What We Heard

Engagement Summary Report

Project: Interim Community Amenity Contributions Policy
Date: June 27, 2025

Background

At its regular meeting on October 16, 2024, Council considered the draft Interim Community Amenity Contribution Policy originally received at the October 8, 2024 Committee of the Whole meeting, and directed staff to:

a. Develop an engagement plan for the draft *Interim Community Amenity Contribution Policy;*
b. Use the draft *Interim Community Amenity Contribution Policy* as a basis for negotiations for new and in-stream Zoning Amendment Applications while the public engagement on the policy is ongoing.

The proposed CAC policy regarding infrastructure and affordable housing is intended to apply District-wide. The policy has two components: Short Term Infrastructure, and Affordable Housing. It should be noted that these two components are independent and separable.

The engagement for the was designed to be at the "consult" level of engagement and to be proportionate to the subject matter. While feedback was open to everyone, seeking the views of the primary audiences was particularly important. Primary audiences for this policy were identified as:

1) Developers
2) Landowners
3) Not-for-profit housing organizations.

What we did

The following activities were completed:

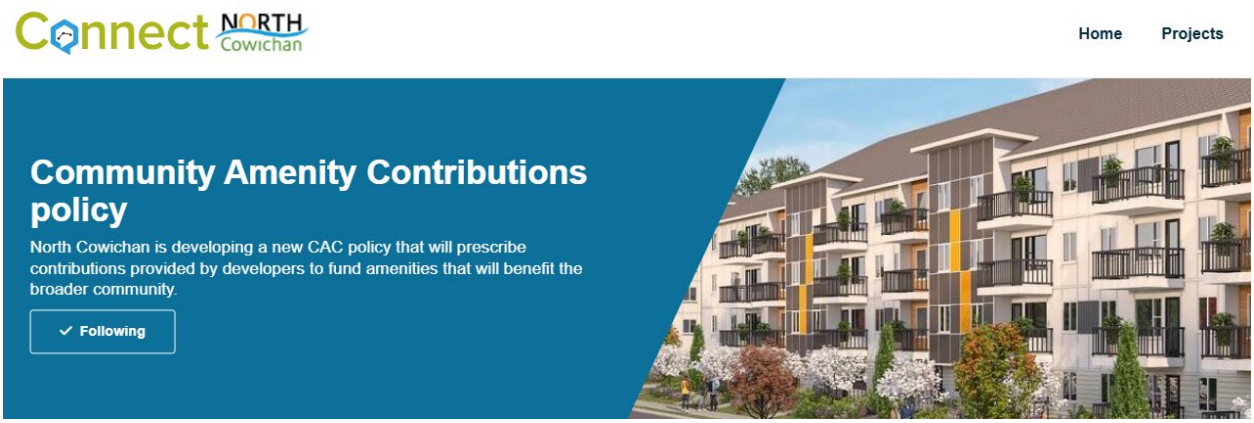
- Provided the draft policy and contextual/background information on Connect North Cowichan;
- Issued a short online survey (open to anybody to complete);
- Conducted 1-on-1 interviews with a cross-section of developers with active projects in North Cowichan;[1]

Online Engagement

How we connected

A dedicated project page and survey were created and launched on March 10, 2025, with updates made as information and materials became available. The survey was available until April 21, 2025.

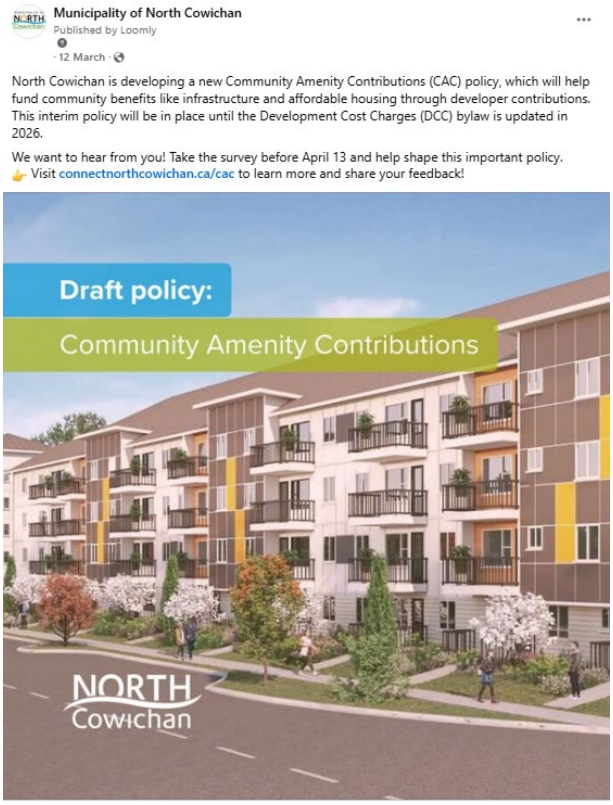
- https://www.connectnorthcowichan.ca/cac



A news release was issued on March 12, and an email newsletter to the Building Industry subscribers was sent on March 17, with an invitation to complete the survey or participate in the one-on-one interviewees.

[1] The engagement plan also included a prompt to ask developers to indicate interest in participating in a facilitated dialogue, however only one developer requested to be included in such an event and so the facilitated group event was not held.

Two Facebook posts were shared on March 12 and March 18.



What we heard

Attachment A: Survey Results contains a summary and the full results of the online survey.

Infrastructure

Of 63 responses, 41 (65%) answered that they consider the proposed Short-Term Infrastructure CAC Policy to be reasonable (31) or somewhat reasonable (10). People who identified as "residents" were more likely (65%) than others[2] (49%) to consider the policy reasonable or somewhat reasonable.[3]

[2] includes: landowners, realtors, builders/developers, and other

[3]

Policy Reasonableness	Others (#)	Residents (#)	Others (%)	Residents (%)
Very	9	22	38	65
Somewhat	4	5	17	15
Not at all	11	7	46	21
	24	34		

Approximately 40% of respondents (26/63) answered that "it is better not to have development if it needs taxpayer assistance", while 32 (51%) answered that a modest or significant degree of taxpayer assistance (21 and 11 responses respectively) towards upgraded infrastructure needed for new development is appropriate. Again, people who identified as "residents" answered the question differently than "others", with a higher percentage of residents answering that there should be no or only modest taxpayer assistance towards growth related infrastructure. In particular, few residents (5/32) answered that the warranted degree of taxpayer assistance is "Significant – providing more housing is very important and providing infrastructure is a shared responsibility".[4]

Affordable Housing

The responses regarding the Affordable Housing CAC were more polarized with most people answering that the proposed CAC is either "very" reasonable (28/63, 44%) or "very" unreasonable (21/63, 33%). Few people answered that it was "somewhat" reasonable, reasonable, or "somewhat" unreasonable. In total, 36/63 (57%) of responses indicated that introducing the CAC was very reasonable/somewhat reasonable/or reasonable, and 24/63 (38%) answered that it was somewhat or very unreasonable. Not surprisingly, the people who answered that the introduction of the CAC is "very unreasonable" also thought that the proposed amounts were "too much" (23/63, 37% responses), 17 (27%) responses each answered that the proposed amounts were "about right" and "not enough".

Many of the survey participants took the time to provide detailed responses to the long-form questions. The comments covered a range of topics and a wide diversity of opinions; here are a few examples:

- "I strongly feel affordable housing is not the responsibility of the municipal government. This should be looked after with funding from the Federal government."
- "The cost to developers (labour, materials, taxes) has already increased exponentially. It's not a good time to raise their costs. It should be shared with tax payers who will benefit from new services and more homes."
- "I think the developers have been profiting immensely for years and had minimal expectations from the City about the need to contribute to the greater good of the community in a meaningful way…"

[4]

Taxpayer Contribution	Others (#)	Residents (#)	Others (%)	Residents (%)
None	9	17	39	53
Some	8	10	35	31
Lots	6	5	26	16
Total	23	32		

Who we heard from

65 survey responses were received. For many engagement projects this would be considered a very low response rate; however, this is a very niche and technical subject and having a relatively low number of survey participants is unsurprising.

Of the survey participants, most identified themselves as residents (60%, 39 responses) or land owners (26%, 17 responses). The other respondents identified as were also 3 realtors, 2 developers, 2 builder/contractors and 2 other (1 architect, 1 zoo animal).

Note that the participants in the 1-1 Interviews were also encouraged to complete the online survey and so we may be hearing more than once from some individuals.

1-1 Interviews

How we connected

A list of 18 active developers, builders and agents was compiled by the development planning and subdivision departments. Of the 18, 10 were randomly selected and sent individual emails requesting their participation. A follow up email was sent to the original 10, and subsequently 4 more individuals were emailed to request participation. This resulted in a total of 9 interviews which were conducted in April 2025.

What we heard:

Attachment B: 1-1 Interviews contains the detailed notes from each interview as well as the interview guide that was used to structure the conversations.

Infrastructure

The participants understood that infrastructure upgrades are needed and that developers/new development would generally need to bear the full cost of these upgrades. Some suggested that the developers are well placed to complete infrastructure projects on behalf of the Municipality with subsequent cost recovery through latecomer agreements and DCC credits, while others suggested that the Municipality might need to front the projects, especially larger scale infrastructure projects.

