



# City of Richmond

## Report to Committee

**To:** Finance Committee  
**From:** Ivy Wong, CPA, CMA  
Acting Director, Finance  
**Re:** 2020 Annual Development Cost Charges Report

**Date:** March 11, 2021

**File:**

### Staff Recommendation

That the staff report titled, "2020 Annual Development Cost Charges Report," dated March 11, 2021 from the Acting Director, Finance be received for information.

Ivy Wong, CPA, CMA  
Acting Director, Finance  
(604-276-4046)

Att. 1

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Development Applications	<input checked="" type="checkbox"/>	 Acting GM, F&CS
Engineering	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
<b>SENIOR STAFF REPORT REVIEWED</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

In compliance with section 569 of the *Local Government Act*, the City is required to prepare a Development Cost Charges (DCC) report on or before June 30<sup>th</sup>, with information from the previous year. The DCC report must include the following, reported under subsection (2) of section 569 for which the local government imposes development cost charges in the applicable year:

- (a) the amount of development cost charges received;*
- (b) the expenditures from the development cost charge reserve funds;*
- (c) the balance in the development cost charge reserve funds at the start and at the end of the applicable year;*
- (d) any waivers and reductions under section 563 (2).*

This report supports Council's Strategic Plan 2018-2022 Strategic Focus Area #5 Strong Financial Management and #8 An Engaged and Informed Community:

*5.2. Clear accountability through transparent budgeting practices and effective public communication.*

*5.3. Decision-making focuses on sustainability and considers circular economic principles.*

*8.2. Ensure citizens are well-informed with timely, accurate and easily accessible communication using a variety of methods and tools.*

### Analysis

The City's 2020 Annual DCC Report covers the following six broad categories:

- (i) Description and principles of the City of Richmond's DCC program;
- (ii) 2020 DCC reserve fund balances;
- (iii) 2020 DCC credits;
- (iv) 2020 and 2021 DCC programs;
- (v) Waivers and reductions; and
- (vi) Municipal assist factor.

The 2020 Annual Development Cost Charges Report includes contribution amounts for which the City holds a Letter of Credit from the developer, where the cash will be received in the future based on the defined payment schedule. The Report does not include amounts received as of December 31, 2020 that are not confirmed due to potential DCC credits. These amounts, if applicable, will be reported in future periods.

New DCC rates were established through the Development Cost Charges Imposition Bylaw No. 10003 effective May 14, 2019. There were no rate increases in 2020, at the Council meeting from October 13, 2020 R20/17-11, it was decided to keep the DCC rates unchanged as outlined in the staff report.

A copy of the 2020 Annual Development Cost Charges Report, which will be available for public viewing on the City's website before June 30, 2021, is attached for information.

**Financial Impact**

None.

**Conclusion**

The attached 2020 Annual Development Cost Charges Report is in compliance with the annual reporting requirements as prescribed under section 569 of the *Local Government Act*.

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Cindy Gilfillan, CPA, CMA  
Manager, Financial Reporting  
(604-276-4077)

Att. 1: 2020 Annual Development Cost Charges Report

# City of Richmond **2020 Annual Development Cost Charges Report**

For the year ended December 31, 2020

# CITY OF RICHMOND

## 2020 ANNUAL DEVELOPMENT COST CHARGES REPORT

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This 2020 Annual Development Cost Charges (DCC) Report is prepared by the City of Richmond (“City”) pursuant to Section 569 of the *Local Government Act*. This report contains information pertaining to the following reporting requirements:

- I. Description and Principles of the City’s DCC Program
- II. 2020 DCC Reserve Fund Balances
- III. 2020 DCC Credits
- IV. 2020 and 2021 DCC Programs
- V. Waivers and Reductions
- VI. Municipal Assist Factor

### **I. DESCRIPTION AND PRINCIPLES OF THE DCC PROGRAM**

*What is the purpose of the DCC Program?*

The purpose of the DCC Program is to provide the municipality with a dedicated source of funding to plan, develop, and implement infrastructure services identified by the City. The objective of the DCC program is to ensure that those whom will use and benefit from the services developed will pay their share of the costs in a fair and equitable basis. The DCC program is one of the many pieces of the City’s broader community development framework. It is developed in ways that are consistent with the City’s long-term planning objectives and financial strategies.

*What are DCC’s?*

DCC’s are levies placed on new development to assist in financing the cost of upgrading or providing infrastructure services, as well as supporting the cost of acquiring and developing parkland needs in order to accommodate the growing population.

