URBAN SYSTEMS MEMORANDUM

DATE: November 3, 2025
TO: Capital Regional District (CRD) Integrated Water Services
FROM: Urban Systems Ltd.
FILE: 1692.0050.02
SUBJECT: Engagement Summary (Volume 3), CRD RWS DCC

1.0 OVERVIEW

Throughout the development of the proposed Regional Water Supply (RWS) Service Development Cost Charge (DCC) program, all key milestones have been accompanied by opportunities for interested parties to provide feedback to the Capital Regional District (CRD). 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.

Over the course of September 2023 to March 2024, the project team presented to municipal staff and Councils across the CRD. Staff presentations focused on the refinement of technical inputs (i.e., growth estimates) and Council presentations were intended to provide information on the draft rates and the project list. In all sessions, feedback was recorded and used to refine the program. Information on this engagement period is captured in **Volume 1 of the Engagement Summary**, which was presented to the RWS Commission (RWSC) on **April 17, 2024** and is available in that meeting agenda.

Following program refinement, the project team conducted a second engagement phase with interested parties throughout June and July 2024 that included two separate virtual information sessions with the public and members of the development community, along with an online survey and program information hosted on the CRD's Get Involved webpage for the proposed RWS DCC. Detailed information on these sessions is available in **Volume 2 of the Engagement Summary**, which was presented to the RWSC on **September 25, 2024** and is available in that meeting agenda.

At the September 25, 2024 meeting, the RWSC then directed CRD staff to complete further public and development community engagement related to the draft *Regional Water Supply Development Cost Charge Background Report*. This report is a required component of all DCC program submissions to the Ministry of Housing and Municipal Affairs for final approval and includes information on the technical inputs, all engagement conducted, and implementation logistics. To provide interested parties with an additional opportunity to provide feedback on the report and the proposed DCC, the report and an accompanying survey were published on the CRD's Get Involved RWS DCC webpage from October 10, 2024 to November 9, 2024.

Following the closure of the survey in November 2024, the CRD received additional correspondence, which is described further in **Section 3.0**.

This memorandum provides an overview of this third engagement period. A wide range of feedback was received through this engagement opportunity, with many themes consistent with those identified during earlier engagement activities. A summary of key themes from the survey results is included in **Section 2.0** and the complete survey response report can be found in **Attachment A**.

The draft background report is still available online and can be accessed through the CRD's Get Involved webpage for the proposed RWS DCC program.

2.0 ONLINE SURVEY

To gather additional feedback from interested parties and those unable to attend the live sessions held in the summer of 2024, a one-question survey was developed and hosted on the CRD's Get Involved page from October 10, 2024 to November 9, 2024. There were 97 individual responses to the survey, which focused on gathering feedback regarding the RWS DCC background report.

The survey prompted respondents to: "Please share any comments or suggestions you have about the Regional Water Supply Development Cost Charge backgrounder report." This survey question was open-ended and was intended to provide all respondents with the opportunity to provide their feedback on the background report. Common themes across received responses are identified and summarized in **Section 2.1**.

To see the complete survey response report, please refer to **Attachment A**.

NOTE: Three (3) of the responses have been redacted, as the respondents did not give permission to publicly share their comments.

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 RWS DCC program and related background report.

Key themes are summarized below:

DCC Program Elements

Growth Estimates

Some respondents highlighted the amount of low-density residential housing (i.e., single-family homes) estimated to be constructed in the 30-year timeframe. They argue that medium and high-density residential developments will represent most future housing starts.

Benefit Allocations (i.e., Benefit to New vs. Existing Development)

Mixed responses were received on the principle of who should pay for the Regional Water Supply DCC projects. Some respondents agreed that development should pay for its fair share of growth-related projects through DCCs and that the program is currently equitably structured and reasonable, while others preferred the capital works be funded by existing residents through increased regional bulk water rates or taxes.

Comments were received with respect to the benefit allocations assigned to the DCC eligible projects. Some respondents noted that the technique to assign benefit allocations was over-simplified and should be more representative of the actual incremental cost of growth on the water system. Conversely, other respondents noted that the benefit allocations did not seem high enough, and that allocations to new development should be higher.

Water Consumption, Conservation, and Bulk Water Rates

Water Conservation and Demand Management

Several respondents noted that by increasing water conservation measures, the CRD could defer growth related projects and therefore potentially reduce the proposed DCC rates.

Demand Elasticity and Bulk Water Rates

Some respondents noted that future increases to the RWS bulk water rate would, in turn, result in reductions to per-capita water demand, which could delay some of the growth-related projects. Some requested the CRD complete further study on this topic.

RWS 2022 Master Plan

Water Filtration Plant

Mixed responses were received on the recommended projects in the RWS 2022 Master Plan, which largely informed the RWS DCC project list. Comments received ranged from acknowledgement of the need to include all the proposed DCC projects, while others noted that some of these projects may not be needed. The proposed water filtration plant received the most feedback: some commented on the need to include the project, and others questioned the rationale behind the project and the CRD's ability to complete this project on time and budget.

Water Consumption

Respondents note that the RWS 2022 Master Plan assumes no reduction in per-capita water demand, despite newer homes being more water efficient, and the ongoing potential for further conservation measures.

Impact on Housing Affordability and Supply

Note that a large percentage of responses mention housing affordability and the potential impact the proposed RWS DCCs may have on housing in the region.

Additional Costs to Development

Many responses noted that Southern Vancouver Island is currently experiencing a housing shortage and affordability crisis, and that now is a bad time to be adding additional fees to development. Many disagreed with introducing an additional fee to development at a time when construction of housing is a top priority for all levels of government.

Impact of DCCs on Housing Market and Economic Analysis

Many responses noted that the proposed DCCs could render some housing projects unviable and have suggested the CRD analyze the potential impact of the proposed DCCs on the housing market. Reference was made to the assessment completed by Metro Vancouver with respect to DCCs. Other respondents questioned the impact of the proposed DCCs on "missing middle" housing, young families, and provincially mandated housing targets.

Provincial Housing Initiatives

Some respondents noted that the Provincial government has mandated new housing targets for some municipalities but has not provided funding for the infrastructure to support this growth, and therefore DCCs are a viable funding mechanism. Others believe the proposed DCCs will hinder municipalities' ability to meet the mandated housing targets.

DCC Project Costs

Several respondents were concerned with the cost estimates included in the RWS 2022 Master Plan and many predicted that the actual project costs will likely exceed these estimates. Some believe the DCC rates should be increased to account for future construction costs, while others question the expenditures and their necessity. Some also commented that the costs are fair and necessary to ensure adequate water supply for the future.

Funding Mechanisms and DCC Waivers or Reductions

Waivers or Reductions

In addition to the comments received with respect to housing affordability, many respondents are in favour of reducing or waiving DCCs for affordable housing, with specific mention of non-profit affordable housing noted in several responses.