Although understanding of the need to increase the DCC amounts, almost everyone we spoke to found the increase “shocking” and said that it would have been much better to have the rates increase more incrementally over time. This underscores that updating DCC bylaws on a “little and often” basis is a best practice.

Three main factors contribute to how significantly the proposed Infrastructure CAC impacts projects:

- **Scale of the proposed project:** It is generally harder for smaller developments to bear additional costs.
- **Timing of the request:** The earlier in the development process that proponents are aware of the additional costs (ideally before they purchase the property or at the pre-application stage) the easier it is to build it into the project's financial planning.
- **Timing of required payment:** The longer the CAC payment (or even a portion of the payment) can be deferred the more easily it can be absorbed by the project. There are many upfront costs to development projects and construction financing is not released until the project reaches specific approval milestones (e.g., PLA, DP, BP). Interest rates for construction financing are much higher than mortgages so deferring payment to occupancy is ideal.

Affordable Housing

Most participants thought the affordable housing CAC amount was reasonable, though pointed out that it does still add an expense to the project. There was also a general consensus that making a financial contribution towards an affordable housing fund is preferable to open-market developers than requiring that units be sold, let and maintained at below-market costs.

Some suggested that developers would be more willing to contribute if there was more transparency around the amounts and goals associated with the Affordable Housing Reserve Fund (e.g., What are we working towards? How close are we to reaching the goal?).

Development Conditions

Many participants expressed that the current development conditions are extremely difficult, especially for residential development. Factors included escalating costs of financing, labour, materials (as well as fees and infrastructure). Participants suggested that the Municipality can support development by trying to increase certainty (especially around resolutions to infrastructure constraint issues) and improve development application processing times.

Who we heard from

The interview participants included local developers and home builders who work at a range of scales and developers based in other communities who have one or more recent/ongoing project in North Cowichan.

Thank you to the individuals and companies who contributed their time to this project.

Note that the participants in the 1-1 Interviews were also encouraged to complete the online survey and so we may be hearing twice from some individuals.

Next steps

The draft policy along with this report will be presented to North Cowichan's Economic Development Committee (EDC) for comments. Following that meeting, this report, the comments from the EDC will be presented to Council along with the policy for consideration of adoption. Staff will recommend amendments to the draft policy based on the input received.

ADDENDUM

What We Heard

Engagement Summary Report

Project: Interim Community Amenity Contributions Policy
Date: January 8, 2026

Economic Development Committee Referral

The draft policy and "What we heard" report were presented to North Cowichan's Economic Development Committee (EDC) for comments on December 5, 2026. The Committee made the following resolution:

> "THAT the Economic Development Committee recommends that Council adopt the Interim Community Amenity Contribution Policy in the form attached to the Project Planner's report dated December 5, 2025 to the Economic Development Committee."

Connect North Cowichan

Report Type: Form Results Summary
Date Range: 12-02-2025 - 17-04-2025
Exported: 13-05-2025 16:04:05

ATTACHMENT A

Closed

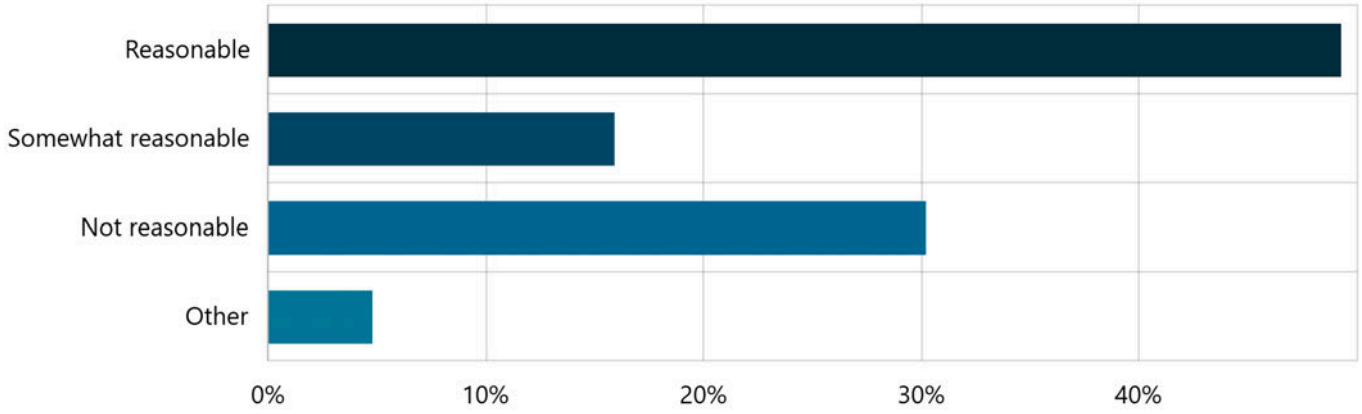
Community Amenity Contributions policy survey
Community Amenity Contributions policy

59	65
Contributors	Contributions

Contribution Summary

1. Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

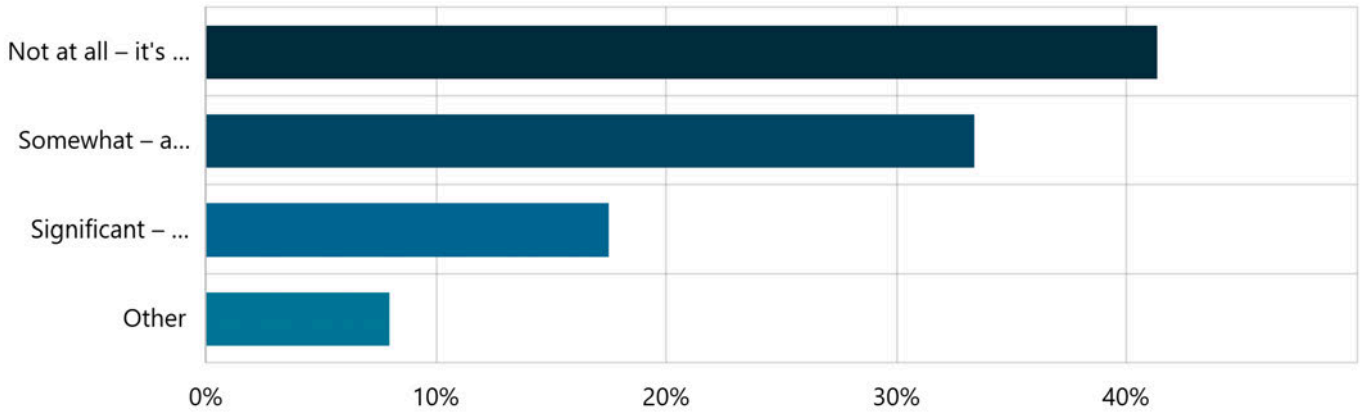
Multi Choice | Skipped: 2 | Answered: 63 (96.9%)



Answer choices	Percent	Count
Reasonable	49.21%	31
Somewhat reasonable	15.87%	10
Not reasonable	30.16%	19
Other	4.76%	3
Total	**100.00%**	**63**

2. While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

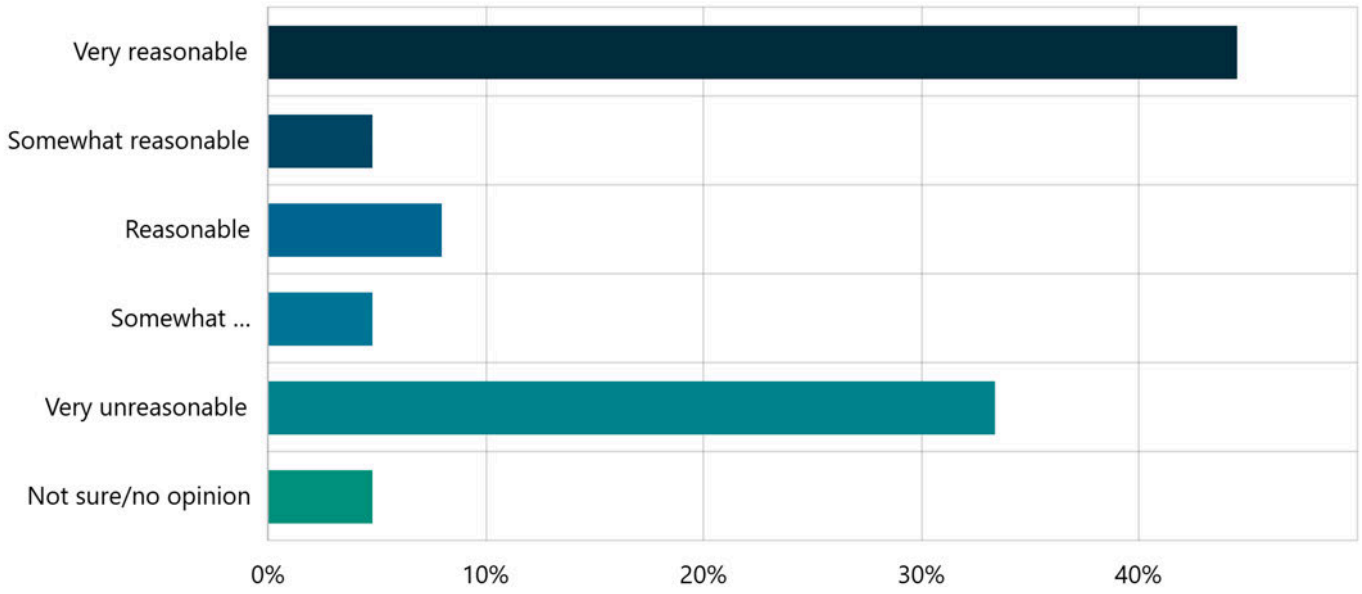
Multi Choice | Skipped: 2 | Answered: 63 (96.9%)



