



## City of Richmond

## Report to Council

**To:** Mayor and Council  
**From:** Graham Willis, Manager, Special Projects  
Finance & Corporate Services  
**Date:** March 3, 2004  
**File:** 8060-20-7676  
**Re:** Development Cost Charge Imposition Bylaw No. 7676

### Staff Recommendation

That:

1. "Development Cost Charges Imposition Bylaw No. 7676" be introduced and given first, second, and third readings; and
2. The 'waiver', which waives the right of developers to a one-year grace period under provincial legislation for instream subdivision applications, **be continued.**

Graham Willis, Manager, Special Projects  
Finance & Corporate Services

**FOR ORIGINATING DIVISION USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**

## Staff Report

### Origin

On March 1, 2004, the General Purposes Committee considered the attached report from the undersigned and **did not accept** the recommendation therein, pending a review of the following two issues:

- the application of the Consumer Price Index increase to the development cost charge rates increase previously scheduled for effect on April 1, 2004
- the continued use of the 'waiver' signed by developers to waive the legislated right to a one-year grace period on the introduction of new development cost charge rates, as well as other fees and requirements.

### Analysis

#### *CPI Increases*

In respect of Council's direction in December 2002, residential development cost charge rates were scheduled to be increased in accordance with the rates set out in Table 1 of the attached report. This increase was to be the 3<sup>rd</sup> and final step of a series of increases to DCCs begun in January 2003 with the adoption of Bylaw No. 7369.

In January 2002, the Finance Select Committee considered a report from the undersigned regarding the annual increase of development cost charge rates by a factor of Consumer Price Index increases (along with budget variances on completed DCC acquisitions and projects). The development industry had voiced concern about the large increases that were commonly necessary when DCC programs and rates were reviewed, ordinarily once every five years.

The undersigned reviewed the proposed procedure with the Local Government Department in the provincial government and received provincial approval to proceed. Inasmuch as a full-scale review of DCC programs and rates was then also underway, no further action to increase the DCC rates by CPI was taken at that time. With the new DCC rates adopted in 2003, the first CPI increases were scheduled for 2004.

In a separate process, the Long Term Financial Management team presented a strategy report to Council in September 2003 recommending that, as part of the annual budget process, **all user fees** be automatically increased by the CPI increase each year. That recommendation was endorsed by Council, and other fees were increased accordingly earlier this year. Even without the scheduled increases to residential DCCs (per Table 1), it was intended that DCC rates, as well, would be increased by the CPI increase early in 2004; the CPI increase to DCC rates was delayed until April 1 only to coincide with the residential increases already scheduled. The Consumer Price Index has increased 2.0% in the past year (December 2002 to December 2003). Applying the CPI increase as well to the DCC rate increases already planned for April 1,

2004 would result in the DCC rates set out in Development Cost Charges Imposition Bylaw No. 7676.

As discussed in the attached report, substantial increases to the DCC rates have normally been necessary in the past when the rates and programs have been reviewed, usually once every five years. Increasing DCC rates based on increases in CPI each year would mitigate the need for those large increases, and when the major DCC Rate review was completed, it would be reasonable to expect that only a minor adjustment to the DCC rates would be necessary.

### *The 'Waiver'*

On November 18, 2002, the undersigned presented a report to the General Purposes Committee outlining the results of a comprehensive review of DCC programs and rates, along with a summary of concerns expressed by the Urban Development Industry regarding the proposed increases to DCC rates (with staff response to those concerns), including:

*"Grace period of 120 days should be allowed for new applications and one-year for instream applications to permit the development industry to adjust its cost projections for decision-making."*

**Staff response.** Grace periods for new applications have not been permitted by City in past. In any event, the fact that the City was reviewing development charges, and the proposals for new DCC rates were made available to the public in August. With an anticipated effective date for the new rates of January 1, 2003, the development industry has already had considerable foreknowledge of the changes. Staff **does not recommend** a grace period for new applications.

Current DCC legislation allows for a one-year grace period on instream applications. However, the City currently requires 'waiver' of that right to process applications. TAG has agreed that the requirement for the waiver **be eliminated.**"

The report carried a recommendation that a new DCC rates bylaw be brought forward to Council for review and adoption. That recommendation **was defeated.**

As discussed at the General Purposes Committee meeting of March 1, 2004, the one-year grace period in the Provincial legislation only applies to subdivision applications (not Building Permits). However, the City requires all subdivision applicants to sign a "waiver form" agreeing to comply with any new bylaws (including rates bylaws) that are adopted within one year of their application. In other words, every in-stream subdivision application agreed to waive their right to the one-year grace period for the payment of the new DCC rates.

Since the phased approach that was ultimately adopted by Council on November 25, 2002 in introducing the new residential DCC rates produced a similar effect to providing a one-year grace period for in-stream and new subdivision applications, the intention to eliminate the waiver form was not pursued further. This issue was not raised or discussed at the November 25, 2002 Council Meeting. Accordingly, the issue was dropped and waiver form has continued to be used for subdivision applications only.

The legislation allowing the one-year grace period for subdivision applications was presumably put in place to afford some protection to developers against large increases in fees and rates, and substantial changes in other subdivision requirements. Richmond's announced intention to increase all fees, including DCC rates, by the CPI increases every year should smooth out such rate increases, and therefore obviate the need for measures such as the one-year grace period, at least as applied to fees and rates. Once the annual CPI increases are introduced, it should be reasonable to expect that the development industry would be able to anticipate such increases, and plan accordingly.

