



City of Richmond

Report to Committee

To: Finance Committee

Date: January 27, 2023

From: Mike Ching
Director, Finance

File: 03-0900-01/2023-Vol
01

Re: Proposed Amendment to the Development Cost Charges Imposition Bylaw

Staff Recommendation

That Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10436 be introduced and given first, second and third readings.

Mike Ching
Director, Finance
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REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Economic Development	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	
Affordable Housing	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Building Approvals	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

At the July 11, 2022 Council Meeting, the staff report titled “2022 Major Development Cost Charges Program Update”, dated June 20, 2022 from the Acting Director, Finance was endorsed as the basis for further public consultation in establishing the updated Development Cost Charges (DCC) Imposition Bylaw.

At the same meeting, the following referral motion was passed:

That staff investigate the viability of applying Development Cost Charges to dwellings being rebuilt and report back.

This report provides information on the feedback received from the public engagement sessions and addresses the referral motion, which will be used as the basis for the proposed amendment to the City’s DCC Imposition Bylaw No. 9499.

This report supports Council’s Strategic Plan 2018-2022 Strategy #1 A Safe and Resilient City:

Enhance and protect the safety and well-being of Richmond.

1.2 Future-proof and maintain city infrastructure to keep the community safe.

This report supports Council’s Strategic Plan 2018-2022 Strategy #5 Sound Financial Management:

Accountable, transparent, and responsible financial management that supports the needs of the community into the future.

5.1 Maintain a strong and robust financial position.

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

5.4 Work cooperatively and respectfully with all levels of government and stakeholders while advocating for the best interests of Richmond.

This report supports Council’s Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

Leadership in effective and sustainable growth that supports Richmond's physical and social needs.

6.1 Ensure an effective OCP and ensure development aligns with it.

Findings of Fact

Development Cost Charges (DCCs) are monies that municipalities collect from developers to offset the portion of capital costs related to services incurred by the municipality as a direct result of new developments. The *Local Government Act* (LGA) permits DCCs to be established for providing, constructing, altering or expanding facilities related to roads, water, sanitary, drainage, parkland acquisition and park development.

The establishment of DCCs is subordinate to the broader goals and initiatives including regional growth strategies and the City’s Official Community Plan (OCP).

This major DCC update does not coincide with the OCP targeted update that is now underway, however staff recommend that it be approved in order to reflect the inclusion of the dike master plan and the update of the DCC program costs in accordance with the Province’s DCC Best Practices Guide. The DCC Best Practices Guide is a publication from the Province of B.C. which reflects relevant laws, legislation and best practices with respect to development cost charges to standardize the establishment and administration of DCC programs.

Once the OCP targeted review is completed, a full DCC review will be undertaken to ensure that all major cost estimates, growth assumptions and underlying DCC methodologies are fully aligned with the broad policy consideration of the approved and updated OCP.

Major DCC Update Process

Table 1 summarizes the DCC update process completed since the last major DCC update in May 2017.

Table 1. DCC Update Process (2018 to Current)

Period	DCC Update Process
2018 to 2021	Annual inflationary adjustment to DCC rates (except for year 2020 as Covid-19 relief measure).
Summer 2021 to Spring 2022	Review and update of DCC assumptions and methodology including DCC project timeframe, cost update, technical studies, growth forecast etc.
Summer 2022	Report to Council to introduce preliminary updated DCC program and draft DCC rates.
Fall 2022	Additional update of DCC program costs to reflect updated cost and project assumptions.
Winter 2022	Invitation to public for feedback. Engagement sessions with development industry representatives, general public and economic advisory committee.
Spring 2023	Propose DCC Amendment Bylaw for Council’s consideration.

If Council approves the proposed DCC Amendment Bylaw, the proposed DCC Bylaw along with the DCC Background Report and supporting documents (Attachment 1) will be submitted to the Inspector of Municipalities for review and statutory approval prior to Council’s final adoption of the DCC Amendment Bylaw.

Referral Response on the Viability of Applying DCCs on Rebuilds

Staff reviewed the DCC legislation, researched the DCC Best Practices Guide and consulted with staff at the Ministry on a local government’s ability to impose DCCs to dwellings being rebuilt.

The Ministry advised that imposing DCCs on rebuilds (where DCCs were previously paid on the lot or where no capital cost burden was imposed on the municipality) contravenes sections 561(2) and (3) of the *Local Government Act* (LGA), which states that:

- LGA 561(2) A development cost charge is not payable if a development cost charge has previously been paid for the same development unless, as a result of further development, new capital cost burdens will be imposed on the municipality, regional district or greater board.*
- LGA 561(3) A development cost charge is not payable if the development does not impose new capital cost burdens on the municipality, regional district or greater board.*

The DCC Best Practices Guide discusses that dwelling size may simply be a reflection of lifestyle preferences and further states that it is unclear whether the size of a dwelling unit is indeed directly proportional to the number of occupants, thereby affecting overall service demand.

With the OCP studies and update already underway, staff is recommending that the City continues to follow the current practice of assessing and collecting DCCs for newly created lot(s) upon subdivision approval. Further review and analysis over the unit of measurement and other underlying DCC service demand and cost assumptions will be incorporated into the next major DCC update upon completion of the upcoming OCP update.

Analysis

Updated DCC Recoverable Value

Prior to engaging the public for comments and undertaking further public consultation sessions in November and December 2022, staff reviewed and updated the DCC programs to ensure that the costs are reflective of the current market conditions and project information for the projected 25-year DCC timeframe. The proposed DCC recoverable amounts are summarized in Table 2.

Table 2. Proposed vs. Draft DCC Program Recoverable Values

Program Area	January 2023 DCC Recoverable (Proposed)	July 2022 DCC Recoverable (Draft)	May 2017 DCC Recoverable (Last Approved)	% Increase (2023 vs 2017)
Roads	\$ 665,041,711	\$ 718,085,195	\$ 504,321,687	32%
Drainage	\$ 549,909,257	\$ 583,324,854	\$ 167,383,669	229%
Park Acquisition	\$ 325,882,664	\$ 325,882,664	\$ 245,451,584	33%
Park Development	\$ 182,407,295	\$ 182,407,295	\$ 178,383,883	2%
Sanitary	\$ 102,234,339	\$ 102,234,339	\$ 88,650,258	15%
Water	\$ 44,055,639	\$ 44,055,639	\$ 38,308,976	15%
Total	\$1,869,530,905	\$1,955,989,986	\$1,222,500,057	53%

The proposed increase of DCC recoverable value from \$1.22 billion (2017) to \$1.87 billion (2023) was mainly the reflection of the following cost drivers:

- Building Construction Price Index for Metro Vancouver (as published by Statistics Canada) has increased by over 40% since 2017 which was attributed to the rising costs of labour, raw materials and commodities that have been exacerbated by the pandemic and global supply chain issues. The increase has specifically affected the projected costs of the Engineering programs where raw materials and associated construction costs are significant cost drivers in providing the required capital infrastructures.
- Increase in land values over the past years, especially notable in the densified City Centre area where land value has increased by more than two-folds. Both the Roads and the Park Acquisition DCC program values have been updated to reflect the current land acquisition costs for the roadways and park spaces required by growth.
- A new diking component has been included in the proposed Drainage DCC program for the City to provide a robust dike network and infrastructure with increased capacity to support growth.

The City, in calculating the DCC rates, has followed the DCC Best Practices Guide in using statistically significant information such as estimated population being served and equivalency factors based on technical studies and industry best practice. Table 3 summarizes the resulting proposed DCC rates for each development type in comparison with the existing DCC rates.

Table 3. Proposed vs. Existing DCC Rates

Development Type	Unit	Proposed DCC Rates (Proposed Bylaw No. 10436)	Existing DCC Rates (Existing Bylaw No. 10161)	% Increase
Single Family	per lot	\$ 61,138.20	\$ 41,865.77	46%
Townhouse	per ft ²	\$ 32.40	\$ 22.77	42%
Apartment	per ft ²	\$ 34.31	\$ 23.97	43%
Commercial/ Institutional	per ft ²	\$ 22.15	\$ 15.39	44%
Light Industrial	per ft ²	\$ 18.19	\$ 12.02	51%
Major Industrial	per acre	\$206,249.33	\$103,584.37	99%

Summary of Public Comments

The City hosted three public engagement sessions during November and December 2022 to provide opportunities for representatives from the public, industry groups and relevant stakeholder groups to review and to provide feedback on the DCC programs and the proposed DCC rates.

Direct invitation for comments were extended to industry groups including Urban Development Institute (UDI), NAIOP (Commercial Real Estate Development Association), Homebuilders Association as well as the Richmond Economic Advisory Committee. Other general public and individual developers and builders were notified through local newspapers and social media platforms for them to provide their feedback to the City during the three-week public consultation period.

During the public engagement sessions, the industry representatives recognized the need for the City to increase the existing DCC rates as they are aware of the increase in land values and construction cost escalation. Details of the proposed DCC programs and the associated calculations are provided and further clarification responses were provided to the public during the consultation period.

Below are highlights of the key feedback received during the consultation period:

1. The proposed increases in DCC rates will affect housing affordability.
2. More affordable housing options and policies are needed to incentivize development.
3. Timing of bylaw adoption and applicability of in-stream provision.
4. Whether the City would consider phasing in the proposed DCC rates over multiple years.

Staff Response

1. Impact to Development

The impact of the proposed DCC rates to residential developments is summarized in Tables 4a, 4b and 4c, where the ratios of the proposed residential DCC payable as a percentage of average home sale price are compared with the ratios from the last update in 2017. The average home sale prices (as published by the Real Estate Board of Greater Vancouver) for December 2022 and December 2016 are used for this analysis.

Table 4a. Proposed Single Family DCC Payable as a percentage of average home sale price

Single Family Dwelling	2023 (Proposed)	2017 Update	% Change
Average Home Sale Price	\$1,978,200	\$1,678,300	18%
DCC Payable	\$61,138	\$39,494	55%
DCC Payable as % of Home Sale Price	3.09%	2.35%	

Table 4b. Proposed townhouse DCC Payable as a percentage of average home sale price

Townhouse	2023 (Proposed)	2017 Update	% Change
Average Home Sale Price	\$1,049,800	\$726,000	45%
DCC Payable	\$43,740	\$28,998	51%
DCC Payable as % of Home Sale Price	4.17%	3.99%	

Table 4c. Proposed apartment DCC Payable as a percentage of average home sale price

Apartment	2023 (Proposed)	2017 Update	% Change
Average Home Sale Price	\$689,400	\$440,800	56%
DCC Payable	\$22,302	\$14,697	52%
DCC Payable as % of Home Sale Price	3.23%	3.33%	

The proposed DCC rate increases are reflective of the costs faced by the City in delivering its infrastructure requirements to support growth. The proposed increase is mainly driven by the escalated cost of land (required for both Roads and Parkland Acquisitions), construction costs, as well as the addition of dike upgrade costs allocated to growth in support of the City's Long-Term Flood Protection Strategy.

The proposed increase in DCC rates is intended to ensure that the costs incurred by growth are allocated to new developments and is not intended to affect housing affordability. The updated DCC rates will allow the City to meet the objective of redistributing growth-related costs back to growth to ensure such costs are not only borne by general taxpayers.

2. Affordable Housing Options and Policies

Municipalities, through adoption of a DCC Waiver/Reduction Bylaw, may waive or reduce charges for certain eligible affordable housing developments. Studies are currently underway in determining and reviewing the feasibility and financial impact of DCC waiver or reduction for qualifying affordable housing developments. Any DCCs that are waived under such DCC Waiver/Reduction Bylaw will require the municipality to fund the waived DCCs using alternative municipal funding sources.

Staff will report findings and recommendations to Council upon completion of the review work in a separate report during 2023.

3. Adoption Timing and In-Stream Protection

If Council approves the proposed DCC Bylaw, the proposed Bylaw along with the DCC Background Report and supporting documents (Attachment 1) will be submitted to the Inspector of Municipalities for review and statutory approval prior to Council's final adoption. This process may take two to three months to complete.

To qualify for in-stream protection under sections 511 and 568 of the LGA, prior to the effective date of the DCC Bylaw, the subdivision applications or the precursor applications (e.g. rezoning application, development permit application, building permit application) must have been submitted in satisfactory form to and accepted by the City, and all application fees must have been paid. For in-stream subdivision applications, where the DCCs are payable at subdivision, the subdivision must be completed within 12 months after the bylaw is adopted. For in-stream precursor applications, the building permit related to these applications must be issued within 12 months of the effective date of the bylaw.

4. Phasing of the Proposed DCC Rates

Phasing of the proposed DCC rates over multiple years may help address the development industry’s cost concerns. Table 5 below provides an illustration of the impact to the proposed DCC rate under a 2-year phasing approach.

Table 5. Estimated DCC Rates Under a 2-Year Phasing Approach (not recommended)

Development Type	Existing DCC Rates	Year-1 DCC Rates (under 2-year approach)	% Change	Year-2 DCC Rates (under 2-year approach)	% Change
Single Family	\$41,865.77	\$51,407.01	23%	\$61,138.20	19%
Townhouse	\$22.77	\$27.21	19%	\$32.40	19%
Apartment	\$23.97	\$28.78	20%	\$34.31	19%
Commercial	\$15.39	\$18.67	21%	\$22.15	19%
Light Industrial	\$12.02	\$15.33	28%	\$18.19	19%
Major Industrial	\$103,584.37	\$173,922.25	68%	\$206,249.33	19%

The phasing option is not recommended for the current major DCC update on the basis that cost increases have been significant in the past few years where phasing will result in the City’s DCC rates continuing to trail further behind. As shown in Table 6, the cost of inflation (using Vancouver Building Construction Price Index as a reference) has been escalating at a rate that is far in excess of the City’s actual rate of DCC increases for the past five years.

Table 6. Building Construction Price Index and City’s DCC rate increases (2018 to 2022)

Year	Building Construction Price Index Annual Increase	City’s DCC Rates Annual Increase
2018	7.0%	2.2%
2019	4.2%	2.9%
2020	3.5%	-
2021	9.7%	0.8%
2022	14.2%	-

Staff recommend that the proposed DCC rates for the current major DCC update be rolled out in full without phasing upon adoption in order for the City to catch up with the costs of inflation in delivering the capital infrastructure required by growth.