Answer choices	Percent	Count
Not at all – it's better not to have development if it needs taxpayer assistance	41.27%	26
Somewhat – a modest degree of taxpayer assistance is worth it to get more housing built locally	33.33%	21
Significant – providing more housing is very important and providing infrastructure is a shared responsibility	17.46%	11
Other	7.94%	5
Total	**100.00%**	**63**

3. How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

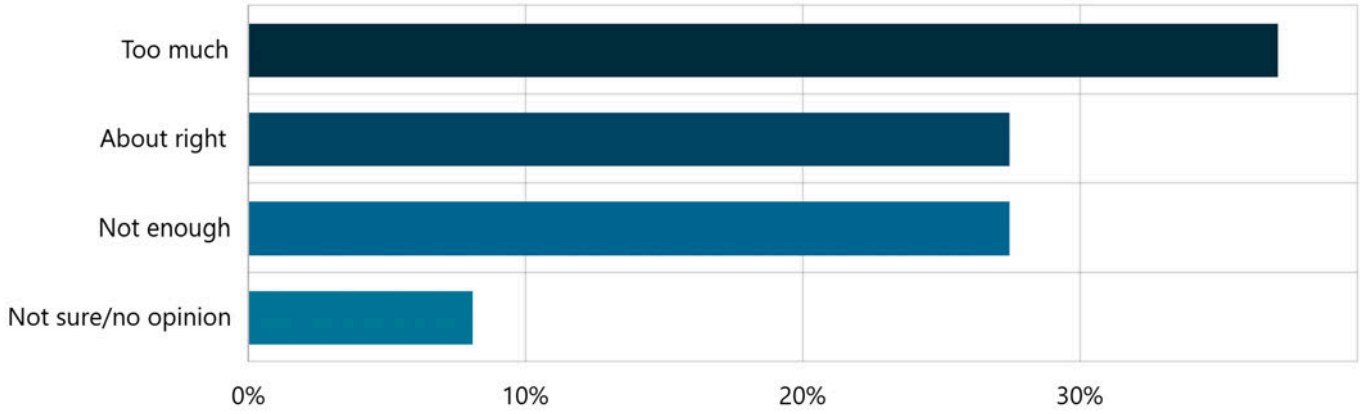
Multi Choice | Skipped: 2 | Answered: 63 (96.9%)



Answer choices	Percent	Count
Very reasonable	44.44%	28
Somewhat reasonable	4.76%	3
Reasonable	7.94%	5
Somewhat unreasonable	4.76%	3
Very unreasonable	33.33%	21
Not sure/no opinion	4.76%	3
Total	**100.00%**	**63**

4. If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

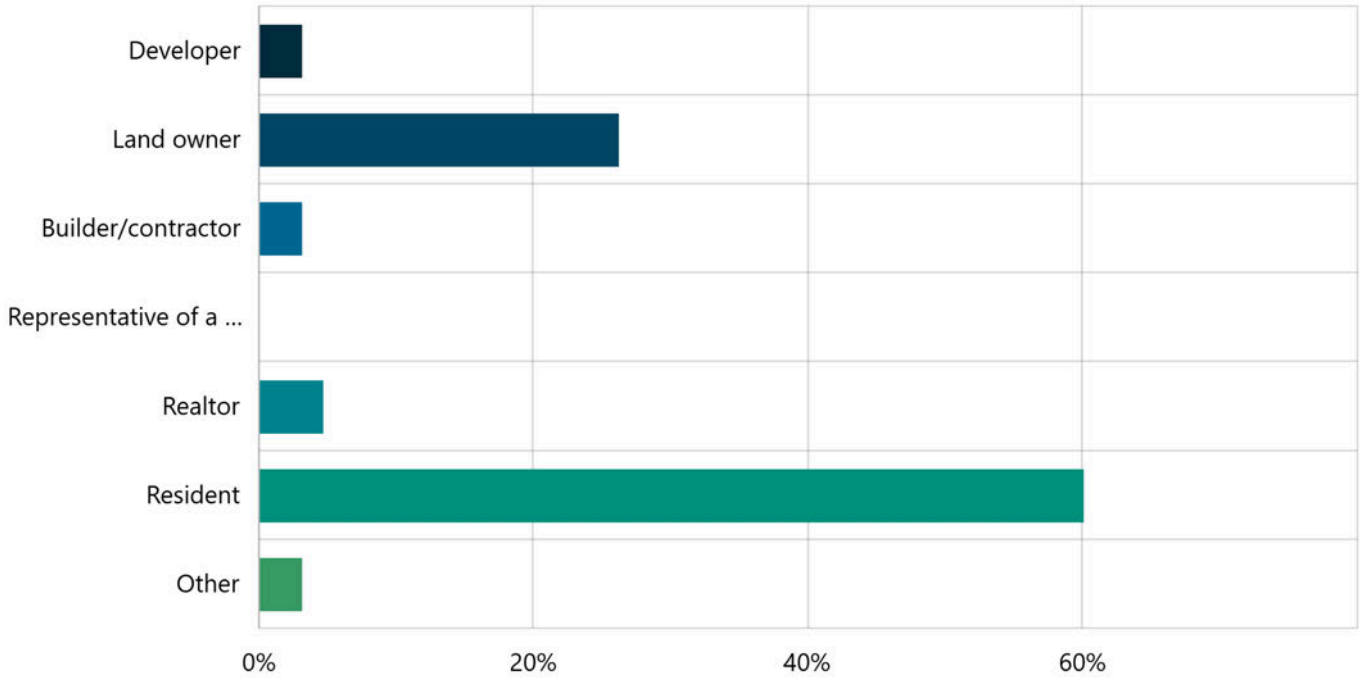
Multi Choice | Skipped: 3 | Answered: 62 (95.4%)



Answer choices	Percent	Count
Too much	37.10%	23
About right	27.42%	17
Not enough	27.42%	17
Not sure/no opinion	8.06%	5
Total	**100.00%**	**62**

5. I am a (choose one that best applies)

Multi Choice | Skipped: 0 | Answered: 65 (100%)



Answer choices	Percent	Count
Developer	3.08%	2
Land owner	26.15%	17
Builder/contractor	3.08%	2
Representative of a organization that supports affordable housing	0%	0
Realtor	4.62%	3
Resident	60.00%	39
Other	3.08%	2
Total	**100.00%**	**65**

6. Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.
Email | Skipped: 64 | Answered: 1 (1.5%)

[redacted]
Contribution 1 of 1 | April 11, 2025

7. Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)
Short Text | Skipped: 64 | Answered: 1 (1.5%)

Sentiment

Positive	Mixed	Negative	Neutral	Unclassified
0% (0)	0% (0)	0% (0)	100% (1)	0% (0)

Tags

No tag data

Featured Contributions

No featured contributions

8. Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?
Long Text | Skipped: 27 | Answered: 38 (58.5%)

Sentiment

Positive	Mixed	Negative	Neutral	Unclassified
16% (6)	24% (9)	42% (16)	18% (7)	0% (0)

Tags

Tag	Percent	Count
Infrastructure	29%	11
Affordable Housing	26%	10
Property Taxes	18%	7
Other Topics	18%	7
Costs to developers	16%	6
Efficiency	13%	5
OCP	11%	4
DCCs	8%	3
Housing Costs	8%	3
Other CACs	8%	3
CACs	3%	1
Timing	3%	1

Featured Contributions

We have a housing crisis. Stop increasing cost of new housing and red tape.
Contribution 5 of 5 | April 4, 2025

Incremental change over time is much better than bashing people over the head and exponential growth in fees over a very short period of time
Contribution 4 of 5 | March 31, 2025

Developers should pay all incremental costs for their projects. That cost should be passed on to the purchasers. We constantly hear how the muni plans to grow the tax base to lower taxes and yet the muni taxes are rising faster because the administration costs are rising faster than tax receipts and because the muni subsidizes the developers incremental development costs. Affordable housing should be based not on a developer contribution to a reserve, but it should be done via support from the provincial and federal governments who control the number of people entering the provinces.
Contribution 3 of 5 | March 27, 2025

I strongly feel affordable housing is not the responsibility of the municipal government. This should be looked after wtth funding from the Federal government .
Contribution 2 of 5 | March 18, 2025

The cost to developers (labour, materials, taxes) has already increased exponentially. It’s not a good time to raise their costs. It should be shared with tax payers who will benefit from new services and more homes.
Contribution 1 of 5 | March 15, 2025

Connect North Cowichan

Community Amenity Contributions policy survey

Feb 12, 2025 - Apr 17, 2025

Project: Community Amenity Contributions policy

Tool Type: Form

Activity ID: 41

Exported: May 06, 2025, 04:25 PM

Exported By: Christina.Hovey

socialpinpoint

Response No: 1

Contribution ID: 2340
Member ID:
Date Submitted: Apr 17, 2025, 10:16 AM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Not enough

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 2

Contribution ID: 2334
Member ID:
Date Submitted: Apr 12, 2025, 03:54 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Somewhat – a modest degree of taxpayer assistance is worth it to get more housing built locally

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

About right

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 3

Contribution ID: 2333
Member ID:
Date Submitted: Apr 11, 2025, 10:40 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Somewhat – a modest degree of taxpayer assistance is worth it to get more housing built locally

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Not enough

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 4

Contribution ID: 2332
Member ID:
Date Submitted: Apr 11, 2025, 09:23 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Significant – providing more housing is very important and providing infrastructure is a shared responsibility

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

About right

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 5

Contribution ID: 2331
Member ID:
Date Submitted: Apr 11, 2025, 05:29 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Not reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Other: Dip into the big Reserves you've collected through the years & cut back on your own beautification projects

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very unreasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Too much

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Yes. Is this Council tone-deaf to the country-wide discussions occurring on the cost of building residences? Cut back on your indirect taxing of developers and taxing of property owners to support your spending: consulting fees, study fees, staff levels, & beautification projects. And please revise your procurement policy, especially delegated authority for purchases up to $500,000.00.