### Financial Impact

At current levels of development (assuming annual DCC revenues of about \$10 to 12 million) adopting Bylaw No. 7676 would generate an additional \$400,000 to \$500,000 in DCC revenues per year.

### Conclusions

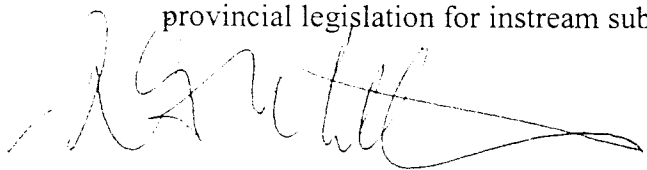
"Development Cost Charges Imposition Bylaw No. 7676" includes the final step of a three-step process to bring into effect new development cost charge rates, as was directed by Council in December 2002. Bylaw No. 7676 also provides for a 2 percent increase in all DCC rates, to correspond with the latest annual increase in the Consumer Price Index. Bylaw No. 7676 is intended to be effective April 1, 2004. Development Cost Charge bylaws **require the approval of the Inspector of Municipalities** prior to final adoption.

The phased approach to introducing the new DCC rates begun in January 2003 produced a similar effect to providing a one-year grace period for instream subdivision applications, and the staff plan to eliminate the waiver was abandoned. Introducing annual CPI increases to development cost charge rates should allow the development industry to better anticipate DCC rate adjustments, and incorporate such expected increases into subdivision plans, lessening considerably the need for the one-year grace period.

### Recommendations

I recommend that:

1. "Development Cost Charges Imposition Bylaw No. 7676" **be given first, second, and third readings.**
2. The 'waiver' which waives the right of developers to a one-year grace period under provincial legislation for instream subdivision applications **be continued.**



N. Graham Willis  
Manager, Special Projects



## City of Richmond

## Report to Committee

**To:** General Purposes Committee  
**From:** Graham Willis, Manager, Special Projects  
Finance & Corporate Services

*To General Purposes - March 1, 2004*  
**Date:** February 20, 2004  
**File:** 8060-20 - 7676

**Re:** Development Cost Charge Imposition Bylaw No. 7676

### Staff Recommendation

That staff be directed to:

1. Bring forward to Council "Development Cost Charges Imposition Bylaw No. 7676" for first, second, and third readings

Graham Willis, Manager, Special Projects

Finance & Corporate Services

**FOR ORIGINATING DIVISION USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**

## Staff Report

### Origin

On January 13, 2003, Council adopted "Development Cost Charges Imposition Bylaw No. 7369, which gave effect to increases to DCC rates for commercial/light industry and major industry types of development, but not for residential. Bylaw No. 7369 was the first in a three-step process to bring in new DCC rates for all types of development. "Development Cost Charges Imposition Bylaw No. 7480" was the second step of that process, which provided for an initial DCC rate increase for residential development, was adopted for effect on April 1, 2003. The third step of the process, a further increase to residential rates, was planned for effect on April 1, 2004.

In addition, the undersigned presented a report for review by the Finance Select Committee in November 2001 on annual updates to DCC rates based on the Consumer Price Index. Concern had been expressed by the development industry about the substantial increases historically required when the DCC rates and programs were reviewed every five years. The methodology in that report was accepted by the provincial Local Government Department as a means of mitigating those large increases.

### Analysis

In 2002, staff conducted a review of development charge rates levied by Richmond and, after discussion with the public and the Urban Development Institute, recommended to Committee an adjustment to the rates as summarized in the following tables:

<i><b>DCC Category</b></i>	<i><b>Current Bylaw 6769</b></i>	<i><b>DCCs as recommend</b></i>	<i><b>% change</b></i>
<b>Lulu Island</b>			
<i><b>Residential SFD/unit</b></i>	\$13,092.40	<b>\$14,233.36</b>	<b>+8.7</b>
<i><b>Commercial/Lt. Industry/sq.ft.</b></i>	\$2.36 plus drainage	<b>\$2.93</b> plus drainage	<b>+10.4</b>
<i><b>Major Industry/acre</b></i>	\$65,721.83	<b>\$64,711.80</b>	<b>-1.5</b>

	<i><b>Current Bylaw 6769</b></i>	<i><b>DCCs as recommend</b></i>	<i><b>% change</b></i>
<b>Sea Island</b>			
<i><b>Commercial/Lt. Industry/sq.ft.</b></i>	\$1.06 plus drainage	\$1.13 plus drainage	-13.5
<b>Mitchell/Twigg Island</b>			
<i><b>Major Industry/acre</b></i>	\$27,206.49	\$12,726.70	-53.2

Rather than adopt the new rates all at the same time, Council decided in December 2002 on a three-step process to bring in the new rates, as follows:

1. adopt the changes to commercial/light and major industry DCC rates as soon as possible – given effect by Bylaw No. 7369 on January 13, 2003
2. adopt ½ of the changes to residential DCC rates effective April 1, 2003 -- given effect by Bylaw No. 7480 effective April 1, 2003
3. adopt the second half of the changes to residential DCC rates effective April 1, 2004

The second stage of the changes to residential DCC rates would be as follows:

<i><b>DCC Category</b></i>	<i><b>Current Bylaw 7480</b></i>	<i><b>DCCs as 2<sup>nd</sup> stage</b></i>	<i><b>% change</b></i>
<b>Lulu Island</b>			
<i><b>Residential SFD/unit</b></i>	\$13,662.88	\$14,233.37	+4.2

Residential DCCs are levied on the basis of density. A list of the changes for each density is attached as Table 1.

