

URBAN MEMORANDUM
SYSTEMS

DATE: January 16, 2025
TO: Capital Regional District (CRD) Integrated Water Services
FROM: Urban Systems Ltd.
FILE: 1692.0056.01
SUBJECT: Engagement Summary - JdF WDS DCC Update

1.0 OVERVIEW

In 2023, the Capital Regional District initiated an update to the Juan de Fuca (JdF) Water Distribution System (WDS) Development Cost Charge (DCC) Bylaw, which was last updated in 2018. As per the Province of British Columbia's *DCC Best Practices Guide*, consulting interested parties is a guiding principle when establishing or updating a DCC program.

To provide interested parties with an opportunity to share feedback on the proposed updates to the JdF WDS DCC program, the CRD published an online survey on the Get Involved JdF WDS DCC webpage from December 3, 2024 to January 9, 2025. Accompanying the survey were a variety of resources, including responses to Frequently Asked Questions and a presentation, which included a general overview of DCCs alongside information on the revised project list and updated rates.

This memorandum provides an overview of the engagement conducted as part of the JdF DCC update process. More information on the survey and a summary of key themes from the survey results is included in **Section 2.0**.

The reference materials are available online and can be accessed through the [CRD's Get Involved webpage for the JdF DCC update](#). These materials will remain accessible for a period of time following the completion of the project.

1.1 ADVERTISING AND OUTREACH SUMMARY

The CRD completed a series of advertising and outreach for the proposed JdF DCC update and the related survey, including social media posts twice a week on Facebook, LinkedIn, Twitter/X, and Instagram from December 2, 2024 to January 9, 2025. Survey advertisements were also published in the Goldstream Gazette Newspaper on December 4 and 11, 2024, and in the Sooke Mirror Newspaper on December 5 and 12, 2024.

Direct invitations to provide feedback were also emailed out to the development community and First Nations communities within the service area. On December 3, 2024, letters with information on the JdF DCC Get Involved platform and the online survey were emailed directly to the following 6 organizations: the Sooke Builders Association (SBA), Urban Development Institute (UDI), Victoria Residential Builders Association (VRBA), West Shore Developers Association (WDA), Canadian Home Builders' Association (CHBA – B.C. Chapter), and Vancouver Island Construction Association (VICA).

On December 12, 2024, letters with information on the JdF DCC Get Involved platform and the online survey were emailed directly to the following 4 First Nation communities: T'Sou-ke First Nation, Sc'ianew First Nation, Songhees Nation, and x^wsepsum Nation.

In the direct invitations, there was an option to complete the survey or email questions directly to the CRD (via a provided email address); no emails were received, but invitees may have opted to provide their feedback through the engagement survey instead.

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2.0 ONLINE SURVEY

To ensure interested parties had an opportunity to provide their input on the proposed JdF WDS DCC update, a 7-question survey was developed and hosted on the CRD's Get Involved page from December 3, 2024 to January 9, 2025. Six of the seven questions were closed-ended and focused on understanding where respondents were located within the CRD, their connection(s) to the JdF WDS, and their familiarity with the JdF WDS DCC program. The final question was open-ended and was as follows: "Do you have any questions, comments, or concerns about the proposed update to the Juan de Fuca DCC program?"

At the time of survey closure, 26 responses were received. Common themes across the responses to the open-ended survey question are identified and summarized in **Section 2.1**.

2.1 SURVEY RESPONSE SUMMARY

The survey provided all respondents with an opportunity to write an open-ended response with comments, questions, or feedback for the CRD regarding the proposed updates to the JdF WDS DCC program.

Key themes arising from responses to this question are summarized below:

Benefit Allocation to New Vs. Existing Growth

Most respondents indicated that new development should pay for its fair share of growth-related costs, rather than having costs shouldered by existing residents through property taxes or water user rates. Many shared that homeowners should not be responsible for these costs, and that new development should be expected to pay more. Others were supportive of the DCC program and noted the proposed distribution of project costs (through project-specific benefit factors) are fair and equitable.

Impact on Housing Affordability

A few respondents shared concerns about the JdF DCC's impact on housing affordability in the region, along with concerns regarding how DCCs (both the JdF DCC and DCCs more generally) will impact the cost of development and costs to homeowners. A few respondents highlighted the total cost of the different CRD DCCs when 'stacked' together as potentially prohibitive to development.

Alternative Funding Mechanisms

A few respondents inquired about the possibility of using alternative funding mechanisms, such as grants from senior level of governments, to offset some of the costs identified in the updated DCC program. Other respondents indicated their support for the updated DCC program.

3.0 CLOSING

This memorandum summarizes the feedback received on the proposed JdF WDS DCC update, providing information and considerations for the Juan de Fuca Water Distribution Commission and the CRD Board as they evaluate the amendment of the existing JdF DCC Bylaw.