waterfront. Unlikely that residents will walk or cycle to small waterfront lots that are far away.
- General conclusion of the meeting attendees was that the rest of the proposed DCCs are acceptable, but the development community does not think the new proposed Waterfront Parkland DCC makes sense.

Feedback Form Context

A feedback form was distributed to attendees of stakeholders meeting and open house held at the District of Coldstream office on Wednesday, December 13th. The feedback form asked attendees to share their thoughts on these proposed changes as well as their relationship to the Coldstream community. A total of 7 forms were returned to the District with comments.

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Summary of Responses

The following is an overview of the feedback received. The verbatim responses have been attached for reference in an Appendix A. A separate letter submitted is provided in Appendix B.

Information about the respondents:

- Most respondents indicated that they live, work, own a business, or have an interest in Coldstream.
- Most respondents own or occupy a single family dwelling, however townhouse or duplex was also a popular response.
- Most respondents are impacted by the DCC bylaw because they are builders, land developers, and/or taxpayers in Coldstream.

Thoughts on proposed Development Cost Charges:

- Most respondents are fine with the changes proposed, except the Waterfront Parkland Acquisition DCC.
- Most respondents indicated that they are not in favour of the proposed Waterfront Parkland Acquisition DCC. Concerns regarding the Waterfront Parkland DCC include:
 - Question demand for more waterfront parkland.
 - Small waterfront accesses are not very useful.
 - The amount of money collected will not allow for purchase of large enough waterfront properties.
 - It will take too long to generate revenues required to purchase waterfront parkland.
- Instead of increasing DCCs, Coldstream needs to open up more areas for development and or be more supportive of growth and development. This will generate more revenues.

Conclusion on Input

Input on the proposed update to the DCCs does not indicate concerns with any other aspect of the proposed rates except the new proposed Waterfront Parkland DCCs. The development community is concerned about the Waterfront Parkland DCCs and would like to see this aspect of the proposed update reconsidered.

Options

There are some options available to move forward:

1. Retain the Waterfront Parkland Acquisition DCC
2. Remove the Waterfront Parkland Acquisition DCC
3. Provide a Municipal Assist on the Parkland DCC (the assist would in all likelihood need to apply to all Parks DCCs including Waterfront Acquisition and Park Improvements)

Option 1: Retaining the Waterfront Parkland Acquisition DCC would result in the DCC as calculated, which is \$18,894 for single family (including Regional DCCs). An 18% increase over the current \$16,011.

Option 2: Removing the Waterfront Parkland Acquisition DCC would reduce the overall DCC by \$3,174, resulting and a total DCC of \$15,720. About a 2% reduction under the current \$16,011.

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Option 3: Providing an Assist to the Parks DCC would result in the following figures:

	Overall DCC	Parks Acquisition and Improvement DCC
Existing DCC	\$16,011	\$3,644 (NORD)
Proposed 1% Parks DCC Assist	\$18,894	\$7,442
10% Parks DCC Assist	\$18,217	\$6,766
25% Parks DCC Assist	\$17,090	\$5,638
50% Parks DCC Assist	\$15,210	\$3,759

The assist amount will need to be recovered through other means, usually property taxation. The total Municipal Assist dollar amounts provided for the parks projects, based on varying levels of percentage assist, are as follows:

Assist percentage	Assist \$ Amount
10% Parks DCC Assist	\$820,600
25% Parks DCC Assist	\$2,051,500
50% Parks DCC Assist	\$4,103,000

Closing

We look forward to discussing how the District would like to move forward based on the feedback provided and the options we identified. There may well be other options that Council identifies, and we would be pleased to investigate those other options.

Sincerely,

URBAN SYSTEMS LTD.

A handwritten signature in blue ink, appearing to read "Joel Short".

Joel Short, MCIP, RPP
Senior Planner / Principal

/BT

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APPENDIX A – Verbatim Comments

Question 1	
What is your connection to Coldstream? Please select any of the following that may apply.	
I live in Coldstream	3
I work in Coldstream	3
I am a business owner in Coldstream	3
I own land in Coldstream	2
I have an interest in Coldstream, but I do not live here	3
Other, please specify:	0
Question 2	
What type of property do you own/occupy? (check all that apply)	
Single family dwelling	5
Townhouse or duplex	3
Apartment	1
Commercial	2
Industrial	0
Institutional	1
Seasonal Residential	0
Other (please specify):	0
Question 3	
How do the proposed changes to the DCC bylaw impact you? (Check all that apply)	
I am a builder in Coldstream	4
I am a land developer in Coldstream	3
I am a taxpayer in Coldstream	3
Other (please specify):	0

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Question 4
In view of the desirable level of services we want to maintain in Coldstream for roads, sewer, water transmission, water treatment and parks, how do you feel about the proposed Development Cost Charges?
<ul style="list-style-type: none"> I support the DCCs as proposed, assuming NORD Parks DCCs go to \$0
<ul style="list-style-type: none"> We live in a cyclic real estate market that is largely controlled by outside factors such as larger markets and broad based real estate trends. There is a lot of movement happening in Western Canada at the moment and all communities should see this as an opportunity to promote the influx of people and capital in our communities. DCCs are a factor in where developers are planning projects. Although the increased amount will likely not be a deterrent for anyone already in the process of developing in Coldstream a reduction would be an opportunity to promote development in Coldstream by indicating a reduction in DCCs. I'm not aware of any other communities in the area in a position to remove an unnecessary item from their DCC proposal and be in a position to claim a reduction. Simply removing the Waterfront Parks Acquisition levy would result in a reduction for all classes. The Waterfront Parks Acquisition levy should be reviewed as to need and the practicality of the plan. It simply doesn't make sense on multiple levels. In my personal opinion, there is no additional need for waterfront parks considering what is actually available for residents to use. The plan requires 20 years to amass the funds required to complete the proposed acquisitions, by such time the amounts collected will be insufficient to purchase what is being proposed to be purchased. Even if the plan worked the park space purchased would be under utilized and of little actual value in consideration of other options currently available. Lastly, there is already a mechanism for municipalities to obtain funds for park dedications so I believe this is an unnecessary/inappropriate way to collect such funds In my conversations with professionals in the real estate industry and developers, I have experienced the perception of those in the industry that Coldstream is not open for development. Obviously, in consideration of the applications that I have just recently made, I am confident/hopeful that is not the case. If Coldstream is going to grow and remain an independent community, then development will need to be promoted to the extent required to attract anchor tenants to build up some form of downtown or area that allows for mixed forms of residential homes. Currently, there is little available outside single family homes, which are quickly becoming unaffordable for many.
<ul style="list-style-type: none"> I completely disagree with the waterfront and parks acquisition DCC. I believe it is unrealistic. Coldstream needs to open up new development before levying this fee first then consider putting the fee in place.
<ul style="list-style-type: none"> Have no issues with DCCs except waterfront parks acquisition fee. That should be borne by all residents.
<ul style="list-style-type: none"> All fine except waterfront parks acquisition DCC. But in favour of Parks. Thanks for the meeting.
<ul style="list-style-type: none"> The District of Coldstream should look at increased growth (> 1%) to cover the increased amount needed. Rather than a greater amount per lot there should be a goal towards a greater number of lots. The District does not have a long range plan for development parcels to come out of the ALR or increase densities
Other Comments
<p>Need to have high density identified in Town Centre. Very high density.</p> <p>Waterfront parks acquisition:</p> <ul style="list-style-type: none"> do not acquire small lots every neighbourhood on Kal Lake has adequate access to small lot lake access

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- need to focus on one thing only and that is the acquisition of Jamie Kidston's property on the lake. That can only be accomplished by a combination of debt and taxation (and maybe a small contribution from DCCs)

Most communities have a long range plan for development parcels to come out of the ALR. Coldstream has not done this. There is very little development in Coldstream as a result of this lack of foresight. Waterfront parks benefit everyone in the community. The entire community should pay for these parks. Coldstream has more waterfront (public) than most communities. How was it determined there is a shortage?

- Pumphouse Beach
- Kal Beach
- Rail Trail
- Juniper Bay
- Sovereign
- Ponderosa
- Individual lake access points

Who has decided there is a shortage?