The Consumer Price Index has increased 2.0% in the past year (December 2002 to December 2003). Applying the CPI increase as well to the DCC rate increases already planned for April 1, 2004 would result in the following increases:

January 30, 2003

<b><i>DCC Category</i></b>	<b><i>Current Bylaw 7480</i></b>	<b><i>DCCs as 2<sup>nd</sup> stage</i></b>	<b><i>% change</i></b>
<b>Lulu Island</b>			
<b><i>Residential SFD/unit</i></b>	\$13,662.88	<b>\$14,518.03</b>	<b>+6.3</b>

A list of the changes for each density, including an adjustment for CPI, is attached as Table 2.

It has been true that substantial increases to the DCC rates have commonly been necessary in the past when the rates and programs have been reviewed. A complete review of the DCC rates requires a corresponding review of long range development plans (in accordance with the Official Community Plan), along with a review of the infrastructure and parks capital programs necessary to accommodate those plans. Accordingly, a major DCC rate review is normally undertaken once every five years, after the adoption of a new OCP.

Applying an increase to DCC rates based on increases in CPI each year would mitigate the need for those large increases in rates every five years. It is quite conceivable that, when the major DCC Rate review was completed, only a minor adjustment to the DCC rates would be necessary, perhaps roughly equivalent to the CPI increase for that year.

#### ***Commercial/Light Industry & Major Industry***

The full increase to commercial/light industry and major industry DCC rates resulting from the 2002 DCC Rate review was put in place with the adoption of Bylaw No. 7369 (subsequently Bylaw No. 7480) in January 2003. Applying an increase based on CPI increases would result in the following:

<b><i>DCC Category</i></b>	<b><i>Current Bylaw 7480</i></b>	<b><i>DCCs as recommend</i></b>	<b><i>% change</i></b>
<b>Lulu Island</b>			
<b><i>Commercial/Lt. Industry/sq.ft.</i></b>	\$2.93 plus drainage	<b>\$2.99 plus drainage</b>	<b>+2.0</b>
<b><i>Major Industry/acre</i></b>	\$64,711.80	<b>\$66,006.03</b>	<b>+2.0</b>



January 30, 2003

	<i>Current Bylaw 7480</i>	<i>DCCs as recommend</i>	<i>% change</i>
<b>Sea Island</b>			
<i>Commercial/Lt. Industry/sq.ft.</i>	\$1.13 plus drainage	<b>\$1.15 plus drainage</b>	<b>+2.0</b>
<b>Mitchell/Twigg Island</b>			
<i>Major Industry/acre</i>	\$12,726.70	<b>\$12,981.23</b>	<b>+2.0</b>

### Financial Impact

At current levels of development (assuming annual DCC revenues of about \$10 to 12 million) adopting Bylaw No. 7676 would generate an additional \$400,000 to \$500,000 in DCC revenues per year.

### Conclusions

“Development Cost Charges Imposition Bylaw No. 7676” includes the final step of a three-step process to bring into effect new development cost charge rates, as was directed by Council in December 2002. Bylaw No. 7676 also provides for a 2 percent increase in all DCC rates, to correspond with the latest annual increase in the Consumer Price Index. Bylaw No. 7676 is intended to be effective April 1, 2004. Development Cost Charge bylaws **require the approval of the Inspector of Municipalities** prior to final adoption.

### Recommendations

I recommend that staff be directed to:

1. Bring forward to Council “Development Cost Charges Imposition Bylaw No. 7676 ” for first, second, and third readings



N. Graham Willis  
Manager, Special Projects

**Table 1 – Residential DCC rate changes (April 1, 2004)**

<b>DENSITY</b>	<b>BYLAW 7480</b>	<b>NEW RATES Without CPI</b>	<b>PCT.</b>
0-7.49	\$13,662.88	\$14,233.37	4.18%
7.50-8.49	\$13,541.97	\$14,119.68	4.27%
8.50-9.49	\$13,318.84	\$13,902.72	4.38%
9.50-10.49	\$13,111.82	\$13,696.17	4.46%
10.50-11.49	\$12,916.50	\$13,497.17	4.50%
11.50-12.49	\$12,729.97	\$13,303.86	4.51%
12.50-13.49	\$12,550.20	\$13,114.91	4.50%
13.50-14.49	\$12,375.73	\$12,929.39	4.47%
14.50-15.49	\$12,205.51	\$12,746.62	4.43%
15.50-16.49	\$12,038.74	\$12,566.07	4.38%
16.50-17.49	\$11,874.81	\$12,387.36	4.32%
17.50-18.49	\$11,713.25	\$12,210.18	4.24%
18.50-19.49	\$11,553.67	\$12,034.29	4.16%
19.50-20.49	\$11,395.81	\$11,859.49	4.07%
20.50-21.49	\$11,239.39	\$11,685.63	3.97%
21.50-22.49	\$11,084.22	\$11,512.59	3.86%
22.50-23.49	\$10,930.15	\$11,340.25	3.75%
23.50-24.49	\$10,777.03	\$11,168.52	3.63%
24.50-25.49	\$10,624.75	\$10,997.34	3.51%
25.50-26.49	\$10,473.21	\$10,826.64	3.37%
26.50-27.49	\$10,322.34	\$10,656.36	3.24%
27.50-28.49	\$10,172.05	\$10,486.47	3.09%
28.50-29.49	\$10,022.30	\$10,316.92	2.94%
29.50-30.49	\$9,873.01	\$10,147.67	2.78%
30.50-31.49	\$9,724.16	\$9,978.71	2.62%
31.50-32.49	\$9,575.70	\$9,809.99	2.45%
32.50-33.49	\$9,427.59	\$9,641.51	2.27%
33.50-34.49	\$9,279.81	\$9,473.23	2.08%
34.50-35.49	\$9,132.32	\$9,305.14	1.89%
35.50-36.49	\$8,985.10	\$9,137.23	1.69%
36.50-37.49	\$8,838.13	\$8,969.48	1.49%
37.50-38.49	\$8,691.39	\$8,801.88	1.27%
38.50-39.49	\$8,544.85	\$8,634.41	1.05%
39.50-40.49	\$8,398.52	\$8,467.07	0.82%
40.50-41.49	\$8,252.38	\$8,299.85	0.58%
41.50-42.49	\$8,106.39	\$8,132.73	0.32%
42.50-43.49	\$7,960.56	\$7,965.72	0.06%
43.50-44.49	\$7,814.87	\$7,798.80	-0.21%
44.50-45.49	\$7,669.33	\$7,631.97	-0.49%
45.50-46.49	\$7,523.92	\$7,465.22	-0.78%
46.50-47.49	\$7,378.61	\$7,298.55	-1.09%
47.50-48.49	\$7,233.42	\$7,131.95	-1.40%
48.50-49.49	\$7,088.35	\$6,965.42	-1.73%
49.50-over	\$6,943.35	\$6,798.95	-2.08%