Capital projects include but are not limited to:

- New or widening of existing arterial roads, improvements to traffic signals, sidewalks, walkways, bicycle lanes, upgrades to transit-related road infrastructures and traffic safety projects;
- Replacement and upgrades to watermains, pressure reducing valve stations, drainage mains, pump stations and channel, upgrades to sanitary sewer mains and pump stations; and
- Acquisition and development of parkland (playing fields, drainage and irrigation, turf, etc.)

## CITY OF RICHMOND

### 2020 ANNUAL DEVELOPMENT COST CHARGES REPORT

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#### *What are the guiding principles in developing the DCC program?*

Each local government has a fundamental philosophy with respect to development and the government's role in facilitating that development. The City's DCC program has been developed to be consistent with the following legislation, plans, and policy guides:

- Local Government Act
- Development Cost Charges Best Practices Guide
- City of Richmond Official Community Plan (OCP)
- Urban Futures Community-Level Projections of Population, Housing & Employment
- City of Richmond Parks and Open Space Strategy
- City of Richmond City Centre Transportation Plan
- City of Richmond City Centre Area Plan (CCAP)
- City of Richmond Employment Lands Strategy
- City of Richmond Trail Strategy
- City of Richmond Hamilton Area Plan Update

Furthermore, to ensure that affected stakeholders are informed about the DCC program, the City is required to consult, receive, and consider comments from representatives of the development industry. Representatives include members from the Urban Development Institute (UDI), Greater Vancouver Home Builders Association (GVHBA), National Association of Industrial and Office Properties (NAIOP), and local homebuilders and developers.

#### *How are DCC rates derived?*

The City began the DCC process by determining the amount of growth expected to occur based on the City's OCP. Using the growth projections for residential, commercial, industrial, and institutional developments, the City identified specific infrastructure needs to accommodate this growth. The corresponding estimated costs formed the basis of the DCC Program.

New DCC rates were established through the Development Cost Charges Imposition Bylaw No. 10003 effective May 14, 2019. There were no rate increases in 2020, at the Council meeting from October 13, 2020 R20/17-11, it was decided to keep the DCC rates unchanged as outlined in the staff report.

#### *How are DCCs used?*

Funds collected through the DCC program are deposited in a separate reserve account. These funds may only be used to pay for the expenditures of the capital project or finance the costs related to debt incurred for the capital project.

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DCC cannot be used for costs incurred to operate and maintain parks, roads, watermain, sanitary and storm sewers already in place to serve the existing residents of the City, or to replace infrastructure if the replacement is not capacity-driven as a result of development. In addition, DCC collected cannot be used to pay for services such as recreation, policing, fire and library that are also affected by growth.

*How are costs allocated to growth and existing users?*

To achieve the objective of promoting growth and to ensuring the use of a fair and equitable basis of allocating costs, the costs of the DCC are allocated between growth and the existing population based on assessed benefit factors.

## II. 2020 DCC RESERVE FUND BALANCES

The City records and maintains separate accounts for each DCC reserve fund. The following table provides a continuity schedule of each DCC reserve fund (by service) for the 2020 fiscal year:

	<i>(amounts expressed in thousands of dollars)</i>					
	January 1 Balance	Transfers In	Interest Earned	DCC Credits	Transfers Out	December 31 Balance
City-Wide:						
Drainage	\$ 39,045	\$ 4,866	\$ 726	\$ -	\$ (118)	\$ 44,519
Parks Acquisition	42,690	6,970	716	-	(3,764)	46,612
Parks Development	18,816	5,142	306	-	(1,757)	22,507
Roads	57,548	16,315	958	(185)	(9,414)	65,222
Sanitary Sewer	25,136	2,671	451	-	(1,357)	26,901
Water	7,336	1,120	132	-	(300)	8,288
Total City-Wide	\$ 190,571	\$ 37,084	\$ 3,289	\$ (185)	\$ (16,710)	\$ 214,049
Local Area - Alexandra:						
Drainage	\$ 1,572	\$ -	\$ 28	\$ -	\$ -	\$ 1,600
Parks Acquisition	949	-	17	-	-	966
Parks Development	645	-	13	-	(27)	631
Roads*	3,159	(99)	56	-	-	3,116
Sanitary Sewer	531	-	10	-	-	541
Water	244	-	4	-	-	248
Total Local Area	\$ 7,100	\$ (99)	\$ 128	\$ -	\$ (27)	\$ 7,102
Total DCC Reserve	\$ 197,671	\$ 36,985	\$ 3,417	\$ (185)	\$ (16,737)	\$ 221,151

\*Includes reimbursements pertaining to front-end agreement

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**III. 2020 DCC CREDITS**

<b>Site Address</b>	<b>Developer/Applicant</b>
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*Drainage*

No credits for drainage were issued during 2020.

*Parkland Acquisition*

No credits for parkland acquisition were issued during 2020.

