The True Cost of Growth

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Population ~ 35,000

Traditionally:
- Logging
- Fishing
- Mining

Increasingly:
- Tourism
- Tech & Service
~14km long
<2km wide
Scenario testing (4 scenarios)

- Scenario 1: Greenfield Rural
  - 84 lots
  - Lot sizes 4 – 20 acres
  - Wells & Septic
  - Rural road standard
  - 2 sfd/lot
  - ~10km from downtown
Scenario testing (4 scenarios)

- Scenario 2: Greenfield Suburban
  - ~10 dph
  - 370 Sfd’s + suites
  - Full servicing needed
  - Urban road standard
  - ~10km from downtown
  - ~12k from water & sewer
Scenario testing (4 scenarios)

- Scenario 3: Lower density large-scale urban infill

  - ~750 homes, area already serviced
  - Upgrade to Urban road standard throughout
  - ~10 dph sfd’s + suites + patio homes + low-rise apartments
  - ~2km from downtown
  - ~3km from water & sewer
Scenario testing (4 scenarios)

- **Scenario 4: Higher density urban infill**
  - ~25 dph (inc. park/trail)
  - New road standard
  - Already serviced
  - ~1km from downtown
Scenario Testing – Prelim Results

Tool Outputs:

a. Initial Capital Cost
b. Annual O&M Costs
c. Annualized Lifecycle Costs
d. Annual Revenue
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INFRASTRUCTURE DEFICIT!
Scenario Testing – *Prelim* Results

Comparing Scenarios:

- **Rural /hh**
- **Suburban Greenfield /hh**
- **urban infill /hh**
Scenario Testing – *Prelim* Results

Comparing Scenarios, other outputs:

2. suburban greenfield
4. urban infill (multifamily)
Conclusions

• Quality of outputs depends on quality of inputs

• Tool provides comparative analysis more than definitive numbers

• Rural development most cost-effective but very land-inefficient

• Intensive urban forms of development have lower cost to the community (but how much?)

• Taxes and user fees are not high enough!