



*"To deliver effective
and efficient, local
government services
that benefit our
citizens, our
businesses, our
environment and our
future"*

THE CORPORATION OF THE CITY OF VERNON

A G E N D A

COMMITTEE OF THE WHOLE

CITY HALL COUNCIL CHAMBER

MONDAY, JUNE 24, 2019

AT 8:40 AM

AGENDA

1. CALL TO ORDER

- A. THAT the Agenda for the June 24, 2019, Committee of the Whole meeting be adopted as presented.

2. ADOPTION OF MINUTES

- A. THAT the minutes of the Committee of the Whole meeting of Council held June 10, 2019, be adopted. (P. 3)

MINUTES

3. BUSINESS ARISING FROM THE MINUTES

4. GENERAL MATTERS

5. UNFINISHED BUSINESS

TRANSIT SERVICE IN VERNON – UPDATE

- A. Amanda Watson, Manager, Transportation and Chris Fudge, Senior Manager, Government Relations, BC Transit will provide Council with an update on the 'Overview of Transit Service in Vernon' program presented at the March 25, 2019 Committee of the Whole Meeting.

THAT Council receives the presentation from Amanda Watson, Manager, Transportation and Chris Fudge, Senior Manager, Government Relations, BC Transit regarding an update on the Transit Service in Vernon.

6. NEW BUSINESS

AMENDMENT TO DEVELOPMENT COST CHARGE BYLAW #5233 (P. 5)

- A. THAT Council support the proposed amendments to Development Cost Charge Bylaw #5233 as outlined in the report titled "Amendment of Development Cost Charge Bylaw #5233" dated June 13, 2019 and respectfully submitted by the Manager, Engineering Development Services;

AND FURTHER, that Council authorize amendments to Development Cost Charge Bylaw #5233 be forwarded to the Inspector of Municipalities for provincial review and approval.

- 7. LEGISLATIVE MATTERS**
- 8. COUNCIL INFORMATION UPDATES**
- 9. G.V.A.C. / R.D.N.O REGULAR MEETINGS**
- 10. INFORMATION ITEMS**
- 11. CLOSE OF MEETING**

THE CORPORATION OF THE CITY OF VERNON
**MINUTES OF A COMMITTEE OF THE WHOLE MEETING
HELD MONDAY, JUNE 10, 2019**

PRESENT: Mayor V. Cumming

Councillors: A. Mund, K. Gares, S. Anderson, K. Fehr,
(B. Quiring and D. Nahal, absent)

Staff: P. Bridal, Deputy CAO, Director, Corporate Services
S. Blakely, Manager, Legislative Services
K. Flick, Director, Community Infrastructure & Development
D. Law, Director, Finance
B. Bandy, Manager, Real Estate
E. Stranks, Manager, Engineering & Development Services*
A. Watson, Manager, Transportation
S. Koenig, Director, Operations

*Attended as required

CALL TO ORDER

Mayor Victor Cumming called the meeting to order at 8:40 am.

AGENDA ADOPTION

Moved by Councillor Mund, seconded by Councillor Gares:

THAT the Agenda for the June 10, 2019 Committee of the Whole meeting be adopted, as presented.

CARRIED.

**ADOPTION OF THE
MINUTES**

Moved by Councillor Mund, seconded by Councillor Gares:

THAT the minutes of the Committee of the Whole meeting of Council held May 27, 2019, be adopted, as presented.

CARRIED.

BUSINESS ARISING FROM THE MINUTES

GENERAL MATTERS

UNFINISHED BUSINESS

NEW BUSINESS

LEGISLATIVE MATTERS

COUNCIL INFORMATION UPDATES

G.V.A.C./R.D.N.O. REGULAR MEETINGS

INFORMATION ITEMS

Mayor Victor Cumming closed the meeting at 8:41 am.

CLOSE

CERTIFIED CORRECT:

Mayor:

Corporate Officer



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Ed Stranks,
Manager, Engineering Development
Services

COUNCIL MEETING: REG COW I/C
COUNCIL MEETING DATE: June 24, 2019
REPORT DATE: June 13, 2019
FILE: 3150 – 20

SUBJECT: AMENDMENT TO DEVELOPMENT COST CHARGE BYLAW #5233

PURPOSE:

To propose amendments to Development Cost Charge Bylaw #5233.

RECOMMENDATION:

THAT Council support the proposed amendments to Development Cost Charge Bylaw #5233 as outlined in the report titled "Amendment of Development Cost Charge Bylaw #5233" dated June 13, 2019 and respectfully submitted by the Manager, Engineering Development Services;

AND FURTHER, that Council authorize amendments to Development Cost Charge Bylaw #5233 be forwarded to the Inspector of Municipalities for provincial review and approval;

ALTERNATIVES & IMPLICATIONS:

1. THAT Council receive for information the report titled "Amendment of Development Cost Charge Bylaw #5233 - Project Updates" dated June 13, 2019 and respectfully submitted by the Manager, Engineering Development Services.

Note: This alternative would result in no changes to the current bylaw projects and rates.