Response No: 6

Contribution ID: 2329
Member ID:
Date Submitted: Apr 11, 2025, 11:31 AM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Somewhat – a modest degree of taxpayer assistance is worth it to get more housing built locally

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

About right

Q5 Multi Choice

I am a (choose one that best applies)

Developer

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

[redacted]

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Not currently. However, we actively building.

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

None thank you.

Response No: 7

Contribution ID: 2324
Member ID:
Date Submitted: Apr 08, 2025, 10:50 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Somewhat reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

About right

Q5 Multi Choice

I am a (choose one that best applies)

Land owner

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 8

Contribution ID: 2297
Member ID:
Date Submitted: Apr 07, 2025, 09:32 AM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Not enough

Q5 Multi Choice

I am a (choose one that best applies)

Land owner

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 9

Contribution ID: 2294
Member ID:
Date Submitted: Apr 06, 2025, 01:20 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Somewhat reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Somewhat – a modest degree of taxpayer assistance is worth it to get more housing built locally

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

About right

Q5 Multi Choice

I am a (choose one that best applies)

Land owner

Q6 Email

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Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 10

Contribution ID: 2287
Member ID:
Date Submitted: Apr 04, 2025, 11:01 AM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Not reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Somewhat – a modest degree of taxpayer assistance is worth it to get more housing built locally

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very unreasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Too much

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

We have a housing crisis. Stop increasing cost of new housing and red tape.

Response No: 11

Contribution ID: 2283
Member ID:
Date Submitted: Apr 02, 2025, 07:43 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Not reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Significant – providing more housing is very important and providing infrastructure is a shared responsibility

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very unreasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Too much

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

I have noticed a large amount of construction of infrastructure being constructed by North Cowichan staff and "hourly hired" equipment from private contractors. Everything from roundabouts to road widening to water and storm drain improvements etc.. I firmly believe that North Cowichan staff members should be maintaining infrastructure only. A municipal crew cannot compete with private companies bidding in an open tender fashion relative to the cost to complete these type of projects
for the best value for the tax paying public. For the betterment of North Cowichan, regards

Response No: 12

Contribution ID: 2282
Member ID:
Date Submitted: Apr 02, 2025, 02:52 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Not enough

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 13

Contribution ID: 2281
Member ID:
Date Submitted: Apr 02, 2025, 08:47 AM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Not reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very unreasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Too much

Q5 Multi Choice

I am a (choose one that best applies)

Realtor

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 14

Contribution ID: 2280
Member ID:
Date Submitted: Apr 02, 2025, 08:28 AM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Not reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Significant – providing more housing is very important and providing infrastructure is a shared responsibility

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very unreasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Too much

Q5 Multi Choice

I am a (choose one that best applies)

Realtor

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

The developer already pays through DCC charges, permit fees etc. If the MNC reduced its bloated staff and were more productive, they could save money and be far more efficient.

Response No: 15

Contribution ID: 2277
Member ID:
Date Submitted: Apr 01, 2025, 11:23 AM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Significant – providing more housing is very important and providing infrastructure is a shared responsibility

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Not sure/no opinion

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

I would like to make sure there is a mechanism in place to ensure that developers can't claim that a project would be financially unviable due to this policy and shift the entire burden of affordable housing and infrastructure onto the municipality.

Response No: 16

Contribution ID: 2275
Member ID:
Date Submitted: Apr 01, 2025, 09:15 AM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Somewhat – a modest degree of taxpayer assistance is worth it to get more housing built locally

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

About right

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 17

Contribution ID: 2274
Member ID:
Date Submitted: Apr 01, 2025, 08:31 AM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Not reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Significant – providing more housing is very important and providing infrastructure is a shared responsibility

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very unreasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Too much

Q5 Multi Choice

I am a (choose one that best applies)

Land owner

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Stop ballooning the costs to developers. Unless you are able.to offset the cost by speeding up the time it takes to develope in our community do not implement this.

Look at why it was effective in Langford and copy that, not just the cost hike

Response No: 18

Contribution ID: 2273
Member ID:
Date Submitted: Mar 31, 2025, 10:32 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Significant – providing more housing is very important and providing infrastructure is a shared responsibility

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

About right

Q5 Multi Choice

I am a (choose one that best applies)

Builder/contractor

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 19

Contribution ID: 2271
Member ID:
Date Submitted: Mar 31, 2025, 09:46 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Somewhat reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Somewhat – a modest degree of taxpayer assistance is worth it to get more housing built locally

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

About right

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

All this must fit within the OCP. Developers should.not be able to 'purchase' an exemption from the well-considered OCP.

Response No: 20

Contribution ID: 2270
Member ID:
Date Submitted: Mar 31, 2025, 09:35 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

About right

Q5 Multi Choice

I am a (choose one that best applies)

Land owner

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 21

Contribution ID: 2269
Member ID:
Date Submitted: Mar 31, 2025, 09:06 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Not reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Somewhat – a modest degree of taxpayer assistance is worth it to get more housing built locally

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very unreasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Too much

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 22

Contribution ID: 2268
Member ID:
Date Submitted: Mar 31, 2025, 08:33 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Not enough

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 23

Contribution ID: 2267
Member ID:
Date Submitted: Mar 31, 2025, 07:29 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Somewhat reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Somewhat – a modest degree of taxpayer assistance is worth it to get more housing built locally

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Somewhat reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Not sure/no opinion

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

The statement "Revenue into the affordable housing fund can be used for a variety of purposes aimed at providing more affordable housing locally. This could include things such as land purchases for affordable housing projects, feasibility studies, leveraging grant funds, fee waivers, and partnerships with providers such as B.C. Housing." is unacceptable. It is not specific on where those additional DCC/CAC funds are being used. We need extremely tight financial accountability here with defined targets for anything that strays from building infrastructure. Where support is required for additional low cost housing, these funds should be used towards building infrastructure for those developments, not allocated towards unknown building contractor costs which would probably increase in proportion to this subsidization.

Response No: 24

Contribution ID: 2265
Member ID:
Date Submitted: Mar 31, 2025, 12:34 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Not reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Significant – providing more housing is very important and providing infrastructure is a shared responsibility

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very unreasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Too much

Q5 Multi Choice

I am a (choose one that best applies)

Builder/contractor

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Incremental change over time is much better than bashing people over the head and exponential growth in fees over a very short period of time

Response No: 25

Contribution ID: 2254
Member ID:
Date Submitted: Mar 29, 2025, 08:56 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Significant – providing more housing is very important and providing infrastructure is a shared responsibility

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

About right

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

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Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 26

Contribution ID: 2248
Member ID:
Date Submitted: Mar 29, 2025, 10:24 AM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Somewhat – a modest degree of taxpayer assistance is worth it to get more housing built locally

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Somewhat reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Not enough

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 27

Contribution ID: 2246
Member ID:
Date Submitted: Mar 29, 2025, 08:57 AM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Somewhat reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Significant – providing more housing is very important and providing infrastructure is a shared responsibility

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very unreasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Too much

Q5 Multi Choice

I am a (choose one that best applies)

Other: Architect

Q6 Email

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Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

More carrot, less stick.

Response No: 28

Contribution ID: 2219
Member ID: 424
Date Submitted: Mar 28, 2025, 04:17 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Somewhat unreasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Too much

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

developers should be paying for infrastructure improvements and should not be paying for affordable housing. affordable housing is the province and national responsibility

Response No: 29

Contribution ID: 2207
Member ID:
Date Submitted: Mar 28, 2025, 02:48 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Somewhat – a modest degree of taxpayer assistance is worth it to get more housing built locally

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Not enough

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

I support development in Cowichan valley but I don't think it's good to have all the same developers building most of the rentals as they then can monopolize the rental market. In addition there seem to be no new condos in downtown core going in for home buyers to balance the demographics and diversity. Also new builds should be modern and complement the surrounding area. Also trees replaced which are chopped down for construction. Development seems particularly slow in the downtown core and not sure of the reasons as there is lots of development on other cities.

Response No: 30

Contribution ID: 2202
Member ID:
Date Submitted: Mar 27, 2025, 09:00 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Not enough

Q5 Multi Choice

I am a (choose one that best applies)

Land owner

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

I think that developers have been profiting immensely for years and had minimal expectations from the City about the need to contribute to the greater good of the community in a meaningfully way. Creating more housing for great profit is certainly not enough in and of itself. Being in capitalist society means that the businesses who can't survive (including to afford to contribute back) then are not going to succeed in economy. Somehow, there is increasingly more consideration given to corporate businesses and their hardships than everyday citizens. We need to have higher expectations of these sectors that have historically created cash cows with little benefit to local community.