Financial Impact

The proposed DCC rate increases will allow the City to collect DCCs from new developments to pay for the costs of infrastructure related to growth, such as parkland purchase, park development, traffic improvements and engineering infrastructures. The financial impact on the amount of DCC collection will depend on the timing, volume and types of new development activities.

Conclusion

The proposed major DCC update will allow the City's DCC programs and DCC rates to be updated to reflect the current costs of providing the required infrastructure to support growth. Staff recommend that Development Cost Charges Imposition bylaw No. 9499, Amendment Bylaw No. 10436 be given first, second and third readings by Council.



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Att. 1: 2023 DCC Update Background Report

2: Proposed Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10436

CITY OF RICHMOND

DEVELOPMENT COST CHARGE BYLAW 2023 UPDATE

DRAFT REPORT

JANUARY 31, 2023

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1123.0055.01

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**APPENDIX B: CITY OF RICHMOND DEVELOPMENT COST CHARGE IMPOSITION BYLAW NO. 9499,
AMENDMENT BYLAW NO. 10436 (2023)**

APPENDIX C: PUBLIC INFORMATION SESSION

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EXECUTIVE SUMMARY

In 2021, the City of Richmond initiated the process of updating their Development Cost Charge (DCC) Bylaw. The DCC Bylaw was developed based on infrastructure needed to service growth identified through recently completed plans and technical studies.

The development of this DCC bylaw included the following:

- Review and update residential and non-residential growth estimates in the DCC program
- Review and update eligible DCC projects, cost estimates and appropriate benefit allocations
- Public and stakeholder input, including coordination with the Ministry of Municipal Affairs

The proposed DCC program reflects a 1% municipal assist factor across all DCC programs. Proposed DCC rates are provided in Table ES-1.

Table ES 1: Proposed DCC Rates

Land Use	Unit of Charge	Transportation	Water	Sanitary Sewer	Drainage	Parkland Acquisition	Park Development	Proposed Development Cost Charges
Single Family	Per lot	\$19,392.25	\$1,089.00	\$2,273.11	\$23,832.22	\$9,239.83	\$5,311.79	\$61,138.20
Townhouse	Per ft ² of DU	\$9.65	\$0.74	\$1.54	\$10.63	\$6.25	\$3.59	\$32.40
Apartment	Per ft ² of DU	\$12.76	\$0.82	\$1.70	\$8.13	\$6.92	\$3.98	\$34.31
Commercial	Per ft ² of BA	\$13.85	\$0.28	\$0.58	\$7.08	\$0.23	\$0.13	\$22.15
Institutional	Per ft ² of BA	\$13.85	\$0.28	\$0.58	\$7.08	\$0.23	\$0.13	\$22.15
Light Industrial	Per ft ² of BA	\$9.89	\$0.28	\$0.58	\$7.08	\$0.23	\$0.13	\$18.19
Major Industrial	Per acre of GSA	\$51,704.76	\$3,906.37	\$8,153.92	\$141,056.63	\$906.51	\$521.14	\$206,249.33

NOTES:

DU = Dwelling Unit (in square feet)

BA = Building Area (in square feet)

GSA = Gross Site Area (in acres)

1.0 BACKGROUND

The City of Richmond last completed a major update to its DCC Bylaw in 2017, with minor inflationary updates in 2018, 2019, and 2021. Since the last major update, the City has completed various DCC projects as well as prepared a number of plans and technical studies. These documents provide new information on capital works required to service growth as well as updated cost estimates. In accordance with best practices, the City is in a strong position to conduct a major update of its DCC Bylaw.

This DCC bylaw update involved the following:

- Review and update residential and non-residential growth estimates in the DCC program;
- Review and update eligible DCC projects, cost estimates and appropriate benefit allocations;
- Conduct public and stakeholder input on the Draft DCC program and rates; and
- Coordinate with the Ministry of Municipal Affairs throughout the process.

This DCC program was developed to be consistent with the following legislation, plans, and policy guides:

- *Local Government Act*
- Development Cost Charges Best Practices Guide
- City of Richmond Development Cost Charge Bylaw No. 9499, Amendment Bylaw No. 10161 (2021)
- City of Richmond Official Community Plan
- City of Richmond plans and technical studies

It should be noted that the material provided in the background report is meant for information only. Reference should be made to Bylaw No. 9499, Amendment Bylaw No. 10161 (2021) for the specific DCC rates until a new DCC Bylaw has been adopted.

2.0 DCC KEY ELEMENTS

The Development Cost Charge Best Practice Guide (prepared by the Ministry of Municipal Affairs) identifies key elements that should be considered when determining DCC rates. Table 1 outlines those key elements, decisions and supporting rationale used in this update. The table also indicates whether the approach used in this major update aligns with the Best Practices Guide.

Table 1: DCC Key Elements

Key Element	City of Richmond 2023 DCC Update	Rationale	Aligns with Best Practices Guide?
Time Horizon	25 Years	<ul style="list-style-type: none"> Aligns with recent master plans and infrastructure planning studies. 	✓
City-wide or area-specific charge	City-wide charge	<ul style="list-style-type: none"> DCC projects are components of specific areas and have been allocated according to the area-specific infrastructure. 	✓
Grant Assistance	None	<ul style="list-style-type: none"> No identified DCC projects include grant assistance. 	✓
Developer Contribution	None	<ul style="list-style-type: none"> No identified DCC projects include a developer contribution. 	✓
Financing	No	<ul style="list-style-type: none"> No identified DCC projects include financing. 	✓
Benefit Allocation	10-100%	<ul style="list-style-type: none"> For projects where both new and existing residents will benefit, benefit has been calculated based on modelling, the ratio of new population to total population, or rule of thumb (for some studies). 100% benefit is allocated to projects required only to increase capacity due to growth or to service growth. 	✓
Municipal Assist Factor	1%	<ul style="list-style-type: none"> The City is contributing 1% to all programs. 	✓

Key Element	City of Richmond 2023 DCC Update	Rationale	Aligns with Best Practices Guide?
Units of charge	Per lot, per square foot gross floor area, per square foot building area, and per acre gross site area	<ul style="list-style-type: none"> • <i>Per lot</i> for single family, at time of subdivision. • <i>Per square foot of gross floor area</i> for townhouse and apartment uses as impact on infrastructure is expected to correlate most closely with floor space. • <i>Per square foot of building area</i> for commercial, light industrial, and institutional, uses as impact on infrastructure is expected to correlate most closely with building area. • <i>Per acre of gross site area</i> for major industrial uses as impact on infrastructure is expected to correlate most closely with site area. 	✓

3.0 GROWTH PROJECTIONS AND EQUIVALENCIES

3.1 RESIDENTIAL GROWTH PROJECTIONS

The previous DCC update utilized a 25-year growth projection, based on OCP growth estimates to 2041. Based on discussions with City staff, the same 25-year growth projection values are utilized for this DCC update, until such time as the City updates its Official Community Plan. Residential growth projections by dwelling type for the 25-year time horizon are shown below in Table 2.

Table 2: Residential Growth by Dwelling Type (25 years)

Dwelling Type	Number of New Units
Single Family	1,982
Townhouse	17,834
Apartment	19,091
Total	38,907

3.2 NON-RESIDENTIAL GROWTH PROJECTIONS

Growth projections for commercial, industrial, and institutional uses are based on recent technical studies. The non-residential growth projections for the 25-year time horizon used in this DCC update are shown in Table 3.

Table 3: Non-Residential Growth by Land Use (25 years)

Land Use	New Development	Units*
Commercial	317,562	m ² gross floor area
Institutional	272,883	m ² building area
Light Industrial	390,862	m ² gross floor area
Major Industrial	13	ha gross site area

**Note: metric units converted to imperial for presentation of the DCC rates, as per past practices.*

3.3 EQUIVALENCIES

The equivalencies used to calculate DCC rates are based on current available technical information, and industry best practices for each infrastructure category, as outlined in the following table.

Table 4: Equivalencies

Land Use	Transportation (weighted trip ends)	Water / Sewer (pop.)	Drainage (Imperviousness)	Parks (pop.)
Single Family (per lot)	1.2750	3.300	1.0000	3.3000
Townhouse (per dwelling unit)	0.82500	2.900	0.5800	2.9000
Apartment (per dwelling unit)	0.71300	2.100	0.2900	2.1000
Commercial (per sq. m GFA.)	0.0098	0.009	0.0032	0.0009
Institutional (per sq. m. BA)	0.0098	0.009	0.0032	0.0009
Light Industrial (per sq. m. GFA)	0.007	0.009	0.0032	0.0009
Major Industrial (per hectare GSA)	8.400	29.250	14.6250	0.8000

Transportation

For transportation projects, the impact of development is distributed based on the trips generated by each land use. Trip ends are based on the ITE Trip Generation Manual, 10th Edition.

Drainage

In general terms, the impact on the storm drainage system of developing a parcel of land is expressed as the amount of stormwater run-off that must be accommodated by the system. The accepted parameter for expressing imperviousness in stormwater calculations is the “run-off coefficient”. The run-off coefficient reflects the ratio between the impervious area on a parcel and the total area of the parcel. Run-off coefficients are then used to calculate drainage equivalencies in relation to a single family dwelling (shown as 1.0). Other residential dwelling unit equivalencies are based on dwelling units, with non-residential uses based on a square meter of gross floor area (with the exception of major industrial uses which is on a per hectare basis).

Sanitary and Water

For residential demand, occupancy rates can be used to project demands for water and sanitary services. For non-residential land uses, equivalent populations per square metre, or hectare, are established.

Parks

Given the need for new park space and since park development is generated by population increases, the City will levy Parks DCCs on all land uses as expressed in population equivalents.

4.0 DCC COSTS AND PROJECTS

4.1 DCC COSTS

DCC rates are determined by applying the key elements, growth projections and equivalencies described earlier in this report to projects that are DCC eligible and expected to be built within the specified DCC timeframe. The full DCC program and calculations are included in **Appendix A**. An overview of the DCC costs by infrastructure type is provided below.

Table 5: DCC Program Overview and Capital Costs

Service	Total Capital Costs (Millions)	Benefit Allocation	Municipal Assist Factor	DCC Recoverable (Millions)	Municipal Contribution (Millions) ⁽¹⁾
Transportation	707.1	95%	6.7	665.0	42.1
Water	46.2	95-100%	0.4	44.1	2.2
Sanitary Sewer	107.4	26-100%	1.0	102.2	5.2
Drainage	1,409.2	10-100%	5.6	549.9	859.3
Parkland Acquisition	346.5	95%	3.3	325.9	20.6
Park Development	193.9	95%	1.8	182.4	11.5
Total ⁽²⁾	\$2,810.3		\$18.8	\$1,869.5	\$940.9

⁽¹⁾ Includes municipal assist factor and portion allocated to existing development.

⁽²⁾ Figures may not add to due rounding.

4.2 INTEREST ON LONG-TERM DEBT

No interest on long-term debt is included in changes reflected by this Major DCC Update.

4.3 DCC PROJECTS

The revised DCC program was developed by reviewing recent plans and technical studies. Additionally, the existing DCC program was reviewed to update the project status and update the cost estimates. The types of projects included in the DCC program are as follows:

- Road improvements
- Water main upgrades
- Storm main upgrades
- Drainage dike upgrades
- Pump station upgrades
- Sewer trunk main upgrades
- Parkland acquisition and park development

A complete list of detailed projects and cost estimates is provided in Appendix A.

5.0 DCC RATES

A comparison of existing and proposed rates is provided in Table 6. Detailed proposed DCC rates are included in Table 7.

Table 6: DCC Rate Comparison

Land Use	Unit of Charge	Existing Rate (2021)	Proposed Rate (2023)	% Change
Single Family	Per lot	\$41,865.77	\$61,138.20	46%
Townhouse ⁽¹⁾	Per ft ² Gross Floor Area	\$22.77	\$32.40	42%
Apartment ⁽²⁾	Per ft ² Gross Floor Area	\$23.97	\$34.31	43%
Commercial	Per ft ² Gross Floor Area	\$15.39	\$22.15	44%
Institutional	Per ft ² Building Area	\$15.39	\$22.15	44%
Light Industrial	Per ft ² Gross Floor Area	\$12.02	\$18.19	51%
Major Industrial	Per acre Gross Site Area	\$103,584.37	\$206,249.33	99%

⁽¹⁾ Assumes an average Townhouse unit size of 1,300 ft²

⁽²⁾ Assumes an average Apartment unit size of 850 ft²

Table 7: Proposed DCC Rates

Land Use	Unit of Charge	Transportation	Water	Sanitary Sewer	Drainage	Parkland Acquisition	Park Development	Proposed Development Cost Charges
Single Family	Per lot	\$19,392.25	\$1,089.00	\$2,273.11	\$23,832.22	\$9,239.83	\$5,311.79	\$61,138.20
Townhouse	Per ft ² of DU	\$9.65	\$0.74	\$1.54	\$10.63	\$6.25	\$3.59	\$32.40
Apartment	Per ft ² of DU	\$12.76	\$0.82	\$1.70	\$8.13	\$6.92	\$3.98	\$34.31
Commercial	Per ft ² of BA	\$13.85	\$0.28	\$0.58	\$7.08	\$0.23	\$0.13	\$22.15
Institutional	Per ft ² of BA	\$13.85	\$0.28	\$0.58	\$7.08	\$0.23	\$0.13	\$22.15
Light Industrial	Per ft ² of BA	\$9.89	\$0.28	\$0.58	\$7.08	\$0.23	\$0.13	\$18.19
Major Industrial	Per acre of GSA	\$51,704.76	\$3,906.37	\$8,153.92	\$141,056.63	\$906.51	\$521.14	\$206,249.33

NOTES:

- DU = Dwelling Unit (in square feet)
- BA = Building Area (in square feet)
- GSA = Gross Site Area (in acres)

6.0 CONSULTATION AND DCC RATES

6.1 STAKEHOLDER CONSULTATION

The public and the development community were first informed of the City's intention to review the DCC Bylaw in January 2022. Draft DCC rates were presented to Council in July 2022. Council recommended staff proceed to holding an information session for the stakeholders.

