



City of  
Richmond



Schedule 1 to the Minutes of the  
Regular meeting of Richmond  
City Council held on Monday,  
June 8, 2026

**Memorandum**

Finance and Corporate Services Division

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**To:** Mayor and Councillors **Date:** June 4, 2026  
**From:** Venus Ngan **File:** 03-0900-01/2025-Vol 01  
 Manager, Treasury and Financial Services  
**Re: Revision to Development Cost Charges Imposition Bylaw No. 9499, Amendment  
 Bylaw No. 10732**

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At the June 1, 2026 Finance and Audit Committee meeting, the Development Cost Charges (DCC) Imposition Bylaw No. 9499, Amendment Bylaw No. 10732 was presented to Committee for consideration.

The Richmond School District has requested the City, through the City's DCC Bylaw Amendment process, to enable the collection of School Site Acquisition Charge (SSAC) to all residential developments, including the newly created small-scale multi-unit housing (SSMUH) developments in accordance with the provisions under the *Local Government Act*. Currently, the City collects SSAC on behalf of the Richmond School District for building permit applications only when the construction involves four or more self-contained dwelling unit. The following administrative text amendment is thereby proposed:

"1.2.5 Without limiting the generality of anything else contained herein and in accordance with section 561(6) and 573(2) of the *Local Government Act*, this bylaw imposes development cost charges and school site acquisition fees in relation to a **development** authorized by a **building permit** that authorizes the construction of a building that will, after the construction, contain fewer than four **dwelling units** and be put to no other use other than residential use in those **dwelling units**."

The revised Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10732 will be included in Item 17 of the June 8, 2026 Council Meeting for Council's consideration.

If you have any questions, please do not hesitate to contact the undersigned.

Venus Ngan  
Manager, Treasury and Financial Services  
604-276-4217

Pc: SMT  
Josh Reis, Director, Development

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**Development Cost Charges Imposition Bylaw No. 9499,  
Amendment Bylaw No. 10732**

The Council of the City of Richmond enacts as follows:

1. **Development Cost Charge Imposition Bylaw No. 9499**, as amended, is further amended in Part One (General Provisions) by inserting the following as new Section 1.2.5:

“1.2.5 Without limiting the generality of anything else contained herein and in accordance with section 561(6) and 573(2) of the *Local Government Act*, this bylaw imposes development cost charges and school site acquisition fees in relation to a **development** authorized by a **building permit** that authorizes the construction of a building that will, after the construction, contain fewer than four **dwelling units** and be put to no other use other than residential use in those **dwelling units**.”

2. **Development Cost Charge Imposition Bylaw No. 9499**, as amended, is further amended in Part Two (Interpretation) Section 2.1 by:

- 1.1 Replacing the definition of “**single family**” with the following:

“**Single Family** means single **residential** detached housing that has a maximum of one principal ground-oriented **dwelling unit** with a maximum of one **secondary suite** within the same structure.”

- 1.2 Replacing the definition of “**townhouse**” with the following:

“**Townhouse** means **development** zoned Housing, town as defined in the **Richmond Zoning Bylaw**.”

- 1.3 Inserting, in alphabetical order, the following:

“**Coach House** means self-contained dwelling that is accessory to a **single-family** detached housing, as defined in the **Richmond Zoning Bylaw**.”

**Dwelling or Dwelling Unit** means “dwelling or dwelling unit”, as defined in the **Richmond Zoning Bylaw**.

**Secondary Suite** means an accessory and self-contained **dwelling** located within a principal **dwelling unit**, as defined in the **Richmond Zoning Bylaw**.

**Small-Scale Multi-Unit Housing**

means a building or group of buildings on a **parcel** for **residential** use designed to accommodate one or more households in separate ground-oriented **dwelling unit**, each having a separate exterior entrance directly accessible from a road or a common open space (i.e. without passing through a common lobby or corridor), which may share walls with adjacent dwelling units, may be arranged above, below or beside each other, and may include detached **dwelling units** (for example, **coach house**), as defined in the **Richmond Zoning Bylaw**, but excludes **single family, townhouse** and **apartment** units.”

- 3. Schedule B of the **Development Cost Charges Imposition Bylaw No. 9499** be deleted and be replaced with Schedule A attached to and forming part of this amendment bylaw.
- 4. This Bylaw is cited as “**Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10732**”.

FIRST READING

SECOND READING

THIRD READING

INSPECTOR OF MUNICIPALITIES APPROVAL

ADOPTED

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

**SCHEDULE B  
City-Wide Development Cost Charge**

Description	Road Works	Drainage Works	Water Works	Sanitary Sewer	Parks Acquisition	Parks Development	Total DCC	Units for each column
Agricultural	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Marina (1)								
Single Family	\$ 13,370	\$ 17,895	\$ 1,166	\$ 2,249	\$ 17,896	\$ 11,191	\$ 63,767	per lot
Small-Scale Multi-Unit Housing	\$ 7.18	\$ 12.17	\$ 0.51	\$ 0.99	\$ 7.87	\$ 4.93	\$ 33.65	per sq. ft. of DU
Townhouse	\$ 7.68	\$ 7.98	\$ 0.65	\$ 1.25	\$ 9.98	\$ 6.25	\$ 33.79	per sq. ft. of DU
Apartment	\$ 10.56	\$ 6.11	\$ 0.69	\$ 1.32	\$ 10.53	\$ 6.58	\$ 35.79	per sq. ft. of DU
Commercial (2)	\$ 10.86	\$ 5.32	\$ 0.24	\$ 0.47	\$ 3.82	\$ 2.39	\$ 23.10	per sq. ft. of BA
Light Industrial (3)	\$ 7.77	\$ 5.32	\$ 0.24	\$ 0.47	\$ 3.18	\$ 1.99	\$ 18.97	per sq. ft. of BA
Major Industrial	\$41,422.88	\$105,912.82	\$ 3,449.36	\$ 6,656.14	\$ 35,486.68	\$ 22,190.12	\$215,118.00	per acre of gross site area
Institutional	\$ 10.86	\$ 5.32	\$ 0.24	\$ 0.47	\$ 3.82	\$ 2.39	\$ 23.10	per sq. ft. of BA

(1) Waterborne residential development permitted under MA zone is exempt from DCC. Any upland buildings in this zone are required to pay the Commercial DCC Rate.

(2) Commercial rate is applicable to all uses permitted in these zones, except for the following, which will be charged the industrial rate: (i) general industrial, (ii) custom indoor manufacturing, (iii) minor utility, (iv) transportation depot, and (v) truck or railroad

(3) For Industrial developments with a mix of commercial and industrial permitted uses (including site-specific industrial zones), the DCC payable shall be calculated separately for each portion of development contained in the building permit or subdivision application in accordance with actual uses. The total payable will be the sum of the DCC for each portion of the development at the applicable DCC rates.