ANALYSIS:

A. Committee Recommendations:

N/A

B. Rationale:

1. At its Regular Meeting of March 8, 2010, Council adopted Development Cost Charge (DCC) Bylaw #5233. The proposed amendments to DCC Bylaw #5233 are to update the DCC projects which will result in also amending the DCC charge rates. Updates proposed include:
 - removal of projects that are no longer required and projects beyond the 20 year scope of the bylaw;
 - removal of completed projects;
 - addition of new projects supported by Administration;
 - changing from a long term 'ultimate' build out to a 20 year time frame; and
 - update all project costs and benefit allocations as appropriate

2. DCC Transportation projects proposed to be removed were deemed to be beyond the 20 year time frame for this bylaw update. Removal of long term transportation projects is supported by Administration as it creates a realistic shorter term accountability and expectation of the construction of those works that current development is contributing towards. Many of the major long term projects are thus proposed to be removed as these would not be built within the next 20 years. Specific projects to be removed are:
- TR12 - 27th Street multiuse corridor (Hwy 97 S – Hwy 6);
 - TR13 – 15th Avenue Extension(Mission Road – Hwy 97 S);
 - TR17 – Tronson Road Connector (Palmer Road to Okanagan Landing Road);
 - TR18 – Eastside Road Connector (Apollo Road to Eastside Road);
 - TR20 – Upper Tronson Road Connector (Aquarius road to Okanagan Hills Boulevard);
 - TR22 – Silver Star Road (Barker Road to Star Road);
 - TR26 – Skyview multiuse path (Scott Road to Skyview Road); and
 - TR31 – Scott Road Connector (Okanagan landing Road to Hwy 97).

DCC Transportation projects which have been completed are:

- TR14 – Mission Road multiuse connector (Okanagan Avenue to 15th Avenue);
- TR24 – Kalamalka Lake Road cycle path (11th Ave to Coldstream);
- TR32 – Okanagan Avenue (36th Street to 39th Street);and
- TR33 – 34th Street bridge.

DCC Transportation projects with scope changes include those where the project is near completion, such as TR6 – 29th and 30th Streets upgrade and multi–use corridor and those where the works are being changed to reflect changes in design such as TR29 – Silver Star Road – Blackcomb Way intersection.

Transportation projects proposed to be added are:

- Roundabout at Pleasant Valley Road and 39th Avenue intersection;
- Active transportation network connections;
- Emergency access – Eastside Road to Predator Ridge;
- Roundabout at 58th Avenue and 24th Street intersection;
- Polson Park cycle corridor;
- Road servicing studies;
- Lakeshore Road multiuse path;
- Transit expansion; and
- 48th Avenue multiuse paths (two projects spanning 20th Street to Highway 97).

The cost of all new projects was estimated using recent capital project costs. All retained projects were updated using the same costs. The proposed net change in DCC transportation projects is a reduction of \$83,470,000 as shown in Attachment 1. The location of all proposed 2019 transportation projects in shown in Attachment 1

3. The DCC Drainage project removed was ST9 – 20th Street interceptor/diversion. DCC project ST6 – Okanagan Avenue Interceptor was completed. Drainage projects added were Regional Drainage Management (includes previous ST 2 – Swan Lake outlet control and ST8 – Kal Lake control structure) and overland flow route improvements. The proposed net change in drainage projects is an increase of \$3 million as shown in Attachment 2. The location of all proposed 2019 drainage projects is also shown in Attachment 2.
4. DCC Sanitary had three components: collection, treatment and disposal. The 2014 Stage 2 and 3 Liquid Waste Management Plan by Urban Systems (LWMP) proposed minimizing short term investment in major expansion of land disposal projects, thus significant DCC disposal projects, beyond the projected 20 year time frame, were removed. There is only one DCC Sanitary treatment project, SAN 14 – Water reclamation facility debt which has reduced from \$27.3 million in 2009 to \$9.4 million in 2018. It is therefore recommended that treatment and disposal be combined as part of the bylaw amendments.⁶

This proposed change is recommended to ensure funds collected are not 'orphaned' due to all the projects being completed and funds still being collected.

DCC Sanitary projects being removed are:

- SAN 7 – MacKay reservoir pump station upgrade;
- SAN 9 – Reclaimed water main extension (DND – Bella Vista);
- SAN 10 – Reclaimed water main extension (DND –Coldstream Ranch); and
- SAN 13 - Flow monitoring.

DCC Sanitary project SAN 8 – Composting facility expansion was completed. The one proposed new sanitary DCC project is optimization of disposal which is consistent with the Liquid Waste management Plan.

The proposed net change in sanitary projects is a reduction of \$33 million (increase of \$4 million in collection, decrease of \$18 million in treatment and decrease of \$19 million in disposal).

5. The net overall change is a reduction of approximately \$103 million in DCC project costs. DCC rates in Bylaw #5233 were based on a full build out projection population of an additional 16,577 units, whereas the proposed bylaw identifies a 20-year residential growth projection of 5,471 units. Other factors that influence DCC rates include the benefit allocation for each project (percent of work allocated to new development versus existing population); unused credits for projects previously constructed by development; DCC reserves for each infrastructure category; and the projected population growth rate by various development types (e.g. residential, commercial, industrial, institutional). For projects in Development Districts 1 and 2 that were carried forward from Bylaw #5233, the benefit allocation was increased to reflect growth since that bylaw was adopted. This change will increase contributions required for other sources (taxpayers) for these projects. Changes to the benefit allocation applies for DCC projects that existing residents would benefit from. Finally, the Municipal Assist Factor was not changed and remains at the minimum of 1%. The financial impact on rates resulting from changes noted are shown in Attachment 4.
6. The resulting total for single family lots in the City is a reduction from \$16,429 to \$13,766 (16.2% decrease) for Development Districts 1 and 2 and a reduction for Development District 3 from \$21,182 to \$20,692 (2.3% decrease). This does not include additional DCCs for RDNO Water and Parks, as well as the proposed City of Vernon Parks DCC. The proposed Vernon Parks DCC Bylaw charge is \$2,645 per single family dwelling.

