



**DCC Reserve Fund Expenditure (4588 Dubbert Street) Bylaw No. 9847**

**WHEREAS** the Council has established a development cost charge reserve fund for road construction in the Alexandra Area (the “DCC Reserve Fund”); and

**AND WHEREAS** pursuant to sections 566(2) and 566(3) of the *Local Government Act*, Council intends to expend a portion of the monies set aside in the DCC Reserve Fund to reimburse a developer who has built part of the works that form the basis of the calculations for the development cost charges paid into the DCC Reserve Fund;

**NOW THEREFORE**, The Council of the City of Richmond, enacts as follows:

1. Council authorizes the execution of the DCC Front-End Agreement attached hereto as Schedule “A” by the Chief Administrative Officer and the General Manager, Engineering and Public Works.
2. Council authorizes the expenditure of up to \$470,286.34 (the “expenditure”) from the DCC Reserve Fund on account of Dubbert Street land acquisition and road works, in accordance with the terms of the DCC Front-End Agreement attached hereto as Schedule “A”.
3. Should any of the above expenditure remain unexpended after the expenditure hereby authorized has been made, any unexpended balance shall be returned to the credit of the DCC Reserve Fund.
4. This Bylaw is cited as “DCC Reserve Fund Expenditure (4588 Dubbert Street) Bylaw No. 9847”.

FIRST READING

SECOND READING

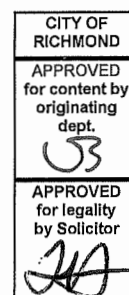
THIRD READING

ADOPTED

OCT 22 2018

OCT 22 2018

OCT 22 2018



MAYOR

CORPORATE OFFICER

**Schedule "A" to Bylaw 9847**

DCC Front-End Agreement

(see attached)

**DEVELOPMENT COST CHARGE FRONT-ENDER AGREEMENT**

**ALEXANDRA AREA ROADS DCC PROGRAM**

THIS AGREEMENT made as of \_\_\_\_\_, 2018 (the "Commencement Date").

BETWEEN:

**CITY OF RICHMOND**

6911 No. 3 Road  
Richmond, B.C. V6Y 2C1

(the "**City**")

AND:

**ALEXANDRA ROAD LP**

1212-450 SW Marine Drive  
Vancouver BC  
V5X 0C3

(the "**Developer**")

WHEREAS:

- A. Two (2) legal parcels were consolidated to create Lot A (hereinafter defined) pursuant to a subdivision plan filed March 2, 2015 assigned number EPP45057 (the "**Subdivision Plan**");
- B. The two (2) legal parcels referred to in Recital A of this Agreement are legally described as follows:
  - a) East half of Lot 26 Block B Section 34 Block 5 North Range 6 West NWD Plan 1224; and
  - b) West half of Lot 25 Block B Section 34 Block 5 North Range 6 West NWD Plan 1224;
- C. Pursuant to the filing of the Subdivision Plan, certain lands were dedicated as road;
- D. Due to the filing of the Subdivision Plan, the Developer became the registered and beneficial owner of lands legally described as:

Lot A Block B Section 34 Block 5 North Range 6 West NWD Plan EPP4057

("Lot A")