The rate proposed x the growth proposed will not result in any lakeshore property being purchased in the next 20 years

Also I question the need for more waterfront parks - Jade and Juniper should have been considered

Appendix B Letters, follow on the next pages

**Jack (and Elaine) Borden
14038 Ponderosa Way
Coldstream, BC
V1B 2E8
Cell: 250-503-8392**

District of Coldstream
9901 Kalamalka Road
Coldstream, BC
V1B 1L6
Attn: Michelle

Re: Open House Survey Comments

Thank you to the District for holding the DCC open house. The information was very well presented and informative.

I have the following additional comments.

Coldstream is unique when compared to almost all other similar sized communities in BC. In effect we are a bedroom community of Vernon with incredible natural amenities that most other communities can only dream about. Therefore Coldstream's evolution as a 'high end' community has been quite natural over the past few decades. Homes cost more in Coldstream; we do not have lower cost housing options for young people or young families; almost everyone in Coldstream depends on their vehicle for transportation as public transit service is quite limited; the average family income in Coldstream is substantially higher than Vernon or the electoral areas. Because of these facts Coldstream's population mix is skewed when compared to Vernon; we have a much lower percentage in the younger age groups and a much higher percentage in the 45 to 64 year age group. Many of the attendees in the 'developer' session obviously have no concept of Coldstream therefore many of their comments were invalid in my opinion. For example, promoting low cost housing in Coldstream just doesn't make sense. I don't believe any developer would be interested in pursuing this line of development especially considering the fact that developable land in Coldstream is substantially more expensive than in Vernon.

In the area of seniors housing, which I am very familiar with, there is a significant change afoot that is happening right before our eyes and this relates to: in-migration of seniors to Greater Vernon and in particular to Coldstream; and to elderly Coldstream/Vernon residents who are seeking a more age appropriate lifestyle. Facts pertaining to this age group who are primarily in the plus 75 years age group:

- In the past 6 months seniors have moved to Coldstream Meadows from all over BC, Alberta, Saskatchewan, Manitoba, Ontario and even Quebec. They find us by Googling Retirement Living

in the Okanagan and once they see our website there is nothing that compares to Coldstream and Coldstream Meadows.

- Unfortunately in our business residents do pass away and for owner occupants their home goes on the market. The last few sales of units have been on the market for just a few days before they are snapped up.
- Coldstream as a community and Coldstream Meadows as a destination retirement community are attracting senior residents from all over Canada. The 1% growth projected for the overall population is likely understated as the senior population in Coldstream is projected to grow at 5% or more per year. Over the next 10 years the senior population in BC and in Alberta (and Coldstream will likely be higher) is projected to grow by 50%.
- Just think of this in terms of residential care in the Greater Vernon area. An increase in the senior population of 50% over 10 years will result in the need for 250 more residential care units within 10 years. That would likely be three 100 unit facilities with one being built every 3 years; obviously one of these will be located at Coldstream Meadows.

The most contentious part of the proposed DCCs is the Lakefront Property Acquisition which was clearly stated by the attendees. I am in support of the DCC even though it won't, on its own, have a great impact on meeting the objective of more Lakefront Property. The discussion centered around acquiring 'more small lots'. There is no need for this in my opinion. Every neighbourhood on Kalamalka Lake already has adequate small lot Lakefront park access for example:

- Lischeen, Long Lake Estates and Invercraig have two parks; one at the end of Tamarack and one on Ponderosa. And of course we are only a 10 minute walk from Jade and Juniper Bays.
- Kalinish is a strata and they have created their own lakefront access.
- Every home in the next subdivision is on the lake.
- Kinloch residents have access by the boat launch. Okay, this community may be underserved but any lakefront property in this area is way too expensive to even think about. This issue would be solved per my comments below.
- To the North the next neighbourhoods have access through Sovereign park.
- In the Kalvista area they have one lakefront park and easy access to the large public beach.
- Then there is Pumphouse Park that serves the entire Westkal Road area.
- And then if someone from Westkal wants something more interesting they have 16km of lakefront on the Rail Trail.

In summary then we, as a community, do not need anymore small lakefront lots.

But there is something we do need and this is where the focus needs to be.

Jamie Kidston's Lakefront Property.

This property is not in the ALR, runs from Kidston Road to the lake, and has huge development potential. This property, broken down into numerous lakefront and lakeview lots, would likely have a retail value of \$30m. A developer would likely pay 1/3 of this to Jamie; say \$10m. My guess is that Jamie, with some negotiating, would be willing to sell the property to the District for \$5m. He may even consider some other options:

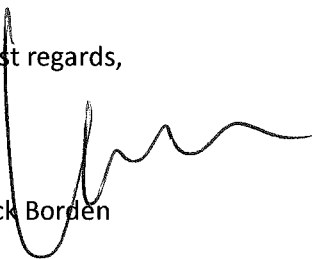
- Dedication of the lakefront to the District in exchange for enhanced zoning for the upper 2/3 of the property.
- Agreeing to a right-of-first-refusal in favour of the District for the property.
- Some other unique arrangement that would appeal to one of 'Coldstream's finest residents.'
- If Jamie wanted the full \$10m then the District could acquire the property, rezone it, then sell the top half to a developer for \$5m resulting in a net cost to the District of \$5m.

Looking forward then assume this property will be purchased for \$5m within the next 10 years. The amount of DCCs collected during this period of time could be anywhere from \$150k to \$1.5m; not nearly enough. Therefore the District will have to resort to borrowing no matter what. Negotiating with Jamie sooner than later is the answer.

The District cannot – I stress cannot - let this property fall into the hands of a developer or a very rich person who could build a single-family estate. If this happens the property will be lost forever. The time is now to take appropriate action.

My thoughts for the day.

Best regards,

A handwritten signature in black ink, appearing to read 'Jack Borden', with a stylized, wavy flourish extending to the right.

Jack Borden

District of Coldstream Development Cost Charge (DCC) Bylaw Update

Why Does the District Levy DCCs?

To pay for the costs of expanding and upgrading the District's roads, parks, drainage and wastewater infrastructure to meet the needs and impacts of growth.

What Do DCCs Pay For?

- DCCs can be levied for:
 - Transportation infrastructure
 - Wastewater infrastructure
 - Water infrastructure
 - Drainage infrastructure
 - Parks and park development
- Infrastructure needs must be related to development.
- By legislation, DCCs cannot be used to pay for:
 - Operation and maintenance of District engineering infrastructure or parkland
 - New or upgraded works needed only for the existing population
 - New libraries, fire halls, police stations and recreation buildings.

Who Pays For DCCs?

- Applicants for subdivision approval to create single-family development sites.
- Applicants for building permits to construct multi-family or commercial development.



Why Update the DCC Bylaw?

Development cost charge bylaws must be reviewed periodically to ensure consistency with development, Coldstream master planning documents and to accurately reflect construction costs.

The last review of the DCC programs and rates was completed in 2007. Since then, the following changes have taken place:

- Official Community Plan (OCP) was updated in 2016.
- Parks Master Plan was adopted in 2016
- The Grid Road (College Way) has been constructed

The District is now revising its DCC rates to reflect these changes as well as address projects identified in existing plans that have not yet been implemented.

How Were the New Rates Calculated?

The following steps were followed to calculate the new DCC rates:

STEP 1: ESTIMATE GROWTH

Growth estimates were revised to reflect land use plans for Coldstream.

STEP 2: DETERMINE CAPITAL COSTS

To service anticipated growth, existing DCC capital programs were updated.

STEP 3: DETERMINE BENEFIT ALLOCATIONS

To ensure costs were shared fairly between new and existing development, a benefit allocation was determined for each DCC project. The benefit allocation is the percentage of a project's costs that is attributed to growth.

STEP 4: DETERMINE MUNICIPAL ASSIST FACTOR

The Local Government Act requires municipalities to assist new development with the DCC program costs. The District of Coldstream will contribute 1% of DCC costs attributed to growth (the Assist Factor is currently 1%) for most services except for Drainage which has an assist of 50%.

STEP 5: DETERMINE EQUIVALENT UNITS

Different land uses have different impacts on infrastructure. To reflect these differences, equivalent units were used to allocate DCC costs across land uses.

STEP 6: CALCULATE DCC RATES

The final step was to calculate DCC rates. In general, this meant dividing the DCC costs by the amount of growth to generate a charge per lot/unit/square metre.