For comparison, DCC rates in other communities in the area (for single family DCC) are as follows:

- Kelowna (2019) - \$23,606 (core) to \$41,125 (outer)
- West Kelowna (2015) - \$21,669
- Penticton (2007) - \$13,262 (core) to \$17,458 (outer)
- Kamloops (2017) - \$10,673

Attachments:

- Attachment 1 – Proposed changes to DCC projects – Transportation
- Attachment 2 – Proposed changes to DCC projects – Drainage
- Attachment 3 – Proposed changes to DCC projects – Sanitary
- Attachment 4 – Proposed amended DCC rates

*Note: 11x17 copies of all attachments are available in the Councillor's room.

C. Council's Strategic Plan 2019 – 2022 Goals/Action Items:

The proposed amendment of Development Cost Charge #5233 involves the following goals in Council's Strategic Plan 2019 – 2022:

- Foster more residential development in the Downtown, including upscale options
- Focus development in the City Centre, including mixed use and multi family
- Be a leader in economic development
- Address existing and pending stormwater issues

D. Relevant Policy/Bylaws/Resolutions:

1. Section 559 of the *Local Government Act* provides Council with the authority to impose development cost charges, including those for parks, sanitary, drainage and transportation.
2. Section 560 of the *Local Government Act* requires Provincial (Inspector of Municipalities) approval of development cost charge bylaws prior to adoption.

BUDGET/RESOURCE IMPLICATIONS:

The proposed DCC bylaw is projected to require the following average annual City funding in order to complete all projects within the 20 year time frame:

Taxpayers – \$2,161,841
Ratepayers (sanitary) – \$548,154

There is no obligation to dedicate the funds noted annually. Project construction scheduling is based on Council approved funding as part of the annual budget each year. Some projects may be eligible for grants which would reduce taxpayer and rate payer contributions.

Prepared by:

Jun 14 2019 11:37 AM

X

Ed Stranks

DocuSign

Ed Stranks
Manager, Engineering Development Services

Jun 14 2019 11:44 AM

X

Kim Flick

DocuSign

Kim Flick
Director, Community Infrastructure and Development

Approved for submission to Council:

Will Pearce, CAO

Date: 19. JUNE. 2019

REVIEWED WITH

- | | | |
|--|--|--|
| <input type="checkbox"/> Corporate Services | <input checked="" type="checkbox"/> Operations | <input checked="" type="checkbox"/> Current Planning |
| <input type="checkbox"/> Bylaw Compliance | <input type="checkbox"/> Public Works/Airport | <input checked="" type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate | <input type="checkbox"/> Facilities | <input type="checkbox"/> Building & Licensing |
| <input type="checkbox"/> RCMP | <input type="checkbox"/> Utilities | <input type="checkbox"/> Engineering Development Services |
| <input type="checkbox"/> Fire & Rescue Services | <input type="checkbox"/> Recreation Services | <input checked="" type="checkbox"/> Infrastructure Management |
| <input type="checkbox"/> Human Resources | <input type="checkbox"/> Parks | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Financial Services | | <input type="checkbox"/> Economic Development & Tourism |
| <input type="checkbox"/> COMMITTEE: | | |
| <input checked="" type="checkbox"/> OTHER: Urban Systems | | |

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TRANSPORTATION 2019 - 20 Year

