

DCC Calculation Sheets for proposed DCC Rates

CITY OF ABBOTSFORD Roads DCC Rate Calculation

A: Roads DCC Calculation					
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)	Col. (5) = (4) / (a)
	Estimated New Development	Unit	Average Vehicle Trip Ends/Unit	Trip Ends	% Trip Ends
Rural Residential	473	dwelling unit	1.6	756.80	2%
Single Family	4,430	lot	1.6	7,088.00	23%
Duplex	0	dwelling unit	1.0	0.00	0%
Townhouse	6,646	dwelling unit	0.78	5,183.88	17%
Apartment	11,076	dwelling unit	0.49	5,427.24	18%
Congregate Care	38,500	m2 GFA	0.0026	98.49	0%
Commercial	240,000	m2 GFA	0.0153	3,668.37	12%
Industrial	765,000	m2 GFA	0.0043	3,292.56	11%
Institutional	211,500	m2 GFA	0.0248	5,236.15	17%
			Total Trip Ends	30,751.49 (a)	100%
B: Unit Roads DCC Calculation					
Net Roads DCC Program Recoverable		\$206,369,187.09 (b)			
Existing DCC Reserve Monies		\$16,178,081.59 (c)			
Net Amount to be Paid by DCCs		\$190,191,105.50 (d) = (b) - (c)			
DCC per trip end		\$6,184.78 (e) = (d) / (a)			
C: Resulting Roads DCCs					DCC Revenue Estimates
Rural Residential		\$9,896.00 dwelling unit \$19.79 m2 GFA	(e) x Col. (3)		\$4,680,808
Single Family		\$9,896.00 lot	(e) x Col. (3)		\$43,839,280
Duplex		\$6,185.00 dwelling unit	(e) x Col. (3)		\$0
Townhouse		\$4,824.00 dwelling unit	(e) x Col. (3)		\$32,060,304
Apartment		\$3,031.00 dwelling unit	(e) x Col. (3)		\$33,571,356
Congregate Care		\$15.82 m2 GFA	(e) x Col. (3)		\$609,129
Commercial		\$94.53 m2 GFA	(e) x Col. (3)		\$22,688,059
Industrial		\$26.62 m2 GFA	(e) x Col. (3)		\$20,363,751
Institutional		\$153.12 m2 GFA	(e) x Col. (3)		\$32,384,409

Notes:

Col. 3 based on ITE Trip Generation Manual

CITY OF ABBOTSFORD
City Wastewater DCC Rate Calculation

A: City Wastewater DCC Calculation					
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)	Col. (5) = (4) / (a)
	Estimated New Development	Unit	Person per unit (residential)/ Equivalent Population/sq.m. or ha (other land uses)	Multiple	% Population Equivalent
Rural Residential	0	dwelling unit	0.0	0.00	0%
Single Family	4,430	lot	5.3	23,390.40	30%
Duplex	0	dwelling unit	3.3	0.00	0%
Townhouse	6,646	dwelling unit	2.6	17,279.60	22%
Apartment	11,076	dwelling unit	1.7	18,829.20	24%
Congregate Care	38,500	m2 GFA	0.0175	672.04	1%
Commercial	240,000	m2 GFA	0.009	2,160.00	3%
Industrial	765,000	m2 GFA	0.016	11,949.89	16%
Institutional	211,500	m2 GFA	0.013	2,643.75	3%
			Total Equivalent Population	76,924.88 (a)	100%
B: Unit City Wastewater DCC Calculation					
Net Sanitary DCC Program Recoverable		\$31,615,069.25	(b)		
Existing DCC Reserve Monies		\$6,017,059.81	(c)		
Net Amount to be Paid by DCCs		\$25,598,009.44	(d) = (b) - (c)		
DCC per person		\$332.77	(e) = (d) / (a)		
C: Resulting City Wastewater DCCs					DCC Revenue Estimates
Rural Residential		\$0.00	dwelling unit	(e) x Col. (3)	\$0
Single Family		\$1,757.00	lot	(e) x Col. (3)	\$7,783,510
Duplex		\$1,098.00	dwelling unit	(e) x Col. (3)	\$0
Townhouse		\$865.00	dwelling unit	(e) x Col. (3)	\$5,748,790
Apartment		\$566.00	dwelling unit	(e) x Col. (3)	\$6,269,016
Congregate Care		\$5.81	m2 GFA	(e) x Col. (3)	\$223,634
Commercial		\$2.99	m2 GFA	(e) x Col. (3)	\$718,775
Industrial		\$5.20	m2 GFA	(e) x Col. (3)	\$3,976,520
Institutional		\$4.16	m2 GFA	(e) x Col. (3)	\$879,751

Notes:

Col. 3 non-residential equivalent populations based on City Wastewater Master Plan.