The City presented to the Urban Development Institute (UDI) on November 23, 2022, on the draft DCC rates and program. A second meeting was held on November 30, 2022, for the public, messages were sent via the City website, newspaper, and social media. was then invited to a virtual Information Session, which included a presentation on the draft DCC rates and program. Participants were invited to ask questions and provide feedback to the City at the meeting and through written comments between November 30, 2022, through January 6, 2023.

Feedback from the stakeholder discussions listed above provided some insights to the project team. Key feedback from the development industry stakeholders who participated in the feedback sessions, and on the City's website, included the following:

- An acknowledgement that DCCs are necessary to ensure the timely provision of infrastructure to support the growth identified in the OCP;
- Proposed rate increases are substantial and will create additional pressure on increasing the overall costs of development;
- Proposed Industrial DCC rate increases seem disproportionate to other land use categories;
- Questions around the benefit allocation for projects (e.g. diking), as well as DCC credits for projects constructed by the developer; and
- Questions around the approvals process for existing in-stream applications.

Based on the stakeholder input, the project team reviewed a number of the technical inputs for the DCC calculations, including benefit allocation and equivalency factors. With respect to the overall DCC rate increase, City staff raised the option of phasing in DCC rates with Council, utilizing the Municipal Assist Factor (MAF). Following its review, Council has decided for the financial sustainability of the City, to proceed with assist factor as-is with no phase-in period, and no delayed implementation of the proposed DCC program.

7.0 DCC IMPLEMENTATION

7.1 BYLAW EXEMPTIONS

The *Local Government Act (LGA)* is clear that a DCC cannot be levied if the proposed development does not impose new capital cost burdens on the City, or if a DCC has already been paid in regard to the same development. However, if additional further expansion for the same development creates new capital cost burdens or uses up capacity, the DCCs can be levied for the additional costs.

The *LGA* further restricts the levying of the DCC at the time of application for a building permit if:

- The building permit is for a place of public worship as per the Community Charter; or
- The value of the work authorized by the building permit does not exceed \$50,000 or a higher amount as prescribed by bylaw; or
- Unit size is no larger than 29 sq. m. and only for residential use.

Changes to the legislation allow local governments at building permit to charge DCCs at building permit on residential developments of fewer than four self-contained dwelling units, if such a charge is provided for in the local government's DCC bylaw. The City of Richmond does charge DCCs on fewer than four self-contained dwelling units at building permit, as included in the DCC Bylaw.

7.2 DCC WAIVERS AND REDUCTIONS

The *Local Government Act* provides local governments the discretionary authority to waive or reduce DCCs for certain types of development to promote affordable housing and low impact development. The DCC program must remain whole, and any waivers or reductions provided must be compensated through other non-DCC funds. Waivers and reductions are typically defined in a DCC Waivers and Reduction Bylaw, separate from the DCC Bylaw. At this time, the City has not identified any waivers or reductions for DCCs for any types of development.

7.3 COLLECTION OF CHARGES – BUILDING PERMIT

Municipalities can choose to collect DCCs at subdivision approval or building permit issuance. Of the two possible collection times, subdivision approval occurs earlier in the process. The City will collect DCCs for properties zoned with single family as a primary use at time of subdivision approval. Collection of DCCs for townhouses and apartment uses will be collected at time of building permit when the final number and size of units is known. Collecting DCCs early in the process allows the City timely provision of infrastructure and services. Commercial, Institutional, and Light Industrial land uses will also be levied DCCs at time of building permit when total floor area will be known. Major Industrial will be collected at time of building permit when the total gross site area is known.

7.4 COLLECTION OF DCCS ON REDEVELOPED OR EXPANDED DEVELOPMENTS

When an existing building or development undergoes an expansion or redevelopment there is usually a need for additional DCC related infrastructure. The new developer / builder should pay the applicable DCCs based on the additional floor area for commercial, industrial, or institutional land uses at the DCC

rates in the current DCC bylaw. In essence, the City is giving a DCC credit for the existing development or building, as an acknowledgement of its existing impact on the infrastructure. DCCs are only levied on the new development/ building area.

If a single family home is replaced by another single family home, then no additional DCCs are payable. If a lot is subdivided into two, for example, to construct two small family homes, then DCCs are payable on the one additional single family lot.

7.5 IN-STREAM APPLICATIONS

The new DCC rates will be in force immediately, when adopted by Council in 2023. However, the Local Government Act (LGA) provides special protection from rate increases for development applications that are submitted prior to the adoption date. There are two ways a developer can qualify for in-stream protection from the new DCC rates:

1. Pursuant to section 511 of the LGA (subdivision).

If the new DCC Bylaw is adopted after a subdivision application is submitted and the applicable subdivision fee is paid, the new DCC Bylaw has no application to the subdivision for 12 months after the DCC Bylaw is adopted. As such, if the subdivision is approved during the 12 months' in-stream period, the previous DCC rates apply. This only applies in cases where DCCs are levied at subdivision.

OR

2. Pursuant to section 568 of the LGA (building permits).

The new DCC Bylaw is not applicable to a construction, alteration, or extension if: (a) a building permit is issued within 12 months of the new DCC Bylaw adoption, AND (b) either a building permit application, a development permit application or a rezoning application associated with the construction (defined as "precursor application") is in-stream when the new DCC Bylaw is adopted, and the applicable application fee has been paid. The development authorized by the building permit must be entirely within the area subject to the precursor application.

The above is a summary of sections 511 and 568 of the LGA and not an interpretation or an explanation of these sections. Developers are responsible for complying with all applicable laws and bylaws and seeking legal advice as needed.

Note: One-year in-stream protection is based on the adoption date of the DCC bylaw, not the effective date. The City will be adopting the DCC bylaw on the same day as the effective date.

7.6 CONTINUOUS IMPROVEMENT RECOMMENDATIONS

7.6.1 REBATES AND CREDITS

The City should establish a policy to guide staff in the collection of DCCs and the use of DCC credits and rebates as stipulated in the LGA and referenced in the DCC Best Practice Guide. There may be situation in which it is not in the best interests of the City to allow an owner to build DCC services outside their subdivision or development. Building such services may start or accelerate development in areas where the City is not prepared to support, or DCC reserves are not sufficient. Policies for DCC credits, rebates and latecomer agreements are often drafted to assist staff in development financing.

7.6.2 DCC MONITORING AND ACCOUNTING

The City should enter all the projects contained in the DCC program into a tracking system to monitor the DCC program. The tracking system would monitor the status of the project from the conceptual stage through to its final construction. The tracking system would include information about the estimated costs, the actual construction costs, and the funding sources for the projects. The construction costs would be informed by the tender prices received, and the land costs based on the actual price of utility areas and or other land and improvements required for servicing purposes. The tracking system would indicate when projects are completed, or partially completed, their actual costs, and would include new projects that are added to the program.

7.6.3 DCC REVIEWS

To keep the DCC program as current as possible the City should review its program regularly, as it has done in previous years. Based on this review, the City may make minor amendments to the DCC rates. Typically, a major amendment to the DCC program and rates is recommended every five years. All DCC Bylaw amendments require approval from the Ministry.

As permitted by legislation, the City can continue to apply an annual inflationary increase to the DCC rates, using the Vancouver CPI index (as it did in 2018, 2019 and 2021). This can be performed annually up to a maximum of four years, and it does not require approval from the Inspector of Municipalities.