Residential Growth

Residential Growth estimates (20 years) are based on population projections developed by the District through the Official Community Plan, as well as 2016 Census data.

- The 2016 Census indicates the growth rate from 2001 – 2016 as 1.05% per year. This number was used as a conservative estimate for future growth.
- This equates to an increase of about 1,075 residential units and 2,832 in population by 2037.

Non-Residential Growth

To determine future commercial, industrial and institutional growth:

- BC Stats building permit data from 1998-2016 was reviewed

Growth Projections by Category

Development Category	Estimated New Development (20 years)	Unit of Measure
Residential- Single Family	900	dwelling units
Residential- Multi-family	175	dwelling units
Commercial	12,500	square metres
Industrial	10,250	square metres
Institutional	57	dwelling units
Institutional B	36	dwelling units
Educational	5	per 10 seats

Transportation Projects

Supporting Studies

- Development Cost Charges Best Practices Guide (2005)
- District of Coldstream Official Community Plan Bylaw No. 1673 (2016)
- Development Cost Charge Bylaw No. 1495 (2007)
- Major Roadway Network Plan (2004)
- Bicycle and Pedestrian Master Plan (2007)

Project List

Project ID		Col. (1)	Col. (2)	Col. (3) = Col. (1) X Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col. (1) - Col. (5)
	Description	Cost Estimate w/ Cont., Eng., & Admin. (1)	Benefit Allocation	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
1	Westkal Road & Kalamalka Road Intersection	\$1,112,000	50%	\$556,000	\$5,560.00	\$550,440	\$561,560
2	Kidston Road & Kalamalka Road Intersection	\$1,025,000	75%	\$768,750	\$7,687.50	\$761,063	\$263,938
3	Aberdeen Road & Kalamalka Road Intersection	\$265,000	75%	\$198,750	\$1,987.50	\$196,763	\$68,238
4	Aberdeen Road & Middleton Drive – add a left-turn lane	\$119,000	100%	\$119,000	\$1,190.00	\$117,810	\$1,190
5	Aberdeen Road – Middleton to Hwy 6 (bicycle lanes)	\$143,762	25%	\$35,941	\$359.41	\$35,581	\$108,181
6	Westkal Road – total redevelopment including sidewalks & cycling lanes	\$2,604,000	50%	\$1,302,000	\$13,020.00	\$1,288,980	\$1,315,020
7	Kalamalka Road: Westkal to Kalavista – with cycling path	\$233,000	25%	\$58,250	\$582.50	\$57,668	\$175,333
8	Kidston Road realignment – access to provincial park (red gate entrance)	\$315,000	50%	\$157,500	\$1,575.00	\$155,925	\$159,075
9	Coldstream Creek Road – redesign and add multi-use pathway	\$826,000	25%	\$206,500	\$2,065.00	\$204,435	\$621,565
10	Husband Rd/Middleton to Kalamalka Road – paved shoulder and sidewalk	\$538,000	50%	\$269,000	\$2,690.00	\$266,310	\$271,690
11	Kidston Road upgrade – redesign & add path per cycling network plan	\$37,739	50%	\$18,870	\$188.70	\$18,681	\$19,058
12	Middleton Way Extension – to Sarsons	\$1,049,000	100%	\$1,049,000	\$10,490.00	\$1,038,510	\$10,490
		\$ 8,267,501		\$4,739,560	\$47,396	\$4,692,164	\$3,575,337



Drainage Projects

Supporting Studies

- Development Cost Charges Best Practices Guide (2005)
- District of Coldstream Official Community Plan Bylaw No. 1673 (2016)
- Development Cost Charge Bylaw No. 1495 (2007)
- Stormwater Management Plan (2005)

Project List

Project ID			Col. (1)	Col. (2)	Col. (3) =Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col.(1) - Col. (5)
	Pipe ID	Description	Cost Estimate w/ Cont., Eng., & Admin. (1)	Benefit Allocation	Benefit to New Development	Municipal Assist Factor 50%	DCC Recoverable	Total Municipal Responsibility
Project 1		Kalamalka Road Wetland	\$393,000	25%	\$98,250	\$49,125	\$49,125	\$343,875
Project 2		Kalamalka Road Trunk upgrades; Westkal to Vernon boundary	\$401,000	75%	\$300,750	\$150,375	\$150,375	\$250,625
Project 3		Kalamalka Road Storm Sewer installation: Kidston to Westkal	\$590,000	75%	\$442,500	\$221,250	\$221,250	\$368,750
Project 4		Sarson's Drive Storm Sewer upgrades	\$343,000	50%	\$171,500	\$85,750	\$85,750	\$257,250
Project 5		Piper Brook Detention Pond (Spicer Block)	\$410,000	50%	\$205,000	\$102,500	\$102,500	\$307,500
Project 6		Middleton Way Extension Storm Sewer	\$858,000	50%	\$429,000	\$214,500	\$214,500	\$643,500
Project 7		Kickwillie Loop Storm Sewer	\$258,000	50%	\$129,000	\$64,500	\$64,500	\$193,500
Totals			\$3,253,000		\$1,776,000	\$888,000	\$888,000	\$2,365,000



DISTRICT OF COLDSTREAM STORMWATER MANAGEMENT PLAN



1164.0080.01 / January 5, 2005

URBANSYSTEMS
Suite 500 - 5780 Odgish Ave.
Kelowna, B.C. V1Y 9S4
T: (250) 762-5517
F: (763) 5266



Sanitary Projects

Supporting Studies

- Development Cost Charges Best Practices Guide (2005)
- District of Coldstream Official Community Plan Bylaw No. 1673 (2016)
- Development Cost Charge Bylaw No. 1495 (2007)
- Trunk Sewer Servicing Analysis (2004)

Project List

Project ID		Col.(1)	Col. (2)	Col. (3) =Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col.(1) - Col. (5)
	Description	Cost Estimate w/ Cont., Eng., & Admin. (1)	Benefit Allocation	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
Project 1	Aberdeen Road Trunk Sewer	\$1,685,000	50%	\$842,500	\$8,425	\$834,075	\$850,925
Project 2	Trintec lift station and force main	\$994,000	50%	\$497,000	\$4,970	\$492,030	\$501,970
Project 3	Kalamalka Road gravity sanitary trunk	\$2,459,000	100%	\$2,459,000	\$24,590	\$2,434,410	\$24,590
Totals		\$5,138,000		\$3,798,500	\$37,985	\$3,760,515	\$1,377,485



Parks Projects

Supporting Studies

- Development Cost Charges Best Practices Guide (2005)
- District of Coldstream Official Community Plan Bylaw No. 1673 (2016)
- Development Cost Charge Bylaw No. 1495 (2007)
- Parks Master Plan (2016)