2009 DCC Projects						2019 DCC Projects						
Project #	Description	Location	Project Estimate ¹	Notes	Benefit Factor ⁴	Development District	Project #	Description	Location	New	Development District	Proposed Benefit Factor
TR 1	SILVER STAR ROAD UPGRADE	PV RD TO MACDONALD RD	\$ 3,599,164	Works Scope Change	94%	2	TR 1	SILVER STAR ROAD UPGRADE	PV RD TO MACDONALD RD	\$ 5,961,102	2	78%
TR 2	SILVER STAR ROAD MULTI USE PATH	MACDONALD RD TO Foothills DR	\$ 1,671,095	Works Scope Change	47%	3	TR 2	SILVER STAR ROAD MULTIUSE PATH	CUNNINGHAM RD TO	\$ 8,593,670	3	100%
TR 3	PLEASANT VALLEY MULTI USE PATH	SILVER STAR RD TO 32 AVE	\$ 7,412,291	Works Scope Change	47%	2	TR 3	PLEASANT VALLEY RD MULTIUSE PATH	SILVERSTAR RD TO 37	\$ 5,391,246	2	31%
TR 4	43 AVENUE MULTI USE PATH	PV RD TO 29 ST	\$ 3,321,746		47%	2	TR 4	43 AVE MULTIUSE PATH	PV RD TO 29 ST	\$ 4,047,756	2	31%
TR 5	27 STREET OPTIMIZATION	HWY 6 TO 48 AVE	\$ 3,209,796		47%	1	TR 5	27 ST OPTIMIZATION	HWY 6 TO 48 AVE	\$ 1,149,061	1	31%
TR 6	29 STREET UPGRADE & MULTI USE CORRIDOR	25 AVE TO 48 AVE	\$ 12,229,279	Almost Complete	47%	1	TR 6	29 ST CORRIDOR	37 AVE TO 41 AVE	\$ 6,846,891	1	31%
TR 7	25 STREET MULTI USE CORRIDOR	32 AVE TO 58 AVE	\$ 945,051	Works Scope Change	47%	2	TR 7	25 ST CYCLE CORRIDOR	45 AVE TO 48 AVE W/	\$ 466,926	2	31%
TR 8	48 AVENUE EXTENSION	43 AVE TO HWY 97	\$ 6,881,429		94%	2	TR 8	48 AVE CONNECTOR	43 AVE TO HWY 97	\$ 1,705,260	2	78%
TR 9	39 AVENUE CYCLE CORRIDOR	BECKER PARK TO PV RD	\$ 3,295,242		47%	1	TR 9	39 AVENUE CYCLE CORRIDOR	BECKER PARK TO PV RD	\$ 1,336,614	1	31%
TR 10	35 AVENUE BIKE CORRIDOR	35 ST TO PLEASANT VALLEY RD	\$ 2,376,153		47%	1	TR 10	35 AVE MULTIUSE PATH	30 ST TO 35 ST	\$ 1,968,102	1	31%
TR 11	27 AVENUE BIKE CORRIDOR	OK LND RD TO 35AVE	\$ 2,659,709		47%	2	TR 11	27 AVE CYCLE CORRIDOR	OK LND RD TO 35 ST	\$ 3,037,759	2	31%
TR 12	27 SREET EXTENSION MULTI USE CORRIDOR	HWY 97 TO HWY 6	\$ 1,695,254	Removed	47%	2	TR 12	PLEASANT VALLEY RD - 39 AVE	ROUNDABOUT	\$ 981,317	2	42%
TR 13	15 AVENUE EXTENSION	MISSION ROAD TO HWY 97	\$ 2,117,146	Removed	100%	2	TR 13	NETWORK CONNECTIONS	Active Transportation	\$ 1,000,000	3	42%
TR 14	MISSION ROAD MULTI USE CONNECTOR	OK AVE TO 16 AVE	\$ 1,782,808	Completed	47%	2	TR 14	EMERGENCY ACCESS	EASTSIDE RD TO PREDA	\$ 1,474,283	3	100%
TR 15	43A MULTI USE CORRIDOR	OK LND RD TO OK AVE	\$ 481,899		47%	2	TR 15	43A MULTIUSE CORRIDOR	OK AVE TO OK LND RD	\$ 901,750	2	31%
TR 16	16 AVENUE CYCLE CORRIDOR	MISSION ROAD TO 25 AVE	\$ 239,956		47%	2	TR 16	16 AVE CYCLE CORRIDOR	OK AVE TO OK LND RD	\$ 1,436,913	2	31%
TR 17	TRONSON ROAD CONNECTOR	PALMER RD TO OK LND RD	\$ 10,054,396	Removed	100%	2	TR 17	58 AVE - 24 ST - ROUNDABOUT	58 AVE - 24 ST	\$ 755,497	2	42%
TR 18	EASTSIDE ROAD CONNECTOR	EASTSIDE RD TO APOLLO RD	\$ 18,081,838	Removed	100%	3	TR 18	POLSON PARK CYCLE CORRIDOR	POLSON PARK DR TO H	\$ 1,221,644	2	42%
TR 19	TRONSON ROAD UPGRADE	BV RD TO TRONSON RD	\$ 3,022,446		100%	2	TR 19	27 ST CONNECTOR	HWY 6 TO 27 ST	\$ 4,315,126	1	78%
TR 20	UPPER TRONSON ROAD CONNECTOR	AQUARIUS RD TO OK HILLS BLVD	\$ 9,146,440	Removed	100%	3	TR 20	ROAD SERVICING STUDIES		\$ 500,000	2-3	42%
TR 21	25 AVENUE EXTENSION	HWY 6 TO 27 ST	\$ 6,607,153	Renamed	95%	1	TR 21	MULTIUSE PATH TO POLSON PARK	POTTERY RD TO POLSO	\$ 4,288,839	2	78%
TR 22	SILVER STAR ROAD	BARKER RD TO STAR RD	\$ 2,850,766	Removed	93%	3	TR 22	LAKESHORE RD MULTIUSE PATH	OK LND RD TO L.R. 6	\$ 864,739	2	42%
TR 23	KALAMALKA LAKE ROAD	HWY 6 TO 11 AVE	\$ 6,637,089	Renamed	92%	2	TR 23	SILVER STAR RD	STAR RD TO PHOENIX	\$ 857,703	3	100%
TR 24	KALAMALKA LAKE ROAD BIKE PATH	11 AVE TO CITY LIMITS	\$ 1,791,857	Completed	47%	3	TR 24	TRANSIT EXPANSION		\$ 953,375	1,2,3	42%
TR 25	SILVER STAR ROAD	FOOTHILLS DR TO PHOENIX DR	\$ 3,990,835	Works Scope Change	88%	3	TR 25	20 ST UPGRADE	PV N RD - 58 AVE & 43	\$ 4,672,557	2	78%
TR 26	SKYVIEW MULTI USE PATH	SCOTT RD TO SKYVIEW RD	\$ 441,003	Removed	47%	3	TR 26	SILVER STAR RD - BLACKCOMB WAY	INTERSECTION UPGRAD	\$ 1,496,180	3	100%
TR 27	20 STREET UPGRADE	PV RD TO PV RD	\$ 13,843,960	Almost Complete	95%	2	TR 27	MIDDLETON WAY UPGRADE	11 AVE - Kasmirna	\$ 2,328,006	2	78%
TR 28	OKANAGAN LANDING ROAD UPGRADE	APOLLO RD TO 43 AVE	\$ 19,098,304		94%	2	TR 28	48 AVE MULTIUSE PATH	29 ST TO HWY 97	\$ 1,032,000	2	42%
TR 29	SILVER STAR ROAD UPGRADE	GRAY CANAL ROAD UNDER-PASS	\$ 3,893,038	Works Scope Change	100%	3	TR 29	48 AVE MULTIUSE PATH	20 ST TO 29 ST	\$ 1,003,791	2	42%
TR 30	MIDDLETON WAY UPGRADE	11 AVE TO HWY 6	\$ 2,131,727		95%	2	Subtotal:			\$ 70,580,107		
TR 31	SCOTT ROAD CONNECTOR	OK LND RD TO HWY 97	\$ 7,086,722	Removed	100%	2	DCC Credits			\$ 13,455,209	3	
TR 32	OKANAGAN AVENUE	35 ST TO 39 ST	\$ 2,183,817	Completed	92%	2	Total			\$ 83,985,316		
TR 33	34 STREET BRIDGE	KAL LK CRK	\$ 2,835,785	Completed	100%	2						
Total:			\$ 167,455,204									