APPENDIX A

DCC Program and Calculations

CITY OF RICHMOND
PROPOSED TRANSPORTATION DCC PROGRAM

DCC Project No.	Project Name	Project Location	Col. (1)	Col. (2)	Col. (3)	Benefit Factor	Col. (3) x Col. (2)	Col. (3)	Benefit to New Development	Col. (6)	Municipal Assist Factor 1%	Col. (6)	DCC Recoverable	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
T-01	Traffic Signal Installation Program	Primary Roadway		\$ 28,501,000	95%	\$ 25,175,950	\$ 25,175,950	251,760	\$ 7,562,500	75.525	\$ 24,924,191	\$ 1,576,810	\$ 1,576,810		
T-02	Cycling Infrastructure Improvement Program			\$ 7,562,500	95%	\$ 7,184,375	\$ 7,184,375		\$ 7,184,375		\$ 7,184,375	\$ 375,125	\$ 375,125		
T-03	Sidewalk, annual program			\$ 5,300,000	95%	\$ 5,035,000	\$ 5,035,000		\$ 5,035,000		\$ 5,035,000	\$ 315,000	\$ 315,000		
T-04	Transit Plan Infrastructure Improvements			\$ 5,300,000	95%	\$ 5,035,000	\$ 5,035,000		\$ 5,035,000		\$ 5,035,000	\$ 315,000	\$ 315,000		
T-05	Neighbourhood Traffic Calming Program			\$ 4,240,000	95%	\$ 4,028,000	\$ 4,028,000		\$ 4,028,000		\$ 4,028,000	\$ 222,000	\$ 222,000		
T-06	Arterial Road Crosswalk Improvement Program			\$ 7,950,000	95%	\$ 7,552,500	\$ 7,552,500		\$ 7,552,500		\$ 7,552,500	\$ 473,025	\$ 473,025		
T-07	Minor Traffic Safety Improvements			\$ 1,060,000	95%	\$ 1,007,000	\$ 1,007,000		\$ 1,007,000		\$ 1,007,000	\$ 63,070	\$ 63,070		
T-08	Project Partnership Funding			\$ 10,600,000	95%	\$ 10,070,000	\$ 10,070,000		\$ 10,070,000		\$ 10,070,000	\$ 630,700	\$ 630,700		
T-09	Major Intersection Improvements			\$ 26,501,000	95%	\$ 25,175,950	\$ 25,175,950		\$ 25,175,950		\$ 25,175,950	\$ 1,767,810	\$ 1,767,810		
T-10	Transportation Modelling			\$ 2,120,000	95%	\$ 2,014,000	\$ 2,014,000		\$ 2,014,000		\$ 2,014,000	\$ 126,140	\$ 126,140		
T-11	Roadworks - Off Street bike way			\$ 100,000	95%	\$ 95,000	\$ 95,000		\$ 95,000		\$ 95,000	\$ 5,000	\$ 5,000		
T-12	Roadworks, Urban Greenway Incl SW and Blvd			\$ 6,827,000	95%	\$ 6,200,000	\$ 6,200,000		\$ 6,200,000		\$ 6,200,000	\$ 388,357	\$ 388,357		
T-13	Roadworks, Sidewalk Improvements			\$ 603,000	95%	\$ 572,850	\$ 572,850		\$ 572,850		\$ 572,850	\$ 35,879	\$ 35,879		
T-14	Roadworks, Widened to 4 lanes			\$ 8,840,917	95%	\$ 8,398,871	\$ 8,398,871		\$ 8,398,871		\$ 8,398,871	\$ 526,035	\$ 526,035		
T-15	Roadworks - Collector, Commercial Cross-section			\$ 10,946,983	95%	\$ 10,346,883	\$ 10,346,883		\$ 10,346,883		\$ 10,346,883	\$ 685,627	\$ 685,627		
T-16	Roadworks - Arterial, Undivided Widening			\$ 7,844,000	95%	\$ 7,451,800	\$ 7,451,800		\$ 7,451,800		\$ 7,451,800	\$ 486,718	\$ 486,718		
T-17	Roadworks - Arterial, Undivided Widening			\$ 2,438,000	95%	\$ 2,316,100	\$ 2,316,100		\$ 2,316,100		\$ 2,316,100	\$ 145,051	\$ 145,051		
T-18	Roadworks, Extension of Major Street, with Cycling			\$ 15,152,002	95%	\$ 14,394,402	\$ 14,394,402		\$ 14,394,402		\$ 14,394,402	\$ 901,554	\$ 901,554		
T-19	Roadworks, Widened, Add cycling Lanes, new SW			\$ 15,152,002	95%	\$ 14,394,402	\$ 14,394,402		\$ 14,394,402		\$ 14,394,402	\$ 901,554	\$ 901,554		
T-20	Roadworks, Widened, Add cycling Lanes, new SW			\$ 15,152,002	95%	\$ 14,394,402	\$ 14,394,402		\$ 14,394,402		\$ 14,394,402	\$ 901,554	\$ 901,554		
T-21	Roadworks, Widened, Add cycling Lanes, new SW			\$ 15,152,002	95%	\$ 14,394,402	\$ 14,394,402		\$ 14,394,402		\$ 14,394,402	\$ 901,554	\$ 901,554		
T-22	Roadworks, New Major Street Segment with Cycling			\$ 24,173,833	95%	\$ 22,965,142	\$ 22,965,142		\$ 22,965,142		\$ 22,965,142	\$ 1,438,343	\$ 1,438,343		
T-23	Roadworks, Urban Greenway Incl SW and Blvd			\$ 1,024,000	95%	\$ 972,800	\$ 972,800		\$ 972,800		\$ 972,800	\$ 60,928	\$ 60,928		
T-24	Roadworks, Major street widening in new corridor			\$ 9,196,333	95%	\$ 8,736,517	\$ 8,736,517		\$ 8,736,517		\$ 8,736,517	\$ 547,162	\$ 547,162		
T-25	Roadworks, Widened, Add cycling Lanes, new SW			\$ 27,441,955	95%	\$ 26,069,955	\$ 26,069,955		\$ 26,069,955		\$ 26,069,955	\$ 1,632,799	\$ 1,632,799		
T-26	Roadworks - Local, Commercial/Industrial, Construction			\$ 622,000	95%	\$ 590,900	\$ 590,900		\$ 590,900		\$ 590,900	\$ 37,009	\$ 37,009		
T-27	Traffic Signal - Upgrade			\$ 16,275,000	95%	\$ 15,461,250	\$ 15,461,250		\$ 15,461,250		\$ 15,461,250	\$ 989,913	\$ 989,913		
T-28	Traffic Signal - Upgrade			\$ 2,012,000	95%	\$ 1,911,400	\$ 1,911,400		\$ 1,911,400		\$ 1,911,400	\$ 124,843	\$ 124,843		
T-29	Traffic Signal - Upgrade			\$ 4,715,000	95%	\$ 4,479,250	\$ 4,479,250		\$ 4,479,250		\$ 4,479,250	\$ 285,375	\$ 285,375		
T-30	Roadworks, Extension of Major Street, with Cycling			\$ 48,245,750	95%	\$ 45,833,463	\$ 45,833,463		\$ 45,833,463		\$ 45,833,463	\$ 2,958,110	\$ 2,958,110		
T-31	Roadworks, Extension of Major Street, with Cycling			\$ 48,245,750	95%	\$ 45,833,463	\$ 45,833,463		\$ 45,833,463		\$ 45,833,463	\$ 2,958,110	\$ 2,958,110		
T-32	Roadworks, Extension of Major Street, with Cycling			\$ 48,245,750	95%	\$ 45,833,463	\$ 45,833,463		\$ 45,833,463		\$ 45,833,463	\$ 2,958,110	\$ 2,958,110		
T-33	Roadworks, Extension of Major Street, with Cycling			\$ 48,245,750	95%	\$ 45,833,463	\$ 45,833,463		\$ 45,833,463		\$ 45,833,463	\$ 2,958,110	\$ 2,958,110		
T-34	Roadworks - Overpass Structure			\$ 142,000	95%	\$ 134,900	\$ 134,900		\$ 134,900		\$ 134,900	\$ 8,900	\$ 8,900		
T-35	Roadworks - Overpass Structure			\$ 302,100	95%	\$ 287,000	\$ 287,000		\$ 287,000		\$ 287,000	\$ 18,921	\$ 18,921		
T-36	Roadworks - Collector, Residential, Cross-section Construction			\$ 769,000	95%	\$ 730,550	\$ 730,550		\$ 730,550		\$ 730,550	\$ 48,456	\$ 48,456		
T-37	Roadworks - Arterial, Undivided, Widening			\$ 2,223,000	95%	\$ 2,111,850	\$ 2,111,850		\$ 2,111,850		\$ 2,111,850	\$ 138,269	\$ 138,269		
T-38	Roadworks - Local, Commercial/Industrial, Construction			\$ 9,652,000	95%	\$ 9,164,600	\$ 9,164,600		\$ 9,164,600		\$ 9,164,600	\$ 587,344	\$ 587,344		
T-39	Roadworks - Local, Commercial/Industrial, Construction			\$ 316,000	95%	\$ 300,200	\$ 300,200		\$ 300,200		\$ 300,200	\$ 19,821	\$ 19,821		
T-40	Roadworks - Sidewalk Installation			\$ 342,667	95%	\$ 325,534	\$ 325,534		\$ 325,534		\$ 325,534	\$ 20,389	\$ 20,389		
T-41	Roadworks - Left turn bay			\$ 315,000	95%	\$ 299,250	\$ 299,250		\$ 299,250		\$ 299,250	\$ 18,921	\$ 18,921		
T-42	Roadworks, Pedfyc crossing enhancements, on Garden City, between Alderbridge and Westminster			\$ 3,575,000	95%	\$ 3,386,250	\$ 3,386,250		\$ 3,386,250		\$ 3,386,250	\$ 218,550	\$ 218,550		
T-43	Roadworks, Pedfyc crossing enhancements, on Garden City, between Westminster and Granville			\$ 3,575,000	95%	\$ 3,386,250	\$ 3,386,250		\$ 3,386,250		\$ 3,386,250	\$ 218,550	\$ 218,550		
T-44	Roadworks, Pedfyc crossing enhancements, on Garden City, between Westminster and Granville			\$ 3,575,000	95%	\$ 3,386,250	\$ 3,386,250		\$ 3,386,250		\$ 3,386,250	\$ 218,550	\$ 218,550		
T-45	Roadworks, Urban Greenway Incl SW and Blvd			\$ 785,000	95%	\$ 745,750	\$ 745,750		\$ 745,750		\$ 745,750	\$ 48,885	\$ 48,885		
T-46	Roadworks, Urban Greenway Incl SW and Blvd			\$ 2,000,000	95%	\$ 1,900,000	\$ 1,900,000		\$ 1,900,000		\$ 1,900,000	\$ 119,000	\$ 119,000		
T-47	Roadworks, Urban Greenway Incl SW and Blvd			\$ 318,000	95%	\$ 302,100	\$ 302,100		\$ 302,100		\$ 302,100	\$ 19,821	\$ 19,821		
T-48	Roadworks, Pedfyc crossing enhancements, on Gilbert Road at Lansdowne			\$ 9,875,750	95%	\$ 9,480,763	\$ 9,480,763		\$ 9,480,763		\$ 9,480,763	\$ 593,795	\$ 593,795		
T-49	Roadworks, Widened to 4 lanes, Uprtr, Cycling, Urban Greenway			\$ 3,269,000	95%	\$ 3,105,550	\$ 3,105,550		\$ 3,105,550		\$ 3,105,550	\$ 195,686	\$ 195,686		
T-50	Roadworks - Arterial, Undivided (widening)			\$ 3,617,000	95%	\$ 3,436,150	\$ 3,436,150		\$ 3,436,150		\$ 3,436,150	\$ 215,212	\$ 215,212		
T-51	Roadworks, Urban Greenway Incl SW and Blvd			\$ 96,000	95%	\$ 91,200	\$ 91,200		\$ 91,200		\$ 91,200	\$ 5,712	\$ 5,712		
T-52	Roadworks, Urban Greenway			\$ 1,438,000	95%	\$ 1,366,100	\$ 1,366,100		\$ 1,366,100		\$ 1,366,100	\$ 89,450	\$ 89,450		
T-53	Roadworks - Collector, Commercial			\$ 1,438,000	95%	\$ 1,366,100	\$ 1,366,100		\$ 1,366,100		\$ 1,366,100	\$ 89,450	\$ 89,450		
T-54	Roadworks - Bike Lane			\$ 1,438,000	95%	\$ 1,366,100	\$ 1,366,100		\$ 1,366,100		\$ 1,366,100	\$ 89,450	\$ 89,450		
T-55	Roadworks - Local, Commercial/Industrial, Construction			\$ 12,575,000	95%	\$ 11,946,250	\$ 11,946,250		\$ 11,946,250		\$ 11,946,250	\$ 783,500	\$ 783,500		
T-56	Roadworks - Local, Commercial/Industrial, Construction			\$ 12,575,000	95%	\$ 11,946,250	\$ 11,946,250		\$ 11,946,250		\$ 11,946,250	\$ 783,500	\$ 783,500		
T-57	Roadworks, Cycling, Urban Greenway			\$ 13,383,250	95%	\$ 12,714,063	\$ 12,714,063		\$ 12,714,063		\$ 12,714,063	\$ 836,308	\$ 836,308		
T-58	Roadworks, Cycling, Urban Greenway			\$ 13,383,250	95%	\$ 12,714,063	\$ 12,714,063		\$ 12,714,063		\$ 12,714,063	\$ 836,308	\$ 836,308		
T-59	Roadworks, Extend Major Street, Include Cycling, Urban Greenway			\$ 23,550,167	95%	\$ 22,373,658	\$ 22,373,658		\$ 22,373,658		\$ 22,373,658	\$ 1,400,045	\$ 1,400,045		
T-60	Roadworks, Cycling, Urban Greenway			\$ 8,956,583	95%	\$ 8,508,754	\$ 8,508,754		\$ 8,508,754		\$ 8,508,754	\$ 537,917	\$ 537,917		
T-61	Roadworks, Extend Major Street, Include Cycling, Urban Greenway			\$ 9,840,917	95%	\$ 9,349,871	\$ 9,349,871		\$ 9,349,871		\$ 9,349,871	\$ 573,635	\$ 573,635		
T-62	Roadworks, Widened, new SW, Bicycle Friendly Street (Shared Lane)			\$ 2,362,714	95%	\$ 2,244,079	\$ 2,244,079		\$ 2,244,079		\$ 2,244,079	\$ 140,682	\$ 140,682		
T-63	Roadworks, Realign and upgrade, Bicycle Friendly Street (Shared Lane)			\$ 9,316,583	95%	\$ 8,850,754	\$ 8,850,754		\$ 8,850,754		\$ 8,850,754	\$ 564,337	\$ 564,337		
T-64	Roadworks, Sidewalk Improvements, Bicycle Friendly Street			\$ 1,621,072	95%	\$ 1,540,018	\$ 1,540,018		\$ 1,540,018		\$ 1,540,018	\$ 96,454	\$ 96,454		
T-65	Roadworks - New Local, Full construction			\$ 23,512,167	95%	\$ 22,331,358	\$ 22,331,358		\$ 22,331,358		\$ 22,331,358	\$ 1,180,809	\$ 1,180,809		
T-66	Roadworks, Extend Major Street, Include Cycling, Urban Greenway			\$ 856,000	95%	\$ 812,200	\$ 812,200		\$ 812,200		\$ 812,200	\$ 52,400	\$ 52,400		
T-67	Roadworks, Sidewalk Improvements			\$ 822,000	95%	\$ 781,900	\$ 781,900		\$ 781,900		\$ 781,900	\$ 48,100	\$ 48,100		

