TOWN OF COMOX

DEVELOPMENT COST CHARGE BYLAW 2025-XX

DRAFT - BACKGROUND REPORT

MAY 26, 2025

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EXECUTIVE SUMMARY

In 2024, the Town of Comox (Town) initiated the process of updating their Development Cost Charge (DCC) Bylaw. The Town last updated its DCC Bylaw in 2016 through a major update. The DCC Bylaw was developed with growth information from the Official Community Plan (adopted 2011, updated and revised in 2020) and based on infrastructure needed to service growth identified through recently completed infrastructure assessments and plans.

The development of this DCC bylaw included the following:

- Reviewing and updating residential and non-residential growth estimates in the DCC program
- Reviewing and updating eligible DCC projects, cost estimates, and appropriate benefit allocations
- Reviewing and adjusting equivalencies to reflect new demand information
- Establishment of Water, Drainage, and Fire DCC Programs and determining eligible DCC projects, cost estimates, and appropriate benefit allocations
- Identifying appropriate time horizons for the DCC Programs based on infrastructure needs
- Identifying new land use categories to better align with impact on infrastructure and development trends the Town is experiencing now and into the future
- Incorporating Provincial legislative changes into the Town's development finance practices

The proposed DCC program reflects a 1% municipal assist factor across all infrastructure categories. Proposed DCC rates are provided in

Table ES 1: Proposed DCC Rates

Land Use	Unit of Charge	Transportation	Water	Sanitary Sewer	Drainage	Parks	Fire Facilities	Proposed Total Rate (2025)
Low Density Residential	Per Parcel	$6,498	$3,658	$10,912	$516	$8,763	$445.0	**$30,792**
Medium Density Residential	Per Dwelling Unit	$2,962	$1,710	$5,102	$387	$4,097	$208.0	**$14,466**
High Density Residential	Per m^2 gross floor area	$25.58	$20.35	$60.71	$2.62	$48.75	$2.48	**$160.49**
Commercial	Per m^2 gross floor area	$6.69	$9.50	$28.34	$1.96	$0.00	$1.16	**$47.65**
Institutional	Per m^2 gross floor area	$7.64	$14.25	$42.51	$1.96	$0.00	$1.73	**$68.09**
Industrial	Per m^2 gross floor area	$8.60	$4.75	$14.17	$1.08	$0.00	$0.58	**$29.18**

1.0 BACKGROUND

The Town of Comox (the Town) last updated its Development Cost Charge (DCC) Bylaw in 2016. In the current bylaw, DCCs are only levied on Roads, Parks, and Sanitary Sewer services and projects. Since then, the Town has updated its Official Community Plan (adopted in 2011, with substantive updates in 2020) and various infrastructure assessments and plans. These documents provide new information on anticipated growth and infrastructure needed to service growth. The Town is in a strong position to update its DCC Bylaw.

A major DCC bylaw update is appropriate when there is significant new information on growth and infrastructure needed to service growth. Given the length of time since the previous DCC Bylaw was adopted, a major update was conducted that involved a fulsome review of all inputs to the DCC rate calculation including the following:

- Reviewing and updating residential and non-residential growth estimates in the DCC program
- Reviewing and updating eligible DCC projects, cost estimates, and appropriate benefit allocations
- Reviewing and adjusting equivalencies to reflect new demand information
- Establishment of Water, Drainage and Fire DCC Programs and determining eligible DCC projects, cost estimates, and appropriate benefit allocations
- Identifying appropriate time horizons for the DCC Programs based on infrastructure needs
- Identifying new land use categories to better align with impact on infrastructure and development trends the Town is experiencing now and into the future; and,
- Incorporating Provincial legislative changes into the Town's development finance practices

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, Ministry of Municipal Affairs
- Town of Comox Official Community Plan (2011)
- Town of Comox Housing Needs Report (2024)
- Town of Comox 2025-2029 Financial Plan
- Town of Comox Strategic Plan 2022-2026
- Comox Valley Regional District Growth Strategy (2018)
- Town of Comox plans and other technical studies

The proposed DCC program includes the Town's sanitary sewer, water, drainage, transportation (roads), providing and developing parkland, and fire facilities.

It should be noted that the material provided in the background report is meant for information only. Reference should be made to Comox Development Cost Charges Bylaw No. 1830, for the specific DCC rates until the new DCC Bylaw has been adopted.

2.0 DCC KEY ELEMENTS

The Development Cost Charge Best Practice Guide (Best Practices Guide), prepared by the Ministry of Municipal Affairs, 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 approach aligns with the Best Practices Guide.