2009 Totals

DD #	\$	Percent of total	Total (\$)
	167,455,204	100.00%	
1	27,717,623	16.55%	DD 1 & 2 Combined \$ 125,848,352
2	98,130,709	58.60%	
3	41,606,872	24.85%	3 \$ 41,606,872

NOTE: New project

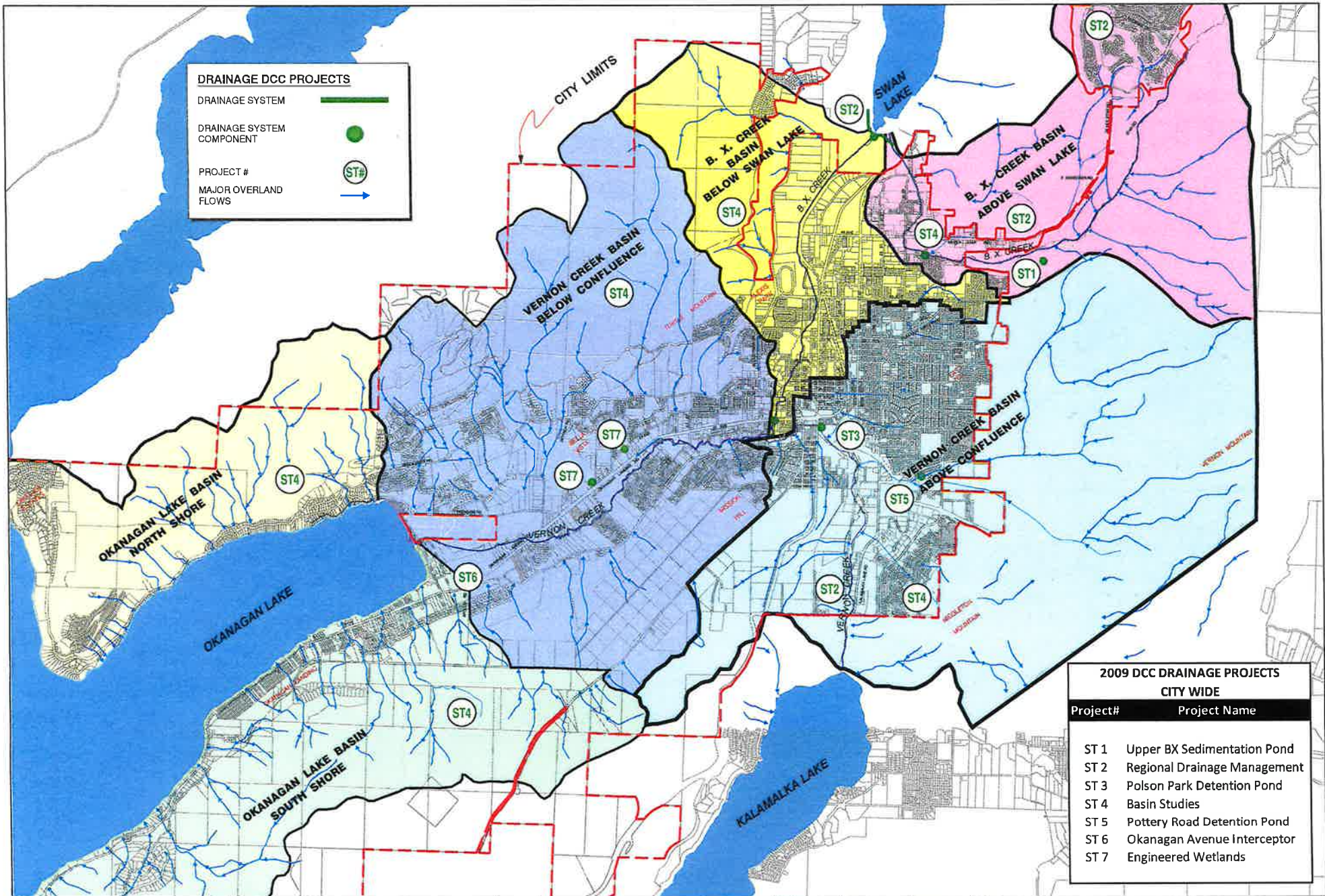
2019 Totals

DD #	\$	Percent of total	Change	Total (\$)
1	83,985,316	100.00%	\$ (83,469,888)	DD 1 & 2 Combined \$ 56,400,651
2	15,665,463	18.65%	\$ (12,052,160)	
3	40,735,188	48.50%	\$ (57,395,521)	
	27,584,665	32.84%	\$ (14,022,207)	3 \$ 27,584,665


Notes
 (1) Total cost estimate includes: contingency (25%), design engineering and administration (6%), contract administration (10%)
 Cost Estimates prepared by the City of Vernon (May 2009)
 (2) 47% benefit factor reflects percentage of total build-out population due to growth (build-out population = 73,829; 2009 population = 38,290; growth = 34,638; 35,655/73,829=47%)