Funding Mechanisms

Several respondents inquired about alternative funding mechanisms, including grants from senior levels of government, and whether these funding sources would help offset DCCs. Other questions were received on how the identified projects would be funded without DCCs. Several comments noted that project funding through bulk water rates may be more equitable at a regional level, while others believed DCCs were a fair and equitable funding approach.

Consultation and Management

RWS 2022 Master Plan

Some respondents noted that there is limited broad public awareness for the projects included in the RWS 2022 Master Plan. Feedback was received that the public should be informed on the rationale for the filtration plant and other projects, and the future increases in bulk water rates.

Engagement Opportunities

Some respondents appreciated the time and effort spent on the RWS DCC engagement completed to date, while others argued that public consultation has been limited.

3.0 ADDITIONAL FEEDBACK

Since the closure of the survey in November 2024, the CRD has received additional correspondence from the Urban Development Institute (UDI) providing feedback and concerns with the proposed DCC program. In September 2025, the UDI provided the CRD with an economic analysis report which explored the current status of the development industry in the CRD and the impacts of the proposed DCCs.

The CRD has also held ongoing communications with, and received feedback from, local First Nations on the applicability and impacts of DCCs on reserve, treaty and fee simple lands.

This additional feedback and correspondence will be presented for the Regional Water Supply Commission's consideration at the November 19, 2025 meeting, and discussed in greater detail in the associated staff report. This additional feedback is not summarized in detail as part of this Engagement Summary (Volume 3) memorandum.

4.0 CONCLUSION

This memorandum summarizes the feedback received on the draft *Regional Water Supply Development Cost Charge Background Report* for the Regional Water Supply Commission's information and consideration when contemplating the adoption of a RWS DCC Bylaw. This memorandum is in addition to the previous two Engagement Summaries provided to the Commission earlier in 2024.

ATTACHMENT A – Survey Response Report, CRD, 10 October 2024 – 09 November 2024 - Proposed Regional Water Supply Development Cost Charge Program

APPENDIX A

Comment Form

SURVEY RESPONSE REPORT

10 October 2024 - 09 November 2024

PROJECT NAME:

Proposed Regional Water Supply Development Cost Charge Program

GRANICUS

SURVEY QUESTIONS

Q1 Please share any comments or suggestions you have about the Regional Water Supply Development Cost Charge backgrounder report.

Anonymous
10/10/2024 10:14 AM

The DCC program sounds like a very fair, equitable and reasonable way to provide funding for large infrastructure projects. It is forward thinking and bold. Given the growth projections and estimated costs, it is the only way to fund such projects. It will be well managed and reviewed annually. What is more important than securing water for future generations?

Anonymous
10/11/2024 08:49 PM

I think it's reasonable, there is very little that is more important to Greater Victoria than a reliable water supply.

Anonymous
10/11/2024 09:03 PM

I support this. Developers are not going to want to pay but please don't overweigh their position. The crd should embrace a development pays for development costs. Please compare the costs of this proposed dcc with other areas and regional districts. Please also exempt long-tenure affordable rental/housing and on-reserve housing from the proposed dcc.

Anonymous
10/12/2024 07:29 AM

Pensioners have made a lifetime of contributions to build the island to where it is today, but are stressed beyond their means by inflation. Consideration should be given to subsidizing seniors to shield them from yet another reduction in their ability to survive economically. Maybe based on income, and not property values.

Anonymous
10/12/2024 07:56 AM

Has there been adequate (or any) analysis of the impact to the cost of housing. 9,000 per door is a significant increase on top of all the fees and other financial pressures on construction. The impact to each jurisdiction should be calculated - Victoria's economics are much different than Oak Bay or Langford for example. Can the project list be scaled back? Have taxpayers (users) been adequately educated with regard to the user fee increase? This is a huge increase compared to property tax increases that also have a significant impact on household budgets. All of the advertising and outreach to date seems to be geared to the developers and local governments and the public doesn't care how they are impacted. A better effort needs to be made here. Do we really need filtration (which appears to be the largest line item cost)? Our water is the cleanest in the world. Perhaps another method of dealing with potential wildfire debris? What happens in jurisdictions where wildfires are frequent? And perhaps an alternative way to deal with the leech river switch over if and when that is needed? Can the CRD work to reduce consumption (incentives for low flow devices etc, stricter watering restrictions) to reduce the magnitude of these works?

Anonymous 10/12/2024 07:57 AM	I think Industrial and Institution rates are pretty minor when you look at the cost for Residences. I agree with a charge being added basically for new users to have access but think maybe it’s weighted too heavily toward private residences. I assume you have a formula, but from an outsiders view it doesn’t seem to break down commercial, institution or industrial into any category based of expected usage.
Anonymous 10/12/2024 09:18 AM	I believe the DCC recommendations are reasonable, although I was surprised at the level of benefit assigned to the existing community. I have to believe our existing utility bills include a provision for asset management and scheduled replacement of the supply pipelines. If so the allocation of cost for the proposed pipelines should be higher than 35% to new development.
Anonymous 10/12/2024 09:27 AM	I fully support implementing a DCC to pay for growth related infrastructure and improvements to our water supply system.
Anonymous 10/12/2024 05:12 PM	DCCs should be charged to the fullest legal extent, except in the case of fully non-profit residential developments in which case negotiated discounts could occur.
[redacted]	[redacted]
Anonymous 10/13/2024 05:32 AM	I support the addition of DCC.
Anonymous 10/13/2024 07:30 AM	In a housing crisis, it seems shortsighted to be adding additional costs to residential development without assessing whether this will constrain getting new supply built. It’s better to fund upgrades and expansion by all users (residents in new developments will end up contributing as well). While we all like to complain about paying property taxes, they are a generally more equitable of paying for infrastructure.

Anonymous 10/13/2024 07:41 AM	The proposed charges are completely out of touch with the reality of unaffordable housing. If the infrastructure is required a different method of financing needs to be identified. This proposal will worsen already unaffordable housing in the region. A complete rethink is required.
Anonymous 10/13/2024 08:44 AM	Stop adding costs to new housing. Your report is flawed and the way in which you are running this process is not transparent. The report assumptions are broken and the CRD is not capable of delivering a project of this scale.
Anonymous 10/13/2024 11:57 AM	1. This fails to address the added costs this will have on new housing 2. This fails to adequately explain why we require this expanded water treatment infrastructure when it is not certain the impacts associated with climate change will require this level of infrastructure 3. This fails to explain why water consumption is expected to increase when actual water use has decreased over the past several decades despite substantial population and industry growth.
Anonymous 10/13/2024 02:45 PM	As a home owner I have zero influence over the rapid regional growth being experienced by some of the municipalities with in the CRD. There's only so much water you can pump through the supply system no matter how big our reservoir so when unchecked development is happening, developers should pay the added cost of water supply development. Don't saddle we existing homeowners with increased water rates to pay for unchecked development approved by mayors and councils I did not elect.
Anonymous 10/13/2024 04:38 PM	DCCs are not a fair way to pay from this major project which will serve the needs of the entire Region for decades to come.
Anonymous 10/13/2024 05:33 PM	Stop making new homeowners pay for infrastructure upgrades that benefit the whole community. DCCs are passed on from developers to purchasers, including younger families struggling to get into home ownership. This is an unfair burden when existing homeowners also benefit from those upgrades and avoid paying for it.
Anonymous 10/13/2024 10:37 PM	No comment
Anonymous	The pub lic and builders cannot afford this cost applied to new homes

10/14/2024 08:53 AM

Anonymous
10/14/2024 09:34 AM

nil

Anonymous
10/14/2024 09:56 AM

There is an affordability crisis in the CRD. No additional costs please. In fact, reduce water fees and allow land to be developed for housing in the areas around the Sooke Lake reservoir.