CITY OF RICHMOND
PROPOSED TRANSPORTATION DCC PROGRAM

DCC Project No.	Project Name	Project Location	Col. (1)	Col. (2)	Benefit Factor	Col. (3)	Benefit to New Development	Col. (4) = Col. (2) * Col. (3)	Municipal Assist Factor 1%	Col. (6)	DCC Recoverable	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
T-70	Roadworks - Cycling, Urban Greenway	Minnow Blvd		\$ 1,659,000	95%	\$ 1,576,050	\$ 1,576,050	\$ 15,761	\$ 1,560,290	\$ 98,711	\$ 1,654,901	\$ 1,654,901	\$ 259,986
T-71	Roadworks - New Local, Commercial/Industrial, Construction	Mitchell Rd		\$ 4,039,000	95%	\$ 3,837,050	\$ 3,837,050	\$ 40,939	\$ 3,796,111	\$ 259,986	\$ 4,056,097	\$ 4,056,097	\$ 63,865
T-72	Roadworks - Frontage Work	Moncton St		\$ 1,070,000	95%	\$ 1,016,500	\$ 1,016,500	\$ 10,165	\$ 1,006,335	\$ 15,761	\$ 1,022,096	\$ 1,022,096	\$ 151,769
T-73	Neighbourhood Centre Active Transportation Improvements	Neighbourhood Centre Active Transportation Improvements		\$ 2,451,000	95%	\$ 2,328,450	\$ 2,328,450	\$ 24,510	\$ 2,303,940	\$ 281,673	\$ 2,585,613	\$ 2,585,613	\$ 373,958
T-74	Neighbourhood Centre Active Transportation Improvements	Neighbourhood Centre Active Transportation Improvements		\$ 4,734,000	95%	\$ 4,497,300	\$ 4,497,300	\$ 44,973	\$ 4,452,327	\$ 518,793	\$ 5,011,120	\$ 5,011,120	\$ 718,698
T-75	Roadworks - Arterial, Undivided, Widening	Nelson Rd		\$ 3,679,602	95%	\$ 3,495,621	\$ 3,495,621	\$ 34,956	\$ 3,460,665	\$ 418,777	\$ 3,879,442	\$ 3,879,442	\$ 541,411
T-76	Roadworks - Minor Arterial, Commercial, Widening	No 3 Rd		\$ 2,959,000	95%	\$ 2,811,050	\$ 2,811,050	\$ 28,111	\$ 2,782,939	\$ 337,700	\$ 3,120,639	\$ 3,120,639	\$ 418,777
T-77	Roadworks - Arterial, Undivided, Widening	No 3 Rd		\$ 5,227,000	95%	\$ 4,965,650	\$ 4,965,650	\$ 49,657	\$ 4,915,993	\$ 591,007	\$ 5,507,000	\$ 5,507,000	\$ 744,917
T-78	Roadworks - Arterial, Undivided, Widening	No 3 Rd		\$ 1,933,000	95%	\$ 1,836,350	\$ 1,836,350	\$ 18,364	\$ 1,818,086	\$ 226,923	\$ 2,045,009	\$ 2,045,009	\$ 271,469
T-79	Roadworks - Local, Undivided, Widening	No 3 Rd		\$ 1,137,160	95%	\$ 1,080,202	\$ 1,080,202	\$ 10,802	\$ 1,069,399	\$ 132,923	\$ 1,202,322	\$ 1,202,322	\$ 165,245
T-80	Roadworks - Local, Undivided, Widening	No 3 Rd		\$ 289,000	95%	\$ 274,550	\$ 274,550	\$ 2,746	\$ 2,718,044	\$ 337,700	\$ 3,055,744	\$ 3,055,744	\$ 418,777
T-81	Roadworks - Local, Undivided, Widening	No 3 Rd		\$ 6,927,833	95%	\$ 6,581,441	\$ 6,581,441	\$ 64,854	\$ 6,516,587	\$ 791,267	\$ 7,307,854	\$ 7,307,854	\$ 984,227
T-82	Roadworks - Local, Undivided, Widening	No 3 Rd		\$ 4,036,833	95%	\$ 3,834,391	\$ 3,834,391	\$ 38,344	\$ 3,796,047	\$ 451,769	\$ 4,247,816	\$ 4,247,816	\$ 561,611
T-83	Roadworks - Local, Undivided, Widening	No 3 Rd		\$ 2,059,000	95%	\$ 1,956,050	\$ 1,956,050	\$ 19,561	\$ 1,936,489	\$ 232,111	\$ 2,168,600	\$ 2,168,600	\$ 281,673
T-84	Roadworks - Local, Undivided, Widening	Odlin Rd		\$ 16,178,143	95%	\$ 15,369,236	\$ 15,369,236	\$ 153,692	\$ 15,215,544	\$ 1,818,793	\$ 17,034,337	\$ 17,034,337	\$ 2,245,000
T-85	Roadworks - Local, Undivided, Widening	Odlin Rd		\$ 4,207,266	95%	\$ 3,996,921	\$ 3,996,921	\$ 39,969	\$ 3,956,952	\$ 474,534	\$ 4,431,486	\$ 4,431,486	\$ 581,611
T-86	Roadworks - Local, Residential Cross-section Construction	Princess St, Princess Lane, London Rd area		\$ 541,000	95%	\$ 513,950	\$ 513,950	\$ 5,140	\$ 5,088,111	\$ 624,166	\$ 5,712,277	\$ 5,712,277	\$ 744,917
T-87	Roadworks - Sidewalk Installation	River Dr Sidewalk		\$ 1,750,576	95%	\$ 1,663,047	\$ 1,663,047	\$ 16,630	\$ 1,646,417	\$ 201,159	\$ 1,847,576	\$ 1,847,576	\$ 244,917
T-88	Roadworks - Major street widening in new corridor	River Parkway		\$ 20,394,583	95%	\$ 19,374,754	\$ 19,374,754	\$ 193,748	\$ 19,181,006	\$ 2,286,933	\$ 21,467,939	\$ 21,467,939	\$ 2,811,611
T-89	Roadworks - Road extension to interim standards	River Parkway		\$ 6,334,150	95%	\$ 6,017,443	\$ 6,017,443	\$ 60,174	\$ 5,957,269	\$ 718,700	\$ 6,675,969	\$ 6,675,969	\$ 874,917
T-90	Roadworks - Road extension to interim standards	River Parkway		\$ 6,572,000	95%	\$ 6,243,400	\$ 6,243,400	\$ 62,434	\$ 6,180,966	\$ 744,917	\$ 6,925,883	\$ 6,925,883	\$ 901,611
T-91	Roadworks - Widened to 4 lanes + cycling + median	River Parkway		\$ 4,438,400	95%	\$ 4,216,380	\$ 4,216,380	\$ 42,164	\$ 4,174,216	\$ 501,611	\$ 4,675,827	\$ 4,675,827	\$ 611,611
T-92	Roadworks - Local, Residential Cross-section Construction	River Parkway		\$ 2,536,500	95%	\$ 2,409,675	\$ 2,409,675	\$ 24,097	\$ 2,385,578	\$ 281,673	\$ 2,667,251	\$ 2,667,251	\$ 351,611
T-93	Roadworks - Local, Residential Cross-section Construction	Savage Rd		\$ 1,671,000	95%	\$ 1,586,550	\$ 1,586,550	\$ 15,866	\$ 1,570,684	\$ 191,611	\$ 1,762,295	\$ 1,762,295	\$ 226,611
T-94	Roadworks - Local, Commercial/Industrial, Construction	Sevensmith Rd		\$ 1,324,000	95%	\$ 1,257,800	\$ 1,257,800	\$ 12,578	\$ 1,245,222	\$ 151,611	\$ 1,396,833	\$ 1,396,833	\$ 181,611
T-95	Roadworks - Local, Commercial/Industrial, Construction	Sevensmith Rd		\$ 1,394,000	95%	\$ 1,324,300	\$ 1,324,300	\$ 13,243	\$ 1,310,057	\$ 151,611	\$ 1,461,668	\$ 1,461,668	\$ 191,611
T-96	Roadworks - Local, Commercial/Industrial, Construction	Sevensmith Rd		\$ 13,529,918	95%	\$ 12,852,922	\$ 12,852,922	\$ 128,529	\$ 12,724,393	\$ 1,518,793	\$ 14,243,186	\$ 14,243,186	\$ 1,843,166
T-97	Roadworks - Local, Commercial/Industrial, Construction	Sevensmith Rd		\$ 13,671,000	95%	\$ 12,987,450	\$ 12,987,450	\$ 129,875	\$ 12,857,575	\$ 1,541,411	\$ 14,398,986	\$ 14,398,986	\$ 1,843,166
T-98	Roadworks - Arterial, Undivided, Widening	Sheil Rd		\$ 5,738,000	95%	\$ 5,451,100	\$ 5,451,100	\$ 54,511	\$ 5,396,589	\$ 641,411	\$ 6,038,000	\$ 6,038,000	\$ 791,611
T-99	Roadworks - Arterial, Undivided, Widening	Sheil Rd		\$ 154,000	95%	\$ 146,300	\$ 146,300	\$ 1,463	\$ 1,451,367	\$ 176,611	\$ 1,627,978	\$ 1,627,978	\$ 211,611
T-100	Roadworks - Arterial, Undivided, Widening	Sheil Rd		\$ 6,846,000	95%	\$ 6,503,700	\$ 6,503,700	\$ 65,037	\$ 6,438,663	\$ 771,611	\$ 7,210,274	\$ 7,210,274	\$ 931,611
T-101	Roadworks - Arterial, Undivided, Widening	Sheil Rd		\$ 10,504,555	95%	\$ 9,979,327	\$ 9,979,327	\$ 99,793	\$ 9,879,534	\$ 1,181,611	\$ 11,061,145	\$ 11,061,145	\$ 1,441,611
T-102	Roadworks - Local, Residential Cross-section Construction	South McLeenan		\$ 8,866,000	95%	\$ 8,421,700	\$ 8,421,700	\$ 84,217	\$ 8,337,483	\$ 991,611	\$ 9,329,094	\$ 9,329,094	\$ 1,221,611
T-103	Roadworks - Local, Residential Cross-section Construction	Stevenson Hwy widening		\$ 4,787,000	95%	\$ 4,547,650	\$ 4,547,650	\$ 45,477	\$ 4,502,173	\$ 541,611	\$ 5,043,784	\$ 5,043,784	\$ 651,611
T-104	Roadworks - Local, Residential Cross-section Construction	Triangle Rd		\$ 1,678,000	95%	\$ 1,594,100	\$ 1,594,100	\$ 15,941	\$ 1,578,159	\$ 191,611	\$ 1,769,770	\$ 1,769,770	\$ 226,611
T-105	Roadworks - Local, Commercial/Industrial, Construction to new Cross-section	Viking Way		\$ 6,336,000	95%	\$ 6,017,400	\$ 6,017,400	\$ 60,174	\$ 5,957,226	\$ 718,700	\$ 6,675,926	\$ 6,675,926	\$ 874,917
T-106	Roadworks - Collector, Commercial, Construction to Cross-section	Vulcan Way		\$ 6,265,000	95%	\$ 5,950,750	\$ 5,950,750	\$ 59,508	\$ 5,891,242	\$ 701,611	\$ 6,592,853	\$ 6,592,853	\$ 851,611
T-107	Roadworks - New Collector, Commercial Cross-section	Vulcan Way		\$ 2,694,000	95%	\$ 2,559,300	\$ 2,559,300	\$ 25,593	\$ 2,533,707	\$ 301,611	\$ 2,835,318	\$ 2,835,318	\$ 361,611
T-108	Roadworks - Arterial, Divided, Widening	Westminster Hwy		\$ 10,866,000	95%	\$ 10,322,700	\$ 10,322,700	\$ 103,227	\$ 10,219,473	\$ 1,211,611	\$ 11,431,084	\$ 11,431,084	\$ 1,481,611
T-109	Roadworks - Arterial, Divided, Widening	Westminster Hwy		\$ 2,144,000	95%	\$ 2,036,600	\$ 2,036,600	\$ 20,366	\$ 2,016,234	\$ 241,611	\$ 2,257,845	\$ 2,257,845	\$ 291,611
T-110	Roadworks - Arterial, Undivided, Widening	Westminster Hwy		\$ 2,810,000	95%	\$ 2,669,500	\$ 2,669,500	\$ 26,695	\$ 2,642,805	\$ 311,611	\$ 2,954,416	\$ 2,954,416	\$ 381,611
T-111	Roadworks - Arterial, Undivided, Widening	Westminster Hwy		\$ 2,942,000	95%	\$ 2,794,900	\$ 2,794,900	\$ 27,949	\$ 2,766,951	\$ 331,611	\$ 3,108,562	\$ 3,108,562	\$ 401,611
T-112	Roadworks - Arterial, Undivided, Widening	Westminster Hwy		\$ 1,848,000	95%	\$ 1,755,600	\$ 1,755,600	\$ 17,556	\$ 1,738,044	\$ 211,611	\$ 1,949,655	\$ 1,949,655	\$ 251,611
T-113	Roadworks - Local, Residential Cross-section Construction	Williet Ave		\$ 707,115,637	95%	\$ 671,759,304	\$ 671,759,304	\$ 6,717,593	\$ 665,041,711	\$ 79,595	\$ 744,637,304	\$ 744,637,304	\$ 96,132
T-114	Roadworks - Local, Residential Cross-section Construction	Williet Ave											
T-115	Roadworks - Local, Residential Cross-section Construction	Williet Ave											
Totals				\$ 707,115,637		\$ 671,759,304	\$ 671,759,304	\$ 6,717,593	\$ 665,041,711	\$ 79,595	\$ 744,637,304	\$ 744,637,304	\$ 96,132

**CITY OF RICHMOND
PROPOSED TRANSPORTATION DCC CALCULATION**

Transportation DCC Calculation		Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)
Land Use	Estimated New Development	Unit	Wt. Trip Rate	Trip Ends	
Single Family	1,982	Per Lot	1.2750	2,527	
Townhouse	17,834	Per Dwelling Unit	0.8250	14,713	
Apartment	19,091	Per Dwelling Unit	0.7130	13,612	
Commercial	317,562	Per sq. m. BA	0.0098	3,112	
Institutional	272,883	Per sq. m. BA	0.0098	2,674	
Light Industrial	390,862	Per sq. m. BA	0.0070	2,736	
Major Industrial	13	Per hectare GSA	8.40	109	
Total Trip Ends				39,484	(a)
B: Unit Transportation DCC Calculation					
Net Transportation DCC Program Recoverable					
Existing DCC Reserve Monies	\$	665,041,711	(b)		
Net Amount to be Paid by DCCs	\$	64,512,000	(c)		
DCC per Trip End	\$	600,529,711	(d) = (b) - (c)		
	\$	15,209.61	(e) = (d) / (a)		
C: Resulting Transportation DCCs					
Single Family	\$19,392.25	Per Lot	(e) x Col. (3)		
Townhouse	\$12,547.93	Per Dwelling Unit	(e) x Col. (3)		
Apartment	\$9.65	Per sq. ft. DU	(e) x Col. (3)		
Commercial	\$10,844.45	Per Dwelling Unit	(e) x Col. (3)		
Institutional	\$12.76	Per sq. ft. DU	(e) x Col. (3)		
Light Industrial	\$149.05	Per sq. m. BA	(e) x Col. (3)		
Major Industrial	\$13.85	Per sq. ft. BA	(e) x Col. (3)		
	\$149.05	Per sq. m. BA	(e) x Col. (3)		
	\$13.85	Per sq. ft. BA	(e) x Col. (3)		
	\$106.47	Per sq. m. BA	(e) x Col. (3)		
	\$9.89	Per sq. ft. BA	(e) x Col. (3)		
	\$127,760.70	Per hectare GSA	(e) x Col. (3)		
	\$51,704.76	Per acre GSA	(e) x Col. (3)		

Notes

- (1) Townhouse assumes an average size of 1,300 sq. ft.
- (2) Apartment assumes an average size of 850 sq. ft.

CITY OF RICHMOND
PROPOSED WATER DCC PROGRAM

DCC Project No.	Description	Location	Col. (2) Cost Estimate (2022\$)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3)	Col. (5) Municipal Assist Factor 4%	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
BLUNDELL PLANNING AREA								
W-01	Watermain	Ledway Rd	\$ 123,648	95%	\$ 117,464	\$ 1,175	\$ 116,289	\$ 7,357
W-02	Watermain	Ludlow Rd	\$ 237,264	95%	\$ 225,401	\$ 2,254	\$ 223,147	\$ 14,117
W-03	Watermain	Livingstone Pl	\$ 121,180	95%	\$ 115,121	\$ 1,151	\$ 113,970	\$ 7,210
W-04	Watermain	Grandy Rd	\$ 112,719	95%	\$ 107,083	\$ 1,071	\$ 106,012	\$ 6,707
W-05	Watermain	Chelmsford St	\$ 136,250	95%	\$ 129,438	\$ 1,294	\$ 128,143	\$ 8,107
W-06	Watermain	Donval Rd	\$ 159,027	95%	\$ 151,076	\$ 1,511	\$ 149,565	\$ 9,462
W-07	Watermain	Donval Rd	\$ 16,250	95%	\$ 15,438	\$ 154	\$ 15,283	\$ 967
W-08	Watermain	Donval Rd	\$ 104,018	95%	\$ 98,817	\$ 988	\$ 97,829	\$ 6,189
W-09	Watermain	Donval Rd	\$ 154,917	95%	\$ 147,172	\$ 1,472	\$ 145,700	\$ 9,218
W-10	Watermain	Donval Rd	\$ 79,233	95%	\$ 75,271	\$ 753	\$ 74,518	\$ 4,714
W-11	Watermain	Dunsany Pl	\$ 16,671	95%	\$ 15,837	\$ 158	\$ 15,679	\$ 992
W-12	Watermain	Donval Rd	\$ 129,576	95%	\$ 123,098	\$ 1,231	\$ 121,867	\$ 7,710
W-13	Watermain	Woodwards Rd	\$ 263,905	95%	\$ 250,710	\$ 2,507	\$ 248,203	\$ 15,702
W-14	Watermain	Woodwards Rd	\$ 446,778	95%	\$ 424,439	\$ 4,244	\$ 420,194	\$ 26,583
W-15	Watermain	Woodwards Rd	\$ 272,178	95%	\$ 258,569	\$ 2,586	\$ 255,983	\$ 16,195
W-16	Watermain	Woodwards Rd	\$ 36,250	95%	\$ 34,438	\$ 344	\$ 34,093	\$ 2,157
W-17	Watermain	Lynnwood Rd	\$ 417,055	95%	\$ 396,202	\$ 3,962	\$ 392,240	\$ 24,815
W-18	Watermain	Ledway Rd	\$ 368,375	95%	\$ 349,956	\$ 3,500	\$ 346,457	\$ 21,918
W-19	Watermain	Ledway Rd	\$ 31,591	95%	\$ 30,012	\$ 300	\$ 29,712	\$ 1,880
W-20	Watermain	Blundell Rd	\$ 400,360	95%	\$ 380,342	\$ 3,803	\$ 376,539	\$ 23,821
W-21	Watermain	No. 2 Rd	\$ 286,254	95%	\$ 271,942	\$ 2,719	\$ 269,222	\$ 17,032
W-22	Watermain	Woodwards Rd	\$ 164,624	95%	\$ 156,393	\$ 1,564	\$ 154,829	\$ 9,795
W-23	Watermain	Woodwards Rd	\$ 129,338	95%	\$ 122,871	\$ 1,229	\$ 121,642	\$ 7,696
W-24	Watermain	Woodwards Rd	\$ 160,789	95%	\$ 152,749	\$ 1,527	\$ 151,222	\$ 9,567
BRIDGEPORT PLANNING AREA								
W-25	Watermain	Beckwith Rd	\$ 360,625	95%	\$ 342,594	\$ 3,426	\$ 339,168	\$ 21,457
W-26	Watermain	Finlayson Rd	\$ 142,135	95%	\$ 135,028	\$ 1,350	\$ 133,678	\$ 8,457
BROADMOOR PLANNING AREA								
W-27	Watermain	Lucas Rd	\$ 206,153	95%	\$ 195,845	\$ 1,958	\$ 193,887	\$ 12,266
W-28	Watermain	Lucas Rd	\$ 103,460	95%	\$ 98,287	\$ 983	\$ 97,304	\$ 6,156
W-29	Watermain	Lucas Rd	\$ 204,420	95%	\$ 194,199	\$ 1,942	\$ 192,257	\$ 12,163
W-30	Watermain	Sunnycroft Rd	\$ 141,970	95%	\$ 134,815	\$ 1,348	\$ 133,467	\$ 8,444
W-31	Watermain	Sunnycroft Rd	\$ 111,586	95%	\$ 106,007	\$ 1,050	\$ 104,947	\$ 6,639
W-32	Watermain	Sunnycroft Rd	\$ 120,115	95%	\$ 114,110	\$ 1,141	\$ 112,968	\$ 7,147
W-33	Watermain	Ash St	\$ 97,345	95%	\$ 92,478	\$ 925	\$ 91,553	\$ 5,792
W-34	Watermain	Ash St	\$ 167,896	95%	\$ 159,501	\$ 1,595	\$ 157,906	\$ 9,990
W-35	Watermain	Ash St	\$ 245,693	95%	\$ 233,408	\$ 2,334	\$ 231,074	\$ 14,619