Developers should be required (for dense housing for sure) to preserve green/park spaces and include a large, modern playground (much like the new one in Maple Bay which I presume was some sort of arrangement with the developers given the obvious quality/cost) within close proximity. We need playgrounds that have rubber surfaces, zip lines, spray pads and sun shades with the ongoing warming climate in our region. North Cowichan really needs a new outdoor pool as well which could create immense revenue by offering swim lessons, birthday rentals, evening swims in summer etc. Most of North Cowichan's playgrounds are pretty tired and this would enhance the use, enjoyment of families in the area immensely.

Response No: 31

Contribution ID: 2201
Member ID:
Date Submitted: Mar 27, 2025, 09:25 AM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Other: Developers should pay all incremental costs caused by their projects. Affordable housing should be a provincial matter.

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very unreasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Too much

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

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Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Developers should pay all incremental costs for their projects. That cost should be passed on to the purchasers. We constantly hear how the muni plans to grow the tax base to lower taxes and yet the muni taxes are rising faster because the administration costs are rising faster than tax receipts and because the muni subsidizes the developers incremental development costs. Affordable housing should be based not on a developer contribution to a reserve, but it should be done via support from the provincial and federal governments who control the number of people entering the provinces.

Response No: 32

Contribution ID: 2200
Member ID:
Date Submitted: Mar 27, 2025, 06:04 AM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Not reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Other: Adding costs to developers just drives up the cost of the housing. North Cowichan needs to stop trying to bankrupt its citizens.

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very unreasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Too much

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Everything North Cowichan does drives up cost of housing. Housing is already unaffordable for most residents. NC should be looking to bring down housing costs, bring down permit fees, remove red tape to lower costs.

Response No: 33

Contribution ID: 2199
Member ID:
Date Submitted: Mar 26, 2025, 01:32 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Somewhat – a modest degree of taxpayer assistance is worth it to get more housing built locally

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

The community where a project is planned should have an opportunity to review and comment on the proposed CAC since that community has the best knowledge of what the community needs and how the proposed project and its associated CAC might help address those needs.

Response No: 34

Contribution ID: 2198
Member ID:
Date Submitted: Mar 26, 2025, 11:10 AM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Somewhat reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Not enough

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

I worked in the construction industry for many years building and renovating restaurants. For new builds in the US there was always a cost to the builder for infrastructure. Many years ago it averaged about $100,000 per restaurant. I believe that all cost's related to infastructure/services to a building site should be 100% covered by the developer and not tax payers.

Response No: 35

Contribution ID: 2197
Member ID:
Date Submitted: Mar 25, 2025, 04:39 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Somewhat reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Somewhat – a modest degree of taxpayer assistance is worth it to get more housing built locally

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

About right

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

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Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

How does a developer make money from a project without passing these additional costs on to buyers/renters?

Response No: 36

Contribution ID: 2196
Member ID:
Date Submitted: Mar 25, 2025, 02:20 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Other: Depends on the type of housing being provided. If it is for single-family home development aimed at $750,000+ then the developer should cover all of the costs. If it is actual affordable housing built to meet the needs of families, young workers, or low-income seniors then the community tax bracket should support.

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Not sure/no opinion

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Please do not forget public art and arts and culture venues/spaces as amenities when drafting Community Amenity Benefit policies

Response No: 37

Contribution ID: 2193
Member ID:
Date Submitted: Mar 24, 2025, 08:53 AM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Not reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Somewhat – a modest degree of taxpayer assistance is worth it to get more housing built locally

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Somewhat unreasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Too much

Q5 Multi Choice

I am a (choose one that best applies)

Land owner

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 38

Contribution ID: 2192
Member ID:
Date Submitted: Mar 23, 2025, 06:30 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Not enough

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

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Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

This CAC policy is absolutely essential for any proposed development of any kind in the municipality of North Cowichan. Resident property owners are at an imbalance for taxation due to the lack of real businesses being invested in, in our municipality. Consequently developers who are allowed to build must pay a healthy upfront charge to cover future cost of the infrastructure. We are so behind in upgrades to our present water and sewer system, in my view development needs to be limited to attracting new big businesses to our municipality. Along with those businesses there needs to be a model of housing for workers that support the business to which the business and workers would then be in a position to start contributing to our revenue stream. Allowing housing development for resale at this point is only attracting more out of town residents who are faced with doctor shortages. Limits to growth of residential population due to high prices housing units that have recently been allowed to amend our new OCP is simply bad management on the part of our current council. When council members who are agenda driven to develop at any cost and not listen to the rational educated staff reports and vote contrary to good advice, we resident tax payers are paying the price with unmanageable tax increases just to keep existing services. Based on the above I'm in favour of limits to growth and high DCCs for residential development. If there is a viable agricultural business that wants to invest here and our EDC committee should br marketing for, I'm in favour of give this business incentives to develop their business here for food security.

Response No: 39

Contribution ID: 2189
Member ID:
Date Submitted: Mar 20, 2025, 03:09 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

About right

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

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Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

If a multi-family property is to be re-zoned and developed that is not part of the OCP or within a UCB, then that developer should absolutely be paying 100% of the cost of infrastructure surrounding the development.

Response No: 40

Contribution ID: 2184
Member ID:
Date Submitted: Mar 18, 2025, 11:10 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Somewhat reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Not enough

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

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Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

ALL developers should pay these charges up front before processing of theirbuilding permits

Response No: 41

Contribution ID: 2183
Member ID:
Date Submitted: Mar 18, 2025, 06:44 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Not reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very unreasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Too much

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Government and private businesses should not mix when it comes to financing projects. If they can't afford it, don't build it.
I don't agree with government imposed mandates to build X amount of housing either.

Besides the point, tax payers should absolutely not be financially responsible for anything other than what's included in our property tax, schools, roads, water. The basics. We're not a bank. This thinking needs to stop, please.

Thank-you for your time and listening

Response No: 42

Contribution ID: 2182
Member ID:
Date Submitted: Mar 18, 2025, 05:19 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Not enough

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 43

Contribution ID: 2181
Member ID:
Date Submitted: Mar 18, 2025, 04:43 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Not reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

About right

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

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Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

I think it is important to remember that any costs added onto developers simply flow down to citizens trying to purchase a property. The issue is affordability of real property and property tax and fees affordability after sale.

Response No: 44

Contribution ID: 2180
Member ID:
Date Submitted: Mar 18, 2025, 04:41 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 45

Contribution ID: 2179
Member ID:
Date Submitted: Mar 18, 2025, 04:34 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very unreasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Too much

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

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Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Let the CAC policy only replace DCC's until the new DCC bylaw is in place. Including the AHF may make projects unaffordable. Also the CAC DCC policy needs to apply to already zoned properties wrt DCC's. Keep the AHF as a separate policy if you're keeping it.

Response No: 46

Contribution ID: 2178
Member ID:
Date Submitted: Mar 18, 2025, 03:59 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Not sure/no opinion

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Not enough

Q5 Multi Choice

I am a (choose one that best applies)

Land owner

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

We need to do what ever it takes to lower property taxes. Let's do less. And just just look after the basic needs of people. Water, garbage, sewer. Stop wasting money on electric vehicle. Charge developers to get the required services in the ground etc. Not tax payers!

Response No: 47

Contribution ID: 2177
Member ID:
Date Submitted: Mar 18, 2025, 03:46 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Not reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Somewhat – a modest degree of taxpayer assistance is worth it to get more housing built locally

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very unreasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Too much

Q5 Multi Choice

I am a (choose one that best applies)

Land owner

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

I strongly feel affordable housing is not the responsibility of the municipal government. This should be looked after wtth funding from the Federal government .

Response No: 48

Contribution ID: 2176
Member ID:
Date Submitted: Mar 18, 2025, 03:40 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Not enough

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Developers make money off of their developments. A 1-4K fee is negligible. It shouldn't be so high as to prevent development but how come this is not set at a percentage and a random fee?

Given that people are making smaller homes (townhomes, condos) in smaller spaces, and selling at high rates I think the fees for affordable housing CAC is too low.

Response No: 49

Contribution ID: 2175
Member ID:
Date Submitted: Mar 18, 2025, 03:34 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Somewhat – a modest degree of taxpayer assistance is worth it to get more housing built locally

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

About right

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

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Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 50

Contribution ID: 2174
Member ID:
Date Submitted: Mar 18, 2025, 10:55 AM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Other: Having higher fees for single family dwellings vs apartments discourages single family developments. People don't want to live in apartments that aren't affordable anyways!

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Other: Never! Tax payers pay enough fees. They paid their share when their house was built it's not our fault fees haven't been managed properly!

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Not sure/no opinion

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Not sure/no opinion

Q5 Multi Choice

I am a (choose one that best applies)

Land owner

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Would be nice to know how the "affordable housing fund" is used before asking us the question if we agree or disagree.. If we don't know how it's used and when it's hard to answer.. again all I see is higher costs for single family dwellings discouraging them to be built. We need MORE single family developments not less! Nobody can afford the rental fees for apartments being built anyhow! There is no such thing as affordable housing here.