Anonymous
10/14/2024 10:07 AM

Please proceed with the program. Good water is one of the top reasons why the district is such a good place to live.

Anonymous
10/14/2024 10:25 AM

If anything both the project cost estimates should be higher and the rates that will be charged as a result. Projects always coat significantly more than they are expected to. There should be more of a buffer. Additionally, low residential rates should have two categories. One for individuals who are not developers subdividing their land into two or three lots, and one for developers planning entire neighbourhoods of low-density residential. The rate shouldn't be lowered for individuals, but the rate for developers should be a significant increase. Thank you for all the work you've done on this.

Anonymous
10/14/2024 11:07 AM

Disastrous for future costs of new housing. CRD needs to reevaluate why their water project is so expensive. Be honest and highlight the proposed DCC cost so the public is aware of the extra cost

Anonymous
10/14/2024 02:01 PM

1. This report is based on, among other things, OCP's developed that have now been made obsolete by the Provincial government ie the numerous edicts that orders additional developments on single family lots and essentially high density contrary to what is in those OCPs Therefore, these foundation documents you used are useless and therefore should not be used for this report. 2. The report, in my understanding of it, indicates that any new development will only pay a fraction of the total costs for connection to the water supply yet the rest of the citizens have, over many years, paid many dollars already and will be expected to pay the majority of any additional costs for the new developments. This is patently unfair to the current residents. New developments should have to pay all development charges to connect. In addition, to have access to the current system which taxpayers have paid for over many years they should pay a portion of the total cost already sunk into the system. And it should be a portion of the total cost of the system in place based on a percentage and not just a token amount. I am sure this would be easy to determine

using computers. Basically, your proposed system gives anyone connecting to the CRD water system a free pass on the millions already invested and paid for by taxpayers and has those same taxpayers pay the majority of the cost to connect the new development. This is unfair to every current taxpayer in the CRD. 3. How will it work for previous connections made? For example, the residents in the Kemp Lake Waterworks District in the Juan de Fuca electoral area paid for their waterworks. When it was connected to the CRD water system the residents were responsible for the total cost of connection which has saddled those residents with millions of dollars in debt which they must pay on their water bills for many years. And, I believe, they are financially responsible for any upgrades to the original Kemp Lake Waterworks District pipes, pumps etc. And so, now you want them to also pay for other people to connect to the CRD water system. There may be other instances where this has happened in the past. This is another area that is patently unfair and needs to be sorted. 4. My comments above would raise the cost of new developments but it is actually much fairer to everyone as, hopefully, we are not a socialist country. Using an analogy, if you buy a new car you and your family are the only people entitled to use it, not everyone in your neighbourhood.

Anonymous
10/14/2024 05:03 PM

I believe it is appropriate and fair

Anonymous
10/14/2024 10:00 PM

I agree with the development cost charge as water shortage will become a real issue as Victoria continues to grow, and with weather pattern changes. It will be prudent to start investing in water storage facilities before it is too late.

Anonymous
10/14/2024 10:38 PM

Collect from property taxes on all properties rather than development charges. Existing properties profit from lack of new housing and should pay too

[redacted]

[redacted]

Anonymous
10/15/2024 07:52 AM

Development should proceed from water down, not up. It is time to demand that any development scale down the need for and use of water. Start planning for communal water use where possible. Minimize the expectation and need to over use water. Identify our heavy use areas and where we can gently recalibrate our expectations and demands from our water supply. Lawns to laundry to car washing to … raising awareness of our everyday use of water, with an eye to respect for water, our dependency on it, and our responsibility to all being, plants and animals, plus future generations to the water that is essential for all life.

Anonymous
10/15/2024 10:28 AM

The Capital Regional District's (CRD) Regional Water Supply Master Plan lacks technical and financial due diligence, exposing residents to a potential 500%+ increase in water charges with expected cost overruns and adding thousands of dollars to the price of every new home. The proposal is based on flawed projections and other questionable data. The plan fails to implement sound fiscal management practices and does not address soaring capital costs, particularly since the pandemic, risking significant project cost overruns. The plan will add additional Development Cost Charges of $9,044 per new single-family home, and $7,914 for each 'missing-middle housing' townhouse and duplex. For a 50-unit multi-family building, these new charges alone would add over $250,000 to the build. Most residential water users in Greater Victoria are not aware that the CRD plan will result in unprecedented rate increases. There is no broad public awareness of this plan which will dramatically impact the cost of living for current and future residents. The CRD should reconsider this plan.

Anonymous
10/15/2024 11:37 AM

Adding DCC's of $9,044 per new single-family home, and $7,914 for each 'missing-middle housing' townhouse and duplex will increase the cost to build which is ultimately passed on to the buyer. This increase will be significant to the builder/developer where costs are already almost out of reach for most small to medium companies. This will slow down new builds and the regions ability to address the missing-middle housing crisis within the CRD. Has the CRD administration considered how adding fees of this amount to the cost to build will impact the housing crisis on Southern Vancouver Island? And each municipalities ability to meet their housing targets per the provincial initiatives? Home buyers will eventually be passed on these new fees in the cost of their home - which is already difficult to qualify for. CRD should be collecting these fees through the tax base and municipalities, not builders and developers as an upfront cost to build. In removing barriers to developers and builders, they can add homes to the region quite quickly which would increase the taxpayers and tax base in the region. Builders and developers are not the enemy! They are the ones providing housing and adding taxpayers to the CRD. Please remember, the government does not build homes.. Please look at the statistics. This is simply adding to the cost to build and buy, will slow new builds in the CRD, and have a negative impact on housing unaffordability in the region.