CITY OF RICHMOND
PROPOSED WATER DCC PROGRAM

DCC Project No.	Description	Col. (1) Location	Col. (2) Cost Estimate (2022)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3)	Col. (5) Municipal Assist Factor %	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
GITY CENTRE PLANNING AREA								
W-36	Watermain	Bennett Rd	\$ 218,912	95%	\$ 207,966	2,080	\$ 205,886	\$ 13,025
W-37	Watermain	Park Rd	\$ 443,684	95%	\$ 421,499	4,215	\$ 417,284	\$ 26,399
W-38	Watermain	Cooney Rd	\$ 243,333	95%	\$ 231,167	2,312	\$ 228,855	\$ 14,478
W-39	Watermain	Cooney Rd to Granville Connector	\$ 133,771	95%	\$ 127,082	1,271	\$ 125,811	\$ 7,959
W-40	Watermain	Eckersley Rd	\$ 237,648	95%	\$ 225,765	2,258	\$ 223,508	\$ 14,140
W-41	Watermain	Pimlico Way	\$ 226,590	95%	\$ 215,261	2,153	\$ 213,108	\$ 13,482
W-42	Watermain	Odlin Rd (Odlin Cr west to Brown Rd)	\$ 444,577	95%	\$ 422,348	4,223	\$ 418,125	\$ 26,452
W-43	Watermain	Sexsmith Rd	\$ 663,192	95%	\$ 630,033	6,300	\$ 623,732	\$ 39,460
W-44	Watermain	Lansdowne/Minoru Connector	\$ 25,090	95%	\$ 23,836	238	\$ 23,597	\$ 1,493
W-45	Watermain	Cook Gate	\$ 132,873	95%	\$ 126,230	1,262	\$ 124,967	\$ 7,906
W-46	Watermain	Spire Rd	\$ 105,164	95%	\$ 99,906	999	\$ 98,907	\$ 6,257
W-47	Watermain	Spire Rd	\$ 97,179	95%	\$ 92,320	923	\$ 91,397	\$ 5,782
W-48	Watermain	Cook Rd	\$ 159,705	95%	\$ 151,720	1,517	\$ 150,203	\$ 9,502
W-49	Watermain	Cook Rd	\$ 134,170	95%	\$ 127,462	1,275	\$ 126,187	\$ 7,983
W-50	Watermain	Cook Rd	\$ 148,490	95%	\$ 141,065	1,411	\$ 139,655	\$ 8,835
W-51	Watermain	Cook Rd	\$ 186,339	95%	\$ 177,022	1,770	\$ 175,252	\$ 11,087
W-52	Watermain	Cook Rd	\$ 207,554	95%	\$ 197,176	1,972	\$ 195,204	\$ 12,349
EAST CAMBIE PLANNING AREA								
W-53	Watermain	Bird Rd	\$ 484,970	95%	\$ 460,721	4,607	\$ 456,114	\$ 28,856
W-54	Watermain	Bird Rd	\$ 474,124	95%	\$ 450,418	4,504	\$ 445,914	\$ 28,210
W-55	Watermain	Bird Rd	\$ 74,066	95%	\$ 70,382	704	\$ 69,678	\$ 4,408
W-56	Watermain	Daniels Rd	\$ 119,068	95%	\$ 113,106	1,131	\$ 111,974	\$ 7,084
W-57	Watermain	Daniels Rd	\$ 89,531	95%	\$ 85,055	851	\$ 84,204	\$ 5,327
W-58	Watermain	Daniels Rd	\$ 134,792	95%	\$ 128,052	1,281	\$ 126,772	\$ 8,020
W-59	Watermain	Daniels Rd	\$ 85,841	95%	\$ 81,549	815	\$ 80,734	\$ 5,108
W-60	Watermain	Daniels Rd	\$ 250,662	95%	\$ 238,148	2,381	\$ 235,767	\$ 14,916
W-61	Watermain	Bamfield Dr	\$ 262,602	95%	\$ 249,472	2,495	\$ 246,977	\$ 15,625
W-62	Watermain	Bamfield Dr	\$ 331,671	95%	\$ 315,088	3,151	\$ 311,937	\$ 19,734
W-63	Watermain	Mellis Dr	\$ 246,545	95%	\$ 234,217	2,342	\$ 231,875	\$ 14,669
W-64	Watermain	Mellis Dr	\$ 60,912	95%	\$ 57,866	579	\$ 57,287	\$ 3,624
W-65	Watermain	Mellis Dr	\$ 262,404	95%	\$ 249,283	2,493	\$ 246,791	\$ 15,613
W-66	Watermain	Mellis Dr	\$ 68,027	95%	\$ 64,825	646	\$ 63,979	\$ 4,048
W-67	Watermain	Dewsbury Dr	\$ 326,768	95%	\$ 310,430	3,104	\$ 307,326	\$ 19,443
W-68	Watermain	Dewsbury Dr	\$ 103,323	95%	\$ 98,157	982	\$ 97,175	\$ 6,148
W-69	Watermain	Dewsbury Dr	\$ 107,049	95%	\$ 101,697	1,017	\$ 100,680	\$ 6,369
W-70	Watermain	Bath Rd	\$ 367,674	95%	\$ 349,290	3,493	\$ 345,797	\$ 21,877
W-71	Watermain	Bamfield Gate	\$ 146,796	95%	\$ 139,456	1,395	\$ 138,062	\$ 8,734
W-72	Watermain	Bamfield Gate	\$ 24,817	95%	\$ 23,576	236	\$ 23,341	\$ 1,477
W-73	Watermain	Bargen Dr	\$ 186,800	95%	\$ 177,460	1,775	\$ 175,685	\$ 11,115
W-74	Watermain	Cambie Connector	\$ 14,693	95%	\$ 13,959	140	\$ 13,819	\$ 874
W-75	Watermain	Cambie Rd	\$ 87,209	95%	\$ 82,848	828	\$ 82,020	\$ 5,189
W-76	Watermain	Dallyn Rd	\$ 237,669	95%	\$ 225,785	2,258	\$ 223,527	\$ 14,141
W-77	Watermain	Dallyn Rd	\$ 166,073	95%	\$ 157,713	1,577	\$ 156,136	\$ 9,878
W-78	Watermain	Sparwood Pl	\$ 503,891	95%	\$ 478,697	4,787	\$ 473,910	\$ 29,982

CITY OF RICHMOND
PROPOSED WATER DCC PROGRAM

DCC Project No.	Description	Location	Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
			Benefit Factor %	Cost Estimate (2022\$)	Benefit Factor %	Benefit to New Development	Municipal/Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
HAMILTON PLANNING AREA									
W-79	Watermain	Smith Cr	95%	\$ 390,840	95%	\$ 371,298	3,713	\$ 367,585	\$ 23,255
W-80	Watermain	Willett Ave	95%	\$ 237,980	95%	\$ 225,980	2,260	\$ 223,720	\$ 14,153
W-81	Watermain	Smith Dr	95%	\$ 354,275	95%	\$ 336,561	3,366	\$ 333,196	\$ 21,079
SEAFAIR PLANNING AREA									
W-82	Watermain	Colonial Dr	95%	\$ 548,676	95%	\$ 521,242	5,212	\$ 516,030	\$ 32,646
W-83	Watermain	Colonial Dr	95%	\$ 219,750	95%	\$ 208,763	2,088	\$ 206,675	\$ 13,075
W-84	Watermain	Palmer Rd	95%	\$ 109,450	95%	\$ 103,977	1,040	\$ 102,938	\$ 6,512
W-85	Watermain	Mahood Dr	95%	\$ 329,030	95%	\$ 312,578	3,126	\$ 309,453	\$ 19,577
W-86	Watermain	Groat Ave	95%	\$ 94,527	95%	\$ 89,801	898	\$ 88,903	\$ 5,624
W-87	Watermain	Geal Rd	95%	\$ 167,921	95%	\$ 159,525	1,595	\$ 157,930	\$ 9,991
W-88	Watermain	Francis Rd	95%	\$ 53,672	95%	\$ 50,988	510	\$ 50,478	\$ 3,193
W-89	Watermain	Francis Rd	95%	\$ 61,799	95%	\$ 58,709	587	\$ 58,122	\$ 3,677
W-90	Watermain	Francis Rd	95%	\$ 349,261	95%	\$ 331,798	3,318	\$ 328,480	\$ 20,781
W-91	Watermain	Francis Rd	95%	\$ 411,771	95%	\$ 391,183	3,912	\$ 387,271	\$ 24,500
W-92	Watermain	Francis Rd	95%	\$ 137,935	95%	\$ 131,038	1,310	\$ 129,728	\$ 8,207
W-93	Watermain	Francis Rd	95%	\$ 1,122,718	95%	\$ 1,066,582	10,666	\$ 1,055,916	\$ 66,802
W-94	Watermain	Francis Rd	95%	\$ 312,166	95%	\$ 296,558	2,966	\$ 293,592	\$ 18,574
W-95	Watermain	Francis Rd	95%	\$ 200,797	95%	\$ 190,757	1,908	\$ 188,849	\$ 11,947
SHELLMONT PLANNING AREA									
W-96	Watermain	Shell Rd	95%	\$ 114,389	95%	\$ 108,670	1,087	\$ 107,583	\$ 6,806
W-97	Watermain	Kingscome Ave	95%	\$ 303,673	95%	\$ 288,490	2,885	\$ 285,605	\$ 18,069
W-98	Watermain	Kingscome Ave	95%	\$ 247,796	95%	\$ 235,406	2,354	\$ 233,052	\$ 14,744
W-99	Watermain	Kingswood Dr	95%	\$ 168,735	95%	\$ 160,298	1,603	\$ 158,695	\$ 10,040
W-100	Watermain	Kingscome Ave/Kingswood Dr Connector	95%	\$ 40,989	95%	\$ 38,939	389	\$ 38,550	\$ 2,439
W-101	Watermain	Seacote Rd	95%	\$ 113,987	95%	\$ 108,297	1,083	\$ 107,214	\$ 6,783
W-102	Watermain	Kingsbridge Dr	95%	\$ 117,149	95%	\$ 111,292	1,113	\$ 110,179	\$ 6,970
W-103	Watermain	Kingsbridge Dr	95%	\$ 281,641	95%	\$ 267,559	2,676	\$ 264,884	\$ 16,758
W-104	Watermain	Kingsbridge Dr	95%	\$ 241,202	95%	\$ 229,142	2,291	\$ 226,850	\$ 14,352
W-105	Watermain	King Rd	95%	\$ 489,968	95%	\$ 465,470	4,655	\$ 460,815	\$ 29,153
W-106	Watermain	King Rd	95%	\$ 473,355	95%	\$ 449,687	4,497	\$ 445,190	\$ 28,165
W-107	Watermain	King Rd	95%	\$ 104,089	95%	\$ 98,885	989	\$ 97,896	\$ 6,193
W-108	Watermain	King Rd	95%	\$ 166,984	95%	\$ 158,644	1,586	\$ 157,058	\$ 9,936
STEVESON PLANNING AREA									
W-109	Watermain	Fortune Ave	95%	\$ 171,211	95%	\$ 162,651	1,627	\$ 161,024	\$ 10,187
W-110	Watermain	Fortune Ave	95%	\$ 71,251	95%	\$ 67,688	677	\$ 67,012	\$ 4,239
W-111	Watermain	Fundy Dr	95%	\$ 149,133	95%	\$ 141,677	1,417	\$ 140,260	\$ 8,873
W-112	Watermain	Fundy Dr	95%	\$ 250,450	95%	\$ 237,928	2,379	\$ 235,548	\$ 14,902
W-113	Watermain	Fundy Dr	95%	\$ 283,499	95%	\$ 278,824	2,788	\$ 276,036	\$ 17,463
W-114	Watermain	Fundy Dr	95%	\$ 94,926	95%	\$ 90,180	902	\$ 89,278	\$ 5,648
W-115	Watermain	Fundy Dr	95%	\$ 99,438	95%	\$ 94,466	945	\$ 93,521	\$ 5,917
W-116	Watermain	Fundy Dr	95%	\$ 78,708	95%	\$ 74,773	748	\$ 74,025	\$ 4,683
W-117	Watermain	Bonavista Dr	95%	\$ 211,245	95%	\$ 200,683	2,007	\$ 198,676	\$ 12,569
W-118	Watermain	Garry St	95%	\$ 126,427	95%	\$ 120,106	1,201	\$ 118,905	\$ 7,522
W-119	Watermain	Garry St	95%	\$ 164,725	95%	\$ 156,489	1,565	\$ 154,924	\$ 9,801
W-120	Watermain	Windward Gate	95%	\$ 97,751	95%	\$ 92,863	929	\$ 91,935	\$ 5,816
W-121	Watermain	Garry St	95%	\$ 165,600	95%	\$ 157,320	1,573	\$ 155,747	\$ 9,853
W-122	Watermain	Garry St	95%	\$ 216,056	95%	\$ 205,253	2,053	\$ 203,200	\$ 12,855
W-123	Watermain	Leeward Gate	95%	\$ 116,692	95%	\$ 110,857	1,109	\$ 109,749	\$ 6,943
W-124	Watermain	Kingfisher Dr	95%	\$ 337,657	95%	\$ 320,774	3,208	\$ 317,566	\$ 20,091

