



**Development Cost Charges Bylaw No. 8024,
Amendment Bylaw No. 8060**

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 deleting Section 1.1, and by substituting the following:

“Establishment of Development Cost Areas

- 1.1.1 For the purpose of imposing development cost charges, the City is divided into the three areas shown of page 1 of Schedule A, that is:
 - Lulu Island Area
 - Sea Island Area
 - Mitchell/Twigg Island Area, andfurther divided into the Alexandra Area shown on page 2 of Schedule A.”

2. By-law No. 8024 is amended by adding the following as subsection (d) to Section 1.2.2:

“(d) for development in the **Alexandra Area**, in accordance with Schedule F, in addition to the development cost charges paid in sub-sections 1.2.2 (a), 1.2.2 (b), or 1.2.2 (c) above.”

3. By-law No. 8024 is amended by deleting sub-section 1.2.4, and by substituting the following:

“Schedules A, B, C, D, E, and F are attached and form part of this bylaw.”

4. By-law No. 8024 is amended by adding the following as subsection (d) to Section 2.2.1:

“(d) for development in the **Alexandra Area**, the applicable rate for the total floor area of the development in accordance with Schedule F”

5. By-law No. 8024 is amended by adding Schedule "A" attached hereto and forming part of the Bylaw as an addition to Schedule "A" to By-law No. 8024.
6. By-law No. 8024 is amended by adding Schedule "B" attached hereto and forming part of the Bylaw as Schedule "F" to By-law No. 8024.
7. 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.
8. This Bylaw is cited as "**Development Cost Charges Bylaw No. 8024, Amendment Bylaw No. 8060**".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

APR 10 2006

APR 10 2006

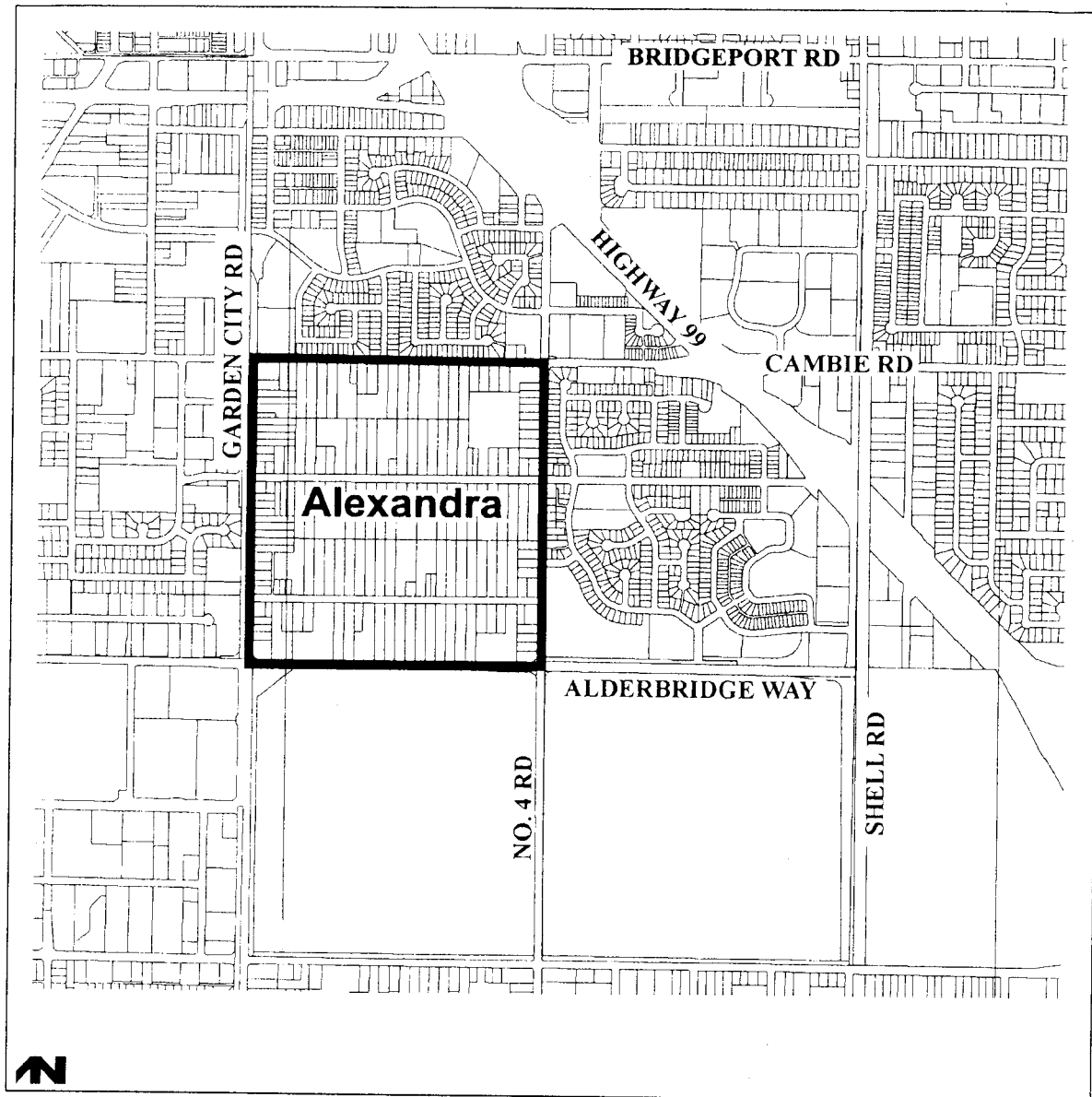
APR 10 2006

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

MAYOR

CORPORATE OFFICER

SCHEDULE A to BY-LAW NO. 8060



SCHEDULE B to BYLAW NO. 8060

SCHEDULE F to BYLAW NO. 8024

**SUPPLEMENTARY DEVELOPMENT COST
CHARGES IN ALEXANDRA AREA**

For the purposes of this bylaw, the following **definitions** apply:

Multi-Family Dwelling – means a building containing two or more dwelling units, but not including a townhouse

Townhouse – means a building containing two or more dwelling units, where each unit has a separate entrance at the first-storey level.

In addition to the development cost charges applicable to the Lulu Island Area, development in the Alexandra Area shall pay the following development cost charges:

Multi-Family Dwelling

<u>Servicing Type</u>	rate per square foot of the building area
Roads	\$3.14
Storm Drainage	\$0.36
Water	\$0.07
Sanitary Sewer	\$0.15
Parks Acquisition	\$3.41
Parks Development	\$0.43
<u>TOTAL</u>	\$7.56

Townhouse

<u>Servicing Type</u>	rate per square foot of the building area
Roads	\$2.35
Storm Drainage	\$0.51
Water	\$0.07
Sanitary Sewer	\$0.15
Parks Acquisition	\$3.31
Parks Development	\$0.42
<u>TOTAL</u>	\$6.81

Commercial Development

<u>Servicing Type</u>	rate per square foot of the building area
Roads	\$6.26
Storm Drainage	\$0.35
Water	\$0.03
Sanitary Sewer	\$0.06
Parks Acquisition	\$0.64
Parks Development	\$0.08
<u>TOTAL</u>	\$7.42