Anonymous 10/15/2024 12:33 PM	Charges should be waived for the provision of below market housing, and the costs transferred to market housing with extra taxation for deluxe and large per person footprint accommodation. These water costs should reflect the provision of stainless steel or copper pipe delivery, and the replacement of lead or plastic pipe in contiguous areas.
Anonymous 10/15/2024 03:04 PM	I have reviewed the Regional Water Supply Development Cost Charge backgrounder report. As the title implies it is looking primarily at the costs of new developments and how the expenses should be fairly divided. I am left wondering if anyone in the Water Board/District is looking at this with an eye to stewardship. Do we know what population our watershed can comfortably supply? Has this been calculated using both the best and worst case scenarios in terms of drought years and user conservation measures? Has this been published anywhere? In essence, what is the natural limit to growth defined by water availability? History is rife with examples of advanced civilizations that crumbled very quickly when they outstripped their water and natural infrastructure limits. Money is useless when the well is dry.
Anonymous 10/15/2024 03:36 PM	The water improvements are not just enjoyed by new home construction but all residents and should be shared evenly, not just borne on new developments. These costs are astronomical and could be a go no-go deciding factor in delivering much need housing to the area or mean increased housing prices. Please reconsider the burden that these proposed changes are putting onto residents through the form of new development, low housing supply and increased cost.
Anonymous 10/15/2024 04:43 PM	- This document is identified as DRAFT. Where is the final? - The report notes that this is intended to consolidate DCC bylaws. Does this mean that the water portion of the other municipal DCCs will be removed or is this adding to them? If the other municipalities don't eliminate their water DCC, is this not effectively double-dipping on fees that are already in place? - The other municipalities have DCC money for water and sewer through their DCCs. Are these municipalities going to divert their DCCs and reserves for these services to CRD? - "benefiter pays" clearly doesn't work given the current cost of housing. Also, "benefiter" is subjective and ignores the benefits of increasing population such as labour availability, new businesses, and services that benefit everyone including current residents. Also, isn't a better and more robust water system a benefit to the entire community? - How does one prove that "the new development does not negatively impact the existing infrastructure, or the impact of that development does not require infrastructure

improvements"? The way that these DCCs are applied assumes that anything new is effectively going to overburden the system. - What would happen to all of these projects if development doesn't happen and it's not possible to recover the necessary fees? Are these projects not important enough to do without DCCs? - Does the budget include the added revenue provided by new residents long-term? More people means more water usage but also means more collected fees. These new DCCs will get passed on to new residents so you're effectively punishing new residents with an up-front lump sum water fee increase along with any ongoing fee increases. - Where are all of your sources for information such as growth rates, occupancy rates, anticipated unit types being built, water usage rates, projections, etc. to confirm assumptions? There should be citations providing the rationale for the various assumptions. For example, there is an assumption that 25% (≈15k) of total new development (≈62k) is low-density residential. Where is all of this single-family going? Most development is going to be medium and high density housing. - Where are the comparisons to other municipalities and their associated usage rates, fees, and DCCs? without context, there is no clarity on if this common for other municipalities or just a CRD issue. - What is the proposed increase in the current water fees to cover the other fees not collected by the DCCs? There should be a complete budget including what is being proposed for anticipated rate increases. what is the anticipated rate hike to cover the ≈ $520mil? There needs to be context in what is being requested to determine the reasonableness of these fees. - This budget doesn't include any sort of time value/cashflow with respect to the project horizons, including the fees collected from water usage, fees collected from DCCs, etc. For something so consequential, the budget is incredibly limited in terms of its planning and clarity.

Anonymous
10/15/2024 05:15 PM

Housing has been quite a contentious topic in the region in the past few years due to the lack of affordability and shortage of housing stocks. The 2022 Regional Water Supply Master Plan cites risks such as climate change, aging infrastructure, and natural disaster risk (earthquakes) as the main justifications for the proposed upgrades/projects. It is noted that CRD uses a growth rate of 1.25% for planning purposes and anticipate that the SLR will reach capacity by 2045 if growth rates continue. It is my understanding that a large portion of the proposed upgrades would still need to occur even if the population stopped growing today. Almost 10k increase in housing production cost per unit will impact new housing stock making it more unattainable for people of younger days. It seems really unfair that this is the case.

Anonymous

Helpful report though it could better explain the value of the proposed

10/15/2024 05:45 PM

cost charge, including how it requires developers to pay a more fair portion of their costs, rather than leaving the burden on taxpayers.

Anonymous
10/15/2024 06:49 PM

With all due respect, these DCC '"charges" collected by local governments to fund infrastructure for population growth' are, in essence, a new form of taxation imposed on home buyers. Similar to the controversial MSP premium, which created barriers to accessing Canada's already funded universal health care system, this DCC tax is both unreasonable and questionable in its legitimacy. It appears more like a stopgap measure to mask the mismanagement of resources rather than a genuine solution to community growth

Anonymous
10/15/2024 08:09 PM

This increase to DCCs punishes the municipalities that are working hard at growing housing supply and further incentivizes municipalities on the Province's naughty list to do nothing to spur growth. This will further dampen any efforts to increase housing in Greater Victoria and make already expensive housing even more unattainable.

Anonymous
10/15/2024 09:08 PM

This is completely punishing people from building a new house. The costs of new water pipes should be shared by all residents, not just ones building a new house. This is outrages and should never go through. When a bridge or pool is build, its shared by the whole community, not just the first one who drives over it or swims in it. Its a public benefit and should be a shared cost by the public. From, Local builder in Victoria

Anonymous
10/15/2024 10:22 PM

We’re drowning in taxes that add to the costs of housing and rentals. Cut staff, cut costs.

Anonymous
10/16/2024 09:08 AM

- Plan should be more gradually phased and not burdensome of taxpayers and housing; - Development Cost Charges should not be heavily increased at a time when the cost of housing is already rising steadily; - CRD should be working with municipalities to ensure that the introduction of Amenity Cost Charges and water Development Cost Charges does not create a net increase on new developments.

Anonymous
10/16/2024 09:32 AM

Please do not proceed with this project. It overrides our perfectly well functioning system at a major cost to residents and new housing. The changes being proposed are far from understood by the average resident and it carries tremendous cost implications that have not been communicated well enough on a CRD level to justify moving forward. If this moves forward without much more rigorous and active community participation sharing the projects true impacts it will be one of the biggest failures of the CRD. Please reconsider this project for the residents of the CRD, it is not needed.

Anonymous
10/16/2024 09:40 AM

We are in an era where construction costs are soaring and stalling out the much needed development of new homes (and other building types) to support a growing population and attempt to address affordability issues by increasing supply. Adding another 'fee' on new construction is counter productive to many of the initiatives all layers of government are trying to take to stimulate construction of new homes. Further the suggested fees seem incredibly high. $9,000 for a 2,500 sqft single family home costing $375/foot to build equates to a 1% increase in building costs, which may not seem like much but is likely equivalent to the cost of the appliance package for that same home which most people view as a big expense. This rate works out to a similar percent on commercial buildings. I appreciate the notion of 'those who benefit should pay' but all of us use and benefit from our water system. For those of us who live in existing homes and buildings, we have benefitted from having that water infrastructure too and did not directly pay for it as part of the cost of our homes so it does not seem fair that cost should only be borne by future new home owners when existing homeowners have historically had that benefit. Our infrastructure is a community benefit and should be funded as such. If water rates need to go up to share the cost of managing and expanding our system that is a far more equitable way to address this issue that does not penalize and disincentivize new construction and is better aligned with political agendas across the spectrum.

