



**URBAN
DEVELOPMENT
INSTITUTE**
OKANAGAN

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1460 PANDOSY STREET
KELOWNA, BC V1Y 1P3**

November 29, 2024

To: District of Lake Country
101150 Bottom Wood Lake Road
Lake Country, BC V4V 2M1

Re: Request for a Phased-In Implementation of Proposed Development Cost Charges (DCCs)

Dear Mayor and Council,

On behalf of UDI Okanagan, representing many developers in Lake Country, we respectfully submit this formal request for the District of Lake Country to adopt a phased-in approach to the proposed increases to the Development Cost Charges (DCC) program. Specifically, we propose the following phased implementation schedule:

- **Year 1:** 50% of the proposed increase
- **Year 2:** An additional 25% of the proposed increase
- **Year 3:** The remaining 25% of the proposed increase

This approach seeks to balance the District's need for sustainable infrastructure funding with the development industry's ability to adapt to changing costs. A phased implementation would allow ongoing projects to proceed under existing terms, thereby mitigating disruption, supporting housing affordability, and maintaining Lake Country's competitive position as a desirable location for development.

We acknowledge and commend Council for its diligence in updating the DCC program and for fostering a strong and collaborative relationship with the development community. This constructive partnership has been instrumental in positioning Lake Country as a community of choice for investment and growth.

We also recognize that the assist factor has been determined and is not subject to reconsideration. However, a phased approach would provide a practical and measured transition for both developers and the District. By implementing the proposed changes gradually, the District can ensure continued momentum in housing and infrastructure development while reducing the immediate financial burden on stakeholders.

UDI Okanagan appreciates the District's ongoing commitment to supporting responsible development and creating a welcoming environment for investment. We are confident that



this proposed approach aligns with the shared objective of fostering sustainable growth while addressing housing affordability challenges.

We respectfully request Council's consideration of this proposal and welcome the opportunity to discuss its implementation in greater detail. Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Charlene Thomas', written in a cursive style.

Charlene Thomas
Executive Director
Urban Development Institute, Okanagan Region