Table 1: DCC Key Elements

Key Element	Town 2025 DCC Update	Rationale	Aligns with Best Practices Guide?
Time Horizon	Varies by Program	• *10-year time horizon* for Water, Sanitary Sewer and Drainage DCC Programs to reflect timing of infrastructure needs • *20-year time horizon* for Transportation, Parks, and Fire Programs to reflect timing of infrastructure needs	✓
Town-wide or area-specific charge	Town-wide charge	• DCC projects are components of Town-wide infrastructure/parks systems and, therefore provide a Town-wide benefit	✓
Grant Assistance	None	• No identified DCC projects include grant assistance	✓
Developer Contribution	None	• No identified DCC projects include a developer contribution	✓
Financing	No	• No long-term debt financing is included	✓
Benefit Allocation	20 – 100%	• 100% benefit is allocated to projects required only to increase capacity due to growth or to service growth • For projects where both new and existing residents will benefit, benefit has been calculated based on modelling, the ratio of new population to total population, or rule of thumb (for some studies)	✓
Municipal Assist Factor	1%	• The Town is contributing 1% for all DCC programs	✓

Key Element	Town 2025 DCC Update	Rationale	Aligns with Best Practices Guide?
Units of charge	Per dwelling unit and per square meter gross floor area	• *Per parcel or dwelling unit* for low density residential and medium density residential uses. DCCs are levied on residential low density at time of subdivision and at time of building permit for medium residential density when number of units is known. • *Per square meter of gross floor area* for high density residential, commercial, industrial, and institutional uses as impact on infrastructure is expected to correlate with floor space	✓

3.0 GROWTH PROJECTIONS AND EQUIVALENCIES

3.1 RESIDENTIAL GROWTH PROJECTIONS

The residential growth projections were informed by the Town's building permit data for the past 10 years and the 2024 Housing Needs Report. Confirmed through discussions with Town staff, this DCC update reflects the anticipated growth patterns.

Residential growth projections by density type for the 10- and 20-year time horizons used in this DCC update are shown in the tables below.

Table 2: Residential Growth by Dwelling Type (10 years)

Dwelling Type	Number of New Units	Persons per Unit	New Population
Low Density Residential	140	3.85	539
Medium Density Residential	190	1.8	342
High Density Residential	570	1.6	912
Total	**900**	**-**	**1,793**

Table 3: Residential Growth by Dwelling Type (20 years)

Dwelling Type	Number of New Units	Persons per Unit	New Population
Low Density Residential	280	3.85	1,078
Medium Density Residential	380	1.8	684
High Density Residential	1,140	1.6	1,824
Total	**1,800**	**-**	**3,586**

3.2 NON-RESIDENTIAL GROWTH PROJECTIONS

Growth projections for commercial, industrial, and institutional uses are based on recent building permit data and input from Town staff. Non-residential growth projections for the 10-, and 20-year time horizons used in this DCC update are shown in the following tables.

Table 4: Non-Residential Growth by Land Use (10 years)

Land Use	New Development	Units
Commercial	6,850	m^2 gross floor area
Industrial	1,910	m^2 gross floor area
Institutional	10,000	m^2 gross floor area

Table 5: Non-Residential Growth by Land Use (20 Years)

Land Use	New Development	Units
Commercial	13,700	m^2 gross floor area
Industrial	3,820	m^2 gross floor area
Institutional	20,000	m^2 gross floor area

3.3 EQUIVALENCIES

The equivalencies used to calculate DCC rates have been reviewed in detail in this update and revised based on current information to reflect changes in expectations regarding relative impact. This DCC update included the introduction of a Drainage program which included the associated impervious area equivalencies. Additionally, Water and Fire programs were introduced and leverage the equivalent

population factor used for the Sanitary Sewer program. The equivalent population factors were reviewed and updated based on the information for growth. The equivalencies are outlined in Table 6 below.

Table 6: Equivalencies

Land Use	Transportation (trip ends)	Drainage (imperviousness)	Water, Sewer & Fire (pop.)	Parks (pop.)
Low Density Residential (per parcel)	1.36	1.00	3.85	3.85
Medium Density Residential (per dwelling unit)	0.62	0.75	1.8	1.8
High Density Residential (per dwelling unit)	0.40	0.38	1.6	1.6
Commercial (per m^2 gross floor area)	0.0014	0.0038	0.010	n/a
Industrial (per m^2 gross floor area)	0.0016	0.0038	0.015	n/a
Institutional (per m^2 gross floor area)	0.0018	0.0021	0.005	n/a

Transportation

For transportation projects, the cost of development is distributed based on the expected number of trips generated by each land use and through discussion with Town staff to confirm appropriateness. Trip ends are based on the ITE Trip Generation Manual.

Drainage

In general terms, the impact on the storm drainage system of developing a parcel of land is expressed as the amount of stormwater run-off that must be accommodated by the system. The accepted parameter for expressing imperviousness in stormwater run-off calculations is the “run-off coefficient”. The run-off coefficient reflects the ratio between the impervious area on a parcel and the total area of the parcel. Run-off coefficients are then used to determine equivalency factors necessary to develop Equivalent Drainage Units (EDUs), the basis for calculating drainage DCCs. EDUs were allocated with reference to the appropriate impervious surface and lot coverage assumptions in the Town of Comox 2013 Storm System Modeling & Captial Plan Study as well as permitted lot coverages in the Town of Comox Zoning Bylaw 1850.

Sanitary, Water and Fire Facilities

For residential demand, occupancy rates can be used to project demands for water, sanitary and fire services. Occupancy rates were informed by 2021 Census Data from Statistics Canada. For non-residential land uses, equivalent populations per square metre were established.

Parks

Given the need for new park space and since park development is generated by new residents (as opposed to commercial, industrial, and institutional growth), the Town will continue to levy Parks DCCs only on residential development. For residential demand, occupancy rates can be used to project demands for park acquisition and development. Occupancy rates were informed by 2021 Census Data from Statistics Canada.

