



To: Richmond City Council

Date: December 5, 2002

From: J. Richard McKenna  
City Clerk

File: 8060-20-7369

Re: Development Cost Charges Imposition Bylaw

**Staff Recommendation**

That Development Cost Charges Imposition Bylaw No. 7369 be introduced and given first, second and third readings.

J. Richard McKenna  
City Clerk

Att. 1

FOR ORIGINATING DIVISION USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>

**Staff Report**

On November 25<sup>th</sup>, 2002, Council directed staff to prepare changes to the Development Cost Charges imposed by the City as recommended by staff (for all categories except residential), with these changes to be effective upon the adoption of the Bylaw at the January 13<sup>th</sup>, 2003 Council Meeting. In addition, staff were directed to prepare further changes to have 50% of the residential development cost charge increase effective on April 1<sup>st</sup>, 2003, with the remainder on that date one year later. Bylaw No. 7369, which is attached, implements all of the changes which are to take effect on January 13<sup>th</sup>, 2003. The 50% residential increase will be addressed as a separate bylaw amendment early in the new year. Along with this April 1<sup>st</sup> bylaw amendment will be a conversion of all rates from imperial to metric, to achieve consistency with all other bylaw calculations used by the City. It is not possible to do this metric conversion at this time because the DCC calculation model which must be submitted as part of the approval process for the bylaw by the Inspector of Municipalities is in imperial measurements.



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## DEVELOPMENT COST CHARGES IMPOSITION BYLAW NO. 7369

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 Bylaw No. 5323, adopted on January 9<sup>th</sup>, 1990, and the following amendment bylaws are repealed:

### AMENDMENT BYLAW

Bylaw No. 6251  
Bylaw No. 6769  
Bylaw No. 7419

### ADOPTED ON

March 14, 1994  
May 12, 1997  
December 9, 2002

**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. 7369”**, and is effective January 13<sup>th</sup>, 2003.

FIRST READING

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

APPROVAL BY THE INSPECTOR OF MUNICIPALITIES

\_\_\_\_\_

ADOPTED

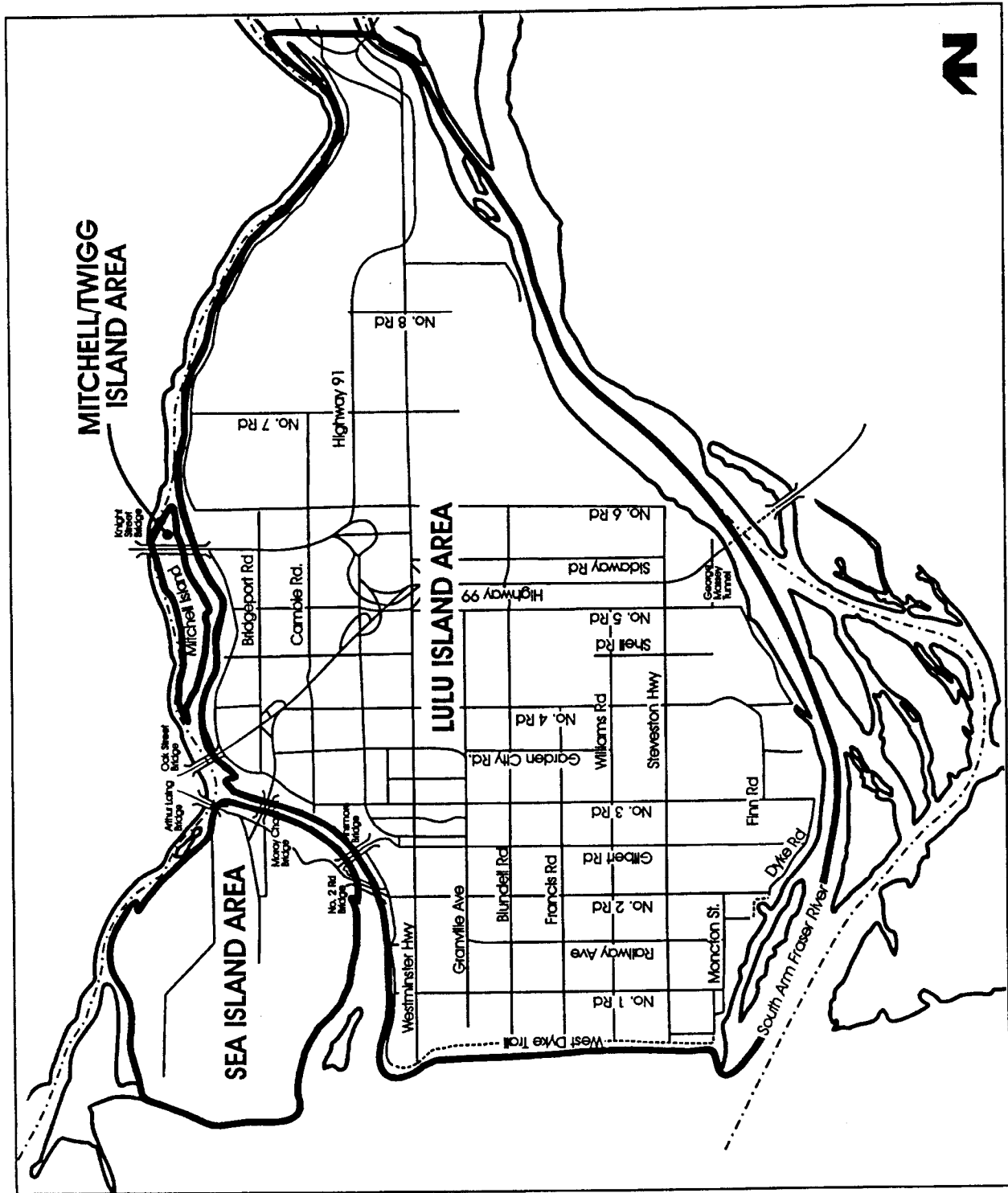
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CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

