

Request for Decision



To: Regular Meeting
From: **Development and Engineering**
Date: May 7, 2018
Subject: Request for Waiving Development Fees
Recommendation: **THAT Council consider suspending Development Cost Charges and waiving Building Permit and water/sewer connection inspection fees for the BC Housing development at Lot 1, District Lot 380 SDYD Plan KAP85777; and further**

THAT Council directs staff to initiate development of a Development Cost Reduction Bylaw to enable reduction of Development Cost Charges for this and other eligible developments.

Background

BC Housing has approached the City to request in-kind and financial support of a current development through waiving development charges and fees.

The Official Community Plan amendment bylaw 1919-A2 brought forward several policies to facilitate and support affordable and supportive housing, including:

- 4.3.10 Support non-profit organizations in their work of sponsoring, developing and managing housing projects and addressing housing needs of homeless and at-risk families and individuals.
- 4.3.14 Consider waiving, reducing, or deferring payment of development cost charges and other planning and development fees for affordable housing projects.

Costs to be considered for suspension or waiving include a total of \$20,408 to \$39,100, drawn from:

- Development Cost Charges (DCCs)(\$23,100 if considered multi-family; \$4,408 if considered institutional).
- Building Permit Fees (less than \$15,000)
- Sewer/Water inspection fees (less than \$1,000)

Council may resolve to waive building permit and water/sewer connection fees at this time. However, to proceed with supporting the BC Housing (or any other) project through DCC reduction, the City would need to implement a bylaw specifying the types of development and degree of fee reduction enabled, as per Local Government Act section 563. Eligible developments include not-for-profit rental housing, including supportive living housing; for-profit affordable rental housing; small-lot subdivisions designed to result in low greenhouse gas emissions; or developments designed to result in a low environmental impact.

If so directed, staff would bring forward a report and draft bylaw language in the coming months in addition to the scheduled update of the Development Cost Charges bylaw.

Benefits or Impacts

General

Supports affordable and supportive housing as directed in the Official Community Plan

Strategic Impact



Community Livability

- We advocate for appropriate funding for our most vulnerable residents: Collaborate with grass roots organizations to better understand needs in community and work with groups to find solutions where possible.

Policy/Legislation

Official Community Plan; Local Government Act

Attachments

Letter from BC Housing.

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Options

1. RESOLVED THAT Council accepts the report.
2. RESOLVED THAT Council does not accept the report.
3. RESOLVED THAT Council refers the matter back to staff for further information.

Report Approval Details

Document Title:	20180507-RMC-RFD-DevEng-WaiveFeeRequest.docx
Attachments:	- BC Housing request for Collaboration of Contribution.pdf
Final Approval Date:	Apr 30, 2018

This report and all of its attachments were approved and signed as outlined below:

Dolores Sheets - Apr 30, 2018 - 2:54 PM

Diane Heinrich - Apr 30, 2018 - 3:20 PM