4.0 DCC PROJECTS AND COSTS

4.1 DCC PROJECTS

The existing DCC program was reviewed, and projects that are still required that have not yet been built were carried forward with updated cost estimates. New projects were incorporated based on recent infrastructure assessments and plans that identify growth-related projects. The types of projects included in the DCC program are as follows:

- Intersection upgrades
- Sidewalk development
- Water main upgrades
- Sewer trunk main upgrades
- Parkland acquisition
- Parkland upgrades
- Fire stations expansion
- Studies

All projects included in the DCC program are owned and controlled by the Town. The capital costs for the Fire Station is shared between the Town and the Comox Fire Protection Improvement District, only the portion of the project and costs that the Town is responsible for is included in the Fire program. All parkland improvement costs include only DCC eligible components for park development as outlined in sec. 566(2)(b)(ii) of the *LGA*. A complete list of detailed projects and cost estimates is provided in **Appendix A**.

4.2 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. An overview of the DCC costs by infrastructure type is provided in Table 7. Costs reflect 2025 dollars.

Table 7: DCC Program Overview and Capital Costs

Service	Total Capital Costs (Millions)	Benefit Allocation	Municipal Assist Factor	DCC Recoverable (Millions)	Municipal Contribution (Millions)[1]
Transportation	$13.0	20-100%	1%	$6.8	$6.2
Water	$3.6	50-100%	1%	$2.9	$0.7
Drainage	$0.4	100%	1%	$0.39	$0.04
Sanitary Sewer	$8.7	20-100%	1%	$6.0	$2.7
Parkland Acquisition and Improvements	$9.5	20-100%	1%	$8.2	$1.3
Fire Facilities	$2.3	20%	1%	$0.4	$1.8
Total [2]	**$37.4 M**			**$24.7 M**	**$12.7M**

[1] Includes municipal assist factor and portion allocated to existing development.

[2] Figures may not add due to rounding.

4.3 INTEREST ON LONG-TERM DEBT

No interest on long-term debt is included.

5.0 DCC RATES

A comparison of existing and proposed DCC rates is included in Table 8 below. Detailed proposed rates are included in Table 9.

Table 8: DCC Rate Comparison

Land Use	Unit of Charge	Existing Rate (2016)	Proposed Rate (2025)	% Change
Low Density Residential	Per Parcel	$5,992.07	$30,792	414%
Medium Density Residential	Per Dwelling Unit	$4,000.03	$14,466	262%
High Density Residential	Per sq.m of GFA	$51.45	$160.49	212%
Commercial	Per sq.m of GFA	$100.90	$47.65	-53%
Institutional	Per sq.m of GFA	$46.54	$68.09	46%
Industrial	Per sq.m of GFA	$3.58	$29.18	715%

Table 9: Proposed DCC Rates

Land Use	Unit of Charge	Transportation	Water	Sanitary Sewer	Drainage	Parks	Fire Facilities	Proposed Total Rate (2025)
Low Density Residential	Per Parcel	$6,498	$3,658	$10,912	$516	$8,763	$445.0	**$30,792**
Medium Density Residential	Per Dwelling Unit	$2,962	$1,710	$5,102	$387	$4,097	$208.0	**$14,466**
High Density Residential	Per m^2 gross floor area	$25.58	$20.35	$60.71	$2.62	$48.75	$2.48	**$160.49**
Commercial	Per m^2 gross floor area	$6.69	$9.50	$28.34	$1.96	$0.00	$1.16	**$47.65**
Institutional	Per m^2 gross floor area	$7.64	$14.25	$42.51	$1.96	$0.00	$1.73	**$68.09**
Industrial	Per m^2 gross floor area	$8.60	$4.75	$14.17	$1.08	$0.00	$0.58	**$29.18**

6.0 CONSULTATION AND DCC RATES

6.1 INTERESTED PARTIES' CONSULTATION

[PLACEHOLDER – WILL BE UPDATED FOLLOWING CONSULTATION]:

7.0 DCC IMPLEMENTATION

7.1 BYLAW EXEMPTIONS

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

The *LGA* further restricts levying DCCs at the time of building permit issuance if:

- The building permit is for a 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 Town will maintain the thresholds as set out by the *LGA* for residential units no larger than 29 square metres. The Town has chosen to increase the value of work threshold and will not charge on building permits less than $75,000 in value, this has been reflect in the proposed DCC Bylaw. Changes to the legislation allow local governments at building permit to charge DCCs at building permit on residential developments of fewer than four self-contained dwelling units, if such a charge is provided for in the local government's DCC bylaw. The Town will continue to charge DCCs on fewer than four self-contained dwelling units at building permit.

7.2 DCC WAIVERS AND REDUCTIONS

The *LGA* provides local governments the discretionary authority to waive or reduce DCCs for certain types of development to promote affordable housing and low environmental impact development. The Best Practices Guide specifies the DCC program must remain whole which means for any waivers or reductions the Town provides, this same value must be paid to the DCC reserves from municipal funds, not paid for by the rest of the development community. Waivers and reductions are typically defined in a DCC Waivers and Reduction Bylaw, separate from the DCC Bylaw as it does not need approval by the Inspector of Municipalities. At this time, the Town does not have a DCC waivers and reductions bylaw.