CITY OF ABBOTSFORD
Joint Wastewater DCC Rate Calculation

A: Joint Wastewater DCC Calculation					
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)	Col. (5) = (4) / (a)
	Estimated New Development	Unit	Person per unit (residential)/ Equivalent Population/hectare (other land uses)	Multiple	% Population Equivalent
Rural Residential	0	dwelling unit	0.0	0.00	0%
Single Family	4,430	lot	5.3	23,390.40	30%
Duplex	0	dwelling unit	3.3	0.00	0%
Townhouse	6,646	dwelling unit	2.6	17,279.60	22%
Apartment	11,076	dwelling unit	1.7	18,829.20	24%
Congregate Care	38,500	m2 GFA	0.0175	672.04	1%
Commercial	240,000	m2 GFA	0.009	2,160.00	3%
Industrial	765,000	m2 GFA	0.016	11,949.89	16%
Institutional	211,500	m2 GFA	0.013	2,643.75	3%
			Total Equivalent Population	76,924.88 (a)	100%
B: Unit Joint Wastewater DCC Calculation					
Net Sanitary DCC Program Recoverable		\$97,229,403.85	(b)		
Existing DCC Reserve Monies		\$7,329,182.63	(c)		
Net Amount to be Paid by DCCs		\$89,900,221.22	(d) = (b) - (c)		
DCC per person		\$1,168.68	(e) = (d) / (a)		
3JS					DCC Revenue Estimates
Rural Residential		\$0.00	dwelling unit	(e) x Col. (3)	\$0
Single Family		\$6,171.00	lot	(e) x Col. (3)	\$27,337,530
Duplex		\$3,857.00	dwelling unit	(e) x Col. (3)	\$0
Townhouse		\$3,039.00	dwelling unit	(e) x Col. (3)	\$20,197,194
Apartment		\$1,987.00	dwelling unit	(e) x Col. (3)	\$22,008,012
Congregate Care		\$20.40	m2 GFA	(e) x Col. (3)	\$785,402
Commercial		\$10.52	m2 GFA	(e) x Col. (3)	\$2,524,339
Industrial		\$18.26	m2 GFA	(e) x Col. (3)	\$13,965,542
Institutional		\$14.61	m2 GFA	(e) x Col. (3)	\$3,089,686

CITY OF ABBOTSFORD
City Water DCC Rate Calculation

A: City Water DCC Calculation					
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)	Col. (5) = (4) / (a)
	Estimated New Development	Unit	Equivalent Population	Multiple	% Population Equivalent
Rural Residential	0	dwelling unit	0.0	0.00	0%
Single Family	4,170	lot	5.3	22,017.60	31%
Duplex	0	dwelling unit	3.3	0.00	0%
Townhouse	6,516	dwelling unit	2.6	16,941.60	24%
Apartment	10,028	dwelling unit	1.7	17,047.60	24%
Congregate Care	38,500	m2 GFA	0.0175	672.04	1%
Commercial	227,500	m2 GFA	0.009	2,047.50	3%
Industrial	765,000	m2 GFA	0.013	10,000.00	14%
Institutional	211,500	m2 GFA	0.013	2,643.75	4%
			4.0000		
			Total Equivalent Population	71,370.09 (a)	100%
B: Unit City Water DCC Calculation					
Net Water DCC Program Recoverable		<u>\$19,311,415.69</u> (b)			
Existing DCC Reserve Monies		\$1,759,693.44 (c)			
Net Amount to be Paid by DCCs		\$17,551,722.25 (d) = (b) - (c)			
DCC per person		\$245.93 (e) = (d) / (a)			
C: Resulting City Water DCCs					DCC Revenue Estimates
Rural Residential		\$0.00 dwelling unit	(e) x Col. (3)		\$0
Single Family		\$1,298.00 lot	(e) x Col. (3)		\$5,412,660
Duplex		\$812.00 dwelling unit	(e) x Col. (3)		\$0
Townhouse		\$639.00 dwelling unit	(e) x Col. (3)		\$4,163,724
Apartment		\$418.00 dwelling unit	(e) x Col. (3)		\$4,191,704
Congregate Care		\$4.29 m2 GFA	(e) x Col. (3)		\$165,273
Commercial		\$2.21 m2 GFA	(e) x Col. (3)		\$503,532
Industrial		\$3.21 m2 GFA	(e) x Col. (3)		\$2,459,254
Institutional		\$3.07 m2 GFA	(e) x Col. (3)		\$650,165

Notes:

Col. 3 non-residential equivalent populations based on 2018 City Water Master Plan. The City meters residential water use which results in lower usage rates. Since equivalencies take into account relative impact, equivalent factors for industrial and other non-residential users will be proportionally higher than last time relative to the average metered single family home.