Anonymous
10/16/2024 10:10 AM

I appreciate the opportunity to provide feedback on the Regional Water Supply Development Cost Charge (DCC) backgrounder report. I am deeply concerned about the potential repercussions if these proposed changes are implemented. Our region is already facing a significant housing shortage, and I fear that a substantial increase in DCCs will hinder the development of the much-needed housing supply. This is especially critical when alternative, less costly water treatment solutions may exist. Developers are already navigating challenging conditions, including high interest rates and soaring construction costs. With slimmer margins, many may be unable or unwilling to pursue housing projects, exacerbating the housing crisis. Furthermore, the financial strain on residents is already high, and the added cost of living that would result from funding a new, expensive treatment plant could make the region even less affordable. I strongly urge you to consider the broader impact these changes could have on current and future residents, as well as developers, before proceeding.

Anonymous
10/16/2024 01:17 PM

I have read the report and agree with the implementation of the DCC program.

Anonymous
10/16/2024 03:38 PM

I would have thought more of the costs needed to expand the water supply would be directly related to our expanding population from development. Most are applied at 35% with minimal $s at 100%. I thought the primary reason behind the capital plan was to service Victorias increasing population. The CRD should be recovering more of the costs through DCCs. I totally agree with using DCCs to fund infrastructure improvements needed due to development.

Anonymous
10/16/2024 09:48 PM

We will need water infrastructure for new developments and this should be financed too a large degree by development cost charges.

Anonymous
10/17/2024 08:21 AM

Please ensure that affordable housing provided by non profits are exempt

Anonymous
10/17/2024 08:32 AM

I do not believe this report has extensively considered the impact on housing. The housing industry is in a tough place and an additional cost of this nature could make projects unviable. Projects with historical land costs might be able to absorb this cost which only represents a small portion of the potential new homes. I believe the development industry should not shoulder the cost. This fee in addition to the proposed increases to the Victoria DCC will make projects unviable. I encourage CRD to thoughtfully engage industry and listen to our feedback. We are your partner in producing housing.

Anonymous
10/17/2024 09:39 AM

It is already incredibly challenging to develop new housing in the CRD - multiple projects are on hold as they are not financially viable. Do not impose more upfront costs on developers, the money needs to be raised in other ways.

Anonymous
10/17/2024 10:25 AM

This is exceptionally bad for the real estate industry and ultimately will affect affordability/attainability of housing for homeowners.

Anonymous
10/17/2024 01:26 PM

I'm challenged by the new fee in multiple ways. First, it does not appear sufficient due diligence was done to understand the cost implications for real estate development and the impact on a projects' progress. Currently, the real estate market in Victoria and the Greater Victoria area is challenged: - High interest costs - Slow market re:

presales - Increased seismic and adaptability requirements - A proposed increase of DCCs by up to 100% or more These impacts are all deal stoppers. Individually, they're challenging to a project. Collectively, they'll bring most developers to their knees. Certain sites, you could put the land in at ZERO and you still couldn't make a proforma work.

Anonymous
10/17/2024 05:45 PM

BC is losing population as more residents leave the province than those moving here because they cannot afford to live here. Greater Victoria is one of the most expensive locations in BC. We are in desperate need of new, affordable housing, yet CRD is proposing to add another $5,000 to $10,000 to the cost of new housing. Greater Victoria and the Province is heading to an economic precipice through uncontrolled spending and debt. You cannot expect the residents of the area to continue to pay more and more. The CRD and all the municipalities have to get spending under control.

Anonymous
10/17/2024 06:12 PM

This plan needs to be studied more. We have a gravity system and we know that gravity always works. Avoid the pumps that the engineers are proposing. They can fail, are expensive to operate and maintain. They will cost the residents, future renters and home buyers more money at a time when prices are already sky high. I had a gravity drainage system in an area near the ocean prone to flooding at a King Tide. All of my neighbors had multiple high volume pumps. A highly respected prominant company gave me a proposal for an expensive multiple pump system to avoid a flood situation. Another contractor said I didn't need pumps because we had enough slope. The day the big King Tide hit the street and all of my neighbors homes were flooded with all of their pumps running full speed. My home was not!!! Gravity works!! Please don't spend a lot of our money on a project that isn't need, not well researched and thought out. Threre will be cost over runs and this project will be a lot more expensive than projected. Please take the time to look for the best solution if one is needed at all.

Anonymous
10/17/2024 07:46 PM

I do not agree with funding upgrades to the Regional Water Supply as I think it is unfair that I and other residents pay for upgrades for the benefit of other people, who are not yet residents and who aren't paying for the improvements that wouldn't be required if more people weren't moving here.

Anonymous
10/18/2024 11:58 AM

Good morning, I have been a part of the stakeholders meetings and understand the proposed fees have not been weighed against the impact to the creation of housing. Metro Vancouver conducted a thorough analysis on the impact of fees to housing - this has not been done / or has not been communicated to the housing industry in the CRD. While I understand funding is needed to build-out and maintain water infrastructure, having the housing industry pay for a majority of this is irresponsible to future generations. There is only one solution to the creation of affordable housing, and that is Time. Market housing built 20 years ago, is now affordable housing. If we do not build more housing today, we will not have affordable housing in the future. Water DCCs need to be spread out over the entire tax base, including increasing property taxes. Victoria has made great progress in the creation of a Missing Middle Policy and these fees will halt projects. I truly hope the housing industry can have a productive conversation with the CRD before these fees are enacted. We need to be working together and this policy is flying in the face of cooperation.

Anonymous
10/18/2024 12:05 PM

- It's not clear what the objective of this comment collection is. The DCC backgrounder report appears to be issued after all substantive planning policy, and very limited public consultation has been completed. What does input received by this comment feed into? If this is to be represented publicly to to the Water Commission or CRD Board its very disingenuous as its clearly just a backward looking attempt to make it seem like there has been public engagement. -The low density residential growth category appears to be very overstated. Single family residential homes are a nearly extinct form of production housing. There will not be 500 SF homes per year moving forward, this is an incorrect assumption. Core municipalities will have very few new homes, with most SF permits replacing older housing stock. Westshore municipalities are now shifting to TH's and other multi-families. They are simply unaffordable for the vast majority of the population and there is limited land remaining. -DCC Benefit allocation has been oversimplified, and does not reflect the actual incremental cost of growth on the system. This needs to revisited on a cost line by line basis. - At least some of the budgeted DCC items are not likely to be required within the 30 year DCC horizon after the true cost of the works is realized. This is all based on 2020/2021 costs. Once actually works are built and water rates increase dramatically, demand will be reduced. -2022 Water Master Plan assumes no reduction in water demand despite significant opportunities to target reductions in summer water consumption. CRD has an obligation to work with municipalities to target very high summer consumption rates through development and billing policies that would reduce this very large consumption category. With modest reduction in demand, many of the expensive works can be deferred beyond 30 year horizon.