- E. Lot A was subsequently subdivided by way of strata plan EPS3225;
- F. Pursuant to an unregistered Servicing Agreement dated February 11, 2015 (application SA 14-672672) between the City and the Developer (the **"Servicing Agreement"**), the Developer, has undertaken the construction of certain road works more particularly described in the Servicing Agreement (the **"Road Works"**) and have since transferred ownership of the Road Works, including the dedication of road areas as highway to the City at no cost to the City;
- G. Proposed road works for the Alexandra Area (as described in City of Richmond *Development Cost Charges Imposition Bylaw No. 9499*, as amended from time to time (the **"DCC Bylaw"**)) are contained within the City's Official Community Plan, adopted under Bylaw 7100, for the West Cambie Area;
- H. Section 1.2.2 and Schedule C of the DCC Bylaw provide for supplementary development cost charges in the Alexandra Area in addition to the development cost charges applicable city-wide in Richmond;
- I. The total lands that benefit from the Road Works and are therefore benefiting lands within the Alexandra DCC area, excluding parks, schools and lands owned by the City, are all the lands shown within the dotted outline on Schedule A of this Agreement (the **"Benefiting Lands"**);
- J. The City created the Alexandra Area Road DCC Program such that the owners of the Benefiting Lands shall pay development cost charges to the City when they apply for a subdivision or a building permit to a maximum of \$24,439,792.00 being the total Alexandra Area Road DCC Program value including land and construction for all the north south roads as shown on the attached Schedule A within the dotted line including related signal, turning bays and other related installations;
- K. The City created the Alexandra Area Road DCC Reserve Fund into which it shall deposit the funds received pursuant to the Alexandra Area Road DCC Program;
- L. This Agreement concerns that area labelled "Dubbert Rd" on Schedule A attached hereto between Tomicki Ave and Alexandra Rd (also known as "Road Segment C4").
- M. The allocated value of land acquisition and the Road Works under the Alexandra Area Roads DCC program for Road Segment C4 is \$1,364,236.84 (being land value of \$1,181,877.36 and construction value of \$182,359.48);
- N. The City, as of the date of this Agreement, has provided \$138,888.29 development cost charge credits to the Developer;

- O. The Developer contributed 50% of the land value for Road Segment C4 by way of Subdivision Plan EPP45057;
- P. The Developer constructed permanent works associated with 10% of the ultimate road configuration, amounting to 10% of the road construction value for Road Segment C4;
- Q. The maximum compensation payable to the Developer under this Agreement is \$470,286.34 (the "**Agreement Value**"), being \$609,174.63 less the \$138,888.29 development cost charge credits already provided to the Developer; and
- R. Council of the City adopted Bylaw 9847 on \_\_\_\_\_, 2018, authorizing:
  - 1) the parties to enter into this Development Cost Charge Front-ender Agreement pursuant to sections 565 and 566 of the *Local Government Act*, for the provision of the Road Works; and
  - 2) the payment to the Developer of the amounts described in this Agreement from the City's Alexandra Area Roads DCC Reserve Fund, in accordance with this Agreement.

NOW THEREFORE in consideration of the mutual promises contained in this Agreement and for other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged by the parties), the parties agree as follows:

### **Term**

1. The term of this Agreement begins on the Commencement Date and terminates on the earlier of:
  - (a) March 11, 2031 (being 15 years after the Completion Date (hereinafter defined)); and
  - (b) the date the City has collected and remitted all applicable payments to the Developer as described in this Agreement,
 (the "**Term**").
2. The Developer acknowledges and agrees that this Agreement and the obligations of the City under this Agreement terminate on March 11, 2031, even if all applicable Development Cost Charges have not been collected in respect of the Benefiting Lands.
3. Despite section 1 of this Agreement, sections 4, 22, 23, 25, 26, and 27 shall survive the expiration or earlier termination of this Agreement

### **Representations and Warranties**

4. The Developer represents and warrants to the City that:

- (a) the Road Works have been completed in the manner set-out in the Servicing Agreement;
- (b) the Road Works were completed on March 11, 2016 and the City accepted the condition of the Road Works in writing by issuing a Certificate of Completion (the "**Completion Date**");
- (c) the Developer is absolutely entitled to any and all Alexandra Road DCCs (defined in section 9 below) payable pursuant to this Agreement;
- (d) the Developer has not assigned any of its right, title or interest in the Alexandra Road DCCs (hereinafter defined), with respect to the construction of the Road Works;
- (e) the information set out in Schedule A of this Agreement is true and correct;
- (f) as of the date of this Agreement, the actual cost incurred by the Developer to construct the interim and ultimate Road Works, excluding GST, is \$445,000.00;
- (g) the allocated value of land acquisition under the Alexandra Area Roads DCC program for Road Segment C4 is \$1,181,877.36;
- (h) the maximum compensation payable to the Developer under this Agreement from the City's Alexandra Area Roads DCC Reserve Fund is the Developer's Agreement Values (defined above), being \$609,174.63 less \$138,888.29 being development cost charge credits already provided to the Developer;
- (i) the Developer has not received, claimed, demanded or collected money or any other consideration from any owner of the Benefiting Lands for the provision of, or in expectation of the provision of, the Road Works, other than as contemplated by this Agreement; and
- (j) the Developer has not entered into any agreement or legal obligation with any owner of the Benefiting Lands for consideration in any way related to or connected directly or indirectly with the provision of the Road Works.

