



**Development Cost Charges Bylaw No. 8024,  
Amendment Bylaw No. 8037**

WHEREAS Council has adopted Development Cost Charges for the City, and  
WHEREAS the area bounded by Cambie Road on the North, Garden City Road on the West, Alderbridge Way on the South, and No. 4 Road on the East, hereafter identified as the **Alexandra Area**, is planned for comprehensive development, and  
WHEREAS the servicing is inadequate for such development , and  
WHEREAS additional Development Cost Charges are required to finance servicing in this area,  
The Council of The City of Richmond enacts as follows:

1. By-law No. 8024 is amended by adding Schedule "A" attached hereto and forming part of the Bylaw as Schedule "B" to By-law No. 8024.
2. By-law No. 8024 is amended by adding Schedule "B" attached hereto and forming part of the Bylaw as Schedule "C" to By-law No. 8024.
3. By-law No. 8024 is amended by adding Schedule "C" attached hereto and forming part of the Bylaw as Schedule "E" to By-law No. 8024.
4. If any part, section, subsection, clause, or subclause of this bylaw is, for any reason, held to be invalid by a decision of a Court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.
5. This Bylaw is cited as "**Development Cost Charges Bylaw No. 8024, Amendment Bylaw No. 8037**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

FEB 27 2006

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CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by <i>[Signature]</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

SCHEDULE A to BY-LAW NO. 8037

SCHEDULE B to BY-LAW NO. 8024

DEVELOPMENT COST CHARGES - RESIDENTIAL DEVELOPMENT - LULU ISLAND AREA

UNITS/ACRE	ROADWORKS	WATERWORKS	DRAINAGE	SANITARY SEWER	PARK ACQUISITION	PARK DEVELOPMENT	TOTAL
00.00 - 07.49	\$4,019.65	\$102.85	\$737.33	\$256.74	\$7,242.59	\$2,690.17	\$15,049.33
07.50 - 08.49	\$3,995.40	\$102.23	\$696.29	\$255.19	\$7,198.90	\$2,673.94	\$14,921.95
08.50 - 09.49	\$3,946.91	\$100.98	\$627.89	\$252.10	\$7,111.53	\$2,641.49	\$14,680.90
09.50 - 10.49	\$3,898.42	\$99.74	\$573.17	\$249.00	\$7,024.16	\$2,609.04	\$14,453.53
10.50 - 11.49	\$3,849.93	\$98.50	\$528.40	\$245.90	\$6,936.79	\$2,576.59	\$14,236.11
11.50 - 12.49	\$3,801.44	\$97.26	\$491.09	\$242.80	\$6,849.42	\$2,544.13	\$14,026.14
12.50 - 13.49	\$3,752.95	\$96.02	\$459.52	\$239.71	\$6,762.05	\$2,511.68	\$13,821.93
13.50 - 14.49	\$3,704.45	\$94.78	\$432.46	\$236.61	\$6,674.67	\$2,479.23	\$13,622.20
14.50 - 15.49	\$3,655.96	\$93.54	\$409.01	\$233.51	\$6,587.30	\$2,446.77	\$13,426.09
15.50 - 16.49	\$3,607.47	\$92.30	\$388.49	\$230.41	\$6,499.93	\$2,414.32	\$13,232.92
16.50 - 17.49	\$3,558.98	\$91.06	\$370.38	\$227.32	\$6,412.56	\$2,381.87	\$13,042.17
17.50 - 18.49	\$3,510.49	\$89.82	\$354.29	\$224.22	\$6,325.19	\$2,349.42	\$12,853.43
18.50 - 19.49	\$3,462.00	\$88.58	\$339.89	\$221.12	\$6,237.82	\$2,316.96	\$12,666.37
19.50 - 20.49	\$3,413.51	\$87.34	\$326.93	\$218.03	\$6,150.45	\$2,284.51	\$12,480.77
20.50 - 21.49	\$3,365.02	\$86.10	\$315.20	\$214.93	\$6,063.08	\$2,252.06	\$12,296.39
21.50 - 22.49	\$3,316.53	\$84.86	\$304.54	\$211.83	\$5,975.71	\$2,219.60	\$12,113.07
22.50 - 23.49	\$3,268.04	\$83.61	\$294.81	\$208.73	\$5,888.34	\$2,187.15	\$11,930.68
23.50 - 24.49	\$3,219.54	\$82.37	\$285.89	\$205.64	\$5,800.97	\$2,154.70	\$11,749.11
24.50 - 25.49	\$3,171.05	\$81.13	\$277.68	\$202.54	\$5,713.59	\$2,122.25	\$11,568.24
25.50 - 26.49	\$3,122.56	\$79.89	\$270.10	\$199.44	\$5,626.22	\$2,089.79	\$11,388.00
26.50 - 27.49	\$3,074.07	\$78.65	\$263.09	\$196.35	\$5,538.85	\$2,057.34	\$11,208.35