*Parkland Development*

No credits for parkland development were issued during 2020.

*Roads*

3333 Brown Rd	Polygon Avanti Ltd
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*Sanitary Sewer*

No credits for sanitary sewer were issued during 2020.

*Water*

No credits for water were issued during 2020.



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#### **IV. 2020 and 2021 DCC PROGRAMS**

##### *Drainage*

The projects in the Drainage DCC Program include upgrades to box culverts, drainage mains and pump stations.

A summary of the projects funded by the Drainage DCC during 2020 and the projects set to begin in 2021 is contained in Appendix 1.

##### *Parkland Acquisition and Park Development*

The projects in the Parks Acquisition DCC Program include acquisition and internal repayments for park land and open space required to meet the needs of the City's growth. The projects include park planning and development as well as new playgrounds. Areas impacted include urban parks, community parks, neighbourhood parks, trails, natural areas and waterfront parks.

A summary of the projects funded by the Parks Acquisition and Parks Development DCC during 2020 and the projects set to begin in 2021 is contained in Appendix 2.

##### *Roads*

The projects in the Roads DCC Program include new/widening of roads, intersection and traffic signal improvements, selected arterial improvements, pedestrian and cyclist improvements, transit-related road infrastructure, traffic safety projects and internal repayments.

A summary of the projects funded by the Roads DCC during 2020 and the projects set to begin in 2021 are contained in Appendix 3.

##### *Sanitary Sewer*

The projects in the Sanitary Sewer DCC Program include upgrades to sanitary sewer gravity mains, forcemains and pump stations.

A summary of the projects funded by the Sanitary Sewer DCC during 2020 and the projects set to begin in 2021 is contained in Appendix 4.

##### *Water*

The projects in the Water DCC Program include upgrades to watermain and pressure reducing valve stations.

A summary of the projects funded by the Water DCC during 2020 and the projects set to begin in 2021 is contained in Appendix 5.

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**V. WAIVERS AND REDUCTIONS**

Section 563 of the Local Government Act provides the option for municipalities to exempt or waive DCC for the following classes of eligible development:

- Not-for-profit rental housing, including supportive living housing;
- For-profit affordable rental housing;
- A subdivision of small lots that is designed to result in low greenhouse gas emission; and
- A development designed to result in a low environmental impact.

For the year of 2020, no waivers or reductions were granted.

**VI. MUNICIPAL ASSISTFACTOR**

The Local Government Act recognizes that the City and existing residents can also receive a marginal benefit from the associated capital improvements. As such, the Local Government Act stipulates that an assist factor will be included as part of the calculation of DCC. An assist factor represents the City's contribution towards the capital projects that are attributable to new developments. In determining the municipal assist factor, the City considers the following factors:

- Future land use patterns and development;
- Phasing of works and services;
- Whether the charges are excessive in relation to the capital costs of prevailing standards of service;
- Whether the costs will deter development; or
- Whether the charges will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land.

Based on the above factors and the assessment that the majority of the capital improvements are a result of new growth, the City's municipal assist factor has been set at 1% which is the minimum amount the City may contribute.

**DRAINAGE – 2020 Expenditures**

This table summarizes all projects approved in 2020 and earlier that had expenditures funded by the Drainage DCC during 2020:

<b>Location</b>	<b>Type of Infrastructure / Description</b>
Horseshoe Slough	Pump station upgrade
Heather Street Improvement	Drainage upgrade
Steveston Highway and No. 3 Road	Pump station upgrade

**DRAINAGE – 2021 Projects**

This table summarizes all projects funded by the Drainage DCC that have been approved in the 2021 Capital Budget:

<b>Location</b>	<b>Type of Infrastructure / Description</b>
City-wide	Disaster Mitigation and Adaptation Fund Infrastructure Upgrades

**PARKS – 2020 Expenditures**

This table summarizes all projects approved in 2020 and earlier that had expenditures funded by the Parks DCC during 2020:

<b>Location</b>	<b>Type of Infrastructure / Description</b>
Aberdeen Park	Development of neighbourhood park
City-Wide	Advanced planning & design
City-Wide	General development
City-Wide	Parkland acquisition and repayment
City-Wide	Parks advance planning & design
City-Wide	Parks Identity Signage Program
Garden City Lands	Design and construction
Hollybridge Way and Middle Arm	Pier construction and development of neighbourhood park
Lang Park	Development of neighbourhood park
London Steveston Park	Parks advance planning & design
Middlearm Gateway Waterfront Park	Parks advance planning & design
Minoru Park	Parks advance planning & design
Paulik Park	Development of neighbourhood park
Railway Granville Bike Park	Design and construction
Riverport Waterfront and Cook Neighbourhood Park	Development of neighbourhood park
Terra Nova Park	Waterfront development
The Gardens Agricultural Park	Development of neighbourhood park
West Cambie	Development of neighbourhood park

