

2025 JdF Water Distribution DCC Project List

APPENDIX C

Item	Estimated Time Frame (See notes 1,2,3)	Municipality	Project	Description	Cost Estimate (A) (See notes 4,5,6)	DCC Benefit Factor (B)	Benefit to New Development (C=AxB)	Municipal Assist Factor 1% (D=Cx0.01)	DCC Recoverable (E=C-D)	CRD Responsibility (F=A-E)
1	Medium-term	Langford	Echo Valley Drive	New Pipe	\$1,934,300	100%	\$1,934,300	\$19,343	\$1,914,957	\$19,343
	Medium-term	Langford		PRV	\$363,950	100%	\$363,950	\$3,640	\$360,311	\$3,640
2	Medium-term	Langford	Skirt Mountain Drive	New Pipe	\$729,350	100%	\$729,350	\$7,294	\$722,057	\$7,294
	Long-term	Langford	Pump Station 3	Pump Station	\$3,085,600	100%	\$3,085,600	\$30,856	\$3,054,744	\$30,856
3	Long-term	Langford	Triangle Trail (Formerly Walfred Servicing)	DI watermain	\$1,167,250	100%	\$1,167,250	\$11,673	\$1,155,578	\$11,673
4	Medium-term	Langford	Fulton Reservoir	Reservoir upgrade	\$7,786,500	90%	\$7,007,850	\$70,079	\$6,937,772	\$848,729
				Fire Pump	\$2,904,350	90%	\$2,613,915	\$26,139	\$2,587,776	\$316,574
				Distribution Piping	\$752,550	90%	\$677,295	\$6,773	\$670,522	\$82,028
5	Medium Term	Langford	Centre Mountain	Supply & Distribution Mains	\$5,202,428	100%	\$5,202,428	\$52,024	\$5,150,403	\$52,024
				Pump Station & Storage Tank	\$8,713,143	100%	\$8,713,143	\$87,131	\$8,626,012	\$87,131
				PRV	\$1,121,250	100%	\$1,121,250	\$11,213	\$1,110,038	\$11,213
6	Long-term	Langford	Klahanie Dr	New Pipe	\$2,956,550	100%	\$2,956,550	\$29,566	\$2,926,985	\$29,566
	Long-term	Langford	ROW (Frederic Rd to Wild Ridge Way)	New Pipe						
	Long-term	Langford	Wild Ridge Way	New Pipe						
7	Medium-term	Langford	Sunheights	PRV	\$87,000	100%	\$87,000	\$870	\$86,130	\$870
8	Medium-term	Langford	Glen Lake PRV	PRV	\$500,250	100%	\$500,250	\$5,003	\$495,248	\$5,003
9	Long-term	Langford	Optimized connection from RWS to distribution system	PRV	\$3,871,500	100%	\$3,871,500	\$38,715	\$3,832,785	\$38,715
10	Medium-term	Colwood	Mary Anne Cres / Pattison Way	Pump Station	\$2,305,500	100%	\$2,305,500	\$23,055	\$2,282,445	\$23,055
		Colwood		Pipe Upgrade	\$571,300	100%	\$571,300	\$5,713	\$565,587	\$5,713
11	Short-term	Colwood	VMP Pump Upgrade	Pump Station Upgrade	\$435,000	100%	\$435,000	\$4,350	\$430,650	\$4,350
12	Medium-term	Colwood	Pump Station 10	Pump Station	\$3,735,200	100%	\$3,735,200	\$37,352	\$3,697,848	\$37,352
13	Medium-term	View Royal	Christie Point	Pipe Upgrade	\$804,750	100%	\$804,750	\$8,048	\$796,703	\$8,048
14	Long-term	Sooke	Spar Tree	PRV	\$363,950	100%	\$363,950	\$3,640	\$360,311	\$3,640
15	Long-term	Sooke	Henlyn	Distribution Main	\$1,458,700	44%	\$641,828	\$6,418	\$635,410	\$823,290
16	Medium -term / Long-term	Sooke	Mountain Heights	New Pipe	\$640,900	100%	\$640,900	\$6,409	\$634,491	\$6,409
		Sooke		New Pipe	\$2,333,050	100%	\$2,333,050	\$23,331	\$2,309,720	\$23,331
		Sooke		Pump Station Upgrade	\$1,450,000	100%	\$1,450,000	\$14,500	\$1,435,500	\$14,500
		Sooke		Storage Tank & Land Acquisition	\$14,659,500	100%	\$14,659,500	\$146,595	\$14,512,905	\$146,595
17	Long-term	Sooke	Helgesen	PRV	\$89,900	100%	\$89,900	\$899	\$89,001	\$899
18	Short, Medium & Long-term	Sooke	Sooke Town Centre - approximate locations are Otter Point Rd, Grant Rd, Sooke Rd and Throup Rd	Distribution piping - approx. 4,800 lm	\$11,346,153	100%	\$11,346,153	\$113,462	\$11,232,691	\$113,462
19	Ongoing	All Areas	Model Updates and Studies		\$1,300,000	100%	\$1,300,000	\$13,000	\$1,287,000	\$13,000
20	Ongoing	All Areas	Walfred Servicing Debt		\$333,532	100%	\$333,532	\$3,335	\$330,196	\$3,335
21	Ongoing	All Areas	Silver Creek Debt		\$1,151,692	100%	\$1,151,692	\$11,517	\$1,140,175	\$11,517
TOTAL					\$84,155,097		\$82,193,885	\$821,939	\$81,371,946	\$2,783,151