Response No: 51

Contribution ID: 2173
Member ID:
Date Submitted: Mar 18, 2025, 01:29 AM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Somewhat reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Somewhat unreasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Not sure/no opinion

Q5 Multi Choice

I am a (choose one that best applies)

Land owner

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

The aggregation of funds by a public entity must be to satisfy a specific line item in proposed or approved budget. A generalization of a budget item is not sufficient to cause collection and aggregation of funds from property taxes and/or development fees. The statement of a concept to effect collection of monies is not adequate reason and use of the CAC is problematic.

Response No: 52

Contribution ID: 2171
Member ID:
Date Submitted: Mar 17, 2025, 02:00 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Somewhat reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Not enough

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Development should be paid for by developers, in return they get to make lots of money in sales. The taxpayers will pay long term for the upkeep and replacement of this public infrastructure, long after the developers "walk away". Developers can pay their way without the MNC tax payer paying for the initial cost of implementing development ventures. If developers go elsewhere, that's okay, this community is already in a dire situation struggling to pay for the upkeep of public infrastructure we currently have. The prior statements are pertaining to residential development only. If tax payer money is needed to make affordable housing units that's a different story. De-incentivizing pervasive building of mega-mansion single family homes, and deterring desperate urban sprawl is a wiser path.

Response No: 53

Contribution ID: 2170
Member ID:
Date Submitted: Mar 17, 2025, 01:01 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Not reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very unreasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Too much

Q5 Multi Choice

I am a (choose one that best applies)

Land owner

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

North Cowichan must rein in its tax-and-spend policies. Begin by trimming discretionary expenditures and prioritizing fiscal responsibility toward taxpayers. Implementing new taxes only inflates the municipal bureaucracy, requiring additional staff to manage them. Instead of pursuing new tax schemes, North Cowichan should concentrate on reducing spending and lowering residential taxes. A shift in focus is essential.

Response No: 54

Contribution ID: 2169
Member ID:
Date Submitted: Mar 17, 2025, 12:10 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Not reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Other: If the devloper is paying to have the infrastructure built, the maintenance and repair of said infrastructure over time should be paid by the end user. In this case the home owner/tax payer. Better fiscal management at the municipal level could help keep these costs manageable. Ultimately, increasing new home devleopment costs will only be passed on to the buyer of the home and therefore increase the cost of the home. Or alternatively, make it financially unviable for builders/devleopers to invest their money in construction in the MNC and go elsewhere so they can realize a reasonbale profit for taking the financial risk. Simply, if the margin to realize profit is too narrow, builders will stop building and that will also drive of the cost of housing generally.

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very unreasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Too much

Q5 Multi Choice

I am a (choose one that best applies)

Realtor

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 55

Contribution ID: 2168
Member ID:
Date Submitted: Mar 16, 2025, 02:31 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Somewhat reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Not enough

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Affordable housing is the missing piece in our community. All methods of funding should be on the table. The proposed fees are far too low for this desperately needed staple. For too long developers have been underpaying for their impacts, while building housing that serves the wealthy class. Additionally, developments outside the OCP UCB that are green lighted by council should be charged additional fees to offset the costs associated with poor urban development practices (ie they must pay more than simple grey infrastructure costs for both the short and long terms.)

I'm not sure if they arleady do, but CACs should include a fee to be used for creating active and public transporation options, as well as climate change mitigation and adaptation measures. DCCs seem more regulated that CACs - therefor munis should increase CACs to cover the real costs of development, not just traditional infrastructure costs. The CAC rates should be used to the fullest extent to maximize developer investment in the community and fund affordable housing.

I'm happy to see the muni addressing both CACs and DCCs but we need to think beyond the typical and widen how these are collected andused for addressing missing or underfunded things like affordable housing, climate change mitigation and adaptation, active transportation, sustainable economic development. The idea that appropriate DCCS and CACs would make some projects not viable is wrongheaded. If these types of fees reduce profits to the point where the developer doesn't want to build here then we have achieved an important goal regarding keeping our community affordable since we know that the existence of expensive housing does absolutely nothing to make the market more affordable at any level.

Response No: 56

Contribution ID: 2166
Member ID:
Date Submitted: Mar 15, 2025, 06:48 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Other: Amenity cost charges (ACCs), while intended to fund community amenities, can have negative impacts, including increased housing costs, reduced affordability, and potential barriers to entry for smaller developers. Here's a more detailed breakdown of the potential downsides: Impact on Affordability and Housing Costs: Increased Costs: ACCs, when added to development costs, can significantly increase the overall price of new housing, making it less affordable for potential buyers. Land Value Reduction: High ACCs can force developers to lower their bids for land, potentially leading to less land available for development and further exacerbating the housing shortage. Unpredictability: The negotiation-based nature of ACCs, where municipalities take a unique approach, can make it difficult for developers to accurately predict and budget for these costs. Impact on Existing Housing: While ACCs are intended for new development, increases in fixed rates can negatively affect the value of existing land and housing. Impact on Development and the Construction Industry: Barriers to Entry: The complexity and cost of ACCs can create barriers to entry for smaller builders and developers who may not have the resources to manage these costs and negotiate with municipalities. Reduced Project Diversity: The focus on large, expensive developments due to ACCs can lead to a lack of diversity in development projects and a reduction in smaller, more affordable housing options. Uncertainty and Red Tape: The lack of standardized approaches to ACCs across municipalities can lead to uncertainty and an increase in red tape, further complicating the development process. Hinders Efficient Land Use: High ACCs can discourage developers from pursuing projects that would lead to more efficient use of land and could increase the tax base

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Not sure/no opinion

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Not enough

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

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Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Concerns I have are noted above.
In addition, my question regarding the tax credit to developers for contributions then the possibility of another huge tax deduction after project completion. Will they qualify for tax credit since costs would obviously be much higher from the time of donation to the actual project completion. Can they claim a loss. If so, once again it's on the taxpayers.

Response No: 57

Contribution ID: 2165
Member ID:
Date Submitted: Mar 15, 2025, 09:08 AM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Not reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Significant – providing more housing is very important and providing infrastructure is a shared responsibility

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very unreasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Too much

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

The cost to developers (labour, materials, taxes) has already increased exponentially. It's not a good time to raise their costs. It should be shared with tax payers who will benefit from new services and more homes.

Response No: 58

Contribution ID: 2164
Member ID: 2024
Date Submitted: Mar 14, 2025, 05:31 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Somewhat – a modest degree of taxpayer assistance is worth it to get more housing built locally

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very unreasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Too much

Q5 Multi Choice

I am a (choose one that best applies)

Land owner

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 59

Contribution ID: 2163
Member ID:
Date Submitted: Mar 14, 2025, 04:06 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Not reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Somewhat – a modest degree of taxpayer assistance is worth it to get more housing built locally

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very unreasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Too much

Q5 Multi Choice

I am a (choose one that best applies)

Land owner

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 60

Contribution ID: 2161
Member ID:
Date Submitted: Mar 14, 2025, 12:52 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Not reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Significant – providing more housing is very important and providing infrastructure is a shared responsibility

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very unreasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Too much

Q5 Multi Choice

I am a (choose one that best applies)

Land owner

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Affordable housing is a responsibility of the provincial and federal governments. Local government should stay out of it and allow BC Housing etc use their funds. To ask developers to contribute more than the proposed CACs and DCCs in this market is unreasonable. A modest increase is ok but to triple or quadruple the current amounts is outrageous. Tax payers should have to pay their share to update services. Because local government did not raise taxes enough to over these upgrades is not reason enough to stick it to the land developers.

Response No: 61

Contribution ID: 2154
Member ID:
Date Submitted: Mar 12, 2025, 09:07 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Not reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Not at all – it's better not to have development if it needs taxpayer assistance

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very unreasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Too much

Q5 Multi Choice

I am a (choose one that best applies)

Land owner

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

The property taxes are too high. Too much money is spent on an oversized rcmp building and hospital. This govt out of control on their spending. I am tired of you throwing away our money.

Response No: 62

Contribution ID: 2153
Member ID: 837
Date Submitted: Mar 12, 2025, 08:55 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Somewhat – a modest degree of taxpayer assistance is worth it to get more housing built locally

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Very reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

About right

Q5 Multi Choice

I am a (choose one that best applies)

Resident

Q6 Email

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Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 63

Contribution ID: 2150
Member ID:
Date Submitted: Mar 11, 2025, 04:20 PM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Somewhat – a modest degree of taxpayer assistance is worth it to get more housing built locally

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

About right

Q5 Multi Choice

I am a (choose one that best applies)

Other: zoo animal

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 64

Contribution ID: 2140
Member ID: 389
Date Submitted: Feb 12, 2025, 11:11 AM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Reasonable

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Somewhat – a modest degree of taxpayer assistance is worth it to get more housing built locally

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Reasonable

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

About right

Q5 Multi Choice

I am a (choose one that best applies)

Developer

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Response No: 65

Contribution ID: 2139
Member ID: 389
Date Submitted: Feb 12, 2025, 10:40 AM

Q1 Multi Choice

Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

Q2 Multi Choice

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development.If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)

Q3 Multi Choice

How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?

Q4 Multi Choice

If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit

Q5 Multi Choice

I am a (choose one that best applies)

Land owner

Q6 Email

Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.