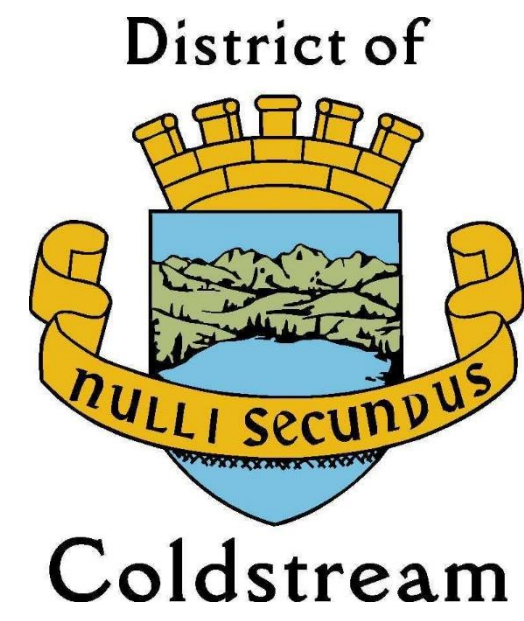
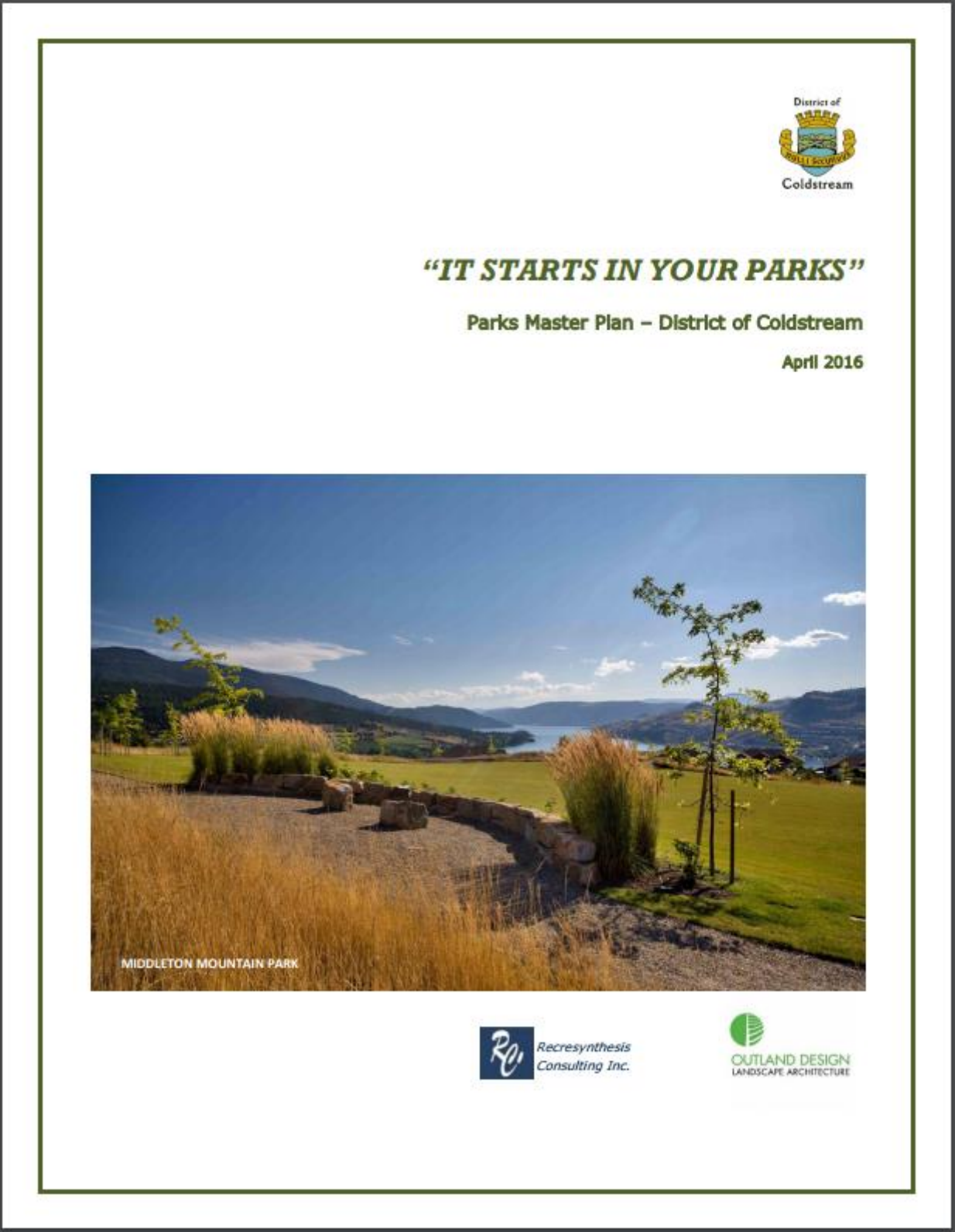
Project List

Parks Improvement Program

Project No.		Col. (1)	Col. (2)	Col. (3) =Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col.(1) - Col. (5)
	Name	Cost Estimate w/ Contingency	Benefit Allocation	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
1	Neighbourhood Parks	\$1,012,000	100%	\$1,012,000	\$10,120.00	\$1,001,880	\$10,120
2	Community Parks	\$2,672,000	100%	\$2,672,000	\$26,720.00	\$2,645,280	\$26,720
3	Urban Centre Parks	\$58,000	100%	\$58,000	\$580.00	\$57,420	\$580
4	Natural Areas	\$102,000	100%	\$102,000	\$1,020.00	\$100,980	\$1,020
5	Waterfront parks	\$862,000	100%	\$862,000	\$8,620.00	\$853,380	\$8,620
Totals		\$4,706,000		\$4,706,000	\$47,060	\$4,658,940	\$47,060

Parks Waterfront Land Acquisition

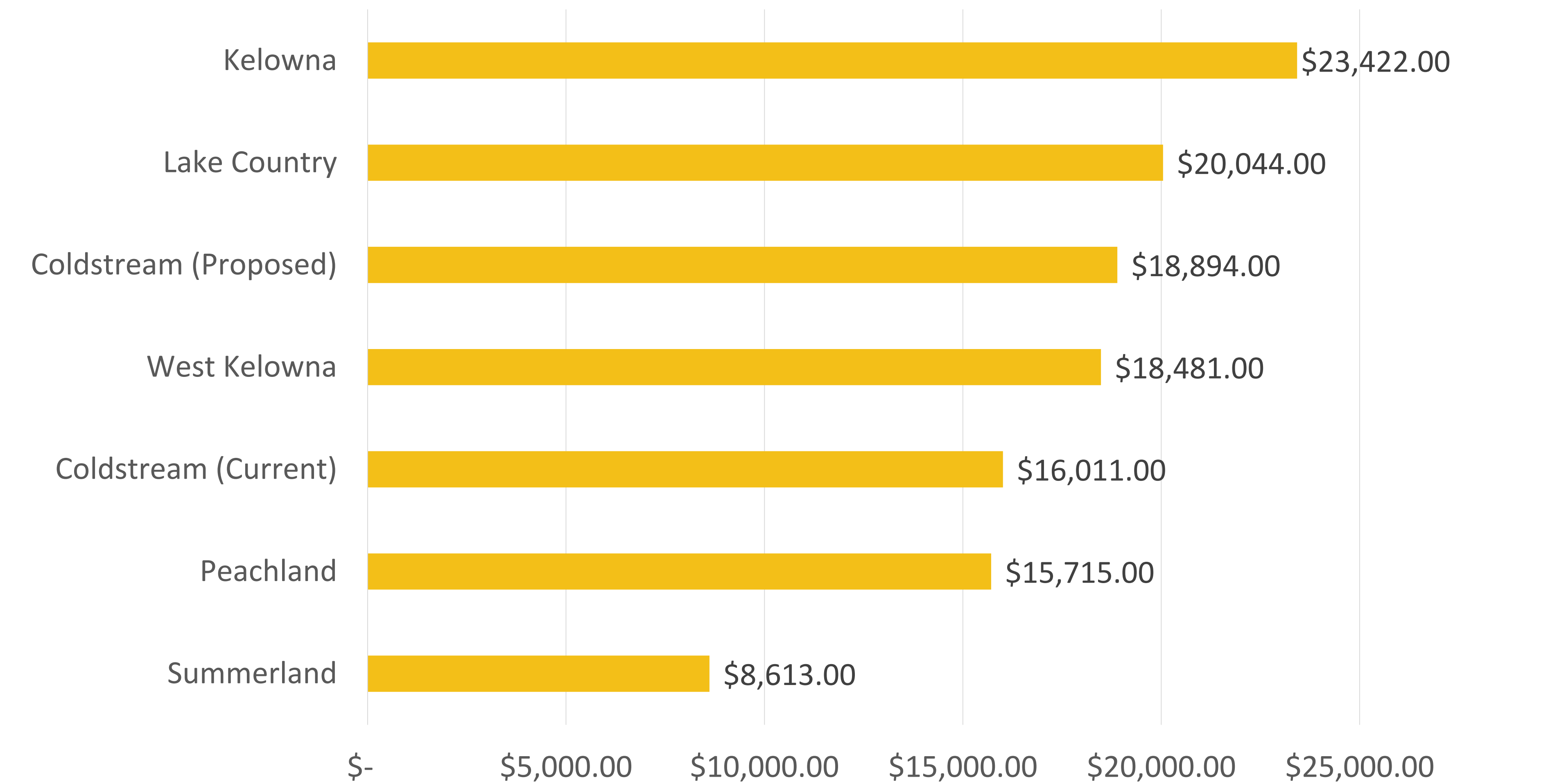
Project No.		Col. (1)	Col. (2)	Col. (3) =Col. (1) x Col. (2)	Col. (4)	Col. (5) = Col. (3) - Col. (4)	Col. (6) = Col.(1) - Col. (5)
	Name	Cost Estimate w/ Contingency	Benefit Allocation	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
1	Neighbourhood Parks	\$0	100.0%	\$0	\$0.00	\$0	\$0
2	Community Parks	\$0	100.0%	\$0	\$0.00	\$0	\$0
3	Urban Centre Parks	\$0	100.0%	\$0	\$0.00	\$0	\$0
4	Natural Areas	\$0	100%	\$0	\$0.00	\$0	\$0
5	Waterfront Parks - land	\$ 3,500,000	100%	\$3,500,000	\$35,000.00	\$3,465,000	\$35,000
Totals		\$3,500,000		\$3,500,000	\$35,000	\$3,465,000	\$35,000