Anonymous 10/19/2024 11:38 AM	At a time when housing affordability is top of agenda at ALL levels of government, it seems absurd to be recommending such exorbitant DCC's on new developments. Housing of all stripes, except perhaps of the most luxurious properties, is increasingly unaffordable whether for buyers, especially first time buyers, or for renters. It is the goal of most local governments to increase the supply of affordable and below market housing and any program which adds substantial costs, such as this DCC program does, will only help to discourage development, when what we want is the opposite. It is the wrong time to be adding such a burden to the citizenry of the CRD wishing to get into the housing market or simply to continue existing in the present market. These DCC's will invariably trickle down and become burdens for the citizens we are trying to insulate from the continued growth of housing costs.
Anonymous 10/20/2024 03:28 PM	I believe, that our current water rates are already outrageously high, and starting a new programme (with new personnel and overheads) will only result in increased costs for everyone. We managed to enlarge the Sooke reservoir with far more reasonable water rates in place, and current high water rates plus numerous surcharges should be more than enough to plan for further expansions. As water consumers, we expect you to manage and make the most of already available resources, and not look for more and more funds from already stressed households.
Anonymous 10/21/2024 08:58 AM	With this many different projects over an extremely long timeframe, it doesn't feel "right" to bundle them into a single DCC bylaw right now. Surely these could benefit from another year or two of more detailed planning, growth forecasting, etc. (I am also mindful that the % amounts not covered by DCCs will be picked up by higher water rates - this conversation MUST happen publicly before the DCC rates are established!)
Anonymous 10/21/2024 10:30 AM	Concerned about low density (single family) with rental suites. This is a growing phenomenon that I feel will grow over time and not sure how it gets address in this plan. Perhaps a definition of family sizes is appropriate ... also applies to other densities. I would like to see a ranking or prioritizing of projects. Perhaps over the 30 year horizon.
Anonymous 10/21/2024 10:16 PM	I would like to see more effort into reducing water useage. The blunt stick would be to introduce tier pricing where the water price would increase after reaching a certain threshold in each of the 3 billing cycles (similar to BC Hydro tier pricing). To me, this would mostly affect people who use drinking water to water their lawns and

gardens. The approach would also provide incentive for people to collect more rainwater to use on their gardens. Combined with this, I would like to see incentives for people to invest in water collection for their yards, and incentives to convert lawns to shrub and meadow areas. If native trees, shrubs and flowers are used, there would be a significant reduction in water use to keep the areas healthy (compared to the same area of lawn). Native plants would also help bioiversity. In addition there would be some benefit by lowering ground temperature (compared to lawns) and even some carbon capture in the trees and shrubs. The CRD portion of the budget will have to be raised with taxes which affects all citizens. I would like to see more responsibility on the current water users in the form of higher water bills so that the CRD tax contribution and the DCC charges could pay for a lower proportion of the total.

Anonymous
10/22/2024 11:25 AM

We need a second reservoir for crd. With growing population we can’t rely on just Sooke. And what if something happened at this site???

Anonymous
10/22/2024 11:32 AM

I feel the CRD is perhaps trying to avoid the problem we had with sewage but I do believe that developers and new citizens to our area need to pay for the densification including projected water needs. Current tax payers are paying for the lack of foresight regarding sewage expectations and that is a great burden. I feel it is too much to ask current tax payers to now pay for future water needs of people who may or may not be from this area. The costs of future water should be incorporated into development costs Municipalities are also struggling with the costs associated with densification. Any new residents expect to receive the same services and amenities that have been fought for and paid for by existing tax payers for years. There has to be a way to make any densification include the real costs of building the new units. I've lived in the same home for over 40 years and have only seen a drop in the quality of life due to the volume of traffic caused by the increasing demand for housing in our community. If our population is constantly increasing it would seem that the cost for services etc. should decrease but they never do, at any level of government. Local authorities need to deal with the bigger issues like traffic and ICE vs electric vehicles sooner than later. Perhaps consider a toll to get into town centres to encourage more alternate travel (especially buses). We constantly give developers reductions in their required parking requirements but it does little to discourage car ownership. Our residential areas simply fill up with cars parking for "free". It seems to me it is always simpler to charge a known quantity, ie existing tax payers, for future development costs but there is a limit to what tax payers can afford especially considering the age of our local population. I'm tired of people expressing the opinion that anyone who owns a home nowadays should be paying a tithe to those who can't break into our expensive market but it was never easy to buy a home in Victoria.

Anonymous
10/23/2024 12:47 PM

More study required. Figures are too high. Much more foresight required than the poor decisions made of the sewage treatment system.

Anonymous
10/23/2024 12:59 PM

Use independent committee (from CRD and governments), consisting of proven business owners. No politicians. Better decisions need to be made than the outcome of our recent sewage treatment.

Anonymous
10/23/2024 11:09 PM

CANCEL THE NEW CRYSTAL POOL! and renovate it instead, easy, instant $200 million

Anonymous
10/24/2024 07:08 AM

Funding should definitely be by community vote, NOT via the alternate approval process. This is a significant cost to taxpayers already looking at fees from every direction. Developers and investors should shoulder a significant portion of the cost, as they are ultimately the beneficiaries. Wages for CRD employees and management are beyond private sector wages, and need to be red circled or reduced, with bonuses being eliminated. There's a lot of public outcry over this point. Finally, contracts need to be fixed price. Contractors seem to be bidding low to win contracts, then escalate costs during the projects. This must change. They must be held accountable. This one change would have a significant impact on project costs.

[redacted]

[redacted]

Anonymous
10/25/2024 10:43 AM

Folks that will never get water supplied by the CRD, eg. North Sooke, East Sooke, parts of Metchosin, should not be taxed for the Regional Water Supply Cost Charge. In other words, if we must remain on our own self costing well systems, you must not try to squeeze money out of us. Being on our own systems is more expensive than being on city water. No way should we have to pay money to CRD as well.

Anonymous

Developers of new or higher density projects should be paying for it.

10/25/2024 12:48 PM

We already paid for it in our property purchase and through taxes to maintain it.

Anonymous
10/25/2024 08:27 PM

Water is free. Stop giving it away to corporations for profit!