Q7 Short Text

Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number)

Q8 Long Text

Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?

Interim CAC Engagement – Developer 1 to 1 Interviews Notes

Individual interviews were held with 9 developers who are currently working or have recently worked in the Municipality of North Cowichan. Interviews lasted 30-60 minutes, they were conducted in person or via video call, and they all took place between April 9 – April 30, 2025.

The interview guide that was used by staff conducting the interviews is provided at the end of this document. The interviews consisted of a discussion based on the contents of the online survey, plus one additional question about the significance of the timing of when CAC payment is due (e.g., at the time of zoning, building permit issuance, occupancy).

Commentary has been sorted into the following headings:

- Infrastructure: input about the proposed Infrastructure CACs, the DCC bylaw review, and mechanisms for infrastructure upgrades
- Affordable Housing: input about the proposed Affordable Housing CAC
- Timing of Payment: input about when CACs should be payable
- Other input: input related to miscellaneous other municipal projects or services. Often related, but slightly tangential to the question at hand.

Interview 1

Infrastructure:

- Understands that infrastructure upgrades are needed and that DCCs need to go up.
- Developers are the right people to be paying for infrastructure upgrades and can often construct the infrastructure on behalf of the Municipality if allowed.
- Need solutions that don't rely on grants from other levels of government:
    - From developer's perspective grant applications often means waiting without a guaranteed path forward.

Affordable Housing:

- Proposed amount seems moderate enough.
- Would like to see more transparency around how much money is in the affordable reserve fund and what it's being used for. Want to feel like they are contributing to something clear and worthwhile.

Timing of Payment:

- CAC's shouldn't be payable before Building Permit. Sometimes banks will release financing once Development Permit (DP) is issued, but now sometimes they won't release funds until the Building Permit is issued.

Miscellaneous:

- Hates waiting for the Municipality to "figure things out". "Time is money" and the delays in file processing are a major frustration:
    - Being forced to wait is more likely to kill projects than added expenses.
    - Notes a significant increase in application processing times over time.
- Mindset in the Bell McKinnon area that there is going to be a huge lift in property value from rezoning, but people are underestimating the zoning requirements and the infrastructure upgrades needed, this is even just considering frontage improvements, let alone the off-site infrastructure required.

Interview 2

Infrastructure:

- Understands need for proposed CAC, but cautions about impact of introducing the cost for in-stream projects where this has not previously been factored in.

Affordable Housing:

- Where CMHC funding has been accessed, sought reassurance that this would satisfy MNC's affordable housing policy objective and the CAC for Affordable Housing would not be asked for.

Timing of Payment:

- Deferring CAC payment to occupancy stage could significantly mitigate the above concern. Sees very little risk to the Municipality in deferring payment to occupancy for multifamily projects, but sees potential problems with deferring for single family development... still best to take at CAC at the time of subdivision for single family projects.

Miscellaneous:

- Very concerned that residual capacity should only be allocated to projects that are ready to break ground:
    - fears about hoarding of capacity by projects that won't start soon (or which may never start).
    - Recommends that capacity should only be finally committed for a project once a material commencement to construction has been made. I.e. says it would still be too easy for a site owner with no intention of developing in the near term to do a bit of superficial site prep having obtained a BP and lock in their allocation.

Interview 3

Infrastructure:

- Example of 24-unit project, already needs $1 million in offsite infrastructure upgrades and thinks that asking more is unreasonable.
- Proposed CAC would add another ~$500,000 and would kill the project.
- This project is intended as something good for the community and should be exempt. Would be willing to lock in the aspects of the project that make it special (e.g., through covenant).
- Having 18 months or 2 years of notice for the costs would have been different.
- This creates is a big problem for a small scale, instream project.

Affordable Housing:

- Even adding $2,000 would make a significant difference to his proposed project. For example, could make the kitchen finishings $2,000 nicer.
- Feels that project would be worthy of an exemption since it is intending to be attainable ownership housing.
- Thinks the proposed contribution is reasonable in case of for-profit apartment buildings and large single-family dwellings.

Timing of Payment:

Miscellaneous:

Interview 4

Infrastructure:

- 4X increase in DCC's is "shocking". Acknowledge that they are seeing something similar in some other communities.
- Problem that land prices are so high, and it makes the margins very tight.
- Municipality can help offset these increases to some extent through non-monetary initiatives such as:
    - Giving purpose-built rentals priority in the queue
    - Committing to specific processing timelines
- Will have to see if the upcoming projects can tolerate the increase to DCCs.

Affordable Housing

- Amounts seem low compared to the $s and expectations in other communities
- Not fair for this to apply to residential construction and not to industrial and commercial projects.

- Sometimes when they are building purpose built rental buildings it can be easier to provide units at a reduced rate than to provide cash.

Timing of Payment:

- Paying at occupancy is much easier because the mortgage financing rates are much lower than the construction financing rates.

Miscellaneous:

- Have looked at properties in the Bell McKinnon area but they don't work for their business model. Some issues:
    - BMLAP policies (e.g., tree canopy coverage requirements) make it difficult to have an efficient building site. This is especially challenging with current land costs.
    - Additional challenge is the lack of clarity around expectations. You "might" want a park here, doesn't work, need certainty.

Interview 5

Infrastructure:

- If you're at the rezoning stage, and especially if you can tell people at the pre-application stage then CACs are "just the cost of doing business".

Affordable Housing

- In Langford they were willing to pay the affordable housing contribution even though they were using CMHC financing (meaning they were also required to meet CMHC targets for affordability).
- If there are affordable housing requirements on title (e.g., to provide units at lower costs) it can make it harder to get financing since it is seen as "impairing potential income" of the project.

Timing of Payment:

- Payment must be at building permit or occupancy.
- Upfront costs already a problem and asking for money sooner is a challenge and will especially weed out smaller developers.

Miscellaneous:

- Emphasized the value of having clear standards and requirements. Better to have clarity and know the costs up front. Ad hoc negotiations and things that come up later in the process take a lot of time and make it hard to plan.

Interview 6

Infrastructure:

- Acknowledges that existing DCCs are low.
- Challenging that the current undervaluation leads to a shocking increase.
- Even though it makes sense given the needs of the area, it would have been better to increase rates over time.
- Thinks the proposed CAC approach is "pretty fair" – you know when you rezone there is something you need to give to the community.
- Sees value in the flexibility of the proposed CACs compared to DCCs (e.g., all CAC can be attributed to one type of infrastructure).
- Notes that the scale is different in smaller communities (e.g., Chemainus and Crofton) where the absorption rates are much lower compared to the South End/Bell McKinnon where even some of the big infrastructure costs though big are not insurmountable. For example, it might be more difficult to recover $4 million for a reservoir in Chemainus then it is to recover $20 million for a reservoir in the South End.
- Thinks North Cowichan may still need to frontend some of the projects/$, even though the intent is to recover them through DCCs.

Affordable Housing:

- Likes the proposed model:
    - Better to pay into a fund than to try to build a few affordable units into each project.
- We all want to see affordable housing develop for the community but for developers it is too tricky to build it into projects:
    - Hard to find social housing partners if you are only building a few units.
- The proposed rates are a little too high, suggests $750 for apartment units and $2500 for single family dwellings.

Timing of Payment:

- Moving the payment to occupancy would make a difference.

Miscellaneous:

Interview 7

Infrastructure:

- Know they will need to contribute DCCs/Infrastructure. Similar example to BMLAP in Vancouver where density was planned for the Cambie Corridor, but infrastructure was not in place.
- The new proposed DCCs are likely not a "project killer" but the timing of the new DCCs relative to the stage of the project is very important.

Affordable Housing:

- Better not to impair the future income of the project (e.g., asking for cash is better than a housing agreement), and asking for too much can kill the project.
- Building rental is very hard, and so almost all will be built with federal CMHC funding which embeds affordability.

Timing of Payment:

- Can't pay much at rezoning.
- It makes a big difference to be able to pay at building permit or occupancy.
- Some municipalities (Vancouver? North Vancouver?) are allowing developers to bond for payments that can then be made at occupancy.
- Deferring, phasing, bonding can all make a difference.

Miscellaneous:

- Having a "no build" covenant is a very hard thing to accept (especially for lenders) and so it needs to be paired to a clear path or timeline for when the infrastructure will get built to make the scheme palatable.
    - What's my "exit" for this property?
    - Repeated several times need for certainty as to *when* assets can be delivered and then people will commit (to their projects to collaborating on building infrastructure).
- Discussed the idea of getting Bell McKinnon developers together to collaborate on infrastructure upgrades:
    - People who are serious WILL agree to collaborate
    - Some developers have capital to bring to the table
    - "Tire kickers" and people who are trying to flip their properties will not.
    - Benefit for the development community to know what other companies are working in the area.
- Extremely difficult market conditions, even people who have been in the industry for many decades say this is the worst situation they have seen (worse than the 1980's).

Interview 8

Infrastructure:

- Lament that the DCC bylaw wasn't done sooner so the increases could have happened over time.
- Scale is an issue and the CAC's will be harder for the smaller projects to absorb.
- Think about how you can use the pricing to incentivize the types of units that you want to see [comment is applicable to the DCC bylaw as well] – e.g., charge more for large single family dwellings.

- Already seeing very high costs associated with off-site infrastructure requirements (example of $1.5 million in off-site works for the 9-lot subdivision).