Note [1] - This does not represent the exact priority of project development, just the estimates development phasing

Note [2] - Project timing and rebates for projects constructed are subject to actual reserve funds available

Note [3] - Short-term = years 2024-2029, Medium-term = years 2030-2035, Long-term = years 2036-2044

Note [4] - All projects are available for DCC credits if they meet the requirements of the Capital Regional District's DCC Credit Policy

Note [5] - Cost estimates include 15% Engineering, 5% Project Admin, and 25% Contingency

Note [6] - Cost estimates for Centre Mountain projects are based on detailed cost estimates from developers that include appropriate engineering, project administration, and contingency allowances

Note [7] - The cost estimate for the Mountain Heights Storage Tank & Land Acquisition project includes a \$2 million allowance for land acquisition costs including admin, contingency, rezoning, and land assembly as required. CRD expects location to be on Crown Land.

Water DCC Calculation (2025)
20-Year Timeframe:

A: Water DCC Calculation				
Equivalent Population Estimates	New Units		Person per unit (residential)/ Equivalent Population/m ² (other land uses)	
Low Density Residential	per lot or unit	6,110	3.2	19,552
Medium Density Residential	per unit	9,065	2.8	25,382
High Density Residential	per unit	12,430	1.8	22,375
Commercial	per square metre gross floor area	244,000	0.012	2,928
Industrial	per square metre gross floor area	1,074,400	0.006	6,446
Institutional	per square metre gross floor area	117,950	0.012	1,415
			Total Equivalent Population:	78,099
Total Equivalent Population		78,099 (a)		
B: Unit Water DCC Calculation				
Net Water DCC Program Recoverable		\$81,371,946 (b)		
Existing DCC Reserve Monies		\$13,141,235 (c)		
Net Amount to be Paid by DCCs		\$68,230,711 (d) = (b) - (c)		
DCC per person		\$873.65 (e) = (d) / (a)		
C: Resulting Water DCCs				
			Person per unit (residential)/ Equivalent Population/m ² (other land uses)	
Low Density Residential		\$2,796	per lot or unit	3.2
Medium Density Residential		\$2,446	per unit	2.8
High Density Residential		\$1,573	per unit	1.8
Commercial		\$10.48	per square metre gross floor area	0.012
Industrial		\$5.24	per square metre gross floor area	0.006
Institutional		\$10.48	per square metre gross floor area	0.012

Notes:

Equivalent Population ratios are carried forward from the previous DCC program, excluding institutional which was updated to be similar to commercial
DCC Reserve updated to reflect 2023 ending reserve balance, provided by CRD in March, 2024.