DRAINAGE


2009 DCC Projects				2019 DCC Projects					
ST 1	UPPER BX SEDIMENT POND	BX RANCH	\$ 1,184,173		ST 1	UPPER BX SEDIMENT POND	BX RANCH	\$ 1,929,000	
ST 2	SWAN LAKE OUTLET CONTROL	BX CREEK SOUTH OF SWAN LAKE	\$ 1,250,000	INCLUDED IN ST 2	ST 2	REGIONAL DRAINAGE MANAGEMENT	DRAINAGE INTERFACE WITH RDNO	\$ 5,835,000	
ST 3	POLSON PARK DETENTION POND	KAL LK CRK IN POISON PARK	\$ 1,084,943		ST 3	POLSON PARK DETENTION POND	KAL LK CRK IN POISON PARK	\$ 1,768,000	
ST 4	BASIN STUDIES	BX & VERNON CRK BASINS	\$ 490,680		ST 4	BASIN STUDIES	MDP CATCHMENTS	\$ 800,000	
ST 5	POTTERY ROAD DETENTION POND	SOUTH OF POTTERY RD EAST OF HWY 6	\$ 1,148,326		ST 5	POTTERY ROAD DETENTION POND	SOUTH OF POTTERY RD EAST OF HWY 6	\$ 1,871,000	
ST 6	OK AVE INTERCEPTOR	NORTH OF OK LND RD APOLLO RD WEST	\$ 4,674,667	COMPLETED	ST 6	OVERLAND FLOW ROUTE IMPROVEMENTS	VARIOUS LOCATIONS	\$ 5,000,000	
ST 7	ENGINEERED WETLANDS	ALVASTON PL-27AVE & OKEEFE RD -OK LND RD	\$ 1,985,361		ST 7	ENGINEERED WETLANDS	ALVASTON PL-27AVE & OKEEFE RD -OK LND RD	\$ 3,234,000	
ST 8	KAL LAKE CONTROL STRUCTURE	KAL LK CRK NORTH OF KAL LAKE	\$ 3,000,000	MOVED TO NEW ST 2				\$ 20,437,000	
ST 9	20 ST INTERCEPTOR/DIVERSION	PV RD AT 20 ST TO 27 ST AT 58 AVE	\$ 2,625,420	REMOVED				\$ 62,091	
2009 Total			\$ 17,443,570		Total			\$ 20,499,091	
								Subtotal	\$ 20,437,000
								DCC Credits	\$ 62,091
								2019 Total	\$ 20,499,091
								Change	\$ 3,055,521




DRAINAGE DCC PROJECTS


DRAINAGE SYSTEM 

DRAINAGE SYSTEM COMPONENT 

PROJECT # 

MAJOR OVERLAND FLOWS 

2009 DCC DRAINAGE PROJECTS CITY WIDE	
Project#	Project Name
ST 1	Upper BX Sedimentation Pond
ST 2	Regional Drainage Management
ST 3	Polson Park Detention Pond
ST 4	Basin Studies
ST 5	Pottery Road Detention Pond
ST 6	Okanagan Avenue Interceptor
ST 7	Engineered Wetlands

 THE CORPORATION OF THE CITY OF VERNON OPERATION SERVICES				DESIGNED	DRAWN	CHECKED	SCALE	TITLE
DATE	REVISIONS	APPROVED	DATE	AM	DATE	OF SHEET	FILE NO	2019 DCC PROGRAM
			2019-05-29		1	1		PROPOSED DRAINAGE PROJECTS

SANITARY 20 Year


2009 DCC Projects							2019 DCC Projects					
Project #	Description	Location	Project Estimate	COLLECTION (C), TREATMENT (T), DISPOSAL (D)	Benefit Factor	Notes	Project #	Description	Location	Project Estimate	COLLECTION (C), TREATMENT (T), DISPOSAL (D)	Proposed Benefit Factor
SAN 1	TRUNK SEWER UPGRADE OK LND RD	YACHT CLUB TO LAKESHORE RD & TRONSON RD TO WRP	\$ 3,700,023	C	100%		SAN 1	TRUNK SEWER UPGRADE OK LND RD	YACHT CLUB TO LAKESHORE RD & TRONSON RD TO WRP	\$ 4,172,679	C	75%
SAN 2	TRUNK UPGRADE 24 AVE	37 ST TO 43 ST	\$ 1,537,809	C	100%		SAN 2	TRUNK UPGRADE 24 AVE	37 ST TO 43 ST	\$ 1,866,903	C	75%
SAN 3	TRUNK UPGRADE 25 AVE	AVASTON PL TO WRP	\$ 1,083,233	C	100%		SAN 3	TRUNK UPGRADE 25 AVE	AVASTON PL TO WRP	\$ 1,433,558	C	75%
SAN 4	TRUNK UPGRADE 41 ST	25 AVE TO 27 AVE	\$ 334,286	C	100%		SAN 4	TRUNK UPGRADE 41 ST	25 AVE TO 27 AVE	\$ 507,897	C	75%
SAN 5	TRUNK UPGRADE OK LND RD & TRONSON RD	27 AVE TO AIRPORT, OK LND RD TO PALMER RD	\$ 3,135,053	C	100%		SAN 5	TRUNK UPGRADE OK LND RD & TRONSON RD	27 AVE TO AIRPORT, OK LND RD TO PALMER RD	\$ 3,707,201	C	75%
SAN 6	TRUNK SEWER TRONSON RD	BEACHCOMBER BAY RD TO BV RD	\$ 2,122,981	C	100%		SAN 6	TRUNK SEWER TRONSON RD	BEACHCOMBER BAY RD TO BV RD	\$ 2,371,014	C	75%
SAN 7	PUMP STATION UPGRADE	MacKAY RESERVOIR	\$ 500,000	D	100%	No longer req'd	SAN 7	TRUNK UPGRADE 14 AVE	POLSON DR TO KAL LK RD	\$ 337,816	C	75%
SAN 8	COMPOSTING FACILITY EXPANSION	COMMONAGE RD	\$ 2,000,000	D	100%	Completed	SAN 8	TRUNK UPGRADE 31 ST	43 AVE TO 32 AVE	\$ 2,459,293	C	75%
SAN 9	RECLAIMED WATER MAIN EXTENSION	DND TO BV RD	\$ 8,359,002	D	100%	No longer req'd	SAN 9	OPTIMIZATION OF DISPOSAL	N/A	\$ 1,985,000	D	100%
SAN 10	RECLAIMED WATER MAIN EXTENSION	DND TO COLDSTREAM RANCH	\$ 11,413,268	D	100%	No longer req'd	SAN 10	WRC DEBT	N/A	\$ 9,352,071	T	30%
SAN 11	TRUNK UPGRADE 14 AVE	POLSON DR TO KAL LK RD	\$ 270,780	C	100%	moved to SAN7		Subtotal		\$ 28,193,433		
SAN 12	TRUNK UPGRADE 31 ST	43 AVE TO 32 AVE	\$ 1,973,988	C	100%	Moved to SAN8		DCC Credits, C		\$ 1,577,337	C	
SAN 13	FLOW MONITORING	VARIOUS MAINS	\$ 240,000	C	30%	No longer req'd		DCC Credits, D		\$ 1,243,957	D	
SAN 14	WRP DEBT	N/A	\$ 27,326,900	T	30%	Updated by Finance		Total		\$ 31,014,727		
			\$ 63,997,323									