Affordable Housing:

- The requested amounts are small and if they are not payable until occupancy, they should be okay for most projects but you can't think of this amount in isolation when the infrastructure CAC is also being requested.
    - Points out that whatever the amount, as a lump sum, it will have a disproportionate impact on more affordable units.
- The CAC amount is enough to add $30-50/unit to rent for people who cannot afford it on an affordable housing project.
- When BC Housing invests in communities, they are looking for local governments to be a partner/contribute (especially through DCC waivers).

Timing of Payment:

- Upfront capital is a huge issue and carrying costs are high right now. Ability to push CACs, or even a portion of them, to occupancy would make a big difference.
- Might be enough to stop the CACs from killing small projects.

Miscellaneous:

- Currently a very hard market for residential development Such a hard market to build in – "trying to keep houses under $1 million where a few years ago it was $800,000 or $700,000 and a few years before that we were selling units for $500,000 and making money".
- Commercial projects – she can't build it fast enough and is pre-leasing. People are looking for space in the Valley. The ability to "pre-lease" commercial space is a way to help viability
-

Interview 9

Infrastructure:

- I'm sure you've heard from everyone that development already costs too much.
- 2023 George Parker report showed that development is already on the brink of becoming unviable, and things have likely gotten even worse.
- Projects that aren't viable won't get built.
- Would be better to phase in the fees over time.
- People are modelling their pro-formas based on the DCCs that exist when they buy the properties.

Affordable Housing:

- Proposed amounts are not a "showstopper".

- But the question is how they get used and can you show that they are really making a difference.

Timing of Payment:

Other Input:

- Growth often doesn't happen as quickly as is expected. Although there was a boom during the pandemic, traditionally our absorption rate has been 1 – 1.5%/year. So, it's hard to know how long (an area like Bell McKinnon) will take to build out. (subtext the existing residual infrastructure may last longer than expected).
- Costs are rising and margins are getting smaller.

Interim CAC Engagement – Guide for Developer 1 to 1 Interviews

Date & Time:

Interviewer(s)(MNC Staff):

Interviewee(s):

Introductions & Preamble:

- **Introductions**
- **Provide Overview of Proposed CACs and ensure shared understanding (based on handout)**
- **Opportunity for Interviewee to ask questions**

Community Amenity Contributions Policy Survey

1) **The proposed interim CAC policy has two separate components: short-term infrastructure and affordable housing. Please share your feedback on each of these components through this survey.**

   Do you consider the proposed Short Term Infrastructure CAC policy to be (choose one):

   - **Reasonable**
   - **Somewhat reasonable**
   - **Not reasonable**
   - **Other (please specify)**

Part 1: Short-term infrastructure fund

The CAC amount supporting the short-term infrastructure fund is based on the estimated value of upgrades needed, i.e. the expected amount by which DCCs may increase. Upgrades are necessary to provide servicing capacity (e.g., for drinking water and sanitary sewer) for future development.

If additional capacity is not created before existing capacity is used up, it will be necessary to pause development until upgrades are completed. However, costs such as these add a significant financial implication to development, which may make it more financially challenging.

The CAC policy is a mechanism proposed to be used until a new DCC bylaw is fully operational, after which time it will no longer be needed. The policy will ensure that:

- current-day development is paying a fair share towards these necessary upgrades relative to what developers in the near future will pay; and

- cash flow for these upgrade projects is available immediately, either for North Cowichan to construct upgrades, or to provide credits to developers who construct upgrades.

2) **While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered in property taxes and user fees, a "developer pays" model is where one or more developers are expected to fund (or directly construct) new, additional or upgraded infrastructure that is needed for that new development. If in the current economic climate these increased DCCs/CACs make new housing development financially unviable under this developer pays model, to what extent do you consider it appropriate for taxpayers to contribute towards infrastructure for new housing? (choose one)**

    - **Not at all – it's better not to have development if it needs taxpayer assistance**
    - **Somewhat – a modest degree of taxpayer assistance is worth it to get more housing built locally**
    - **Significant – providing more housing is very important and providing infrastructure is a shared responsibility**
    - **Other (please specify)**

Part 2: Affordable Housing Fund

This section of the CAC policy has been drafted to outline proposed contributions to North Cowichan's affordable housing fund:

• $4,000 per additional single detached lot

• $2,000 per additional ground-oriented unit (i.e., townhome)

• $1,000 per additional apartment/condo unit.

3) **How reasonable do you feel it is to introduce a mechanism at this time (regardless of the amount) to ensure that new development either provides affordable housing units or makes a financial contribution to North Cowichan's affordable housing fund?**

    - **Very reasonable**
    - **Somewhat reasonable**
    - **Reasonable**
    - **Somewhat unreasonable**
    - **Very unreasonable**
    - **Not sure/no opinion**

4) **If a mechanism is introduced at the present time, please indicate your view on the following proposed contribution amounts within the draft policy (note that these could be increased or decreased in the future).$4,000 per additional single detached lot$2,000 per additional ground-oriented unit (i.e., townhome)$1,000 per additional apartment/condo unit**
   - **Too much**
   - **About right**
   - **Not enough**
   - **Not sure/no opinion**

5) **Do you have any additional comments about the draft CAC policy, or specific details regarding the infrastructure or affordable housing aspects of the policy?**

6) **Do you have an active development application in stream with North Cowichan? If so, please identify the project(s) (for example address, file number):**

7) **Would you be interested in participating in a facilitated conversation about community amenity contributions with other members from the development community? If there is enough interest, a date will be set up later this spring. Please provide your email address so we can include you in the invitation.**

Additional Questions:

8) **Does the timing of payment for the CAC amount make a difference to the project? (e.g., before adoption of ZBL? At the time of issuance of DP? BP? Staggered into multiple payments?).**

Overview of Proposed MNC Community Amenity Contribution Policy (Handout)

April 2025 (Text is from https://www.connectnorthcowichan.ca/cac)

North Cowichan is developing a new Community Amenity Contributions (CAC) policy. This policy is meant to be an interim policy and will be in effect until the current **Development Cost Charges (DCC) bylaw** is updated in 2025 and comes into full effect one year later.

Developers, land owners, builders/contractors, representatives of organizations that support affordable housing in North Cowichan, as well as the general public, are invited to share their feedback on the draft policy through a survey. The survey is open until **April 13 2025**

What are Community Amenity Contributions?

CACs are cash or in-kind contributions that developers agree to provide as a condition of rezoning. These contributions are negotiated between the local government and the developer through the zoning bylaw application process and would not otherwise be required by any other regulation. Anything that has a benefit to the broader community can be considered an amenity. The draft policy addresses amenities to support infrastructure needs and to help fund affordable housing projects in North Cowichan.

The CAC policy will provide guidance for developers, staff, and Council in negotiating appropriate community amenity contributions at the time of application for zoning bylaw amendments. If a site is already zoned for the intended development, the CAC policy will not normally apply.

What are Development Cost Charges?

While the cost of maintaining infrastructure that benefits our neighbourhoods is generally covered by property taxes and user fees, the expectation is that new, additional or upgraded infrastructure that is needed for that new development is funded through a "developer pays" model where one or more developers are expected to fund (or directly construct) all additional or upgraded infrastructure needed for that new development. This is done either through:

- Payment of Development Cost Charges (when residual capacity exists but new upgrades will be needed in the future) or
- Developer-constructed infrastructure upgrades (where residual capacity does not exist) and:
    1. Receives DCC credits from the municipality and/or funding contributions from previous DCCs collected for that project;
    2. Registers "latecomer" charges on the titles of all other properties who benefitted from the upgrades, to recoup their share.

The current development cost charges (dating from 2015) that fund new infrastructure for development are approximately $8,100 per new single family lot and $5,200 per apartment unit, on average (sums differ slightly depending on location). Given inflation (particularly in construction costs) and the scale of potential new development, these DCCs are insufficient to fund the infrastructure that is now needed. It is expected that DCCs may rise to approximately $36,000 per new single family lot and $22,000 per apartment unit to cover the cost of upgrades. This increase may have an impact on the viability of some development projects.

The proposed CAC policy

The proposed interim CAC policy has two separate components: short-term infrastructure and affordable housing. This policy arose as part of measures designed to implement the Bell McKinnon Local Area Plan (BMLAP) and to bridge funding gaps for providing essential infrastructure until the new DCC bylaw is updated. While the CAC policy is being developed primarily as a result of the BMLAP implementation, it would apply across the municipality since the challenges with providing infrastructure and affordable housing are municipality-wide.

Short-term infrastructure CAC

The policy has been drafted to ensure that:

- current-day development is paying a fair share towards these necessary upgrades relative to what developers in the near future will pay; and
- cash flow for these upgrade projects is available immediately, either for North Cowichan to construct upgrades, or to provide credits to developers who construct upgrades.

Affordable housing fund CAC

This section of the policy has been drafted to outline proposed contributions to North Cowichan's affordable housing fund:

- $4,000 per additional single detached lot
- $2,000 per additional ground-oriented unit (i.e., townhome)
- $1,000 per additional apartment/condo unit.

Revenue into the affordable housing fund can be used for a variety of purposes aimed at providing more affordable housing locally. This could include things such as land purchases for affordable housing projects, feasibility studies, leveraging grant funds, fee waivers, and partnerships with providers such as B.C. Housing.