Okanagan DCC Capital Cost Comparison

Community	SF Residential 1 lot / unit	MF Residential 1 apartment unit	Year Adopted
Coldstream (Current)	\$16,011	\$13,099	2007
Coldstream (Proposed)	\$18,894	\$15,015	-
Lake Country	\$20,044	\$13,029	2016
Vernon (average)	\$24,631	\$14,610	2013
Kelowna (average)	\$23,422	\$16,848	2011
West Kelowna	\$18,481	\$12,347	2016
Summerland	\$8,613	Large - \$8,431 Small - \$6,008	2011
Peachland	\$15,715	\$11,525	2017

Single Family Residential Comparison



Single Family Residential Rates

	Existing	Proposed
Coldstream DCCs		
Transportation	\$4,368	\$3,714
Drainage	\$802	\$497
Sanitary Collection	\$2,596	\$2,637
Parks Improvements	-	\$4,268
Waterfront Parks Acquisition	-	\$3,174
Other DCCs		
Paid in Coldstream		
NORD Parks	\$3,644	-
NORD Water	\$2,180	\$2,180
Vernon Sanitary Treatment	\$803	\$803
Vernon Sanitary Disposal	\$1,618	\$1,618
Total	\$16,011	\$18,894

DCCs Current vs. Proposed

Change in Total DCCs					
Land Use	Unit	Current (from 2007)	Proposed (for 2018)	Change (\$)	% Change Total
Single Family	Per Dwelling Unit	\$16,011	\$18,894	\$2,882	+18%
Multi-Family	Per Dwelling Unit (800 ft²)	\$13,099	\$15,015	\$1,915	+15%
Institutional B	Per Occupancy Unit	\$8,242	\$9,681	\$1,438	+17%
Institutional	Per Occupancy Unit	\$4,974	\$5,873	\$898	+18%
Commercial	Per Square Meter	\$54.19	\$48.86	-\$5.33	-10%
Educational	Per 10 seats	\$9,273	\$8,255	-\$1,017	-11%
Industrial	Per Square Meter	\$21.74	\$20.14	-\$1.60	-7%

Note: These rates include rates from the Greater Vernon Parks, Recreation and Culture DCC Bylaw No. 2279, the Greater Vernon Water Utility Water DCC Bylaw No. 1983, and the City of Vernon DCC Bylaw No. 5233 for sanitary treatment, and sanitary disposal services.

Coldstream DCC Proposed Rate Summary

Land Use	Unit Type	Transportation	Drainage	Sanitary	Parks - Improve ments	Parks – Waterfront Land Acquisition	Total
Single Family	Per Unit	\$3,715	\$498	\$2,638	\$4,268	\$3,174	\$14,293
Multi- Family	Per Unit	\$3,164	\$424	\$2,247	\$3,636	\$2,704	\$12,175
Institutional B	Per Occupancy Unit	\$2,201	\$295	\$1,563	\$2,529	\$1,881	\$8,470
Institutional	Per Occupancy Unit	\$1,376	\$184	\$977	\$1,581	\$1,176	\$5,294
Commercial	Per Square Meter	\$17.89	\$2.40	\$12.70	\$0.00	\$0.00	\$32.98
Educational	Per 10 seats	\$4,128	\$553	\$2,931	\$0.00	\$0.00	\$7,612
Industrial	Per Square Meter	\$6.19	\$0.83	\$0.00	\$0.00	\$0.00	\$7.02

Note: The following rates from the Regional District of North Okanagan for water and the City of Vernon for sanitary treatment and disposal must also be paid by developers in Coldstream, but are not the subject of the Coldstream DCC bylaw update, and remain unchanged.

Vernon	Units	Sanitary Treatment	Sanitary Disposal
Single Detached Housing	Per Parcel	\$803	\$1,618
Single-Detached Small Lot (< 400 m² or Mobile Home)	Per Parcel	\$670	\$1,349
Semi-Detached / Duplex / 3-Plex / 4-Plex	Per m² of unit floor area	\$3.53	\$7.11
Row Housing	Per m² of unit floor area	\$4.53	\$9.13
Apartment Housing	Per m² of unit floor area	\$4.32	\$8.70
Apartment – Small unit (< 56 m²)	Per m² of unit floor area	\$4.78	\$9.63
Office / Commercial	Per m² of gross floor area	\$2.68	\$5.39
Highway / Large Format Commercial	Per m² of gross floor area	\$1.87	\$3.78
Industrial	Per hectare of site area	\$6,297	\$12,683
Institutional	Per m² of gross floor area	\$2.95	\$5.93



RDNO	Units	Water
Single Family	Per Parcel	\$2,180
Multi Family	Per Dwelling Unit	\$1,857
Institutional	Per m² of gross floor area	\$8.88
Commercial	Per m² of gross floor area	\$7.27
Industrial	Per m² of gross floor area	\$3.63



What are the next steps?

- Inform Council of the comments that were received and any refinements to the DCC program and rates.
- Develop a new DCC Bylaw for Council's consideration for three readings
- Send the Bylaw to the Inspector of Municipalities for approval.
- Council gives the DCC Bylaw fourth reading
- Implement new DCC rates.
 - Note that in-stream applications will be grandfathered at the old rates for a period of one year after bylaw adoption.
 - Complete applications submitted before adoption of the new DCC bylaw will pay the old rates, as long as they are finished (e.g. subdivision registered) within a year of the bylaw adoption.
 - Applications submitted after bylaw adoption pay the new rates.



APPENDIX D

**Existing District of Coldstream Development Cost
Charge Bylaw No. 1495, 2007**

This Coldstream bylaw levies development cost charges (DCCs) for sewer, drainage and roads.

Please contact the Development Services Department (for subdivision application) or the Building Department (for building permit application) for clarification whether the following development cost charges may also be applicable:

- **City of Vernon sanitary treatment and disposal DCC**
- **Regional District of North Okanagan water DCC and parks DCC**

The Corporation
of the
DISTRICT OF COLDSTREAM

BYLAW NO. 1495, 2007
DEVELOPMENT COST CHARGE BYLAW

CONSOLIDATED WITH AMENDMENTS
FOR CONVENIENCE ONLY

ADOPTED: August 13, 2007

LATEST AMENDMENT: Bylaw No. 1617, 2012

LATEST AMENDMENT ADOPTED: January 14, 2013

DISTRICT OF COLDSTREAM

BYLAW NO. 1495, 2007

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES

WHEREAS pursuant to the *Local Government Act* the Council may, by bylaw, impose development cost charges;

AND WHEREAS development cost charges may be imposed for the purpose of providing funds to assist the municipality to pay the capital costs of providing, constructing, altering or expanding sewage, water, drainage and highway facilities and providing and improving park land to service, directly or indirectly, the development for which the charges are imposed.

AND WHEREAS the Council has, in fixing development cost charges in this bylaw, taken into consideration future land use patterns and development and the phasing of works and services, and whether the charges:

1. are excessive in relation to the capital cost of prevailing standards of service;
2. will deter developments; or
3. will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality.