January 30, 2003

**Table 2 – Residential DCC rate changes (April 1, 2004)**

DENSITY	BYLAW 7480	BYLAW 7676	PCT.
0-7.49	\$13,662.88	\$14,518.03	6.26%
7.50-8.49	\$13,541.97	\$14,402.08	6.35%
8.50-9.49	\$13,318.84	\$14,180.78	6.47%
9.50-10.49	\$13,111.82	\$13,970.09	6.55%
10.50-11.49	\$12,916.50	\$13,767.12	6.59%
11.50-12.49	\$12,729.97	\$13,569.94	6.60%
12.50-13.49	\$12,550.20	\$13,377.21	6.59%
13.50-14.49	\$12,375.73	\$13,187.98	6.56%
14.50-15.49	\$12,205.51	\$13,001.55	6.52%
15.50-16.49	\$12,038.74	\$12,817.39	6.47%
16.50-17.49	\$11,874.81	\$12,635.11	6.40%
17.50-18.49	\$11,713.25	\$12,454.38	6.33%
18.50-19.49	\$11,553.67	\$12,274.97	6.24%
19.50-20.49	\$11,395.81	\$12,096.68	6.15%
20.50-21.49	\$11,239.39	\$11,919.35	6.05%
21.50-22.49	\$11,084.22	\$11,742.84	5.94%
22.50-23.49	\$10,930.15	\$11,567.05	5.83%
23.50-24.49	\$10,777.03	\$11,391.89	5.71%
24.50-25.49	\$10,624.75	\$11,217.29	5.58%
25.50-26.49	\$10,473.21	\$11,043.17	5.44%
26.50-27.49	\$10,322.34	\$10,869.49	5.30%
27.50-28.49	\$10,172.05	\$10,696.20	5.15%
28.50-29.49	\$10,022.30	\$10,523.26	5.00%
29.50-30.49	\$9,873.01	\$10,350.63	4.84%
30.50-31.49	\$9,724.16	\$10,178.28	4.67%
31.50-32.49	\$9,575.70	\$10,006.19	4.50%
32.50-33.49	\$9,427.59	\$9,834.34	4.31%
33.50-34.49	\$9,279.81	\$9,662.69	4.13%
34.50-35.49	\$9,132.32	\$9,491.24	3.93%
35.50-36.49	\$8,985.10	\$9,319.97	3.73%
36.50-37.49	\$8,838.13	\$9,148.87	3.52%
37.50-38.49	\$8,691.39	\$8,977.91	3.30%
38.50-39.49	\$8,544.85	\$8,807.10	3.07%
39.50-40.49	\$8,398.52	\$8,636.41	2.83%
40.50-41.49	\$8,252.38	\$8,465.84	2.59%
41.50-42.49	\$8,106.39	\$8,295.39	2.33%
42.50-43.49	\$7,960.56	\$8,125.03	2.07%
43.50-44.49	\$7,814.87	\$7,954.78	1.79%
44.50-45.49	\$7,669.33	\$7,784.61	1.50%
45.50-46.49	\$7,523.92	\$7,614.52	1.20%
46.50-47.49	\$7,378.61	\$7,444.52	0.89%
47.50-48.49	\$7,233.42	\$7,274.59	0.57%
48.50-49.49	\$7,088.35	\$7,104.73	0.23%
49.50-over	\$6,943.35	\$6,934.93	-0.12%



CITY OF RICHMOND

## ***DEVELOPMENT COST CHARGES IMPOSITION***

**BYLAW NO. 7676**

EFFECTIVE DATE –

**CITY OF RICHMOND**  
***DEVELOPMENT COST CHARGES IMPOSITION***  
**BYLAW NO. 7676**

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City of Richmond

Bylaw 7676

## DEVELOPMENT COST CHARGES IMPOSITION BYLAW NO. 7676

The Council of the City of Richmond enacts as follows:

### PART ONE: GENERAL PROVISIONS

#### 1.1 Establishment of Development Cost Charge Areas

- 1.1.1 For the purposes of imposing development cost charges, the **City** is divided into the three areas shown on Schedule A.

#### 1.2 Imposition of Development Cost Charges

- 1.2.1 In accordance with the provisions of Section 933(1) of the *Local Government Act*, development cost charges are imposed, subject to the provisions of subsection 1.3.1, on every person who obtains:

- (a) approval of a subdivision of a **parcel**; or
- (b) a **building permit**.