\_\_\_\_\_  
MAYOR

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

SCHEDULE A to BYLAW NO. 7369



SCHEDULE B to BYLAW NO. 7369

DEVELOPMENT COST CHARGES - RESIDENTIAL DEVELOPMENT - LULU ISLAND AREA

UNITS/ACRE	ROADWORKS	WATERWORKS	DRAINAGE	PARK ACQUISITION	PARK DEVELOPMENT	TOTAL
00.00 - 07.49	\$2,546.68	\$101.30	\$1,187.44	\$7,230.54	\$2,026.44	\$13,092.40
07.50 - 08.49	\$2,533.56	\$100.77	\$1,120.65	\$7,193.27	\$2,016.00	\$12,964.25
08.50 - 09.49	\$2,507.82	\$99.75	\$1,011.65	\$7,120.21	\$1,995.52	\$12,734.95
09.50 - 10.49	\$2,482.09	\$98.73	\$924.46	\$7,047.15	\$1,975.05	\$12,527.48
10.50 - 11.49	\$2,456.36	\$97.70	\$853.12	\$6,974.08	\$1,954.57	\$12,335.83
11.50 - 12.49	\$2,430.62	\$96.68	\$793.67	\$6,901.02	\$1,934.09	\$12,156.08
12.50 - 13.49	\$2,404.89	\$95.66	\$743.37	\$6,827.96	\$1,913.61	\$11,985.49
13.50 - 14.49	\$2,379.15	\$94.63	\$700.25	\$6,754.89	\$1,893.14	\$11,822.06
14.50 - 15.49	\$2,353.42	\$93.61	\$662.89	\$6,681.83	\$1,872.66	\$11,664.41
15.50 - 16.49	\$2,327.69	\$92.58	\$630.19	\$6,608.77	\$1,852.18	\$11,511.41
16.50 - 17.49	\$2,301.95	\$91.56	\$601.34	\$6,535.70	\$1,831.71	\$11,362.26
17.50 - 18.49	\$2,276.22	\$90.54	\$575.69	\$6,462.64	\$1,811.23	\$11,216.32
18.50 - 19.49	\$2,250.48	\$89.51	\$552.75	\$6,389.57	\$1,790.75	\$11,073.06
19.50 - 20.49	\$2,224.75	\$88.49	\$532.10	\$6,316.51	\$1,770.28	\$10,932.13
20.50 - 21.49	\$2,199.02	\$87.47	\$513.41	\$6,243.45	\$1,749.80	\$10,793.15
21.50 - 22.49	\$2,173.28	\$86.44	\$496.43	\$6,170.38	\$1,729.32	\$10,655.85
22.50 - 23.49	\$2,147.55	\$85.42	\$480.92	\$6,097.32	\$1,708.85	\$10,520.06
23.50 - 24.49	\$2,121.81	\$84.40	\$466.70	\$6,024.26	\$1,688.37	\$10,385.54
24.50 - 25.49	\$2,096.08	\$83.37	\$453.62	\$5,951.19	\$1,667.89	\$10,252.15
25.50 - 26.49	\$2,070.35	\$82.35	\$441.55	\$5,878.13	\$1,647.41	\$10,119.79