7.3 COLLECTION OF CHARGES

Local governments can choose to collect DCCs at time of subdivision approval or building permit issuance, whichever comes first. Of the two possible collection times, subdivision approval occurs earlier in the process. The Town will collect DCCs for Low Density Residential uses at time of subdivision approval. Collecting DCCs early will allow the Town to ensure timely provision of infrastructure and services. DCCs for medium density residential and high density residential land uses and non-residential land uses will be collected at time of building permit (or at subdivision, whichever comes first) when floor area will be known.

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 floor area for high density residential, commercial, industrial, or institutional land uses at the DCC rates in the current DCC bylaw. In essence, the Town is giving a DCC credit for the existing development or building. DCCs are only levied on the *new* development/ building area.

Note that if a single dwelling unit is replaced by another single dwelling unit, then no additional DCCs are payable. If a lot is subdivided into two, for example, to construct two small lot single dwelling units, then DCCs are payable on the one additional single dwelling lot.

7.5 IN-STREAM APPLICATIONS

Once the new DCC Bylaw has been adopted, the *LGA* provides special protection from rate increases for development applications that are submitted prior to the adoption date. There are two ways a developer can qualify for exclusion from the new DCC rates:

1. Pursuant to section 511 of the *LGA* (subdivision).

   If the new DCC Bylaw is adopted after a subdivision application is submitted and the applicable subdivision fee is paid, the new DCC Bylaw has no application to the subdivision for 12 months after the DCC Bylaw is adopted. As such, if the subdivision is approved during the 12 months' in-stream period, the previous DCC rates apply. This only applies in cases where DCCs are levied at subdivision.

OR

2. Pursuant to section 568 of the *LGA* (building permits).

   The new DCC Bylaw is not applicable to a construction, alteration, or extension if: (a) a building permit is issued within 12 months of the new DCC Bylaw adoption, AND (b) either a building permit application, a development permit application or a rezoning application associated with the construction (defined as "precursor application") is in stream when the new DCC Bylaw is adopted, and the applicable application fee has been paid. The development authorized by the building permit must be entirely within the area subject to the precursor application.

The above is a summary of sections 511 and 568 of the *LGA* and not an interpretation or an explanation of these sections. Developers are responsible for complying with all applicable laws and bylaws and seeking legal advice as needed.

Note: One-year in-stream protection is based on the adoption date of the DCC bylaw, not the effective date.

7.6 CONTINUOUS IMPROVEMENT RECOMMENDATIONS

7.6.1 REBATES AND CREDITS

The Town should establish a policy to guide staff in the collection of DCCs and the use of DCC credits and rebates as stipulated in the *LGA* and referenced in the DCC Best Practices Guide. There may be situation in which it is not in the best interests of the Town to allow an owner to build DCC services outside their subdivision or development. Building such services may start or accelerate development in areas where the Town is not prepared to support, or DCC reserves are not sufficient. Policies for DCC credits, rebates and latecomer agreements are often drafted to assist staff in development financing.

7.6.2 DCC MONITORING AND ACCOUNTING

The Town should enter all the projects contained in the DCC program into a tracking system to monitor the DCC program. 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 informed by 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, or partially completed, their actual costs, and would include new projects that are added to the program.

7.6.3 DCC REVIEWS

To keep the DCC program as current as possible, the Town should review its program annually. Based on its annual review, the Town may make minor amendments to the DCC rates. The Town should apply a CPI inflationary factor, as permitted by legislation, annually (to a maximum of four years). Typically, a major amendment to the DCC program and rates is recommended every three to five years. All DCC Bylaw amendments require approval from the Ministry, with the exception of CPI adjustments.

