



URBAN DEVELOPMENT INSTITUTE- OKANAGAN CHAPTER

210 – 1460 Pandosy Street
Kelowna, BC V1Y 1P3 Canada
T. 778.478.9649 F. 778.478.0393

udiokanagan@udi.org

www.udiokanagan.ca

February 12, 2021

District of Lake Country
10150 Bottom Wood Lake Rd.
Lake Country, BC, V4V 2M1

Attention: Steve Petryshyn

Subject: Parks Development Cost Charge Bylaw

Thank you for providing UDI Okanagan with the opportunity to provide feedback on the District of Lake Country's draft Parks Development Cost Charge (DCC) Bylaw.

Our key concern with this Parks DCC Bylaw is the significant cost increase from \$2,100 to \$12,000 within just one year. An unexpected and significant cost increase such as this can send a negative signal to the industry and deter future development activity within the municipality. We believe this would be a step backwards if the Parks DCC were to go forward in its current format.

For this reason, we recommend that the District work with the real estate development industry to consider options to mitigate the negative impact of such a large and sudden increase. One alternative could be to look at implementing a staged approach where the full increase is phased in incrementally over a period of 3-5 years. Another alternative would be to consider increasing the Assist Factor up from the 1% minimum and then reducing that gradually back down to 1% over 3-5 years. This recommended gradual increase would signal to the industry that the District is still open to and encouraging of development activity.

Another issue that we have noticed is one that is common across municipalities and is often linked to the existing methods used for assessing when new park capacity is needed. We are not certain that the stated needed increases of parks are based on any real technical capacity issue like any other DCC component would be. Anecdotally, it appears as though most of the parks that exist today are not being used to their full capacity. The last thing we would want is for there to be overcharges for a DCC when it is for something that is not actually needed. These costs will be passed on to the home purchasers and will increase the cost of housing, which will further negatively impact housing affordability and availability, something that is already an issue that shows no signs of abating.

For this reason, we suggest that the District explore some of the latest technological and data analysis tools that are available to more accurately assess park utilization and when new park capacity is needed. We would welcome the opportunity to have further discussions on this with you and to suggest ways for the District to analyze how many people use each of the parks and where parks are being used at or near

their capacity. We would also welcome an opportunity to help establish some metrics on capacity and assess the accuracy of future forecasting for parks.

We encourage the District to communicate with the development industry early on in the process when preparing to submit for Council approval. We also request that the District provide a bulletin outlining Instream Protection for active development applications, similar to the approach taken by the City of Kelowna.

Thank you in advance for considering our feedback and we look forward to further discussions with you on this issue.

Sincerely,

URBAN DEVELOPMENT INSTITUTE OKANAGAN CHAPTER

Per: Jennifer Dixon, Executive Director, UDI Okanagan

Per: Luke Turri, Chair, UDI Okanagan

Cc: Jamie McEwan, Director of Planning & Development, District of Lake Country