DEVELOPMENT COST CHARGES - RESIDENTIAL DEVELOPMENT - LULU ISLAND AREA

UNITS/ACRE	ROADWORKS	WATERWORKS	DRAINAGE	PARK ACQUISITION	PARK DEVELOPMENT	TOTAL
27.50 - 28.49	\$2,018.88	\$ 80.30	\$ 419.99	\$5,732.00	\$1,606.46	\$9,857.63
28.50 - 29.49	\$1,993.15	\$ 79.28	\$ 410.33	\$5,658.94	\$1,585.98	\$9,727.68
29.50 - 30.49	\$1,967.41	\$ 78.25	\$ 401.31	\$5,585.87	\$1,565.51	\$9,598.35
30.50 - 31.49	\$1,941.68	\$ 77.23	\$ 392.87	\$5,512.81	\$1,545.03	\$9,469.62
31.50 - 32.49	\$1,915.94	\$ 76.21	\$ 384.96	\$5,439.75	\$1,524.55	\$9,341.41
32.50 - 33.49	\$1,890.21	\$ 75.18	\$ 377.53	\$5,366.68	\$1,504.08	\$9,213.68
33.50 - 34.49	\$1,864.48	\$ 74.16	\$ 370.53	\$5,293.62	\$1,483.60	\$9,086.39
34.50 - 35.49	\$1,838.74	\$ 73.14	\$ 363.94	\$5,220.56	\$1,463.12	\$8,959.50
35.50 - 36.49	\$1,813.01	\$ 72.11	\$ 357.71	\$5,147.49	\$1,442.65	\$8,832.97
36.50 - 37.49	\$1,787.27	\$ 71.09	\$ 351.82	\$5,074.43	\$1,422.17	\$8,706.78
37.50 - 38.49	\$1,761.54	\$70.07	\$ 346.24	\$5,001.37	\$1,401.69	\$8,580.91
38.50 - 39.49	\$1,735.81	\$ 69.04	\$ 340.94	\$4,928.30	\$1,381.21	\$8,455.30
39.50 - 40.49	\$1,710.07	\$ 68.02	\$ 335.91	\$4,855.24	\$1,360.74	\$8,329.98
40.50 - 41.49	\$1,684.34	\$ 67.00	\$ 331.13	\$4,782.18	\$1,340.26	\$8,204.91
41.50 - 42.49	\$1,658.61	\$ 65.97	\$ 326.57	\$4,709.11	\$1,319.78	\$8,080.04
42.50 - 43.49	\$1,632.87	\$ 64.95	\$ 322.23	\$4,636.05	\$1,299.31	\$7,955.41
43.50 - 44.49	\$1,607.14	\$ 63.92	\$ 318.08	\$4,562.98	\$1,278.83	\$7,830.95
44.50 - 45.49	\$1,581.40	\$ 62.90	\$ 314.12	\$4,489.92	\$1,258.35	\$7,706.69
45.50 - 46.49	\$1,555.67	\$ 61.88	\$ 310.33	\$4,416.86	\$1,237.88	\$7,582.62
46.50 - 47.49	\$1,529.94	\$ 60.85	\$ 306.70	\$4,343.79	\$1,217.40	\$7,458.68
47.50 - 48.49	\$1,504.20	\$ 59.83	\$ 303.22	\$4,270.73	\$1,196.92	\$7,334.90
48.50 - 49.49	\$1,478.47	\$ 58.81	\$ 299.88	\$4,197.67	\$1,176.45	\$7,211.28
49.50 -	\$1,452.73	\$ 57.78	\$ 296.68	\$4,124.60	\$1,155.97	\$7,087.76

SCHEDULE C to BYLAW NO. 7369

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	\$2.18	\$0.06	\$0.14	\$0.40	\$0.15	\$2.93
2	\$2.18	\$0.06	\$0.14	\$0.40	\$0.15	\$2.93
3	\$2.04	\$0.04	\$0.10	\$0.37	\$0.14	\$2.69
4	\$1.97	\$0.03	\$0.08	\$0.36	\$0.13	\$2.57
5	\$1.92	\$0.03	\$0.07	\$0.35	\$0.13	\$2.50
6	\$1.89	\$0.03	\$0.06	\$0.35	\$0.13	\$2.46
7	\$1.87	\$0.02	\$0.06	\$0.34	\$0.13	\$2.42
8	\$1.86	\$0.02	\$0.06	\$0.34	\$0.13	\$2.41
9	\$1.84	\$0.02	\$0.05	\$0.34	\$0.12	\$2.37
10	\$1.84	\$0.02	\$0.05	\$0.33	\$0.12	\$2.36

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DRAINAGE DEVELOPMENT COST CHARGES –

COMMERCIAL DEVELOPMENT AND LIGHT INDUSTRIAL

\$4,805.19 PER ACRE

**SCHEDULE D to BYLAW NO. 7369**

**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	\$0.62	\$0.37	\$0.14	\$1.13
2	\$0.62	\$0.37	\$0.14	\$1.13
3	\$0.57	\$0.35	\$0.13	\$1.05
4	\$0.55	\$0.33	\$0.12	\$1.00
5	\$0.54	\$0.33	\$0.12	\$0.99
6	\$0.53	\$0.32	\$0.12	\$0.97
7	\$0.53	\$0.32	\$0.12	\$0.97
8	\$0.53	\$0.32	\$0.12	\$0.97
9	\$0.52	\$0.31	\$0.12	\$0.95
10	\$0.52	\$0.31	\$0.12	\$0.95

**SCHEDULE E to BYLAW NO. 7369**

**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>\$ 53,159.33</b>	<b>\$ 6,100.31</b>
<b>WATERWORKS</b>	<b>1,376.25</b>	<b>4,632.62</b>
<b>DRAINAGE</b>	<b>4,805.19</b>	<b>-</b>
<b>SANITARY SEWER</b>	<b>3,377.26</b>	<b>-</b>
<b>PARK ACQUISITION</b>	<b>1,453.78</b>	<b>1,453.78</b>
<b>PARK DEVELOPMENT</b>	<b>539.99</b>	<b>539.99</b>
<b>TOTAL</b>	<b>\$ 64,711.80</b>	<b>\$ 12,726.70</b>