

Town of Gibsons

DCC Update Information Session and Q & A Summary

October 30, 2024

The following is a summary of the discussion from the info session and the questions and answers from participants and representatives for the Town of Gibsons.

1. **DCC Application on Single-Family Homes**

A participant inquired if DCCs would apply to single-family homes, as historically on the Sunshine Coast, these charges have applied mainly to multi-family or commercial developments. Staff clarified that DCCs would not apply to single-family homes in cases such as "like-for-like" replacements (e.g., tearing down and rebuilding on the same lot) or building on previously subdivided lots. However, new subdivisions creating additional lots would trigger DCCs.

2. **Fee Consistency Across the Sunshine Coast**

They also commented that the increase is not consistent with the rest of the Sunshine Coast, (Sechelt and the SCRD). Staff from Urban Systems confirmed that Sechelt is currently in the process of updating their DCCs and reviewing their existing bylaws as well. While these updates are certainly on the horizon, the exact timing for when they'll take effect remains uncertain. It was also clarified that the SCRD only charges DCCs for water and therefore is not a good comparator.

3. **Affordability and Housing Costs**

Another participant expressed concerns about the significant increase in DCCs and its impact on affordability, suggesting that additional fees would ultimately be passed on to homebuyers, potentially stalling housing developments and conflicting with the goal of affordable housing.

4. **Balancing Infrastructure Costs with Affordability**

Town of Gibsons' Director of Infrastructure acknowledged the challenge and noted that DCCs fund infrastructure expansion needed to support growth. Without DCCs, these costs would fall on the tax base, which already covers maintenance and replacement of existing infrastructure. He explained that new growth should ideally cover the cost of the infrastructure it necessitates to avoid straining existing taxpayers.

5. **Need for a Sustainable Funding Model for Municipal Growth**

Gibsons Mayor added that while Council understands the impact on

affordability, municipalities are limited in funding options for essential infrastructure. This situation, he argued, requires support from federal and provincial governments, as infrastructure upkeep at the municipal level is a nationwide issue affecting housing affordability.

6. Engagement with the Building Community

The Mayor expressed disappointment with the low turnout at the session and encouraged builders to spread awareness of the proposed changes, emphasizing the importance of community feedback in the decision-making process. He also discussed coordinating with neighbouring jurisdictions like Sechelt and the Sunshine Coast Regional District (SCRD), which face similar challenges, to achieve a more consistent regional approach to DCCs.