2009 Totals	
Collection	\$ 14,398,153
Treatment	\$ 27,326,900
Disposal	\$ 22,272,270
Combined	\$ 63,997,323

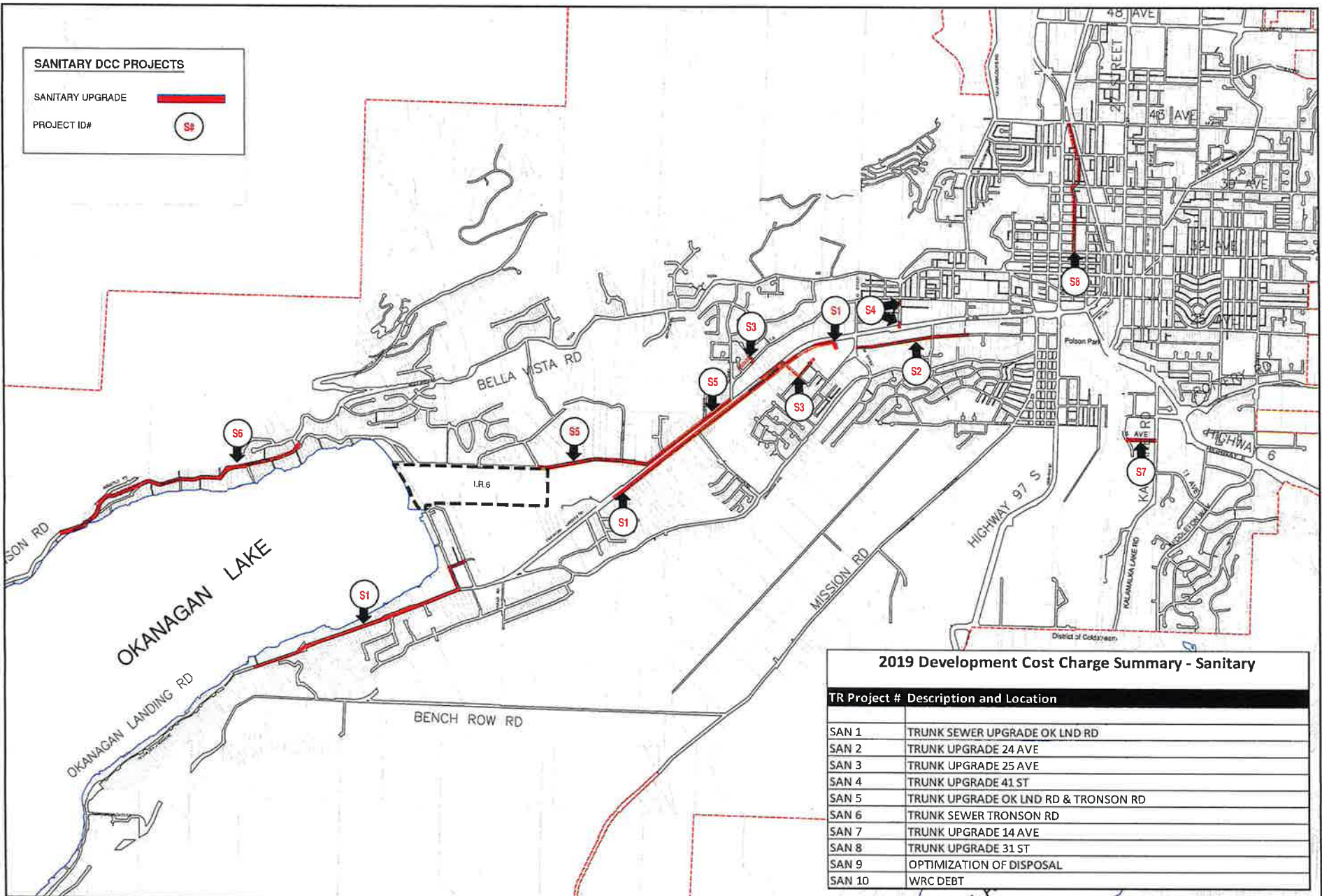
NOTE: New

2019 Totals		Change (\$)		Change (%)	
Collection	\$ 18,483,699	\$ 4,085,546	28.03%		
Treatment	\$ 9,352,071	\$ (17,974,829)	-65.78%		
Disposal	\$ 3,228,957	\$ (19,043,312)	-85.50%		
Combined	\$ 31,014,727	\$ (32,982,596)	-51.54%		

