

CITY OF RICHMOND
**LOCAL IMPROVEMENT PROJECT CHARGES
BYLAW NO. 7189**

The Council of the City of Richmond enacts as follows:

PART ONE: LOCAL IMPROVEMENT PROJECTS

1.1 Special Charges for Local Improvement Projects

- 1.1.1 The owner's proportion of the cost of work for a local improvement project, as set out in Schedule A, is specially charged against the **parcel** benefiting from or abutting a local improvement project.
- 1.1.2 Special charges for local improvement projects are payable by means of a **parcel tax**, including interest at a rate equal to the prime rate of the Bank of Canada plus 1%, levied annually for the period set out in subsection 1.2.1 or 1.2.2, whichever is applicable, unless the owner commutes the special charges in accordance with subsection 1.5.2.

1.2 Annual Special Charges

- 1.2.1 Subject to the provisions of subsection 1.2.2, the period for which special charges for a local improvement project are levied is as follows:
 - (a) 10 years for industrial and commercial properties;
 - (b) 15 years for residential properties.
- 1.2.2 Notwithstanding the provisions of subsection 1.2.1, where a petition requests a local improvement project for tree planting only, the special charges will be for a period of one year.
- 1.2.3 Where a petition for a local improvement project requests that the special charges be imposed for a period of time greater than those set out in subsection 1.2.1 or 1.2.2, whichever is applicable, such petition will not be acted upon.

1.3 Construction of Sidewalk on One Side Only

- 1.3.1 (a) Where the construction of a sidewalk on one side only of a street is undertaken, a **parcel tax** will be imposed on the land abutting on the side of the street opposite to that on which the sidewalk is constructed, in the amount of one-third (1/3) of the **parcel** owner's portion of the cost of its construction.
- (b) If at a subsequent time, the construction of a sidewalk on the other side of that street is undertaken, a **parcel tax** will be imposed:

- (i) on the land abutting on that side of the street in the amount of two-thirds ($\frac{2}{3}$) of the parcel owner's portion of the cost of its construction; and
- (ii) on the land abutting on the other side of the street in the amount of one-third ($\frac{1}{3}$) of the cost.

1.4 Corner Lots and Irregularly Shaped Lots

- 1.4.1 The taxable frontage of a corner parcel is the frontage plus 25% of the flankage.
- 1.4.2 Where the frontage of a corner parcel:
 - (a) has previously been the subject of a local improvement project; and
 - (b) the flankage of such parcel abuts a local improvement project,
 the taxable frontage is 25% of the flankage.
- 1.4.3 The taxable frontage for an irregularly shaped parcel is the average of the dimension of the frontage and the rear width of the parcel.

1.5 Commuting Special Charges

- 1.5.1 The City shall send a notice to owners whose parcels are subject to being specially charged for a local improvement project advising that the special charges may be commuted.
- 1.5.2 The owner of a parcel may commute the special charges for a local improvement project by making a single payment, in cash or by certified cheque, within 30 days of the date of the notice referred to in subsection 1.5.1.

1.6 Petition for Local Improvement

- 1.6.1 Nothing in this bylaw is to be construed as making it mandatory for the City to entertain a petition to undertake work as a local improvement.

PART TWO: INTERPRETATION

- 2.1 In this bylaw, unless the context otherwise requires:

CITY means the City of Richmond.

CORNER PARCEL means a parcel which abuts more than one street and has frontage and flankage.

FRONTAGE means the narrowest side of the parcel abutting the local improvement.

FLANKAGE	means the longest side of the parcel abutting the local improvement.
IRREGULARLY SHAPED PARCEL	means any parcel that is not rectangular in shape.
PARCEL	means a lot, block, or other area in which land is held or into which land is legally subdivided.
PARCEL TAX	means a tax imposed on the basis of the taxable frontage of a parcel.

PART THREE: PREVIOUS BYLAW REPEAL

- 3.1 Local Improvement Project Charges Bylaw No. 6259 (adopted March 14, 1994) and the following amendment bylaws are repealed:

<u>Amendment Bylaw</u>	<u>Date Of Adoption</u>
6414	January 23, 1995
6571	January 8, 1996
6716	May 12, 1997
6878	February 23, 1998
6976	December 21, 1998

PART FOUR: SEVERABILITY AND CITATION

- 4.1 If any part, section, sub-section, clause, or sub-clause of this bylaw is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.
- 4.2 This bylaw is cited as "Local Improvement Project Charges Bylaw No. 7189".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

JAN - 8 2001

JAN - 8 2001

JAN - 8 2001

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

MAYOR

CITY CLERK

SCHEDULE A to BYLAW NO. 7189

CLASS OF WORK	OWNERS' SHARE
Concrete Curb & Gutter	100%
Concrete Sidewalk	100%
Road Construction	100%
Extension to Pavement	100%
Lane Construction	100%
Lane Pavement	100%
Ornamental Street Lighting	100%
Storm Sewer	66-2/3%
Water main	100%
Boulevard Tree Planting	100%