CITY OF ABBOTSFORD
Joint Water DCC Rate Calculation

A: Joint Water DCC Calculation					
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)	Col. (5) = (4) / (a)
	Estimated New Development	Unit	Equivalent Population	Multiple	% Population Equivalent
Rural Residential	473	dwelling unit	5.3	2,497.44	3%
Single Family	4,170	lot	5.3	22,017.60	25%
Duplex	0	dwelling unit	3.3	0.00	0%
Townhouse	6,516	dwelling unit	2.6	16,941.60	19%
Apartment	10,028	dwelling unit	1.7	17,047.60	20%
Congregate Care	38,500	m2 GFA	0.0175	672.04	1%
Commercial	227,500	m2 GFA	0.009	2,047.50	2%
Industrial	765,000	m2 GFA	0.013	10,000.00	11%
Institutional	211,500	m2 GFA	0.013	2,643.75	3%
Agricultural	2,500,000	m2 GFA	0.005	13,352.58	15%
			Total Equivalent Population	87,220.11 (a)	100%
B: Unit Joint Water DCC Calculation					
Net Water DCC Program Recoverable		<u>\$99,138,447.33</u> (b)			
Existing DCC Reserve Monies		\$20,197,482.24 (c)			
Net Amount to be Paid by DCCs		\$78,940,965.09 (d) = (b) - (c)			
DCC per person		\$905.08 (e) = (d) / (a)			
C: Resulting Joint Water DCCs					DCC Revenue Estimates
Rural Residential		\$4,779.00 dwelling unit \$9.56 m2 GFA	(e) x Col. (3)		\$2,260,467.00
Single Family		\$4,779.00 lot	(e) x Col. (3)		\$19,928,430.00
Duplex		\$2,987.00 dwelling unit	(e) x Col. (3)		\$0.00
Townhouse		\$2,353.00 dwelling unit	(e) x Col. (3)		\$15,332,148.00
Apartment		\$1,539.00 dwelling unit	(e) x Col. (3)		\$15,433,092.00
Congregate Care		\$15.80 m2 GFA	(e) x Col. (3)		\$608,252.32
Commercial		\$8.15 m2 GFA	(e) x Col. (3)		\$1,853,146.22
Industrial		\$11.83 m2 GFA	(e) x Col. (3)		\$9,050,775.21
Institutional		\$11.31 m2 GFA	(e) x Col. (3)		\$2,392,798.70
Agricultural		\$4.83 m2 GFA	(e) x Col. (3)		\$12,085,120.15

CITY OF ABBOTSFORD
Drainage DCC Rate Calculation

A: Storm Drainage DCC Calculation					
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)	Col. (5) = (4) / (a)
	Estimated New Development	Unit	Equivalence Factor	Multiple	% EDU
Rural Residential	0	dwelling unit	0.0	0.00	0%
Single Family	4,430	lot	1.0	4,430.00	27%
Duplex	0	dwelling unit	0.6	0.00	0%
Townhouse	6,646	dwelling unit	0.39	2,584.56	16%
Apartment	11,076	dwelling unit	0.12	1,292.20	8%
Congregate Care	38,500	m2 GFA	0.002	64.17	0%
Commercial	227,500	m2 GFA	0.0030	682.50	4%
Industrial	765,000	m2 GFA	0.0078	6,000.00	36%
Institutional	211,500	m2 GFA	0.01	1,498.13	9%
			Total Equivalent Units	16,551.55 (a)	100%
B: Unit Storm Drainage DCC Calculation					
Net Drainage DCC Program Recoverable		\$22,029,136.61 (b)			
Existing DCC Reserve Monies		\$12,797,362.01 (c)			
Net Amount to be Paid by DCCs		\$9,231,774.60 (d) = (b) - (c)			
DCC per equivalent unit		\$557.76 (e) = (d) / (a)			
C: Resulting Storm Drainage DCCs					DCC Revenue Estimates
Rural Residential		\$0.00 dwelling unit	(e) x Col. (3)		\$0.00
Single Family		\$558.00 lot	(e) x Col. (3)		\$2,471,940.00
Duplex		\$336.00 dwelling unit	(e) x Col. (3)		\$0.00
Townhouse		\$217.00 dwelling unit	(e) x Col. (3)		\$1,442,182.00
Apartment		\$65.00 dwelling unit	(e) x Col. (3)		\$719,940.00
Congregate Care		\$0.93 m2 GFA	(e) x Col. (3)		\$35,789.54
Commercial		\$2.00 m2 GFA	(e) x Col. (3)		\$455,000.00
Industrial		\$4.00 m2 GFA	(e) x Col. (3)		\$3,060,000.00
Institutional		\$3.95 m2 GFA	(e) x Col. (3)		\$835,592.72