APPENDIX A

DCC Program and Calculations

DRAFT

2025-06-12

TOWN OF COMOX
TRANSPORTATION 20 YEAR PROGRAM
DCC PROJECT LIST

Project No.	Project Name	Description	Col. (2) Cost Estimate (2025$)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (6) Municipal Assist Factor 1%	Col. (7) = Col. (4) - Col. (6) DCC Recoverable	Col. (8) = Col. (2) - Col. (7) Total Municipal Responsibility
R-001	Intersection Upgrade - Robb and Anderton Rd Roundabout		$ 926,000	100%	$ 926,000	$ 9,260	$ 916,740	$ 9,260
R-002	Intersection Upgrade - Comox Ave at Anderton Rd	30m west bound turning lane	$ 201,300	100%	$ 201,300	$ 2,013	$ 199,287	$ 2,013
R-003	Phase Two Glacier View Roundabout		$ 1,250,000	100%	$ 1,250,000	$ 12,500	$ 1,237,500	$ 12,500
R-004	Transportation Master Plan	2 plans (1 every 5 years)	$ 300,000	100%	$ 300,000	$ 3,000	$ 297,000	$ 3,000
R-005	Greenways - Dryden/Cambridge	Anderton Road to Pritchard Road	$ 1,136,000	20%	$ 227,200	$ 2,272	$ 224,928	$ 911,072
R-006	Sidewalks - Minor Collector - Buena Vista	Ivy Place to Church Streeet	$ 224,000	20%	$ 44,800	$ 448	$ 44,352	$ 179,648
R-007	Sidewalks - Major Collector - Aspen	Noel Avenue to Bolt Avenue	$ 323,869	20%	$ 64,774	$ 648	$ 64,126	$ 259,743
R-008	Sidewalks - Major Collector - Noel	Linshart Street to Aspen Road	$ 1,196,000	20%	$ 239,200	$ 2,392	$ 236,808	$ 959,192
R-009	Sidewalks - Major Collector - Noel	Pritchard Road to Dogwood Avenue	$ 765,000	20%	$ 153,000	$ 1,530	$ 151,470	$ 613,530
R-010	Sidewalks - Major Collector - Aitken	Bolt Avenue to Downey Avenue	$ 1,036,000	20%	$ 207,200	$ 2,072	$ 205,128	$ 830,872
R-011	Sidewalks - Major Collector - Aitken	Downey Avenue to Comox Avenue	$ 558,000	20%	$ 111,600	$ 1,116	$ 110,484	$ 447,516
R-012	Sidewalks - Major Collector - Pritchard	Noel Avenue to Maquinna Avenue	$ 957,000	20%	$ 191,400	$ 1,914	$ 189,486	$ 767,514
R-013	Sidewalks - Major Collector - Pritchard	Noel Avenue to Balmoral Ave	$ 515,200	20%	$ 103,040	$ 1,030	$ 102,010	$ 413,190
R-014	Sidewalks - Arterial - Pritchard	Guthrie Road to North	$ 935,200	20%	$ 187,040	$ 1,870	$ 185,170	$ 750,030
R-015	Intersection Upgrade - Rodello and Comox Ave Roundabout		$ 1,368,400	100%	$ 1,368,400	$ 13,684	$ 1,354,716	$ 13,684
R-016	Intersection Upgrade - Glacier View and Comox Ave Roundabout		$ 1,259,900	100%	$ 1,259,900	$ 12,599	$ 1,247,301	$ 12,599
TOTALS			**$ 12,951,869**		**$ 6,834,854**	**$ 68,349**	**$ 6,766,505**	**$ 6,185,364**

TOWN OF COMOX
TRANSPORTATION 20 YEAR PROGRAM
DCC RATE CALCULATION

Land Use	Col. (1) Estimated New Development	Col. (2) Unit	Col. (3) Wt. Trip Rate	Col. (4) = (1) x (3) Trip Ends	Col. (5) = (4) / (a)
Low Density Residential	280	Per Lot	1.3600	381	34%
Medium Density Residential	380	Per Dwelling Unit	0.6200	236	21%
High Density Residential	1,140	Per Dwelling Unit	0.4000	456	40%
Commercial	13,700	Per sq.m. of GFA	0.0014	19	2%
Institutional	3,820	Per sq.m. of GFA	0.0016	6	1%
Industrial	20,000	Per sq.m. of GFA	0.0018	36	3%
			Total Trip Ends	1,134 (a)	100%

B: Unit Transportation DCC Calculation			
Net Road DCC Program Recoverable	$6,766,505	(b)	
Existing DCC Reserve Monies	$ 1,350,056.97	(c)	
Net Amount to be Paid by DCCs	$5,416,448	(d) = (b) - (c)	
DCC per Trip End	$4,777.71	(e) = (d) / (a)	

C: Resulting Transportation DCCs				**DCC Revenue Estimates**
Low Density Residential	$6,498	Per Lot	(e) x Col. (3)	$1,819,440
Medium Density Residential	$2,962	Per Dwelling Unit	(e) x Col. (3)	$1,125,560
High Density Residential	$1,911 *$25.58*	Per Dwelling Unit *Per sq.m. of GFA*	(e) x Col. (3)	$2,178,540
Commercial	$6.69	Per sq.m. of GFA	(e) x Col. (3)	$91,653
Institutional	$7.64	Per sq.m. of GFA	(e) x Col. (3)	$29,185
Industrial	$8.60	Per sq.m. of GFA	(e) x Col. (3)	$172,000

Notes

TOWN OF COMOX
WATER 10 YEAR PROGRAM
DCC PROJECT LIST

Project No.			Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
	Project Name	Description	Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
W-01	Watermain Tie-in Tutor Dr Area	600 mm diameter - Noel Ave. - Aspen Rd to Spitfire Drive	$ 1,386,000	100%	$ 1,386,000	$ 13,860	$ 1,372,140	$ 13,860
W-02	Dryden Rd Watermain Loop	Anderton Rd to Highwood Dr (880m of 200mm dia)	$ 1,302,000	50%	$ 651,000	$ 6,510	$ 644,490	$ 657,510
W-03	Watermain Upgrade, Stewart & East Centennial	420m of 200mm dia.	$ 621,600	90%	$ 559,440	$ 5,594	$ 553,846	$ 67,754
W-04	Water Master Plan	2 plans (1 every 5 years)	$ 300,000	100%	$ 300,000	$ 3,000	$ 297,000	$ 3,000
	Totals		**$ 3,609,600**		**$ 2,896,440**	**$ 28,964**	**$ 2,867,476**	**$ 742,124**