CITY OF RICHMOND
PROPOSED WATER DCC PROGRAM

DCC Project No.	Col. (1)		Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Description	Location						
W-125	Watermain	Kingfisher Dr	\$ 93,055	95%	\$ 88,403	\$ 884	\$ 87,519	\$ 5,337
W-126	Watermain	Plover Dr	\$ 177,832	95%	\$ 168,940	\$ 1,689	\$ 167,251	\$ 10,581
W-127	Watermain	Pintail Dr	\$ 790,363	95%	\$ 750,845	\$ 7,508	\$ 743,337	\$ 47,027
W-128	Watermain	Kitiwake Dr	\$ 129,239	95%	\$ 122,777	\$ 1,228	\$ 121,549	\$ 7,690
W-129	Watermain	Kitiwake Dr	\$ 186,364	95%	\$ 186,546	\$ 1,865	\$ 184,680	\$ 11,684
W-130	Watermain	Kitiwake Dr	\$ 132,480	95%	\$ 125,856	\$ 1,259	\$ 124,597	\$ 7,883
THOMPSON PLANNING AREA								
W-131	Watermain	Westminster Hwy/Lynas Lane	\$ 56,424	95%	\$ 53,603	\$ 536	\$ 53,067	\$ 3,357
W-132	Watermain	Garrison Rd	\$ 51,168	95%	\$ 48,609	\$ 486	\$ 48,123	\$ 3,044
W-133	Watermain	Garrison Rd	\$ 79,507	95%	\$ 75,531	\$ 755	\$ 74,776	\$ 4,731
W-134	Watermain	Garrison Rd	\$ 85,342	95%	\$ 81,075	\$ 811	\$ 80,264	\$ 5,078
W-135	Watermain	Garrison Rd	\$ 3,749	95%	\$ 3,561	\$ 36	\$ 3,525	\$ 223
W-136	Watermain	Garrison Rd	\$ 88,941	95%	\$ 84,494	\$ 845	\$ 83,649	\$ 5,292
W-137	Watermain	Sikaha Ct	\$ 70,625	95%	\$ 67,094	\$ 671	\$ 66,423	\$ 4,202
W-138	Watermain	Tiffany Blvd	\$ 271,042	95%	\$ 257,490	\$ 2,575	\$ 254,915	\$ 16,127
W-139	Watermain	Tiffany Blvd	\$ 179,436	95%	\$ 170,464	\$ 1,705	\$ 168,760	\$ 10,676
W-140	Watermain	Tiffany Blvd	\$ 93,482	95%	\$ 88,808	\$ 888	\$ 87,920	\$ 5,562
W-141	Watermain	Tiffany Blvd	\$ 173,325	95%	\$ 164,659	\$ 1,647	\$ 163,012	\$ 10,313
W-142	Watermain	Granville Cr	\$ 489,022	95%	\$ 474,052	\$ 4,741	\$ 469,311	\$ 29,691
W-143	Watermain	Redfern Cr	\$ 207,622	95%	\$ 197,241	\$ 1,972	\$ 195,269	\$ 12,354
WEST CAMBIE PLANNING AREA								
W-144	Watermain	Patterson Rd	\$ 681,250	95%	\$ 656,688	\$ 6,567	\$ 650,121	\$ 41,129
W-145	Watermain	Patterson Rd	\$ 294,774	95%	\$ 280,035	\$ 2,800	\$ 277,235	\$ 17,539
W-146	Watermain	Westminster Hwy b/w No 4 Rd and Shell Rd	\$ 2,214,607	95%	\$ 2,103,877	\$ 21,039	\$ 2,082,838	\$ 131,769
CITY CENTRE								
W-147	Watermain	Spires Gate	\$ 131,495	95%	\$ 124,920	\$ 1,249	\$ 123,671	\$ 7,824
W-148	Watermain	Cooney Rd	\$ 60,863	95%	\$ 57,820	\$ 578	\$ 57,242	\$ 3,621
W-149	Watermain	River Rd	\$ 156,789	95%	\$ 148,949	\$ 1,489	\$ 147,460	\$ 9,329
SEAFAIR								
W-150	Watermain	Pendleton Rd	\$ 415,431	95%	\$ 394,660	\$ 3,947	\$ 390,713	\$ 24,718

CITY OF RICHMOND
PROPOSED WATER DCC PROGRAM

DCC Project No.	Description	Col. (1)		Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5) Municipal Assisit Factor 1%	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
		Location	Cost Estimate (2022\$)					
CCAP Projects								
W-151	Watermain	Capstan Way	\$ 589,146	100%	\$ 589,146	\$ 5,891	\$ 583,254	\$ 5,891
W-152	Watermain	Minoru Blvd	\$ 228,786	100%	\$ 228,786	\$ 2,288	\$ 226,499	\$ 2,288
W-153	Watermain	Acheson Rd	\$ 336,614	100%	\$ 336,614	\$ 3,366	\$ 333,248	\$ 3,366
W-154	Watermain	Bennett Rd	\$ 122,012	100%	\$ 122,012	\$ 1,220	\$ 120,792	\$ 1,220
W-155	Watermain	Spies Rd	\$ 243,203	100%	\$ 243,203	\$ 2,432	\$ 240,771	\$ 2,432
W-156	Watermain	Cook Cr	\$ 435,426	100%	\$ 435,426	\$ 4,354	\$ 431,072	\$ 4,354
W-157	Watermain	South of Granville Ave (w/ St. Albans & Garden City)	\$ 252,398	100%	\$ 252,398	\$ 2,524	\$ 249,874	\$ 2,524
W-158	Watermain	No. 4 Rd	\$ 1,266,714	100%	\$ 1,266,714	\$ 12,667	\$ 1,254,046	\$ 12,667
W-159	Watermain	Citation Dr	\$ 521,899	100%	\$ 521,899	\$ 5,219	\$ 516,680	\$ 5,219
W-160	Watermain	No. 3 Rd	\$ 815,746	100%	\$ 815,746	\$ 8,157	\$ 807,589	\$ 8,157
W-161	Watermain	Hazelbridge Way	\$ 321,779	100%	\$ 321,779	\$ 3,218	\$ 318,562	\$ 3,218
W-162	Watermain	Cook Rd	\$ 598,915	100%	\$ 598,915	\$ 5,989	\$ 592,926	\$ 5,989
W-163	Watermain	Dunford Rd	\$ 125,000	100%	\$ 125,000	\$ 1,250	\$ 123,750	\$ 1,250
W-164	Watermain	Garry St (Section not covered in list above)	\$ 487,500	100%	\$ 487,500	\$ 4,875	\$ 482,625	\$ 4,875
W-165	Watermain	Windjammer Dr	\$ 675,000	100%	\$ 675,000	\$ 6,750	\$ 668,250	\$ 6,750
W-166	Watermain	Beckwith Rd	\$ 487,500	100%	\$ 487,500	\$ 4,875	\$ 482,625	\$ 4,875
W-167	Watermain	Kingscome Ave	\$ 425,000	100%	\$ 425,000	\$ 4,250	\$ 420,750	\$ 4,250
W-168	Watermain	East of No 4 Rd & Saunders Rd Intersection	\$ 137,500	100%	\$ 137,500	\$ 1,375	\$ 136,125	\$ 1,375
W-169	Watermain	Blundell Rd	\$ 1,251,250	100%	\$ 1,251,250	\$ 12,513	\$ 1,238,738	\$ 12,513
W-170	Watermain	Bowen Gate	\$ 100,000	100%	\$ 100,000	\$ 1,000	\$ 99,000	\$ 1,000
W-171	Watermain	Gabrolia Gate,	\$ 125,000	100%	\$ 125,000	\$ 1,250	\$ 123,750	\$ 1,250
W-172	Watermain	Ruskin Rd loop to Ryan Rd	\$ 250,000	100%	\$ 250,000	\$ 2,500	\$ 247,500	\$ 2,500
W-173	Watermain	Blundell Rd	\$ 1,923,750	100%	\$ 1,923,750	\$ 19,238	\$ 1,904,513	\$ 19,238
W-174	Watermain	Boundary Road	\$ 42,926	95%	\$ 40,780	\$ 408	\$ 40,372	\$ 2,554
W-175	Watermain	Boundary Road	\$ 418,755	95%	\$ 397,817	\$ 3,978	\$ 393,839	\$ 24,916
W-176	Watermain	Boundary Road	\$ 64,364	95%	\$ 61,146	\$ 611	\$ 60,534	\$ 3,830
W-177	Watermain	Thompson Road	\$ 393,494	95%	\$ 373,819	\$ 3,738	\$ 370,081	\$ 23,413
W-178	Watermain	Thompson Road	\$ 335,038	95%	\$ 318,286	\$ 3,183	\$ 315,103	\$ 19,935
Totals			\$ 46,225,935		\$ 44,500,645	\$ 445,006	\$ 44,055,639	\$ 2,170,296

**CITY OF RICHMOND
PROPOSED WATER DCC CALCULATION**

Water DCC Calculation	Land Use	Col. (1) Estimated New Development	Col. (2) Unit	Col. (3) Equivalent Factor	Col. (4) = (1) x (3) Equivalent Population
Single Family		1,982	Per Lot	3.3000	6,541
Townhouse		17,834	Per Dwelling Unit	2.9000	51,719
Apartment		19,091	Per Dwelling Unit	2.1000	40,091
Commercial		317,562	Per sq. m. BA	0.0090	2,858
Institutional		272,883	Per sq. m. BA	0.0090	2,456
Light Industrial		390,862	Per sq. m. BA	0.0090	3,518
Major Industrial		13	Per hectare GSA	29.2500	380
Total Equivalent Population					107,562 (a)
B: Unit Water DCC Calculation					
Net Water DCC Program Recoverable			\$	44,055,639 (b)	
Existing DCC Reserve Monies			\$	8,560,000 (c)	
Net Amount to be Paid by DCCs			\$	35,495,639 (d) = (b) - (c)	
DCC per Equivalent Population			\$	330.00 (e) = (d) / (a)	
C: Resulting Water DCCs					
Single Family				\$1,089.00	Per Lot
Townhouse				\$957.00	Per Dwelling Unit
Apartment				\$0.74	Per sq. ft. DU
Commercial				\$693.00	Per Dwelling Unit
Institutional				\$0.82	Per sq. ft. DU
Light Industrial				\$2.97	Per sq. m. BA
Major Industrial				\$0.28	Per sq. ft. BA
				\$2.97	Per sq. m. BA
				\$0.28	Per sq. ft. BA
				\$2.97	Per sq. m. BA
				\$0.28	Per sq. ft. BA
				\$9,652.52	Per hectare GSA
				\$3,906.37	Per acre GSA

Notes

- (1) Townhouse assumes an average size of 1,300 sq. ft.
- (2) Apartment assumes an average size of 850 sq. ft.