**PARKS – 2021 Projects**

This table summarizes all projects funded by the Parks DCC that have been approved in the 2021 Capital Budget:

<b>Location</b>	<b>Type of Infrastructure / Description</b>
City-Wide	Parkland Acquisition
City-Wide	Parks Interpretive Signage Program - Phase 1
City-Wide	Dog Park Upgrades
City-Wide	City-Wide Community Gardens
Broadmoor	South Arm Park Renewal
City-Wide	Parks General Development
City-Wide	Parks Advance Planning and Design
Minoru Park	Minoru Lakes Renewal: Phase Two

**ROADS – 2020 Expenditures**

This table summarizes all projects approved in 2020 and earlier that had expenditures funded by the Roads DCC during 2020:

<b>Location</b>	<b>Type of Infrastructure / Description</b>
City-Wide	Accessible Pedestrian Signal Program
City-Wide	Active Transportation Improvement Program
City-Wide	Advanced design
City-Wide	Arterial Roadway Improvement Program
Cambie Road: River Road to No. 3 Road	Road Improvements including new Multi-Use Pathway
Leslie Road at River Parkway	New road connection
City-Wide	Cycling Network Plan Update
Garden City Road: Lansdowne Road to Westminster Highway	Pedestrian and Cycling Enhancement
City-Wide	Functional and Preliminary Design (Transportation)
No. 2 Road: Steveston Road to Dyke	Road upgrade with Multi-Use Pathway
River Parkway: Gilbert Road to Cambie Road	New road with walkways and bicycle lanes
City-Wide	LED Street Name Sign Program
City-Wide	Neighbourhood Walkway Program
Nelson Road/Blundell Road Intersection	Nelson Road/Blundell Road Intersection and Railway Crossing Improvements
City-Wide	Top 20 Collision Prone Intersections- Short-term Improvements
City-Wide	Special Crosswalk Program
City-Wide	Traffic Calming Program
City-Wide	Traffic Signal Power Backup System (UPS)
City-Wide	Traffic Signal Program
City-Wide	Traffic Video and Communication Program
City-Wide	Transit-Related Amenity Improvement Program
City-Wide	Transit-Related Roadway Improvement Program

**ROADS – 2021 Projects**

This table summarizes all projects funded by the Roads DCC that have been approved in the 2021 Capital Budget:

<b>Location</b>	<b>Type of Infrastructure / Description</b>
City-Wide	Active Transportation Improvement Program
City-Wide	Arterial Roadway Improvement Program
City Centre	Lansdowne Road Off-road Cycling Facility, Gilbert Road to Pearson Way
City-Wide	LED Street Name Sign Program
City-Wide	Neighbourhood Walkway Program
No. 2 Road: Steveston Highway to Williams Road	No 2 Road Multi-Use Pathway, Steveston Highway to Williams Road
City-Wide	Special Crosswalk Program
No. 4 Road/Cambie Road and No. 2 Road/Westminster Highway intersections	Top 20 Collision Prone Intersections- Medium-/Long-term Improvements
City-Wide	Traffic Calming Program
City-Wide	Traffic Signal Power Backup System (UPS)
City-Wide	Traffic Signal Program
City-Wide	Traffic Video and Communication Program
City-Wide	Transit-Related Amenity Improvement Program
City-Wide	Transit-Related Roadway Improvement Program
City-Wide	Transportation Planning, Functional and Preliminary Design

**SANITARY SEWER – 2020 Expenditures**

This table summarizes all projects approved in 2020 and earlier that had expenditures funded by the Sanitary Sewer DCC during 2020:

<b>Location</b>	<b>Type of Infrastructure / Description</b>
Cook Gate and Cook Road	Pump station replacement and upgrades
Hamilton Area	Pump station replacement and upgrades
Spires Road	Sewer replacement

**SANITARY SEWER – 2021 Projects**

There were no projects funded by the Sanitary Sewer DCC in the 2021 Capital Budget:



**WATER – 2020 Expenditures**

This table summarizes all projects approved in 2020 and earlier that had expenditures funded by the Water DCC during 2020:

<b>Location</b>	<b>Type of Infrastructure / Description</b>
City-Wide	Watermain replacement
Spires Road	Watermain replacement

**WATER – 2021 Projects**

This table summarizes all projects funded by the Water DCC that have been approved in the 2020 Capital Budget:

<b>Location</b>	<b>Type of Infrastructure / Description</b>
City-Wide	Watermain replacement