Anonymous
10/26/2024 05:24 AM

I support the implementation of DCCs to pay for regional water supply expansion in new development.

Anonymous
10/27/2024 04:59 PM

DCC's still add unneccessarily to housing costs. The CRD seems obsessed with expanding and creating new projects not required. Cut costs. Taxpayers are collapsing under the burdens of so many levels of government all funding their personal ideological pursuits on the backs of taxpayers. We are willing to assume some risks in exchange for the ability to afford food…

Anonymous
10/27/2024 10:23 PM

It seems fair to have water users pay increased rates for the water they use. If you use the resource, you pay for the resource. If you use more, you pay more. Market based economics works and incentivizes careful consumption. Whatever you do, don't make people on wells pay for CRD water (I'm not on a well, I'm 100% supplied by CRD). I just want people to pay for what they use and use less natural resources.

Anonymous
10/27/2024 11:11 PM

Cost should be charged to the developer not existing customers. They can add it to their sale price.

Anonymous
10/28/2024 04:53 AM

What report? This is the first time I have heard the term

Anonymous
10/28/2024 05:03 PM

We have no more m9ney to give and every level of govt with hands out for a pet project that will give some supervision with a father inhis cap. Stop it!

Anonymous
10/28/2024 11:31 PM

This is absolutely ridiculous, the developers should be paying for such things like this upon development of the land. I completely disagree with said plan and cost charge report.

Anonymous
10/29/2024 02:38 AM

Instead of development costs where individuals must finance it themselves (losing economy of scale) you should just charge a bill surplus for X years for new homes that are built. Ultimately this would be cheaper way of doing development costs, if you decide that growth must pay for growth. I personally do not think that growth should fully pay for growth as that implies that existing residents see no benefit to new housing. Also if we wanted everyone to “pay their share” then residents in low density areas should pay a lot more for their water as there are fixed infrastructure/maintenance costs that would be spread amongst relatively few people.

Anonymous
10/29/2024 11:17 AM

In my opinion, the proposed DCC charges are based on some flawed technical assumptions within the 2022 Water Master Plan, as prepared by Stantec. The flawed assumptions should be revisited, at which point a better informed DCC program can be evaluated. My specific comments: 1) The CRD should complete a more robust water demand analysis, recognising that there is elasticity in demand based on pricing changes as proposed. Reducing the demand to a projected 300L/c/d would eliminate or delay much of the proposed works program. 2) Water filtration plant – greater analysis is required to demonstrate the need for this expensive plant. Should water demand be lowered, as noted above, then the need to the Leech River diversions (and hence the water filtration plant) can be delayed for decades. As for the position that wild fire risk will necessitate a new filtration plant, this too requires further analysis. The demonstrable history of wild fires in then 20,000+ acre watershed shows such fires are exceedingly rare, and do not occur on such a scale as to materially impact the water quality of the reservoir.

Anonymous
10/31/2024 03:12 PM

I support the proposed DCC program under the principle of "growth pays for growth". The existing water users shouldn't be responsible to pay for the added capacity of future water infrastructure. I believe the CRD is doing a great job of planning for the future of our valuable water resource to account for growing population, climate change, seismic risks and the growing list of risks to water quality. I do think some sort of reduction could be implemented to support non-profit affordable housing.

Anonymous
11/01/2024 08:09 PM

Building affordable homes in the CRD is already on the edge of financial viability for developers and home builders. This new development cost charge will certainly increase the financial risk for developers and dissuade further development. The current municipal and provincial taxes, utility fees, and existing DCC's are already in place to cover future expansion and maintenance. - Why don't the existing fees, levies, charges, and taxes cover the cost of these upgrades? - The financial modeling over 30 years does not take into account the decline in new development that this DCC will certainly cause - Take a hard look at whether these upgrades are truly needed and why they are not paid for by our existing taxes and fees

Anonymous
11/05/2024 05:45 PM

I am totally in support of the Regional Water Supply Development Cost Charges. Clean, safe drinking water is critical and precious. The Vancouver Island Health assessment found that the water from the Leech area has a lot of turbidity due to past logging and says we need a proper filtration method to ensure good quality. The neighbouring Juan De Fuca Water Supply District Water DCC bylaw has had a positive impact on relevant new infrastructure for a variety of land use categories and has been working successfully for many years now. Industry has liked it as it brings stability to the region knowing what to expect. As the government has imposed massive increased density in the CRD, our infrastructure needs to be built out and it is unfair for all our current residents to have to bear the brunt of the costs. People moving to this area should have to contribute their fair share of the costs. Enough meaningful consultation was done throughout 2024 and it is time to act on it now and get moving on this project. We have seen time and again when projects are delayed, the costs rise exponentially.

Anonymous
11/06/2024 11:33 AM

We write to express our serious concern regarding the proposed water Development Cost Charges (DCCs). This proposal could increase costs by $5,000 to $9,000 per unit, adding to recent DCC hikes that already total around $20,000 per unit. These cumulative charges are pushing projects past a breaking point. Developers depend heavily on banks and lenders to provide construction financing. Lenders demand a minimum rate of return, which in today's economic climate, is no longer feasible under the weight of these added DCCs. Project pro formas simply don't work, effectively grinding the entire Metro Vancouver development industry to a halt. Raising water DCCs in this financial landscape is like pouring water onto an already sinking pro forma. At a time when Metro Vancouver urgently needs increased housing supply, these DCCs effectively capsize any chance for new development. The driving force behind the water DCC increase is the planned $2 billion Goldstream Water Filtration Plant. Yet, numerous engineering assessments indicate that Metro Vancouver's water quality already meets high standards, even under extreme conditions like wildfires and droughts. This raises serious questions about whether a project of this magnitude is necessary or if alternative, more cost-effective solutions exist. Alternative measures, such as enhanced watershed forest management, could address water quality concerns more affordably and efficiently. We strongly urge Metro Vancouver Regional District to commission further studies to assess the true necessity of the filtration plant and to explore alternatives, including decentralized filtration solutions and targeted fire risk mitigation. Such a study would cost a fraction of the proposed investment and could prevent placing an unmanageable financial burden on new housing projects. We understand that there are limitations in funding mechanisms for new water infrastructure. But the "growth paying for growth" model that underpins these charges, has proven unsustainable in today's climate. As costs compound with each new project, they push housing further out of reach, ultimately limiting the very growth this model intends to support. Rethinking how we fund essential infrastructure — including securing provincial support or alternative financing solutions — is critical if we are to sustain Metro Vancouver's future affordable housing needs and economic viability. If upgrades are truly needed, we advocate for alternative funding models, including provincial support. Without this due diligence, these proposed DCCs not only sink development prospects but also jeopardize Metro Vancouver's affordable housing goals and long-term community well-being. Thank you for your urgent attention to these critical issues.