### **DCC Front-Ender Works**

5. The Developer is solely responsible for the design, engineering and construction of the Road Works and for retaining consultants and entering into any contracts required to

construct the Road Works, subject to the direction of the City.

6. The following tables set out items and amounts paid for with the collected Alexandra Road DCCs (hereinafter defined) and the payments to the Developer:

Table 1 – Contributions for the Developer

Item	Item Description	Value (\$)
(a)	Total Alexandra Area Road DCC Program value relating to the area outlined in Schedule A, comprising: - land and construction costs for all north-south roads (\$19,285,340) - related signals and turning bays required for the entire area, including arterial road improvements (\$5,154,452)	24,439,792.00
(b)	Road Segment C4 land acquisition and construction DCC value	1,364,236.84
(c)	Developer contribution to land acquisition and construction of Road Segment C4	609,174.63
(d)	% of Developer contribution for Road Segment C4, out of total DCC program = (c)/(a)	2.493%
(e)	Gross Alexandra Area Road DCC's collected, as of December 31, 2017	9,804,235.57
(f)	Portion of DCC collected payable to Developer as of December 31, 2017 = (d)*(e)	244,419.59
(g)	Total DCC credits/front-ender agreement payments already provided to Developer	138,888.29
(h)	The DCC Front-ENDER Agreement initial payment value = (f)-(g)	<b>105,531.30</b>
(i)	Maximum outstanding value of this Front-ENDER Agreement payable to the Developer = (c)-(g)-(h)	<b>364,755.04</b>

7. The Developer has facilitated the design, engineering and construction of the Road Works through the provision of funds as set out in this Agreement.
8. The City is not responsible for financing any of the costs of the Road Works.

### **Calculation and Collection of Alexandra Road DCCs**

9. In consideration of the land dedication and the completion of the Road Works by the Developer to the satisfaction of the City's General Manager of Engineering and Public Works, without incurring any cost to the City, the City agrees to impose and collect from the owners of the Benefiting Lands the road Development Cost Charges payable by them when they seek to subdivide or obtain a building permit (the "**Alexandra Road DCCs**").
10. The events upon which the City is obliged to impose and collect Alexandra Road DCCs with respect to a parcel within the Benefiting Lands are the earlier of:
  - (a) the approval of a subdivision; and
  - (b) the issuance of a building permit authorizing construction, alteration or extension of a new building or structure,

although, in practice, the City usually collects Development Cost Charges at the time of building permit issuance.
11. The Developer agree that the City is to calculate all Alexandra Road DCCs, and that the City's determination of such amounts is in each case conclusive and binding on the Developer.

### **Payment for DCC Front-End Works**

12. The City shall pay to the Developer the sum of the Developer's Agreement Value, excluding GST, as follows:
  - (a) \$105,531.30 initial payment in accordance with item (h) in the Table 1 in Section 6 of this Agreement; and
  - (b) subsequent payments will be calculated based on a review of items (b) through (i) inclusive of the Table 1 in section 6 of this Agreement and to the extent of the Alexandra Road DCCs collected during the Term from the Benefiting Lands in accordance with sections 9 and 10 of this Agreement.
13. Subject to there being sufficient reserves in the Alexandra Area Road DCC Reserve Fund, the City will, in accordance with the then applicable City policies and procedures, remit to the Developer on or before June 30<sup>th</sup> of each year of the Term the amounts described in Section 12(b), or such outstanding portion thereof as may be available in the Alexandra Area Road DCC Reserve Fund at such time, based on the City's audited financial statements of the previous fiscal year.