- 1.2.2 Every person who obtains approval of a subdivision of a **parcel** or a **building permit** must pay development cost charges on the following basis:

- (a) for **residential development** in the Lulu Island Area, in accordance with Schedule B;
- (b) for **commercial development** or **light industrial development**:
  - (i) in the Lulu Island Area, in accordance with Schedule C;
  - (ii) in the Sea Island Area, in accordance with Schedule D; and
- (c) for **major industrial development**, in accordance with the applicable portion of Schedule E.

- 1.2.3 Where a type of **development** is not identified in subsection 1.2.2, the development cost charges for the most comparable type of **development** are to be used to determine the amount payable.

- 1.2.4 Schedules A, B, C, D, and E are attached and form a part of this bylaw.

### 1.3 Restrictions on Requirement to Pay Development Cost Charges

- 1.3.1 The development cost charges imposed under section 1.2 apply only to the extent specified, and are subject to the restrictions specified in Division 10 of Part 26 of the *Local Government Act*.

### 1.4 Due Date For Payment of Development Cost Charges

- 1.4.1 The development cost charges imposed under subsection 1.2.1 must be paid:
- (a) in the case of the subdivision of a **parcel**, prior to the approval of the subdivision; and
  - (b) in the case of a **building permit**, prior to the issuance of the **building permit**.

## PART TWO: CALCULATION VARIATIONS

### 2.1 Parcels Covered By Water

- 2.1.1 For the purposes of calculating those portions of development cost charges based on a per acre rate, the acreage to be used in the calculations must include any portions of the **parcel** or **parcels** being subdivided or developed which are covered by water.

### 2.2 Combination Developments

- 2.2.1 In the case of an application for a **building permit** for a combination of both **residential development** and **commercial development**, the development cost charges are to be calculated as the sum of:
- (a) the applicable per unit rate for each residential unit, multiplied by the number of units; plus
  - (b) the applicable square foot rate based on the number of **storeys** of **commercial development**, multiplied by the total floor area of such **development**; plus
  - (c) the per acre drainage development cost charges specified for **commercial development**, in Schedule C, applied to the total area of the **parcel**.

### 2.3 Marinas

#### 2.3.1 Liveaboard Marinas

In the case of a marina designed and intended solely for the moorage of floating homes, development cost charges are calculated on the basis of the **residential development** charge specified in Schedule B, except for the drainage portion of the development cost charges which are calculated at the rate for **commercial development** specified in Schedule C, applied to the total square footage of the land used in conjunction with the marina.

### 2.3.2 Other Marinas

In the case of a marina other than a marina designed solely for the moorage of floating homes, development cost charges are calculated as the sum of:

- (a) for the water area, the square foot rate for a one **storey** commercial building with a **building area** equal to the total area of all floats, wharves, docks, piers, and **buildings** on the water lot being used for the marina; plus
- (b) for any land area used in conjunction with such marina, the applicable square foot rate for **commercial development** based on the number of **storeys** multiplied by the total **building area** on the land.

## PART THREE: INTERPRETATION

3.1 In this bylaw, unless the context requires otherwise:

<b>BUILDING</b>	means a <b>structure</b> or portion of a <b>structure</b> , including foundations and supporting <b>structures</b> for equipment or machinery or both, which is used or intended to be used for supporting or sheltering a use, occupancy, persons, animals, or property.
<b>BUILDING AREA</b>	means the total area of all <b>storeys</b> measured to the outer limits of the <b>building</b> , but does not include any area of a <b>building</b> used exclusively for parking.
<b>BUILDING PERMIT</b>	means permission or authorization in writing by a building inspector under the current Building Regulation Bylaw of the <b>City</b> to perform <b>construction</b> regulated by such bylaw.
<b>CITY</b>	means the City of Richmond and includes the land, air space and surface of water which comprise the City of Richmond.
<b>COMMERCIAL DEVELOPMENT</b>	means <b>development</b> of a <b>parcel</b> which falls within the Class 6 designation in the <i>BC Assessment Authority Prescribed Classes of Property Regulation</i> and includes <b>institutional development</b> .
<b>CONSTRUCT/CONSTRUCTION</b>	means to build, erect, install, repair, alter, add, enlarge, move, locate, relocate, reconstruct, demolish, remove, excavate or shore.
<b>COUNCIL</b>	means the Council of the <b>City</b> .
<b>DEVELOPMENT</b>	means approval of a subdivision of a <b>parcel</b> or the issuance of a <b>building permit</b> as specified in Section 932 of the <i>Local Government Act</i> .



<b>INSTITUTIONAL DEVELOPMENT</b>	means any <b>development</b> which is created and exists by law or public authority for the benefit of the public in general, and includes public hospitals, public and private schools and churches.
<b>LIGHT INDUSTRIAL DEVELOPMENT</b>	means <b>development</b> of a <b>parcel</b> which falls within the Class 5 designation in the <i>BC Assessment Authority Prescribed Classes of Property Regulation</i> .
<b>MAJOR INDUSTRIAL DEVELOPMENT</b>	means <b>development</b> of a <b>parcel</b> which falls within the Class 4 designation in the <i>BC Assessment Authority Prescribed Classes of Property Regulation</i> .
<b>PARCEL</b>	means a lot, block, or other area in which land is held, or into which land is legally subdivided.
<b>RESIDENTIAL DEVELOPMENT</b>	means <b>development</b> of a <b>parcel</b> which falls within the Class 1 designation in the <i>BC Assessment Authority Prescribed Classes of Property Regulation</i> , but excludes nursing homes and rest homes, which are deemed to be <b>institutional development</b> .
<b>STOREY</b>	means that portion of a <b>building</b> which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it, provided that for the purposes of calculation of the number of storeys a mezzanine is to be considered to be one storey.
<b>STRUCTURE</b>	means all or part of a <b>construction</b> , whether fixed to, supported by, sunk into, or located in, land, water or airspace, and includes freestanding sign structures over 3.0 m in height and supporting structures for such signs, and includes a sewage holding tank, but excludes landscaping, paving, a fence, or a retaining wall under 1.0 m in height.