SANITARY DCC PROJECTS

SANITARY UPGRADE 

PROJECT ID# 



2019 Development Cost Charge Summary - Sanitary

TR Project #	Description and Location
SAN 1	TRUNK SEWER UPGRADE OK LND RD
SAN 2	TRUNK UPGRADE 24 AVE
SAN 3	TRUNK UPGRADE 25 AVE
SAN 4	TRUNK UPGRADE 41 ST
SAN 5	TRUNK UPGRADE OK LND RD & TRONSON RD
SAN 6	TRUNK SEWER TRONSON RD
SAN 7	TRUNK UPGRADE 14 AVE
SAN 8	TRUNK UPGRADE 31 ST
SAN 9	OPTIMIZATION OF DISPOSAL
SAN 10	WRC DEBT

DATE	REVISIONS	APPROVED	DATE	REVISIONS	APPROVED	 THE CORPORATION OF THE CITY OF VERNON OPERATION SERVICES	DESIGNED	DRAWN	CHECKED	SCALE	TITLE
							APPROVED	DATE	SHEET	OF SHEET	NTS

City of Vernon DCC Update 2019 - Transportation, Stormwater and Sanitary Sewer

Rev. June 12, 2019

Proposed 2019 DCC Rates - Core Area

Category	Transportation - Core Area	Stormwater	Sewer Collection	Sewer Treatment & Disposal	TOTAL PROPOSED DCC (2019)	Unit	Existing DCC (2010)	% Increase / Decrease
Single Detached Housing	\$ 8,604	\$ 1,685	\$ 3,010	\$ 567	\$ 13,766	per Lot	\$ 16,429	-16.2%
Single Detached small lot * (less than 400 sq.m.)	\$ 5,669	\$ 1,195	\$ 2,508	\$ 473	\$ 9,845	per Lot	\$ 11,581	-15.0%
Duplex/Semi-Detached ** (based on 167 sq.m)	\$ 32.45	\$ 7.96	\$ 13.22	\$ 2.49	\$ 56.12	per sq.m.	\$ 64.45	-12.9%
Row Housing (based on 130 sq.m.)	\$ 41.68	\$ 4.74	\$ 16.98	\$ 3.20	\$ 66.60	per sq.m.	\$ 81.58	-18.4%
Apartment Housing (based on 93 sq.m.)	\$ 44.82	\$ 5.43	\$ 16.18	\$ 3.05	\$ 69.48	per sq.m.	\$ 85.41	-18.6%
Small Apartment (less than 56 sq.m.) ***	\$ 37.22	\$ 7.69	\$ 17.92	\$ 3.38	\$ 66.20	per sq.m.	\$ 77.67	-14.8%
Office Retail Commercial	\$ 16.67	\$ 3.15	\$ 10.03	\$ 1.89	\$ 31.75	per sq.m.	\$ 37.05	-14.3%
Highway Commercial	\$ 25.01	\$ 11.14	\$ 7.02	\$ 1.32	\$ 44.49	per sq.m.	\$ 48.95	-9.1%
Industrial	\$ 70,030	\$ 37,117	\$ 23,588	\$ 4,447	\$ 135,182	per ha	\$ 152,769	-11.5%
Institutional	\$ 25.01	\$ 5.20	\$ 11.04	\$ 2.08	\$ 43.32	per sq.m.	\$ 51.03	-15.1%
Secondary Suite ****	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	

Proposed 2019 DCC Rates - Outer Area

Category	Transportation - Core + Outer Area	Stormwater	Sewer Collection	Sewer Treatment & Disposal	TOTAL PROPOSED DCC (2019)	Unit	Existing DCC (2010)	% Increase / Decrease
Single Detached Housing	\$ 15,429	\$ 1,685	\$ 3,010	\$ 567	\$ 20,692	per Lot	\$ 21,182	-2.3%
Single Detached small lot * (less than 400 sq.m.)	\$ 10,286	\$ 1,195	\$ 2,508	\$ 473	\$ 14,463	per Lot	\$ 14,750	-1.9%
Duplex/Semi-Detached ** (based on 167 sq.m)	\$ 58.88	\$ 7.96	\$ 13.22	\$ 2.49	\$ 82.54	per sq.m.	\$ 83.59	-1.3%
Row Housing (based on 130 sq.m.)	\$ 75.63	\$ 4.74	\$ 16.98	\$ 3.20	\$ 100.55	per sq.m.	\$ 104.88	-4.1%
Apartment Housing (based on 93 sq.m.)	\$ 81.33	\$ 5.43	\$ 16.18	\$ 3.05	\$ 105.99	per sq.m.	\$ 110.47	-4.1%
Small Apartment (less than 56 sq.m.) ***	\$ 67.53	\$ 7.69	\$ 17.92	\$ 3.38	\$ 96.51	per sq.m.	\$ 98.47	-2.0%
Office Retail Commercial	\$ 30.25	\$ 3.15	\$ 10.03	\$ 1.89	\$ 45.33	per sq.m.	\$ 46.37	-2.2%
Highway Commercial	\$ 45.38	\$ 11.14	\$ 7.02	\$ 1.32	\$ 64.86	per sq.m.	\$ 62.93	3.1%
Industrial	\$ 127,066	\$ 37,117	\$ 23,588	\$ 4,447	\$ 192,218	per ha	\$ 191,912	0.2%
Institutional	\$ 45.38	\$ 5.20	\$ 11.04	\$ 2.08	\$ 63.69	per sq.m.	\$ 65.01	-2.0%
Secondary Suite ****	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	

Notes: * Single Detached Small Lot also includes lots which have an effective building envelope of less than 200 sq.m.

** Category includes semi-detached, duplex, three-plex and four-plex

*** As per the Local Government Act, apartment housing less than 29 sq.m. is exempt from Development Cost Charges

**** Secondary Suite equivalent population has been included in single detached housing, so no additional DCC for secondary suites apply