Notes:

Col 3. is based on run-off coefficients (the ratio between impervious area on a parcel and the total parcel area). Run-off coefficients are used to determine equivalency factors and the resulting Equivalent Drainage Units (EDUs). FSR or lot coverage (industrial) assumptions are used to determine an equivalent m² GFA charge for non-residential uses. EDUs reflect the design standards in the 2011 Development Bylaw.

CITY OF ABBOTSFORD
City-Wide Park Acquisition and Development DCC Rate Calculation

A: City-wide Park Acquisition and Development DCC Calculation					
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)	Col. (5) = (4) / (a)
	Estimated New Development	Unit	Person per unit	Multiple	% Population Equivalent
Rural Residential	473	dwelling unit	5.3	2,497.44	4%
Single Family	4,430	lot	5.3	23,390.40	38%
Duplex	0	dwelling unit	3.3	0.00	0%
Townhouse	6,646	dwelling unit	2.6	17,279.60	28%
Apartment	11,076	dwelling unit	1.7	18,829.20	30%
			Total Equivalent Population	61,997 (a)	100%
B: Unit City-wide Park Acquisition and Development DCC Calculation					
Net Parks DCC Program Recoverable		\$76,358,802.22 (b)			
Existing DCC Reserve Monies		\$19,704,414.96 (c)			
Net Amount to be Paid by DCCs		\$56,654,387.26 (d) = (b) - (c)			
DCC per person		\$913.83 (e) = (d) / (a)			
C: Resulting City-wide Park Acquisition and Development DCCs					
					DCC Revenue Estimates
Rural Residential		\$4,825.00 dwelling unit \$9.65 m2 GFA	(e) x Col. (3)		\$2,282,225
Single Family		\$4,825.00 lot	(e) x Col. (3)		\$21,374,750
Duplex		\$3,016.00 dwelling unit	(e) x Col. (3)		\$0
Townhouse		\$2,376.00 dwelling unit	(e) x Col. (3)		\$15,790,896
Apartment		\$1,554.00 dwelling unit	(e) x Col. (3)		\$17,212,104

CITY OF ABBOTSFORD
Neighbourhood Park Acquisition and Development DCC Rate Calculation

A: Neighbourhood Parkland Acquisition DCC Calculation					
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)	Col. (5) = (4) / (a)
	Estimated New Development	Unit	Person per unit	Multiple	% Population Equivalent
Rural Residential	0	dwelling unit	0.0	0.00	0%
Single Family	4,430	lot	5.3	23,390.40	39%
Duplex	0	dwelling unit	3.3	0.00	0%
Townhouse	6,646	dwelling unit	2.6	17,279.60	29%
Apartment	11,076	dwelling unit	1.7	18,829.20	32%
			Total Equivalent Population	59,499 (a)	100%
B: Unit Neighbourhood Parkland Acquisition DCC Calculation					
Net Parks DCC Program Recoverable		\$95,622,366.05 (b)			
Existing DCC Reserve Monies		\$0.00 (c)			
Net Amount to be Paid by DCCs		\$95,622,366.05 (d) = (b) - (c)			
DCC per person		\$1,607.12 (e) = (d) / (a)			
C: Resulting Neighbourhood Parkland Acquisition DCCs					
					DCC Revenue Estimates
Rural Residential		\$0.00 dwelling unit	(e) x Col. (3)		\$0
Single Family		\$8,486.00 lot	(e) x Col. (3)		\$37,592,980
Duplex		\$5,303.00 dwelling unit	(e) x Col. (3)		\$0
Townhouse		\$4,179.00 dwelling unit	(e) x Col. (3)		\$27,773,634
Apartment		\$2,732.00 dwelling unit	(e) x Col. (3)		\$30,259,632