TOWN OF COMOX
WATER 10 YEAR PROGRAM
DCC RATE CALCULATION

A: Water Calculation					
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)	Col. (5) = (4) / (a)
	Estimated New Development	Unit	Persons Per Unit	Equivalent Population	
Low Density Residential	140	Per Lot	3.8500	539	28%
Medium Density Residential	190	Per Dwelling Unit	1.8000	342	18%
High Density Residential	570	Per Dwelling Unit	1.6000	912	47%
Commercial	6,850	Per sq.m. of GFA	0.0100	69	4%
Institutional	1,910	Per sq.m. of GFA	0.0150	29	1%
Industrial	10,000	Per sq.m. of GFA	0.0050	50	3%
			Total Equivalent Population	1,940 (a)	100%

B: Unit Water DCC Calculation		
Net Water DCC Program Recoverable	$ 2,867,475.60	(b)
Existing DCC Reserve Monies	$ 1,024,085.14	(c)
Net Amount to be Paid by DCCs	$ 1,843,390.46	(d) = (b) - (c)
DCC per Equivalent Population	$950.13	(e) = (d) / (a)

C: Resulting Water DCCs				DCC Revenue Estimates
Low Density Residential	$3,658	Per Lot	(e) x Col. (3)	$512,120
Medium Density Residential	$1,710	Per Dwelling Unit	(e) x Col. (3)	$324,900
High Density Residential	$1,520 *$20.35*	Per Dwelling Unit *Per sq.m. of GFA*	(e) x Col. (3)	$866,400
Commercial	$9.50	Per sq.m. of GFA	(e) x Col. (3)	$65,075
Institutional	$14.25	Per sq.m. of GFA	(e) x Col. (3)	$27,218
Industrial	$4.75	Per sq.m. of GFA	(e) x Col. (3)	$47,500

Notes

TOWN OF COMOX
SANITARY SEWER 10 YEAR PROGRAM
DCC PROJECT LIST

Project No.			Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
	Project Name	Description	Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
S-01	Western Foreshore Upgrade	460m of 300m main - upsized from 200mm	$ 3,163,670	75%	$ 2,372,753	$ 23,728	$ 2,349,024.98	$ 814,645
S-02	Inflow & Infiltration Reduction		$ 1,000,000	20%	$ 200,000	$ 2,000	$ 198,000.00	$ 802,000
S-03	Comox Ave Upgrade - Rodello to Anderton	355m of 300mm main - upsized from 200mm	$ 571,600	50%	$ 285,800	$ 2,858	$ 282,942.00	$ 288,658
S-04	Andteron - Bolt to Guthrie	430m of 250mm - upsized	$ 713,800	90%	$ 642,420	$ 6,424	$ 635,995.80	$ 77,804
S-05	Central Foreshore Upgrade	200m of 300m main - upsized to 525mm	$ 2,275,000	75%	$ 1,706,250	$ 17,063	$ 1,689,187.50	$ 585,813
S-06	Sanitary Master Plan	2 plans (1 every 5 years)	$ 400,000	100%	$ 400,000	$ 4,000	$ 396,000.00	$ 4,000
S-07	Beaufort Ave Upgrade	Upgrades on Beaufort Ave from Wilcox to Church Street	$ 285,000	100%	$ 285,000	$ 2,850	$ 282,150.00	$ 2,850
S-08	Noel Ave Upgrade	Upgrade on Noel Ave between Pritchard Road and Nimpkish	$ 268,500	75%	$ 201,375	$ 2,014	$ 199,361.25	$ 69,139
Totals			**$8,677,570**		**$6,093,598**	**$60,936**	**$6,032,662**	**$2,644,908**

TOWN OF COMOX
SANITARY SEWER 10 YEAR PROGRAM
DCC RATE CALCULATION

A: Sanitary Sewer Calculation

Land Use	Col. (1) Estimated New Development	Col. (2) Unit	Col. (3) Persons Per Unit	Col. (4) = (1) x (3) Equivalent Population	Col. (5) = (4) / (a)
Low Density Residential	140	Per Lot	3.8500	539	28%
Medium Density Residential	190	Per Dwelling Unit	1.8000	342	18%
High Density Residential	570	Per Dwelling Unit	1.6000	912	47%
Commercial	6,850	Per sq.m. of GFA	0.0100	69	4%
Institutional	1,910	Per sq.m. of GFA	0.0150	29	1%
Industrial	10,000	Per sq.m. of GFA	0.0050	50	3%
			Total Equivalent Population	1,940 (a)	100%

B: Unit Sanitary Sewer DCC Calculation

Net Sewer DCC Program Recoverable	$6,032,662	(b)
Existing DCC Reserve Monies	$ 533,744.78	(c)
Net Amount to be Paid by DCCs	$5,498,917	(d) = (b) - (c)
DCC per Equivalent Population	$2,834.27	(e) = (d) / (a)

C: Resulting Sanitary Sewer DCCs

				DCC Revenue Estimates
Low Density Residential	$10,912	Per Lot	(e) x Col. (3)	$1,527,680
Medium Density Residential	$5,102	Per Dwelling Unit	(e) x Col. (3)	$969,380
High Density Residential	$4,535	Per Dwelling Unit	(e) x Col. (3)	$2,584,950
	$60.71	*Per sq.m. of GFA*		
Commercial	$28.34	Per sq.m. of GFA	(e) x Col. (3)	$194,129
Institutional	$42.51	Per sq.m. of GFA	(e) x Col. (3)	$81,194
Industrial	$14.17	Per sq.m. of GFA	(e) x Col. (3)	$141,700