NOW THEREFORE the Council of the District of Coldstream, in open meeting assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as the “DISTRICT OF COLDSTREAM DEVELOPMENT COST CHARGE BYLAW NO. 1495, 2007.
2. In this bylaw all words or phrases shall have their normal or common meaning except where this is changed, modified or expanded by the definitions set forth below:

Building Official includes *Building Inspectors, Plan Checkers and Plumbing Inspectors designated by the Chief Administrative Officer or designate for the District of Coldstream;*

(Amendment Bylaw No. 1616, 2012)

Commercial means developments within Commercial zones, or similar commercial development permitted in another zone, as set out in the Zoning Bylaw for the District of Coldstream, as amended from time to time;

Congregate Care Facility means a facility where food and lodging, together with 24-hour medical care and attention are provided to persons who, on account of age, infirmity, physical or mental disability, require constant care and attention. The facility must provide and operate a common central kitchen for food preparation and a dining room capable of seating all residents at one sitting;

Day Care Centre means a facility for the provision of day care to the elderly or to young children. Each day care centre shall be deemed to include one occupancy unit for every person capable of being accommodated therein;

District means the District of Coldstream;

(Amendment Bylaw 1616, 2012)

Dwelling Unit means one or more rooms used for the residential accommodation of only one family when such room or rooms contain or provide for the installation of sleeping, sanitary, and only one set of cooking facilities;

Educational means a use providing for academic learning, which includes schools and colleges;

Eligible Development means an improvement to land or building that is described in Section 7A. (1)a of this bylaw;

(Amendment Bylaw 1616, 2012)

Gross Floor Area means the sum of all areas of each storey in each building on a parcel measured between the exterior walls of such building;

Industrial means enterprises for the production of goods, and includes the following: wholesale, processing, fabricating, manufacturing, warehousing and/or storage, auto wrecking and/or junk yards;

Institutional means a building or buildings (other than educational) containing multiple occupancy units and includes the following: rest homes, day care centres, hospitals and congregate care facilities;

Institutional B means a building, or part of a building, containing four or more self-contained dwelling units or a development that includes three or more single family dwelling units (including manufactured units) in separate buildings all on one parcel intended to accommodate a registered Assisted Living Facility or to provide supportive housing for seniors with a private space and lockable door, emergency response and monitoring, a fire safety plan, and at least one meal a day available as well as housekeeping, laundry and recreational opportunities;

(Amendment Bylaw 1617, 2012)

LEED means Leadership in Energy and Environmental Design, a standard for building systems as established by the Canada Green Building Council;

(Amendment Bylaw 1616, 2012)

LEED Accredited Person means a person who has been accredited by the Green Building Certification Institute as a LEED Accredited Professional with specialization in the aspects of the improvement he or she is retained to design or certify as meeting a LEED standard;

(Amendment Bylaw 1616, 2012)

LEED Certified or LEED Certification in relation to a building system or improvement means one that is certified by a LEED Accredited Person as meeting a LEED standard;

(Amendment Bylaw 1616, 2012)

Multi Family means a building containing four or more dwelling units, or a development that includes 3 or more single family dwelling units (including mobile homes) in separate buildings all on one parcel;

Occupancy Unit means a single room within an institutional building for the residential accommodation of only one person;

Parcel means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway;

Single Family Parcel means a parcel created within Residential zones and Rural zones, or within similar zones permitting single family dwellings on a parcel, as set out in the Zoning Bylaw for the District of Coldstream, as amended from time to time;

Sewer Defined Area means that area shown in dark grey on the map attached hereto as Schedule “B”;

Town Center Revitalization Area means the area within the District shown outlined in Schedule C to which section 7A applies.

(Amendment Bylaw 1616, 2012)

3. Every person who obtains:
 - a. approval of a subdivision; or
 - b. a building permit authorizing the construction, alteration or extension of a building or structure;shall pay to the municipality the applicable development cost charges as set out in Schedule “A” and in accordance with the areas specified in Schedule “B” (as attached hereto and forming an integral part of the bylaw) as follows:
 - for single family residential dwelling units after the application for subdivision has been made, but before final approval of the subdivision has been given;
 - for all other types of development, after the application for a building permit has been made, but before the building permit has been issued.
4. A development cost charge is payable where a building permit authorizes the construction, alteration or extension of a building that will, after the construction, alteration or extension:
 - a. contain fewer than 4 self-contained dwelling units; and
 - b. be put to no other use other than the residential use in those dwelling units.
5. No charge is payable where:
 - a. the building permit authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction, alteration or extension, exempt from taxation as a place of public worship;

- b. the building permit authorizes the construction, alteration or extension of a building where the value of the work authorized by the building permit does not exceed \$50,000, or any other amount the Minister may, by regulation prescribe.
- 6. A development cost charge is not payable where:
 - a. the development does not impose new capital cost burdens on the municipality, or
 - b. a development cost charge has previously been paid for the same development unless, as a result of further development, new capital cost burdens will be imposed on the municipality.
- 7. Where an owner has, with the approval of the municipality, provided or paid the cost of providing specific works and services outside the boundaries of land being subdivided or developed that are included in the calculations used to determine the amount of a development cost charge, the cost of the works and services, as the case may be, shall be deducted from those classes or development cost charges which are applicable to the works and services.

7A. (1) Pursuant to the *Local Government Act*:

- a. **an improvement within the Town Center Revitalization Area:**
 - (i) **that has been designed by a LEED Accredited Person in accordance with a LEED standard; and**
 - (ii) **for which the developer provides proof, to the satisfaction of the Building Official that, at the time of occupancy, the improvement is LEED Certified,****qualifies as an “eligible development”; and**
 - b. **the development cost charges that would otherwise apply under this Bylaw for sewer, drainage and roads are reduced by twenty-five percent (25%) in relation to an improvement that qualifies under this section as an eligible development.**
- (2) To receive a reduction under this section, a person must, at the time when fees for a building permit are due, provide the District with:**
- a. **the entire payment of the required development cost charges and building permit fees, except that the amount for which a reduction of charges under this section is available may be in the form of an irrevocable letter of credit issued by a Canadian bank in favour of the District; and**
 - b. **documented proof, in a form satisfactory to the Building Official that the improvement is on a path to LEED Certification at that time.**

- (3) **On being satisfied as to proof that an improvement within a Revitalization Area meets the criteria for LEED Certification at the time of application for an occupancy permit, the Building Official will advise the District's Financial Officer in writing that the improvement qualifies for a reduction under subsection (1)b as an eligible development. On being so advised, the Financial Officer will arrange for a refund in accordance with this section.**

(Amendment Bylaw 1616, 2012)

8. Where a charge is based on square metres (m²), the charge shall apply to the gross floor area of the subject building.
9. Bylaw No. 1176, 1994, cited as "The Corporation of the District of Coldstream Development Cost Charge Bylaw No. 1176, 1994", is hereby repealed in its entirety.
10. This bylaw shall come into full force and effect upon adoption thereof.

READ a first time this	23 rd day of	April	2007
READ a second time this	23 rd day of	April	2007
READ a third time this	23 rd day of	April	2007
RESCINDED third and second reading this	14 th day of	May	2007
READ a second time this	14 th day of	May	2007
READ a third time this	14 th day of	May	2007
APPROVED by the Inspector of Municipalities this	30 th day of	July	2007
FINALLY PASSED AND ADOPTED this	13 th day of	August	2007