Anonymous
11/06/2024 01:02 PM

I strongly support the CRD financing water supply expansion and improvements from Development Cost Charges. New owners and renters should pay for the additional water works needed to furnish their water.

Anonymous
11/07/2024 09:52 AM

I am opposed to the notion of spending vast sums to acquire new and expanded water supply infrastructure. Instead, I encourage the CRD to foster a culture of reduced usage and, if necessary, increased water rates to discourage unsustainable increasing consumption.

Anonymous
11/08/2024 10:42 AM

I think developers should help shoulder the cost of increased infrastructure due to increased housing developments , and the increased demand for water and sewerage needs.I also think that the provincial government should help pay for the upgrades needed to infrastructure because of their demand that these developments go ahead with no funding to help municipalities deal with the needed expansion costs necessary to cope with the increased population.

Anonymous
11/08/2024 10:55 AM

I strongly support the CRD Regional Water Supply Development Cost Charge Program to ensure the CRD can meet its many other financial responsibilities such as climate mitigation and preserving the forests in our parks. Provincial housing bills 44 and 47 have forced a rapid unforeseen increase in density, beyond what the Regional Growth Strategy and The Capital Regional District (CRD) Regional Water Supply Master Plan envisioned. • This DCC is necessary to meet the challenge. I agree with the Vancouver Island Health assessment: Growth will force the region's reliance of the questionable water quality from the Leech supply area, thus requiring a costly filtration method for water quality. • The neighbouring Juan De Fuca Water Supply District Water DCC bylaw has had a positive impact on relevant new infrastructure for a variety of land use categories. • This bylaw is consistent with other municipality DCCs required for roads, transportation, sewers, recreation etc. • Without this DCC, the CRD will have to substantially increase its CRD burden on residents for 30 years. The estimated two billion dollars needed to ensure a continued safe reliable supply of drinking water needs this DCC otherwise housing and the cost of living in the region will greatly increase. • The region's rapid growth is occurring during a global climate crisis, weather patterns are changing while the risks of forest fires, and greater likelihood of supply risks and poor water quality are increasing. • Considering Figure 2(DCC Projects Map) and the categories of projects, this bylaw is necessary to ensure these are accomplished as and when needed as the region grows. Table 8 and 9 of DCC calculations shows an equitable rate distribution for land use categories over a 30 year horizon. • We feel there was sufficient time and effort made for meaningful consultation throughout 2024. • Please implement an equivalent development cost charge for waste water infrastructure.

Anonymous
11/08/2024 01:40 PM

If this is intended to be a public-facing resource in any way, PLEASE include the basic explanation much earlier in the report of what DCCs are and why CRD needs a bylaw for them. As a regular person, I don't know what DCC's are, so especially when asked to provide feedback on them, I was searching for a succinct summary of what they are, why CRD needs a bylaw for them, and how they affect my life and the city's operations. That needs to be made clear ASAP rather than hidden in the body of the report, even if the definition is still fairly early in the report body. I don't know enough about municipal budgets and cost of infrastructure to have an opinion on the cost structure, but generally it makes sense to have a system in place to help cities afford to grow their infrastructure besides relying solely on taxpayers. And having a bylaw in place to just officially write out the terms of a DCC system makes sense too so that everything can be consistent, predictable, and enforceable for developers and the city. If we're already operating with a DCC system, it seems reasonable to enact a bylaw to reinforce its use.

Anonymous
11/08/2024 02:48 PM

The backgrounder report is comprehensive, objective and makes an excellent business case for the Water DCC to ensure the continuation of safe, reliable drinking water over the next 30 years. DCCs are a matter of doing business. These bring consistency and assurance to developers, ability to pay for planned infrastructure, and fairness to existing residents. The report makes it clear that without the DCC, CRD taxes would dramatically increase, thus threatening our housing affordability. We don't want to be like Greater Vancouver who are facing average of 25% increase for regional services today. This DCC should have begun decades ago when the JDF Water Commission had the foresight to do theirs. What's difference now is that global climate crisis and water uncertainty / contamination. As well, the provincial housing requirements (Bills 46 and 47) and its unexpected adverse impacts on services. Tables 8 and 9 show how the Water DCC can provide a cost effective, equitable and orderly upgrade to our drinking water needs. Lastly, as shown with the backgrounder report, there has been adequate time and effort towards meaningful and broad consultation on this matter. Please implement the DCC with a 1% municipal assist factor without delay. Thank you.

Anonymous
11/08/2024 03:43 PM

I strongly support the CRD Regional Water Supply Development Cost Charge Program to ensure the CRD can meet its many other financial responsibilities such as climate mitigation and preserving the forests in our parks, and to ensure all projects are completed as needed. I appreciate the various opportunities to consult and also the care that has been taken to develop an equitable rate distribution for land use categories over thirty years. The estimated two billion dollars needed to ensure a continued safe reliable supply of drinking water needs this DCC otherwise housing and the cost of living in the region will greatly increase. This bylaw is consistent with other municipality DCCs required for roads, transportation, sewers, recreation etc. The neighbouring Juan De Fuca Water Supply District Water DCC bylaw has had a positive impact on relevant new infrastructure for a variety of land use categories. I agree with the Vancouver Island Health assessment: Growth will force the region's reliance of the questionable water quality from the Leech supply area, thus requiring a costly filtration method for water quality. Finally, Provincial housing bills 44 and 47 have forced a rapid unforeseen increase in density, beyond what the Regional Growth Strategy and The Capital Regional District (CRD) Regional Water Supply Master Plan envisioned. The rapid growth is occurring during a global climate crisis, weather patterns are changing while the risks of forest fires, and greater likelihood of supply risks and poor water quality are increasing. This DCC is necessary to meet the challenge. One request - please consider implementing an equivalent development cost charge for waste water infrastructure. Thank you

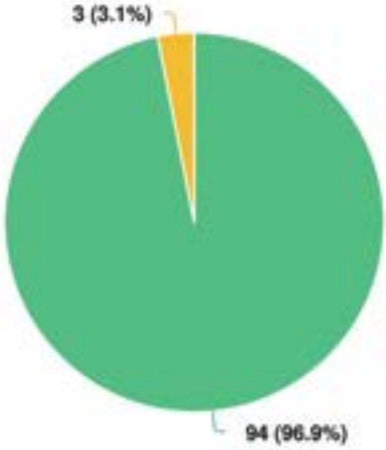
Anonymous
11/09/2024 06:33 PM

Great idea !

Anonymous 11/09/2024 06:39 PM	Developers should pay for infrastructure upgrades as part of their costs. It is unfair to continue to squeeze residents in established communities to continue to pay for growth.

Mandatory Question (97 response(s))
Question type: Essay Question

Q2 By submitting this form, you are providing the CRD with your expressed, written consent to share comments as written as par...



Question options

- Yes, I agree
- No, I disagree

Mandatory Question (97 response(s))
Question type: Radio Button Question