TOWN OF COMOX
DRAINAGE 10 YEAR PROGRAM
DCC PROJECT LIST

Project No.			Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
	Project Name	Description	Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
D-01	Stormwater Master Plan	2 plans (1 every 5 years)	$ 400,000	100%	$ 400,000	$ 4,000	$ 396,000	$ 4,000
	Totals		**$ 400,000**		**$ 400,000**	**$ 4,000**	**$ 396,000**	**$ 4,000**

TOWN OF COMOX
DRAINAGE 10 YEAR PROGRAM
DCC RATE CALCULATION

A: Drainage Generation Calculation

Land Use	Col. (1) Estimated New Development	Col. (2) Unit	Col. (3) Impervious Area/Unit (m^2) Equivalent Factor	Col. (4) = (1) x (3) Equivalent Factor	Col. (5) = (4) / (a)
Low Density Residential	140	Per Lot	1.0000	140	25%
Medium Density Residential	190	Per Dwelling Unit	0.7500	143	26%
High Density Residential	570	Per Dwelling Unit	0.3800	217	39%
Commercial	6,850	Per sq.m. of GFA	0.0038	26	5%
Institutional	1,910	Per sq.m. of GFA	0.0038	7	1%
Industrial	10,000	Per sq.m. of GFA	0.0021	21	4%
			Total Equivalent Factor	553 (a)	100%

B: Unit Drainage DCC Calculation

Net Drainage DCC Program Recoverable	$396,000	(b)
Existing DCC Reserve Monies	$ 110,218.27	(c)
Net Amount to be Paid by DCCs	$285,782	(d) = (b) - (c)
DCC per Equivalent Factor	$516.42	(e) = (d) / (a)

C: Resulting Drainage DCCs

				DCC Revenue Estimates
Low Density Residential	$516	Per Lot	(e) x Col. (3)	$72,240
Medium Density Residential	$387	Per Dwelling Unit	(e) x Col. (3)	$73,530
High Density Residential	$196 *$2.62*	Per Dwelling Unit *Per sq.m. of GFA*	(e) x Col. (3)	$111,720
Commercial	$1.96	Per sq.m. of GFA	(e) x Col. (3)	$13,426
Institutional	$1.96	Per sq.m. of GFA	(e) x Col. (3)	$3,744
Industrial	$1.08	Per sq.m. of GFA	(e) x Col. (3)	$10,800

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TOWN OF COMOX
PARKS 20 YEAR PROGRAM
DCC PROJECT LIST

2025-05-29

Project No.	Project Name	Description	Col. (2) Cost Estimate (2025$)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (6) Municipal Assist Factor 1%	Col. (7) = Col. (4) - Col. (6) DCC Recoverable	Col. (8) = Col. (2) - Col. (7) Total Municipal Responsibility
P-001	Community Park Acquitision	Portion of parkland targets in PMP	$ 3,000,000	100%	$ 3,000,000	$ 30,000	$ 2,970,000	$ 30,000
P-002	Anderton Park - Playground	New/Upgrade	$ 600,000	100%	$ 600,000	$ 6,000	$ 594,000	$ 6,000
P-003	Anderton Park - Washrooms	Expansion	$ 100,000	50%	$ 50,000	$ 500	$ 49,500	$ 50,500
P-004	CC/Village Park - inclusive playground	New/Upgrade	$ 1,000,000	100%	$ 1,000,000	$ 10,000	$ 990,000	$ 10,000
P-005	CC/Village Park Drainage	Upgrade	$ 125,000	20%	$ 25,000	$ 250	$ 24,750	$ 100,250
P-006	CC/Village Park - Trail Development	New	$ 250,000	100%	$ 250,000	$ 2,500	$ 247,500	$ 2,500
P-007	Elks and Royal Purple Park - Playground	Expand	$ 100,000	20%	$ 20,000	$ 200	$ 19,800	$ 80,200
P-008	Kye Bay - Washroom	New	$ 75,000	100%	$ 75,000	$ 750	$ 74,250	$ 750
P-009	Lancaster Park - Playground	Expansion	$ 150,000	20%	$ 30,000	$ 300	$ 29,700	$ 120,300
P-010	Lancaster Park - Washroom	New	$ 150,000	100%	$ 150,000	$ 1,500	$ 148,500	$ 1,500
P-011	Lazo Foreshore/Point Holmes - Washroom	New	$ 150,000	100%	$ 150,000	$ 1,500	$ 148,500	$ 1,500
P-012	Marina Park - Playground	New/Upgrade	$ 1,000,000	100%	$ 1,000,000	$ 10,000	$ 990,000	$ 10,000
P-013	Northeast Woods - Washroom	New	$ 150,000	100%	$ 150,000	$ 1,500	$ 148,500	$ 1,500
P-015	Parkland Acquisition - NW Comox	New	$ 1,000,000	20%	$ 200,000	$ 2,000	$ 198,000	$ 802,000
P-016	Playground - Forester	New	$ 250,000	100%	$ 250,000	$ 2,500	$ 247,500	$ 2,500
P-017	Playground - North Comox	New	$ 250,000	100%	$ 250,000	$ 2,500	$ 247,500	$ 2,500
P-018	Playground - Point Holmes	New	$ 750,000	100%	$ 750,000	$ 7,500	$ 742,500	$ 7,500
P-019	Playground - Port Augusta Park	New	$ 150,000	100%	$ 150,000	$ 1,500	$ 148,500	$ 1,500
P-020	Waterfront Parks - Trail Development	New	$ 50,000	100%	$ 50,000	$ 500	$ 49,500	$ 500
P-021	Waterfront Parks - Washroom	New	$ 75,000	100%	$ 75,000	$ 750	$ 74,250	$ 750
P-022	CC/Village Park - Site furnishings	Upgrade	$ 100,000	20%	$ 20,000	$ 200	$ 19,800	$ 80,200
Totals			**$9,475,000**		**$8,245,000**	**$82,450**	**$8,162,550**	**$1,312,450**