## PART FOUR: PREVIOUS BYLAW REPEAL

- 4.1 Development Cost Charges Imposition Bylaw No. 7480, adopted on March 10, 2003, is repealed.

**PART FIVE: SEVERABILITY AND CITATION**

- 5.1 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.
- 5.2 This bylaw is cited as "**Development Cost Charges Imposition Bylaw No. 7676**, and comes into force and effect on April 1<sup>st</sup>, 2004.

FIRST READING

SECOND READING

THIRD READING

APPROVAL BY THE INSPECTOR OF  
MUNICIPALITIES

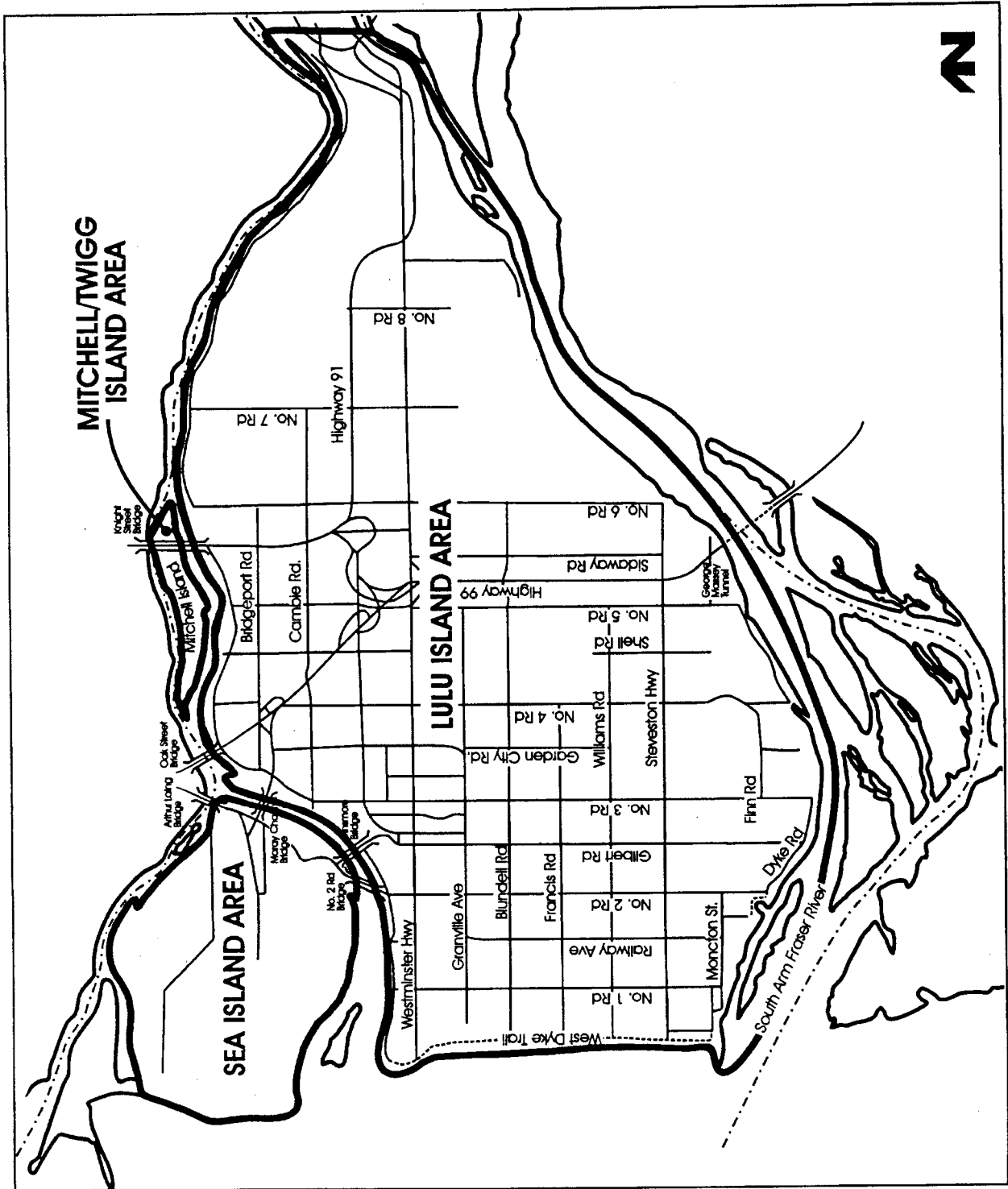
ADOPTED

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

\_\_\_\_\_  
MAYOR\_\_\_\_\_  
CITY CLERK

SCHEDULE A to BYLAW NO. 7676



## SCHEDULE B to BYLAW NO. 7676

## DEVELOPMENT COST CHARGES - RESIDENTIAL DEVELOPMENT - LULU ISLAND AREA

UNITS/ACRE	ROADWORKS	WATERWORKS	DRAINAGE	SANITARY SEWER	PARK ACQUISITION	PARK DEVELOPMENT	TOTAL
00.00 - 07.49	\$3,884.92	\$100.58	\$572.00	\$246.81	\$7,082.87	\$2,630.85	\$14,518.03
07.50 - 08.49	\$3,861.49	\$99.97	\$540.16	\$245.32	\$7040.15	\$2,614.98	\$14,402.07
08.50 - 09.49	\$3,814.63	\$98.76	\$487.10	\$242.35	\$6954.71	\$2,583.24	\$14,180.79
09.50 - 10.49	\$3,767.76	\$97.54	\$444.65	\$239.37	\$6,869.26	\$2,551.50	\$13,970.08
10.50 - 11.49	\$3,720.89	\$96.33	\$409.92	\$236.39	\$6,783.82	\$2,519.77	\$13,767.12
11.50 - 12.49	\$3,674.03	\$95.12	\$380.97	\$233.41	\$6,698.37	\$2,488.03	\$13,569.93
12.50 - 13.49	\$3,627.16	\$93.90	\$356.48	\$230.44	\$6,612.93	\$2,456.29	\$13,377.20
13.50 - 14.49	\$3,580.30	\$92.69	\$335.49	\$227.46	\$6,527.49	\$2,424.56	\$13,187.99
14.50 - 15.49	\$3,533.43	\$91.48	\$317.30	\$224.48	\$6,442.04	\$2,392.82	\$13,001.55
15.50 - 16.49	\$3,486.56	\$90.26	\$301.38	\$221.50	\$6,356.60	\$2,361.08	\$12,817.38
16.50 - 17.49	\$3,439.70	\$89.05	\$287.33	\$218.53	\$6,271.15	\$2,329.34	\$12,635.10
17.50 - 18.49	\$3,392.83	\$87.84	\$274.85	\$215.55	\$6,185.71	\$2,297.61	\$12,454.39
18.50 - 19.49	\$3,345.97	\$86.62	\$263.68	\$212.57	\$6,100.26	\$2,265.87	\$12,274.97
19.50 - 20.49	\$3,299.10	\$85.41	\$253.62	\$209.60	\$6,014.82	\$2,234.13	\$12,096.68
20.50 - 21.49	\$3,252.24	\$84.20	\$244.52	\$206.62	\$5,929.38	\$2,202.40	\$11,919.36
21.50 - 22.49	\$3,205.37	\$82.98	\$236.26	\$203.64	\$5,843.93	\$2,170.86	\$11,742.84
22.50 - 23.49	\$3,158.50	\$81.77	\$228.70	\$200.66	\$5,758.49	\$2,138.92	\$11,567.04
23.50 - 24.49	\$3,111.64	\$80.56	\$221.78	\$197.69	\$5,673.04	\$2,107.18	\$11,391.89
