



October 15, 2018

Kevin Edgecombe
Chair of UDI Okanagan
Urban Development Institute Okanagan Chapter
210-1460 Pandosy St
Kelowna, BC
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Dear Kevin,

Subject: Parks Development DCC

Thank you for your feedback from UDI Okanagan with regard to the proposed Parks Development DCC. Your comments and concerns are valuable to us in the development of the Parks DCC for consideration by Council. When we next meet with the UDI Okanagan Chapter each of the specific points can be raised, and how they have been taken into consideration as we draft the proposed DCC. In the meantime, we did want to provide you some feedback on the broader topics raised.

In line with the Local Government Act, the Parks Development DCC will only be attributable to growth. The City will remain responsible for any deficit within the existing park system attributable to the existing population. Therefore, we will identify a Benefit Allocation for the development costs of each park attributable to new growth. In order to minimize the administration and review costs associated with this, we are striving for a Benefit Allocation system that is both fair and simple to implement. We will be bringing a model forward for further discussion.

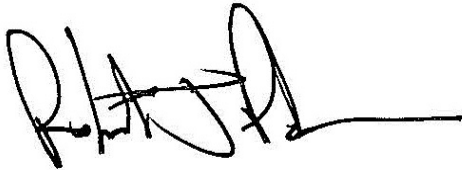
Recognising it is neither practical nor possible for a Parks Development DCC to fund all park development, the Report to Council on June 11, 2018 identified several alternate funding sources in addition to DCCs as you suggested. Option 2 was endorsed by Council which includes a combination of DCCs, taxation and revenues that, subject to further verification, achieves approximately 61% of the funding target, thereby spreading the park development program over 30+ years.

We recognize any increase in DCC costs are passed on to the owner. Any increase in costs or taxation is clearly never welcome. In the multi-pronged approach endorsed by Council in June, we are trying to spread the financial load for parks development equitably between the different groups that benefit from the amenities: new owners, existing tax-payers and parks users (including those from out of town).

To clarify on one point raised, 'Parks' is a very broad term used in conversation to cover a wide variety of types of external space. For our discussions on DCCs, it is important to distinguish between active and passive park types. Active parks include playgrounds, sports fields, recreation lawn, dog parks, pickle ball courts, water parks, etc. By their nature these parks require flat, developable land free from encumbrances which the City acquires through the Acquisition DCCs. Passive parks are typically natural areas and trails. These are typically either, riparian or similar areas acquired during subdivision, or undevelopable hillside land dedicated to the City so developers do not carry a long-term responsibility for unusable land. Therefore, such natural areas would not be eligible for a credit against the Parks Acquisition DCC.

Your comments are very helpful as we develop the details of the proposed DCC. We certainly plan to meet with UDI Okanagan Chapter for further conversation. We suggest this will be most productive when we have a more detailed analysis for discussion. Unfortunately, we cannot give a date at present when this will be available, but will be in touch as soon as we are able to do so.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Parlane', with a long horizontal line extending to the right.

Robert Parlane, Architect AIBC
Manager Parks & Buildings Planning

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