14. If there are any unpaid payments due to there being insufficient reserves in the City's account designated for this purpose, the City will pay such payments upon being in receipt of sufficient reserves in the City's account designated for this purpose.
15. After the Term has expired, the City shall have no further obligation to the Developer to make any payment pursuant to this Agreement.
16. The Developer acknowledges and agrees that no interest is payable by the City on Alexandra Road DCCs for the period between its receipt by the City and the City's payment to the Developer of the sum of the Developer's Agreement Value.
17. The Developer acknowledges and agrees that the City is not obliged to make any payments under this Agreement except to the extent that the owner of a parcel within the Benefiting Lands has actually paid Alexandra Road DCCs to the City.
18. The Developer acknowledges and agrees that once the City has fully paid out the total Alexandra Area Road DCC Program value (\$24,439,792.00), the City may elect in its sole discretion (subject however to compliance with any City bylaw requirements) to discontinue collecting Alexandra Area Roads DCCs.
19. The Developer acknowledges and agrees that it is possible that the City may not ever fully reimburse the Developer for all its costs in providing the land dedicated for Road and in providing the Road Works. Accordingly, the Developer acknowledges and agrees that it will not make a claim against the City or City Personnel for any lack of full reimbursement for all the Developer's costs in providing the land dedicated for Road and the Road Works.
20. The Developer acknowledges and agrees that the City does not owe the Developer any monies for the cost of the Road Works or for the land dedicated for Road.
21. The Developer shall provide the City from time to time with a current address to which amounts payable under this Agreement may be sent by ordinary mail, if such address is different from the address first set-out above. If the Developer fails to provide such address to the City and amounts sent to the address set out in this Agreement or the most recently provided address are returned to the City, the City may retain such amounts for its own use and is thereafter discharged from any obligation to remit the remaining Alexandra Road DCCs.

#### **Release and Indemnity**

22. The Developer hereby releases, waives and agrees not to commence legal proceedings against the City, or its elected officials, officers, employees, agents, or contractors ("**City Personnel**"), from and in respect of any duty, obligation or liability of any of them in way

connected with any error, omission or act relating to this Agreement, including without limitation, failure to pass any resolution, adopt any bylaw, enter into any agreement, or impose, calculate or collect any Alexandra Road DCCs .

23. The Developer hereby releases, waives and agrees to indemnify and save the City harmless from and against all costs, expenses, damages, claims, demands, actions, suits and liability by whomever brought or made and however arising whether directly or indirectly, from any misrepresentation by the Developer or breach of this Agreement by the Developer.

#### **Assignment**

24. The Developer shall not assign or transfer its rights under this Agreement without the City's prior written consent.
25. In the event of the assignment or transfer of the rights of the Developer voluntarily, or by operation of law, the City may pay any benefits accruing under this agreement, after notice, to the assignee where specific assignment is made and consented to, if applicable, or in all other cases, to the successor of the Developer as the City, in its sole discretion, deems entitled to such benefits. In the event of conflicting demands being made on the City for benefits accruing under this agreement, the City may at its option commence an action in interpleader joining any party claiming rights under this agreement, or other parties which the City believes to be necessary or proper, and the City shall be discharged from further liability on paying the person or persons whom the court having jurisdiction over such interpleader action shall determine, and in such action the City shall be entitled to recover its reasonable legal fees and costs, which fees and costs shall constitute a lien upon all funds accrued or accruing pursuant to this agreement and the City shall have a right of set-off in respect of such fees and costs.
26. The Developer acknowledges and agrees that the City is released from any liability under this Agreement by paying amounts payable to the Developer to the assignee(s), transferee(s) or successor(s) considered by the City, in its sole discretion, to be entitled to receive those payments or by paying the amounts payable to the Developer under this Agreement to the person whom the Supreme Court of British Columbia orders in any interpleader proceedings is entitled to receive those amounts, or as otherwise ordered by the Supreme Court of British Columbia.