Corporate Administrative Officer

Mayor

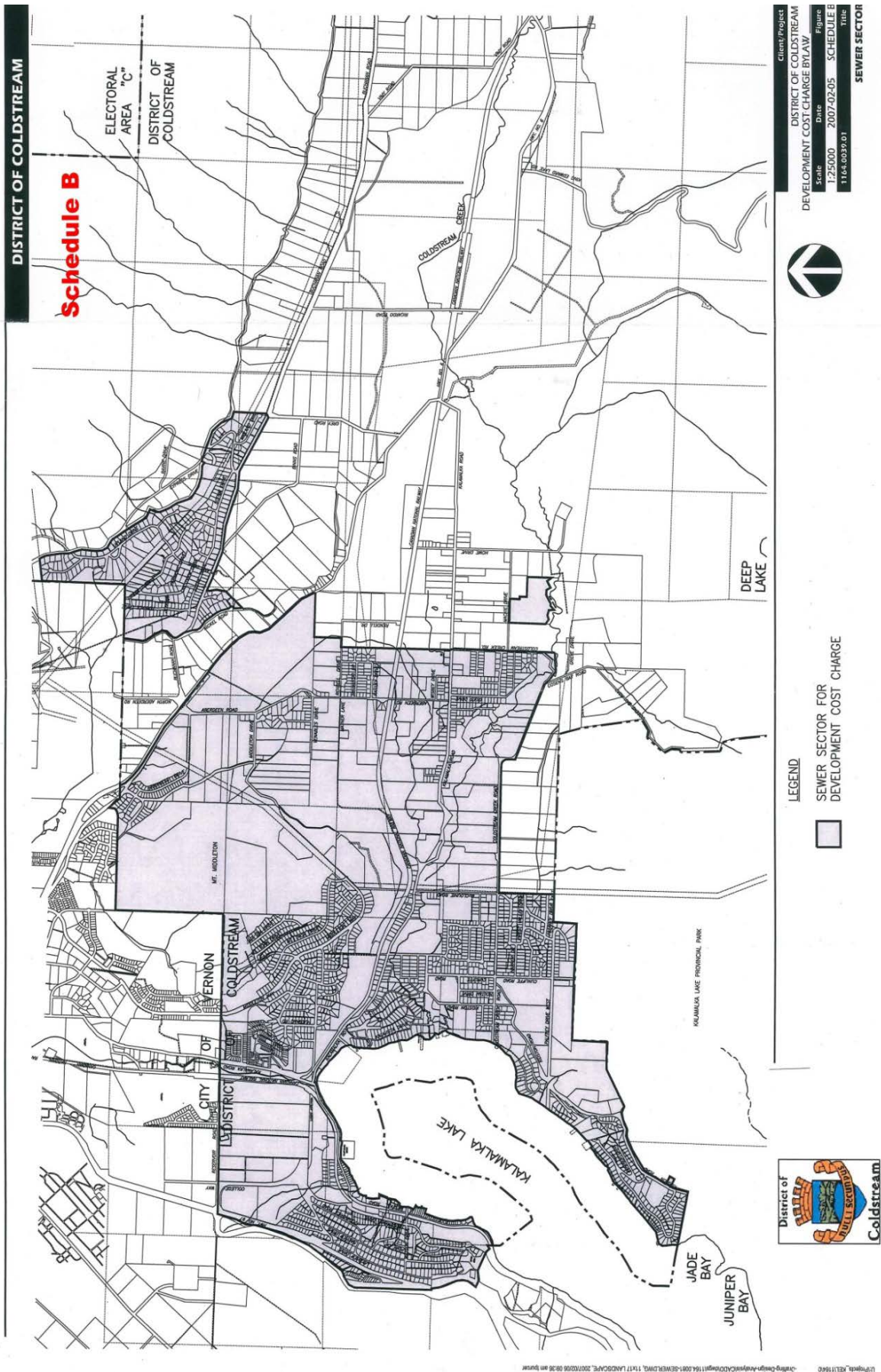
Attachments: **Schedule "A" – Amended per Bylaw 1617, 2012**
Schedule "B"
Schedule "C" – Amended per Bylaw 1616, 2012

**SCHEDULE “A”
To Bylaw No. 1495, 2007**

DEVELOPMENT COST CHARGES

	SEWER – Sewer defined area	DRAINAGE	ROADS	TOTAL
Single Family Per dwelling unit	\$ 2,596.20	\$ 802.00	\$ 4,368.30	\$ 7,766.50
Multi Family Per dwelling unit	\$ 2,211.55	\$ 683.20	\$ 3,721.20	\$ 6,615.95
* Institutional B Per occupancy unit	\$ 1,538.48	\$ 475.26	\$ 2,588.64	\$ 4,602.38
Institutional Per occupancy unit	\$ 961.55	\$ 297.00	\$ 1,617.90	\$ 2,876.45
Commercial – on gross floor area	\$ 12.80 /m ²	\$ 3.96/m ²	\$ 21.55/m ²	\$ 38.31/m ²
Educational Per 10 seats	\$2,884.65	\$ 891.10	\$ 4,853.70	\$ 8,629.45
Industrial – on gross floor area	n/a	\$ 1.34/m ²	\$ 7.28/m ²	\$ 8.62/m ²

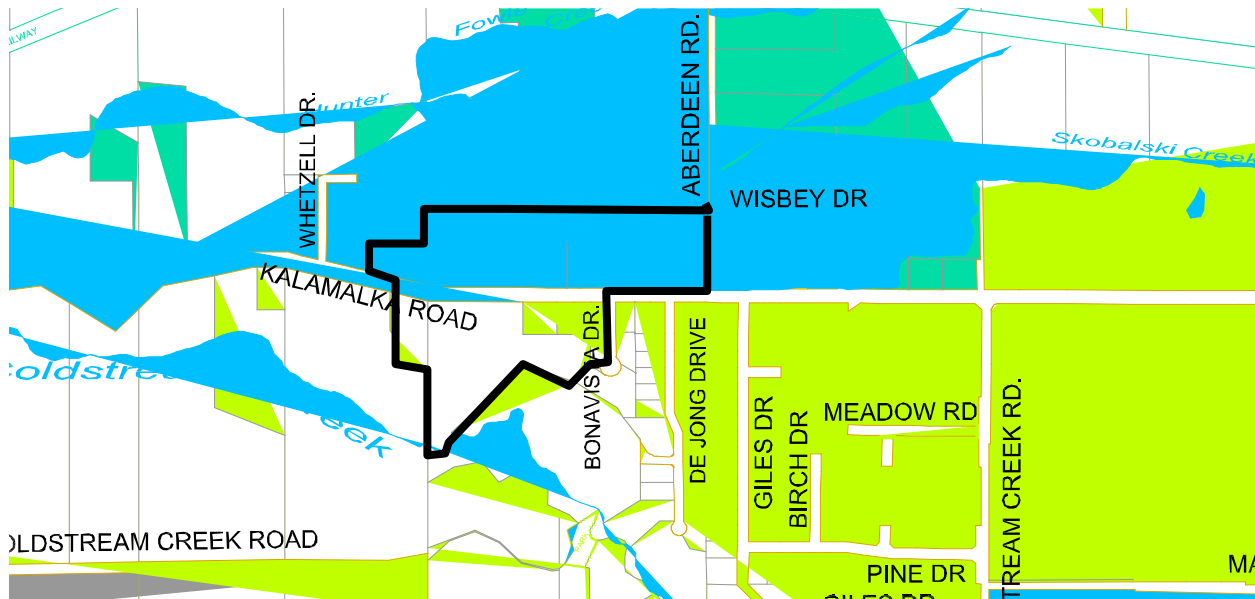
** Amended per Bylaw 1617, 2012*



**SCHEDULE “C”
To Bylaw No. 1495, 2007**

Added as per Amendment Bylaw No. 1616, 2012

TOWN CENTER REVITALIZATION AREA



APPENDIX E

Proposed District of Coldstream Development Cost Charge Bylaw No. 1722, 2018

**DISTRICT OF COLDSTREAM
BYLAW NO. 1722, 2018**

A BYLAW TO IMPOSE DEVELOPMENT COST CHARGES IN THE DISTRICT OF COLDSTREAM

WHEREAS pursuant to the *Local Government Act* the Council may, by bylaw, impose development cost charges;

AND WHEREAS development cost charges may be imposed for the purpose of providing funds to assist the municipality to pay the capital costs of providing, constructing, altering or expanding sewage, water, drainage and highway facilities and providing and improving park land to service, directly or indirectly, the development for which the charges are imposed;

AND WHEREAS the Council has, in fixing development cost charges in this Bylaw, taken into consideration future land use patterns and development and the phasing of works and services, and whether the charges

1. are excessive in relation to the capital cost of prevailing standards of service,
2. will deter developments, or
3. will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the municipality;

NOW THEREFORE the Council of the District of Coldstream ENACTS AS FOLLOWS:

TITLE

1. This Bylaw may be cited as the “DISTRICT OF COLDSTREAM DEVELOPMENT COST CHARGE BYLAW NO. 1722, 2018”.

INTERPRETATION

2. (1) In this Bylaw:

“**Commercial**” means developments within Commercial zones, or similar commercial development permitted in another zone, as set out in the District's current Zoning Bylaw;

“**congregate care facility**” means a facility where food and lodging together with 24-hour medical care and attention are provided to persons who, on account of age, infirmity, physical or mental disability, require constant care and attention. The facility must provide and operate a common central kitchen for food preparation and a dining room capable of seating all residents at one sitting;

“**day care center**” means a facility for the provision of day care to the elderly or to young children. Each day care center shall be deemed to include one occupancy unit for every person capable of being accommodated therein;

“**District**” means the District of Coldstream;

“duplex” means any building divided into two dwelling units connected by a common wall or by an adjoining ceiling/floor system each of which is occupied or intended to be occupied as a permanent home or residence of one household.