TOWN OF COMOX
PARKS 20 YEAR PROGRAM
DCC RATE CALCULATION

A: Parks Calculation

Land Use	Col. (1) Estimated New Development	Col. (2) Unit	Col. (3) Persons Per Unit (Residential)	Col. (4) = (1) x (3) Equivalent Population	Col. (5) = (4) / (a)
Low Density Residential	280	Per Lot	3.8500	1,078	30%
Medium Density Residential	380	Per Dwelling Unit	1.8000	684	19%
High Density Residential	1,140	Per Dwelling Unit	1.6000	1,824	51%
Commercial	-	Per sq.m. of GFA	0.0000	-	0%
Institutional	-	Per sq.m. of GFA	0.0000	-	0%
Industrial	-	Per sq.m. of GFA	0.0000	-	0%
			Total Equivalent Population	3,586 (a)	100%

B: Unit Parks DCC Calculation

Net Park DCC Program Recoverable	$8,162,550	(b)
Existing DCC Reserve Monies	$ -	(c)
Net Amount to be Paid by DCCs	$8,162,550	(d) = (b) - (c)
DCC per Equivalent Population	$2,276.23	(e) = (d) / (a)

C: Resulting Parks DCCs

				DCC Revenue Estimates
Low Density Residential	$8,763	Per Lot	(e) x Col. (3)	$2,453,640
Medium Density Residential	$4,097	Per Dwelling Unit	(e) x Col. (3)	$1,556,860
High Density Residential	$3,642 *$48.75*	Per Dwelling Unit *Per sq.m. of GFA*	(e) x Col. (3)	$4,151,880
Commercial	$0.00	Per sq.m. of GFA	(e) x Col. (3)	$0
Institutional	$0.00	Per sq.m. of GFA	(e) x Col. (3)	$0
Industrial	$0.00	Per sq.m. of GFA	(e) x Col. (3)	$0

TOWN OF COMOX
FIRE 20 YEAR PROGRAM
DCC PROJECT LIST

					Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
Project No.	Project Name	Description	Total Capital Cost Estimate (2025$)	Regional Cost Share - Comox Portion	Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
F-001	Fire Hall Expansion	Expanding existing Fire Hall space from 4,200 sqft to 10,000 sqft	$ 3,400,000.00	67%	$ 2,266,667	20%	$ 453,333	$ 4,533	$ 448,800	$ 1,817,867
					$2,266,667		**$453,333**	**$4,533**	**$448,800**	**$1,817,867**

TOWN OF COMOX
FIRE 20 YEAR PROGRAM
DCC RATE CALCULATION

A: Fire Calculation

Land Use	Col. (1) Estimated New Development	Col. (2) Unit	Col. (3) Persons Per Unit	Col. (4) = (1) x (3) Equivalent Factor	Col. (5) = (4) / (a)
Low Density Residential	280	Per Lot	3.8500	1,078	28%
Medium Density Residential	380	Per Dwelling Unit	1.8000	684	18%
High Density Residential	1,140	Per Dwelling Unit	1.6000	1,824	47%
Commercial	13,700	Per sq.m. of GFA	0.0100	137	4%
Institutional	3,820	Per sq.m. of GFA	0.0150	57	1%
Industrial	20,000	Per sq.m. of GFA	0.0050	100	3%
			Total Equivalent Factor	3,880 (a)	100%

B: Unit Fire DCC Calculation

Net Fire DCC Program Recoverable	$448,800	(b)
Existing DCC Reserve Monies	$ -	(c)
Net Amount to be Paid by DCCs	$448,800	(d) = (b) - (c)
DCC per Equivalent Factor	$115.66	(e) = (d) / (a)

C: Resulting Fire DCCs

				DCC Revenue Estimates
Low Density Residential	$445	Per Lot	(e) x Col. (3)	$124,600
Medium Density Residential	$208	Per Dwelling Unit	(e) x Col. (3)	$79,040
High Density Residential	$185	Per Dwelling Unit	(e) x Col. (3)	$210,900
	$2.48	*Per sq.m. of GFA*		
Commercial	$1.16	Per sq.m. of GFA	(e) x Col. (3)	$15,892
Institutional	$1.73	Per sq.m. of GFA	(e) x Col. (3)	$6,609
Industrial	$0.58	Per sq.m. of GFA	(e) x Col. (3)	$11,600

APPENDIX B

Town of Comox Development Cost Charge Bylaw, 2025, No.XX