24.50 - 25.49	\$3,064.77	\$79.34	\$215.42	\$194.71	\$5,587.60	\$2,075.45	\$11,217.29
25.50 - 26.49	\$3,017.91	\$78.13	\$209.54	\$191.73	\$5,502.16	\$2,043.71	\$11,043.18
26.50 - 27.49	\$2,971.04	\$76.92	\$204.10	\$188.75	\$5,416.71	\$2,011.97	\$10,869.49
27.50 - 28.49	\$2,924.18	\$75.70	\$199.04	\$185.78	\$5,331.27	\$1,980.23	\$10,696.20

## SCHEDULE B to BYLAW NO. 7676 continued)

## DEVELOPMENT COST CHARGES - RESIDENTIAL DEVELOPMENT - LULU ISLAND AREA

UNITS/ACRE	ROADWORKS	WATERWORKS	DRAINAGE	SANITARY SEWER	PARK ACQUISITION	PARK DEVELOPMENT	TOTAL
28.50 - 29.49	\$2,877.31	\$74.49	\$194.34	\$182.80	\$5,245.82	\$1,948.50	\$10,523.26
29.50 - 30.49	\$2,830.44	\$73.28	\$189.95	\$179.82	\$5,160.38	\$1,916.76	\$10,350.63
30.50 - 31.49	\$2,783.58	\$72.06	\$185.84	\$176.84	\$5,074.93	\$1,885.02	\$10,178.27
31.50 - 32.49	\$2,736.71	\$70.85	\$181.99	\$173.87	\$4,989.49	\$1,853.29	\$10,006.20
32.50 - 33.49	\$2,689.85	\$69.64	\$178.37	\$170.89	\$4,904.05	\$1,821.55	\$9,834.35
33.50 - 34.49	\$2,642.98	\$68.42	\$174.96	\$167.91	\$4,818.60	\$1,789.81	\$9,662.68
34.50 - 35.49	\$2,596.12	\$67.21	\$171.75	\$164.93	\$4,733.16	\$1,758.07	\$9,491.24
35.50 - 36.49	\$2,549.25	\$66.00	\$168.72	\$161.96	\$4,647.71	\$1,726.34	\$9,319.98
36.50 - 37.49	\$2,502.38	\$64.78	\$165.85	\$158.98	\$4,562.27	\$1,694.60	\$9,148.86
37.50 - 38.49	\$2,455.52	\$63.57	\$163.13	\$156.00	\$4,476.82	\$1,662.86	\$8,977.90
38.50 - 39.49	\$2,408.65	\$62.36	\$160.56	\$153.02	\$4,391.38	\$1,631.13	\$8,807.10
39.50 - 40.49	\$2,361.79	\$61.14	\$158.11	\$150.05	\$4,305.94	\$1,599.39	\$8,636.42
40.50 - 41.49	\$2,314.92	\$59.93	\$155.78	\$147.07	\$4,220.49	\$1,567.65	\$8,465.84
41.50 - 42.49	\$2,268.05	\$58.72	\$153.56	\$144.09	\$4,135.05	\$1,535.91	\$8,295.38
42.50 - 43.49	\$2,221.19	\$57.50	\$151.44	\$141.11	\$4,049.60	\$1,504.18	\$8,125.02
43.50 - 44.49	\$2,174.32	\$56.29	\$149.42	\$138.14	\$3,964.16	\$1,472.44	\$7,954.77
44.50 - 45.49	\$2,127.46	\$55.08	\$147.49	\$135.16	\$3,878.72	\$1,440.70	\$7,784.61
45.50 - 46.49	\$2,080.59	\$53.86	\$145.65	\$132.18	\$3,793.27	\$1,408.96	\$7,614.51
46.50 - 47.49	\$2,033.73	\$52.65	\$143.88	\$129.20	\$3,707.83	\$1,377.23	\$7,444.52
47.50 - 48.49	\$1,986.86	\$51.44	\$142.19	\$126.23	\$3,622.38	\$1,345.49	\$7,274.59
48.50 - 49.49	\$1,939.99	\$50.22	\$140.56	\$123.25	\$3,536.94	\$1,313.75	\$7,104.71
49.50 -	\$1,893.13	\$49.01	\$139.00	\$120.27	\$3,451.49	\$1,282.02	\$6,934.92