“dwelling unit” means one or more rooms used for the residential accommodation of only one family when such room or rooms contain or provide for the installation of sleeping, sanitary, and only one set of cooking facilities;

“Educational” means a use providing for academic learning, which includes schools and colleges;

“gross floor area” means the sum of all areas of each storey in each building on a parcel measured between the exterior walls of such building;

“Industrial” means enterprises for the production of goods and includes the following: wholesale, processing, fabricating, manufacturing, warehousing and/or storage, auto wrecking and/or junk yards;

“Institutional” means a building or buildings (other than Educational) containing multiple occupancy units and includes the following: rest homes, day care centers, hospitals and congregate care facilities;

“Institutional B” means a building, or part of a building, containing three or more self-contained dwelling units or a development that includes three or more single family dwelling units (including manufactured units) in separate buildings all on one parcel intended to accommodate a registered assisted living facility or to provide supportive housing for seniors with a private space and lockable door, emergency response and monitoring, a fire safety plan, and at least one meal a day available as well as housekeeping, laundry and recreational opportunities;

“Multi Family” means a building containing three or more dwelling units, or a development that includes three or more single family dwelling units (including mobile homes) in separate buildings all on one parcel;

“occupancy unit” means a single room within an institutional building for the residential accommodation of only one person;

“parcel” means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway;

“single family parcel” means a parcel created within Residential zones and Rural zones, or within similar zones permitting single family dwellings or duplexes on a parcel, as set out in the District's current Zoning Bylaw;

“Sewer Defined Area” means that area shown in dark grey on Schedule “B”.

- (2) Unless otherwise provided in this Bylaw, words and phrases used herein have the same meanings as in the *Community Charter*, *Local Government Act* and the *Interpretation Act* as the context and circumstances may require.

- (3) A reference to an Act in this Bylaw refers to a statute of British Columbia, and a reference to any statute, regulation, bylaw or other enactment refers to that enactment as it may be amended or replaced from time to time.
- (4) Words in the singular include the plural, and words in the plural include the singular.
- (5) Headings are for convenience only and must not be construed as defining or limiting the scope or intent of the provisions.

SCHEDULES

- 3. Schedules "A" and "B" are attached to and form part of this Bylaw.

SEVERABILITY

- 4. If any part of this Bylaw is held to be invalid by a court of competent jurisdiction, the invalid part is severed and the remainder of the Bylaw continues to be valid.

DEVELOPMENT COST CHARGE PAYABLE

- 5.
 - (1) Every person who obtains
 - (a) approval of a subdivision, or
 - (b) a building permit authorizing the construction, alteration or extension of a building structuremust pay to the District the applicable development cost charges as set out in Schedule "A" and in accordance with the Sewer Defined Area in Schedule "B".
 - (2) The development cost charge must be paid to the District at the time of
 - (a) for single family parcels, after the application for subdivision has been made but before final approval of the subdivision has been given, or
 - (b) for all other types of development, after the application for a building permit has been made but before the building permit has been issued.
- 6. A development cost charge is payable where a building permit authorizes the construction, alteration or extension of a building that will, after the construction, alteration or extension
 - (a) contain fewer than four self-contained dwelling units, and
 - (b) be put to no other use other than the residential use in those dwelling units.
- 7. The amount of development cost charges payable in relation to a particular application shall be calculated using the applicable charges set out in Schedule "A", and in accordance with the Sewer Defined Area in Schedule "B", and depends upon:

- (a) the number of additional single family parcels being created by the application for a Subdivision of land;
 - (b) the number of additional single family parcels being created by the application for a Subdivision of land, including creation of a bare land strata, within the Residential Manufactured Home Subdivision Zone (R.4) Zone, and any other residential bare land strata development;
 - (c) for a duplex building, one charge, equivalent to the charge for a single family parcel, shall be imposed for the second dwelling unit at the time of approval of a building permit authorizing the development. A charge will have been already paid (or assumed to have been paid) for the first dwelling unit upon subdivision to create the parcel that accommodates the duplex.
 - (d) the number of new dwelling units proposed when applying for a Building Permit for development of a Multi-family Residential Building, at the time of approval of a building permit authorizing the development;
 - (e) the number of occupancy units when applying for a Building Permit for development of an 'Institutional' or 'Institutional B' building, at the time of approval of a building permit authorizing the development;
 - (f) the number of classroom seats, or the equivalent to the number of classroom seats, when applying for a Building Permit for development of an Educational Building, at the time of approval of a Building Permit authorizing the development
 - (f) The Gross Floor Area of the building when applying for a Building Permit for Commercial and Industrial development.
8. Where a type of development is not identified on Schedule "A" the amount of development cost charges to be paid to the District shall be equal to the development cost charges that would have been payable for the most comparable type of development.
9. The amount of development cost charges payable in relation to a mixed-use type of development shall be calculated separately for each portion of the development, according to the separate use types, which are included in the building permit application and shall be the sum of the charges payable for each type.

DEVELOPMENT COST CHARGE NOT PAYABLE

10. A development cost charge is not payable where
- (a) the building permit authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction, alteration or extension, exempt from taxation as a place of public worship,
 - (b) the building permit authorizes the construction, alteration or extension of a building where the value of the work authorized by the building permit does not exceed \$50,000, or any other amount the Minister may, by regulation prescribe,
 - (c) the square footage of the Dwelling Unit is no larger than 29 m²,
 - (c) the development does not impose new capital cost burdens on the District, or

- (d) a development cost charge has previously been paid for the same development unless, as a result of further development, new capital cost burdens will be imposed on the District.

DEVELOPMENT COST CHARGE DEDUCTION

11. Where an owner has, with the approval of the District, provided or paid the cost of providing specific works and services outside the boundaries of land being subdivided or developed that are included in the calculations used to determine the amount of a development cost charge, the cost of the works and services, as the case may be, shall be deducted from those classes of development cost charges which are applicable to the works and services.

REPEAL

12. "District of Coldstream Development Cost Charge Bylaw No. 1495, 2007" and amendments thereto is repealed in its entirety.

READ A FIRST TIME this	day of	2018
READ A SECOND TIME this	day of	2018
READ A THIRD TIME this	day of	2018
APPROVED by the Inspector of Municipalities this	day of	2018
ADOPTED this	day of	2018

Corporate Officer

Mayor

Attachments: Schedule "A" – Development Cost Charges
Schedule "B" – Sewer Defined Area map

Schedule "A"**DEVELOPMENT COST CHARGES**

	Transportation	Drainage	Sanitary	Parks – Improvements	Parks – Waterfront Land Acquisition	Total Development Cost Charge	
Single Family Parcel	\$3,715	\$498	\$2,638	\$4,137	\$3,174	\$14,162	per parcel
Multi Family building	\$3,164	\$424	\$2,247	\$3,524	\$2,704	\$12,063	per dwelling unit
Institutional B	\$2,201	\$295	\$1,563	\$2,452	\$1,881	\$8,392	per occupancy unit
Institutional	\$1,376	\$184	\$977	\$1,532	\$1,176	\$5,245	per occupancy unit
Commercial	\$17.89	\$2.40	\$12.70	\$0.00	\$0.00	\$32.99	per m ² of gross floor area
Educational	\$4,128	\$553	\$2,931	\$0.00	\$0.00	\$7,612	per 10 seats
Industrial	\$6.19	\$0.83	\$0.00	\$0.00	\$0.00	\$7.02	per m ² of gross floor area

[For information purposes, not forming part of this bylaw: Secondary Suites are not listed on this table, and because they form part of a Single Detached Dwelling on a Single Family Parcel, and do not impose new capital cost burdens on the District, a Development Cost Charge cannot be imposed on secondary suites].

Schedule "B"

SEWER DEFINED AREA FOR DEVELOPMENT COST CHARGE MAP

