



Development Cost Charges Waiver for Affordable Housing 9000 No 3 Road Bylaw No. 10697

WHEREAS the City of Richmond collects **development cost charges** through the *Development Cost Charges Imposition Bylaw No. 9499*;

WHEREAS Section 563 of the *Local Government Act* permits a local government to waive development cost charges for eligible developments, including for-profit affordable rental housing;

WHEREAS the **City** wishes to waive 75% of the **development cost charges** for any **additional affordable housing units**, which units are provided in excess of the **City's** affordable housing unit requirements established by the **City's** bylaws and policies, and are to be provided as part of the **development** located at 9000 No 3 Road;

AND NOW THEREFORE the Council of the City of Richmond enacts as follows:

1.0 INTERPRETATION

1.1 In this bylaw:

- (a) "**additional affordable housing units**" means any additional **affordable housing units** provided by the owner as part of the **development** in excess of applicable **City** bylaws and policies as of the date of this bylaw. For the purposes of clarity, the owner intends to provide 6 additional **affordable housing units**
- (b) "**affordable housing units**" means **dwelling units** that are **affordable housing units** as defined in the **Zoning Bylaw**, and subject to a housing agreement;
- (c) "**City**" means the City of Richmond;
- (d) "**development**" means the residential development located on the Lands;
- (e) "**development cost charge**" means a development cost charge payable by a person to the **City** pursuant to the **DCC Bylaw**;
- (f) "**DCC Bylaw**" means the **City's** *Development Cost Charges Imposition Bylaw No. 9499* as may be amended or replaced;
- (g) "**dwelling unit**" has the same meaning as under the **City's** **Zoning Bylaw**;

- (h) **“Lands”** means the lands and premises located at 9000 No 3 Road, Richmond, BC, and legally described as PID 003-672-191, Lot 537, Block 4N, Section 28, Range 6W, New Westminster Land District, Plan 54754.
- (i) **“Local Government Act”** means the *Local Government Act* (BC), as may be amended or replaced.
- (j) **“payment date”** means the date on which **Development Cost Charges** must be paid under the **DCC Bylaw**;
- (k) **“Zoning Bylaw”** means the City’s Zoning Bylaw 8500, as may be amended or replaced.

2.0 WAIVER OR REFUND OF DEVELOPMENT COST CHARGES

2.1 Notwithstanding Section 1.4 of the **DCC Bylaw**, the **City** hereby waives the lesser of:

- (a) 75% of the **development cost charges** payable for the **additional affordable housing units** on the **payment date**; and
- (b) \$108,000 of the **development cost charges** payable for the **additional affordable housing units** on the **payment date**.

3.0 SEVERABILITY

3.1 If any definition, section, subsection, paragraph, subparagraph, clause or phrase in this bylaw is held invalid by a Court of competent jurisdiction, the invalid definition, section, subsection, paragraph, subparagraph, clause or phrase must be severed and the remainder of this bylaw is deemed to have been adopted without the severed definition, section, subsection, paragraph, subparagraph, clause or phrase.

4.0 CITATION

4.1 This Bylaw is cited as **“Development Cost Charges Waiver for Affordable Housing 9000 No 3 Road Bylaw No. 10697”**.

FIRST READING

SECOND READING

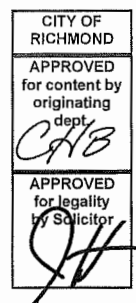
THIRD READING

ADOPTED

JUL 28 2025

JUL 28 2025

JUL 28 2025



MAYOR

CORPORATE OFFICER