## SCHEDULE C to BYLAW NO. 7676

## LULU ISLAND AREA

## DEVELOPMENT COST CHARGES (EXCLUDING DRAINAGE) –

## COMMERCIAL DEVELOPMENT AND LIGHT INDUSTRIAL DEVELOPMENT

NO. OF STOREYS	\$/SQ. FOOT ROADWORKS	\$/SQ. FOOT WATERWORKS	\$/SQ. FOOT SANITARY SEWER	\$/SQ. FOOT PARK ACQ.	\$/SQ. FOOT PARK DEV.	TOTAL RATE PER SQ. FEET OF BUILDING AREA
1	\$2.23	\$0.06	\$0.14	\$0.41	\$0.15	\$2.99
2	\$2.23	\$0.06	\$0.14	\$0.41	\$0.15	\$2.99
3	\$2.08	\$0.04	\$0.10	\$0.38	\$0.14	\$2.74
4	\$2.01	\$0.03	\$0.08	\$0.37	\$0.14	\$2.63
5	\$1.96	\$0.03	\$0.07	\$0.36	\$0.13	\$2.55
6	\$1.93	\$0.03	\$0.07	\$0.35	\$0.13	\$2.51
7	\$1.91	\$0.02	\$0.06	\$0.35	\$0.13	\$2.47
8	\$1.89	\$0.02	\$0.06	\$0.35	\$0.13	\$2.45
9	\$1.88	\$0.02	\$0.05	\$0.34	\$0.13	\$2.42
10	\$1.87	\$0.02	\$0.05	\$0.34	\$0.13	\$2.41

## DRAINAGE DEVELOPMENT COST CHARGES –

## COMMERCIAL DEVELOPMENT AND LIGHT INDUSTRIAL

\$4,901.29 PER ACRE

**SCHEDULE D to BYLAW NO. 7676****SEA ISLAND AREA****DEVELOPMENT COST CHARGES –  
COMMERCIAL DEVELOPMENT AND LIGHT INDUSTRIAL DEVELOPMENT**

<b>NO. OF STOREYS</b>	<b>\$/SQ. FOOT ROADWORKS</b>	<b>\$/SQ. FOOT PARK ACQ.</b>	<b>\$/SQ. FOOT PARK DEV.</b>	<b>TOTAL RATE PER SQ. FEET OF BUILDING AREA</b>
1	\$0.63	\$0.38	\$0.14	\$1.15
2	\$0.63	\$0.38	\$0.14	\$1.15
3	\$0.59	\$0.35	\$0.13	\$1.07
4	\$0.57	\$0.34	\$0.13	\$1.04
5	\$0.55	\$0.33	\$0.12	\$1.00
6	\$0.54	\$0.33	\$0.12	\$0.99
7	\$0.54	\$0.32	\$0.12	\$0.98
8	\$0.53	\$0.32	\$0.12	\$0.97
9	\$0.53	\$0.32	\$0.12	\$0.97
10	\$0.53	\$0.32	\$0.12	\$0.97

**SCHEDULE E to BYLAW NO. 7676****DEVELOPMENT COST CHARGES EXPRESSED IN DOLLARS PER ACRE****MAJOR INDUSTRIAL DEVELOPMENT**

<b>SERVICING TYPE</b>	<b>LULU ISLAND AREA</b>	<b>MITCHELL/TWIGG ISLAND AREA</b>
<b>ROADWORKS</b>	<b>\$ 54,222.51</b>	<b>\$ 6,222.32</b>
<b>WATERWORKS</b>	<b>1,403.78</b>	<b>4,725.28</b>
<b>DRAINAGE</b>	<b>4,901.29</b>	<b>-</b>
<b>SANITARY SEWER</b>	<b>3,444.81</b>	<b>-</b>
<b>PARK ACQUISITION</b>	<b>1,482.85</b>	<b>1,482.85</b>
<b>PARK DEVELOPMENT</b>	<b>550.79</b>	<b>550.79</b>
<b>TOTAL</b>	<b>\$ 66,006.03</b>	<b>\$ 12,981.24</b>