#### **General Provisions**

27. The Developer represents and warrants to the City that:
  - (a) it has the full and complete power, authority and capacity to enter into, execute and deliver this Agreement;

- (b) all necessary corporate actions and proceedings have been taken to authorize entry into and performance of this Agreement;
  - (c) this Agreement shall be fully and completely binding upon such party in accordance with the terms hereof;
  - (d) neither the execution and delivery, nor the performance of or covenants in, this Agreement breaches any other agreement or obligation or causes default of any other agreement or obligation on the part of such party; and
  - (e) the foregoing representations and warranties shall have force and effect notwithstanding any knowledge on the part of the City whether actual or constructive concerning the status of such party or any other matter whatsoever.
28. Any notice to be given under this Agreement shall be in writing and may be delivered personally or sent by prepaid registered mail. The addresses of the parties for the purpose of notice shall be the addresses set-out in this Agreement. Any party may at any time give notice in writing to another of any change of address.
  29. No partnership, joint venture or agency involving the City or the Developer is created by or under this Agreement and the Developer will not have the authority to commit and will not purport to commit the City to the payment of any money to any person.
  30. The parties each agree that this Agreement creates only contractual rights and obligations among them and each party by this section agrees that no tort or other duty, obligation or liability is created by or under this Agreement (including any duty of care or fiduciary duty).
  31. This Agreement is the entire agreement among the parties, apart from the Servicing Agreement between the Developer and the City, and supersedes and terminates all previous agreements, promises, representations and warranties respecting the subject matter of this Agreement. The City has made no representations, warranties, guarantees, promises, covenants or agreements to or with the Developer other than those in this Agreement and the Servicing Agreement. For certainty, the Developer each acknowledge and agree that the City has not made or given any representations or warranties to the Developer respecting the subject matter of this Agreement.
  32. No amendment to this Agreement is valid unless in writing and executed by the parties.
  33. Wherever the singular or masculine is used in this Agreement, the same shall be construed as meaning the plural or the feminine or the body corporate or politic where the context or the parties so require.

34. If any section, or lesser portion of this Agreement is held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the invalidity of such section or portion shall not affect the validity of the remainder.
35. Time is of the essence of this Agreement.
36. This Agreement shall enure to the benefit of and be binding upon the parties, their respective heirs, executors, administrators, successors and permitted assigns.
37. Nothing contained or implied in this Agreement shall fetter in any way the discretion of the City or the Council of the City. Further, nothing contained or implied in this Agreement shall derogate from the obligation of the Developer under any other agreement with the City or, if the City so elects, prejudice or affect the City's rights, powers, duties or obligation in the exercise of its functions pursuant to the *Community Charter* or the *Local Government Act*, as amended or replaced from time to time, or act to fetter or otherwise affect the City's discretion, and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be, if the City so elects, as fully and effectively exercised as if this Agreement had not been executed and delivered by the parties.
38. The laws of British Columbia are to govern its interpretation and enforcement and each of the City and the Developer accepts the jurisdiction of the courts of British Columbia. If a party to this Agreement consists of more than one person, firm, or corporation, the covenants and obligations of such party under this Agreement shall be joint and several.
39. This Agreement may be signed by the parties hereto in counterparts and by facsimile or pdf email transmission, each such counterpart, facsimile or pdf email transmission copy shall constitute an original document and such counterparts, taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF the parties have set their hands and seals on the day and year first above written.

**CITY OF RICHMOND**

by its authorized signatory:

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George Duncan  
Chief Administrative Officer

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Robert Gonzalez  
General Manager, Engineering & Public Works

**ALEXANDRA ROAD LP,**  
by its General Partner,  
**ALEXANDRA ROAD GP INC.**  
by its authorized signatory:

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Print Name:  
Print Title:

## Schedule A