UNITS/ACRE	ROADWORKS	WATERWORKS	DRAINAGE	SANITARY SEWER	PARK ACQUISITION	PARK DEVELOPMENT	TOTAL
27.50 - 28.49	\$3,025.58	\$77.41	\$256.57	\$193.25	\$5,451.48	\$2,024.89	\$11,029.18
28.50 - 29.49	\$2,977.09	\$76.17	\$250.51	\$190.15	\$5,364.11	\$1,992.43	\$10,850.46
29.50 - 30.49	\$2,928.60	\$74.93	\$244.85	\$187.05	\$5,276.74	\$1,959.98	\$10,672.15
30.50 - 31.49	\$2,880.11	\$73.69	\$239.55	\$183.96	\$5,189.37	\$1,927.53	\$10,494.21
31.50 - 32.49	\$2,831.62	\$72.45	\$234.59	\$180.86	\$5,102.00	\$1,895.08	\$10,316.60
32.50 - 33.49	\$2,783.13	\$71.21	\$229.92	\$177.76	\$5,014.63	\$1,862.62	\$10,139.27
33.50 - 34.49	\$2,734.63	\$69.97	\$225.53	\$174.67	\$4,927.26	\$1,830.17	\$9,962.23
34.50 - 35.49	\$2,686.14	\$68.73	\$221.40	\$171.57	\$4,839.89	\$1,797.72	\$9,785.45
35.50 - 36.49	\$2,637.65	\$67.49	\$217.49	\$168.47	\$4,752.51	\$1,765.26	\$9,608.87
36.50 - 37.49	\$2,589.16	\$66.25	\$213.79	\$165.37	\$4,665.14	\$1,732.81	\$9,432.52
37.50 - 38.49	\$2,540.67	\$65.00	\$210.29	\$162.28	\$4,577.77	\$1,700.36	\$9,256.37
38.50 - 39.49	\$2,492.18	\$63.76	\$206.96	\$159.18	\$4,490.40	\$1,667.91	\$9,080.39
39.50 - 40.49	\$2,443.69	\$62.52	\$203.81	\$156.08	\$4,403.03	\$1,635.45	\$8,904.58
40.50 - 41.49	\$2,395.20	\$61.28	\$200.80	\$152.98	\$4,315.66	\$1,603.00	\$8,728.92
41.50 - 42.49	\$2,346.71	\$60.04	\$197.94	\$149.89	\$4,228.29	\$1,570.55	\$8,553.42
42.50 - 43.49	\$2,298.22	\$58.80	\$195.22	\$146.79	\$4,140.92	\$1,538.09	\$8,378.04
43.50 - 44.49	\$2,249.72	\$57.56	\$192.61	\$143.69	\$4,053.55	\$1,505.64	\$8,202.77
44.50 - 45.49	\$2,201.23	\$56.32	\$190.13	\$140.60	\$3,966.18	\$1,473.19	\$8,027.65
45.50 - 46.49	\$2,152.74	\$55.08	\$187.75	\$137.50	\$3,878.81	\$1,440.74	\$7,852.62
46.50 - 47.49	\$2,104.25	\$53.84	\$185.47	\$134.40	\$3,791.43	\$1,408.28	\$7,677.67
47.50 - 47.49	\$2,055.76	\$52.60	\$183.29	\$131.30	\$3,704.06	\$1,375.83	\$7,502.84
48.50 - 49.49	\$2,007.27	\$51.36	\$181.19	\$128.21	\$3,616.69	\$1,343.38	\$7,328.10
49.50 and over	\$1,958.78	\$50.12	\$179.18	\$125.11	\$3,529.32	\$1,310.92	\$7,153.43

SCHEDULE B to BY-LAW NO. 8037

SCHEDULE C to BYLAW NO. 8024

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	\$2.34	\$0.06	\$0.15	\$0.43	\$0.16	\$3.14
2	\$2.34	\$0.06	\$0.15	\$0.43	\$0.16	\$3.14
3	\$2.19	\$0.04	\$0.10	\$0.40	\$0.15	\$2.88
4	\$2.12	\$0.03	\$0.08	\$0.39	\$0.15	\$2.77
5	\$2.07	\$0.03	\$0.07	\$0.38	\$0.14	\$2.69
6	\$2.04	\$0.03	\$0.07	\$0.37	\$0.14	\$2.65
7	\$2.01	\$0.02	\$0.06	\$0.37	\$0.14	\$2.60
8	\$1.99	\$0.02	\$0.06	\$0.37	\$0.14	\$2.58
9	\$1.98	\$0.02	\$0.05	\$0.35	\$0.14	\$2.54
10	\$1.97	\$0.02	\$0.05	\$0.35	\$0.14	\$2.53

DRAINAGE DEVELOPMENT COST CHARGES -

COMMERCIAL DEVELOPMENT AND LIGHT INDUSTRIAL

\$6,364.33 PER ACRE

SCHEDULE C to BYLAW 8037

SCHEDULE E to BYLAW NO. 8024

DEVELOPMENT COST CHARGES EXPRESSED IN DOLLARS PER ACRE

MAJOR INDUSTRIAL DEVELOPMENT

SERVICING TYPE	LULU ISLAND AREA	MITCHELL/TWIGG ISLAND AREA
ROADWORKS	\$ 57,184.64	\$ 6,489.88
WATERWORKS	1,464.14	4,928.47
DRAINAGE	6,364.33	-
SANITARY SEWER	3,651.22	-
PARK ACQUISITION	1,546.61	1,546.61
PARK DEVELOPMENT	574.47	574.47
TOTAL	\$ 70,785.41	\$ 13,539.43