CITY OF RICHMOND
PROPOSED SANITARY SEWER DCC PROGRAM

DCC Project No.	Type of Infrastructure	Location	Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
				Cost Estimate (2022\$)	Benefit Factor %	Benefit to New Development	Municipal Assisit Factor 4%	DCC Recoverable	Total Municipal Responsibility
BRIDGEPORT SANITARY AREA									
S-01	Gravity Mains- ROW		Leslie	\$ 141,750	95%	\$ 134,663	\$ 1,347	\$ 133,316	\$ 8,434
S-02	Gravity Mains		Vanhome	\$ 50,280	95%	\$ 47,766	\$ 478	\$ 47,288	\$ 2,992
S-03	Gravity Mains		Walford	\$ 205,638	95%	\$ 195,546	\$ 1,955	\$ 193,590	\$ 12,247
S-04	Gravity Mains		Walford	\$ 112,279	95%	\$ 106,561	\$ 1,067	\$ 105,595	\$ 6,680
S-05	Gravity Mains		Walford	\$ 96,370	95%	\$ 91,552	\$ 916	\$ 90,636	\$ 5,734
S-06	Gravity Mains- ROW		McLennan	\$ 130,988	95%	\$ 124,438	\$ 1,244	\$ 123,194	\$ 7,794
S-07	Gravity Mains		Odlin	\$ 312,499	95%	\$ 296,874	\$ 2,969	\$ 293,905	\$ 18,594
S-08	Gravity Mains		Odlin	\$ 372,379	95%	\$ 353,760	\$ 3,538	\$ 350,222	\$ 22,157
S-09	Gravity Mains- ROW		Odlin	\$ 353,666	95%	\$ 335,983	\$ 3,360	\$ 332,623	\$ 21,043
S-10	Gravity Mains- ROW		Odlin	\$ 71,515	95%	\$ 67,339	\$ 736	\$ 66,603	\$ 4,912
S-11	Gravity Mains		Odlin	\$ 209,580	95%	\$ 199,101	\$ 1,991	\$ 197,110	\$ 12,470
S-12	Gravity Mains		Viscount	\$ 357,409	95%	\$ 339,538	\$ 3,395	\$ 336,143	\$ 21,266
S-13	Gravity Mains		Viscount	\$ 83,800	95%	\$ 79,610	\$ 796	\$ 78,814	\$ 4,986
S-14	Gravity Mains		Viscount	\$ 441,000	95%	\$ 418,950	\$ 4,190	\$ 414,761	\$ 26,240
S-15	Gravity Mains		Dominion	\$ 254,250	95%	\$ 241,538	\$ 2,415	\$ 239,122	\$ 15,128
S-16	Gravity Mains		Dominion	\$ 24,750	95%	\$ 23,513	\$ 235	\$ 23,277	\$ 1,473
S-17	Gravity Mains		Dominion	\$ 169,695	95%	\$ 161,210	\$ 1,612	\$ 159,598	\$ 10,097
S-18	Gravity Mains		Dominion	\$ 131,985	95%	\$ 125,386	\$ 1,254	\$ 124,132	\$ 7,853
S-19	Gravity Mains		Gilley West	\$ 379,864	95%	\$ 360,871	\$ 3,609	\$ 357,262	\$ 22,602
S-20	Gravity Mains		Gilley West	\$ 691,350	95%	\$ 658,783	\$ 6,568	\$ 650,215	\$ 41,135
S-21	Gravity Mains		Crestwood	\$ 215,765	95%	\$ 204,996	\$ 2,050	\$ 202,946	\$ 12,839
S-22	Gravity Mains		Burrows	\$ 183,383	95%	\$ 174,213	\$ 1,742	\$ 172,471	\$ 10,911
S-23	Gravity Mains		Burrows	\$ 226,421	95%	\$ 215,100	\$ 2,151	\$ 212,949	\$ 13,472
S-24	Gravity Mains		Gilley East	\$ 941,239	95%	\$ 894,177	\$ 8,942	\$ 885,235	\$ 56,004
S-25	Gravity Mains		Gilley East	\$ 127,795	95%	\$ 121,405	\$ 1,214	\$ 120,191	\$ 7,604
S-26	Gravity Mains		Gilley East	\$ 437,855	95%	\$ 415,962	\$ 4,160	\$ 411,803	\$ 26,052
S-27	Gravity Mains		Gilley East	\$ 421,095	95%	\$ 400,040	\$ 4,000	\$ 396,040	\$ 25,055
S-28	Gravity Mains		Gilley East	\$ 224,950	95%	\$ 213,323	\$ 2,133	\$ 211,189	\$ 13,761
S-29	Gravity Mains		Gilley East	\$ 132,859	95%	\$ 126,216	\$ 1,262	\$ 124,954	\$ 7,905
CCAP MODEL UPDATE									
S-30	Gravity Mains- ROW		Minoru Park behind 6611 Minoru Blvd	\$ 746,629	100%	\$ 746,629	\$ 7,466	\$ 739,162	\$ 7,466
S-31	Gravity Mains- ROW		Minoru Park, 85m N of Granville Ave	\$ 81,875	100%	\$ 81,875	\$ 819	\$ 81,056	\$ 819
S-32	Gravity Mains		Minoru Blvd	\$ 20,584	100%	\$ 20,584	\$ 206	\$ 20,378	\$ 206
S-33	Gravity Mains- ROW		ROW bwn 7400, Gilbert Rd & 7437 Mcfaff Rd	\$ 157,200	100%	\$ 157,200	\$ 1,572	\$ 155,628	\$ 1,572
S-34	Gravity Mains- ROW		ROW bwn 7437 & 7297 Mcfaff Rd	\$ 186,550	100%	\$ 186,550	\$ 1,866	\$ 184,684	\$ 1,866
S-35	Gravity Mains- ROW		ROW at 7571 Mcfaff Rd	\$ 149,013	100%	\$ 149,013	\$ 1,490	\$ 147,523	\$ 1,490
S-36	Gravity Mains- ROW		ROW bwn Mcfaff Rd & Gilbert Rd	\$ 115,225	100%	\$ 115,225	\$ 1,152	\$ 114,073	\$ 1,152
S-37	Gravity Mains- ROW		ROW bwn Mcfaff Rd & Gilbert Rd	\$ 226,260	100%	\$ 226,260	\$ 2,263	\$ 223,997	\$ 2,263
S-38	Gravity Mains		7680 Minoru Blvd - SW corner	\$ 34,388	100%	\$ 34,388	\$ 344	\$ 34,044	\$ 344
S-39	Gravity Mains		Brown Rd	\$ 142,463	100%	\$ 142,463	\$ 1,425	\$ 141,038	\$ 1,425
S-40	Gravity Mains- ROW		Cambie Rd & Hazelbridge Way	\$ 371,713	100%	\$ 371,713	\$ 3,717	\$ 367,995	\$ 3,717
S-41	Gravity Mains		Capstan Way	\$ 524,250	100%	\$ 524,250	\$ 5,243	\$ 519,008	\$ 5,243
S-42	Gravity Mains		Capstan Way	\$ 482,625	100%	\$ 482,625	\$ 4,826	\$ 477,799	\$ 4,826
S-43	Gravity Mains		Crossing Capstan Way	\$ 43,875	100%	\$ 43,875	\$ 439	\$ 43,436	\$ 439
S-44	Gravity Mains		Capstan Way	\$ 159,220	100%	\$ 159,220	\$ 1,592	\$ 157,628	\$ 1,592
S-45	Gravity Mains- ROW		ROW bwn 8151 Capstan Way & 3331 No 3 Rd	\$ 101,250	100%	\$ 101,250	\$ 1,013	\$ 100,238	\$ 1,013
S-46	Gravity Mains		Charles St	\$ 117,000	100%	\$ 117,000	\$ 1,170	\$ 115,830	\$ 1,170
S-47	Gravity Mains		Garden City Rd	\$ 99,176	100%	\$ 99,176	\$ 992	\$ 98,184	\$ 992
S-48	Gravity Mains		Conville Way	\$ 351,795	100%	\$ 351,795	\$ 3,518	\$ 348,277	\$ 3,518
S-49	Gravity Mains		Hazelbridge Way	\$ 587,573	100%	\$ 587,573	\$ 5,876	\$ 581,697	\$ 5,876
S-50	Gravity Mains		Leslie Rd	\$ 238,630	100%	\$ 238,630	\$ 2,388	\$ 236,242	\$ 2,388
S-51	Gravity Mains		No 3 Rd	\$ 314,370	100%	\$ 314,370	\$ 3,144	\$ 311,226	\$ 3,144

CITY OF RICHMOND
PROPOSED SANITARY SEWER DCC PROGRAM

DCC Project No.	Type of Infrastructure	Col. (1) Location	Col. (2) Cost Estimate (2022\$)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (5) Municipal Assist Factor 1%	Col. (6) = Col. (4) - Col. (5) DCC Recoverable	Col. (7) = Col. (2) - Col. (6)
S-52	Gravity Mains-ROW	8671 Odlin Cres. - ROW along SPL	\$ 337,325	100%	\$ 337,325	\$ 3,373	\$ 333,952	\$ 3,373
S-53	Gravity Mains	River Dr	\$ 188,996	100%	\$ 188,996	\$ 1,890	\$ 187,106	\$ 1,890
S-54	Gravity Mains	River Rd	\$ 430,663	100%	\$ 430,663	\$ 4,307	\$ 426,356	\$ 4,307
S-55	Gravity Mains	Saxsmith Rd - ROW along W side	\$ 147,829	100%	\$ 147,829	\$ 1,478	\$ 146,351	\$ 1,478
S-56	Gravity Mains	9600 Van Horne Way	\$ 467,185	100%	\$ 467,185	\$ 4,672	\$ 462,513	\$ 4,672
S-57	Gravity Mains-ROW	ROW bwn 9500 & 9800 Van Horne Way	\$ 304,575	100%	\$ 304,575	\$ 3,046	\$ 301,529	\$ 3,046
S-58	Gravity Mains	ROW bwn 7360 Elmbridge Way & 7371 Westminster Hwy	\$ 183,400	100%	\$ 183,400	\$ 1,834	\$ 181,566	\$ 1,834
S-59	Gravity Mains-ROW	90m North of Granville Ave	\$ 198,138	100%	\$ 198,138	\$ 1,981	\$ 196,156	\$ 1,981
S-60	Gravity Mains-ROW	Minoru Park	\$ 106,438	100%	\$ 106,438	\$ 1,064	\$ 105,373	\$ 1,064
S-61	Gravity Mains-ROW	Westminster Hwy- ROW at rear	\$ 520,725	100%	\$ 520,725	\$ 5,207	\$ 515,518	\$ 5,207
S-62	Gravity Mains-ROW	Minoru Park	\$ 222,679	100%	\$ 222,679	\$ 2,227	\$ 220,452	\$ 2,227
S-63	Gravity Mains-ROW	NE corner of 6551 No 3 Rd	\$ 13,500	100%	\$ 13,500	\$ 135	\$ 13,365	\$ 135
S-64	Gravity Mains	Westminster Hwy	\$ 304,575	100%	\$ 304,575	\$ 3,046	\$ 301,529	\$ 3,046
S-65	Gravity Mains	Westminster Hwy & Elmbridge Way	\$ 583,830	100%	\$ 583,830	\$ 5,838	\$ 577,992	\$ 5,838
S-66	Gravity Mains	Elmbridge Way	\$ 171,000	100%	\$ 171,000	\$ 1,710	\$ 169,290	\$ 1,710
S-67	Gravity Mains	Gilbert Rd - ROW along W side	\$ 194,610	100%	\$ 194,610	\$ 1,946	\$ 192,664	\$ 1,946
S-68	Gravity Mains	Azure Rd - ROW at rear	\$ 145,738	100%	\$ 145,738	\$ 1,457	\$ 144,280	\$ 1,457
S-69	Gravity Mains-ROW	Minoru Park behind 6611 Minoru Blvd	\$ 108,533	100%	\$ 108,533	\$ 1,085	\$ 107,447	\$ 1,085
S-70	Gravity Mains-ROW	Gilbert Rd - ROW along W side	\$ 194,610	100%	\$ 194,610	\$ 1,946	\$ 192,664	\$ 1,946
S-71	Gravity Mains-ROW	Brighthouse School	\$ 521,665	100%	\$ 521,665	\$ 5,217	\$ 516,448	\$ 5,217
S-72	Gravity Mains-ROW	Brighthouse School	\$ 398,250	100%	\$ 398,250	\$ 3,983	\$ 394,267	\$ 3,983
S-73	Gravity Mains-ROW	Brighthouse Pump Station	\$ 365,625	100%	\$ 365,625	\$ 3,656	\$ 361,969	\$ 3,656
S-74	Gravity Mains-ROW	Minoru Park S of 7000 Westminster Hwy	\$ 39,375	100%	\$ 39,375	\$ 394	\$ 38,981	\$ 394
S-75	Gravity Mains	Heather St	\$ 159,056	100%	\$ 159,056	\$ 1,591	\$ 157,465	\$ 1,591
S-76	Gravity Mains	Heather St	\$ 18,713	100%	\$ 18,713	\$ 187	\$ 18,525	\$ 187
S-77	Gravity Mains	Lane N of Elmbridge Way	\$ 255,450	100%	\$ 255,450	\$ 2,555	\$ 252,895	\$ 2,555
S-78	Gravity Mains-ROW	Crossing Elmbridge Way	\$ 140,825	100%	\$ 140,825	\$ 1,408	\$ 139,417	\$ 1,408
S-79	Gravity Mains	Kwanlien Street	\$ 192,740	100%	\$ 192,740	\$ 1,927	\$ 190,813	\$ 1,927
S-80	Gravity Mains	Ackroyd Rd - ROW along S side	\$ 159,220	100%	\$ 159,220	\$ 1,592	\$ 157,628	\$ 1,592
S-81	Gravity Mains	Crossing Ackroyd Rd	\$ 31,425	100%	\$ 31,425	\$ 314	\$ 31,111	\$ 314
S-82	Gravity Mains	Alderbridge Way - ROW along N side	\$ 178,488	100%	\$ 178,488	\$ 1,785	\$ 176,703	\$ 1,785
S-83	Gravity Mains	Bwn 7771 & 7811 Alderbridge Way	\$ 659,250	100%	\$ 659,250	\$ 6,593	\$ 652,657	\$ 6,593
S-84	Gravity Mains	Lane S of Alderbridge Way	\$ 180,000	100%	\$ 180,000	\$ 1,800	\$ 178,200	\$ 1,800
S-85	Gravity Mains	ROW along NPL of 5891 No 3 Rd	\$ 153,925	100%	\$ 153,925	\$ 1,539	\$ 152,386	\$ 1,539
S-86	Gravity Mains	Lane West of No 3 Rd	\$ 605,455	100%	\$ 605,455	\$ 6,055	\$ 599,400	\$ 6,055
S-87	Gravity Mains-ROW	7080 River Rd - ROW at rear	\$ 447,038	100%	\$ 447,038	\$ 4,470	\$ 442,567	\$ 4,470
S-88	Gravity Mains	Ferndale Rd	\$ 20,584	100%	\$ 20,584	\$ 208	\$ 20,376	\$ 208
S-89	Gravity Mains-ROW	Kaisura St	\$ 126,088	100%	\$ 126,088	\$ 1,261	\$ 124,827	\$ 1,261
S-90	Gravity Mains-ROW	8151 Bennett Rd - ROW along W side	\$ 87,949	100%	\$ 87,949	\$ 879	\$ 87,069	\$ 879
S-91	Gravity Mains	Bennett Rd	\$ 81,705	100%	\$ 81,705	\$ 817	\$ 80,888	\$ 817
S-92	Gravity Mains-ROW	8637 Bennett Rd - ROW along W side	\$ 157,185	100%	\$ 157,185	\$ 1,572	\$ 155,613	\$ 1,572
S-93	Gravity Mains-ROW	Cook Rd & Eckersley Rd - ROW at rear, Park Rd and ROW bwn Park Pl & Citation Dr	\$ 1,011,885	100%	\$ 1,011,885	\$ 10,119	\$ 1,001,766	\$ 10,119
S-94	Gravity Mains-ROW	Cook Rd & Eckersley Rd	\$ 57,313	100%	\$ 57,313	\$ 573	\$ 56,739	\$ 573
S-95	Gravity Mains	Cook Gate	\$ 152,935	100%	\$ 152,935	\$ 1,529	\$ 151,406	\$ 1,529
S-96	Gravity Mains-ROW	ROW bwn Cook Rd & Spires Rd	\$ 276,738	100%	\$ 276,738	\$ 2,767	\$ 273,970	\$ 2,767
S-97	Gravity Mains-ROW	ROW bwn Cooney Rd & Spires Rd	\$ 157,200	100%	\$ 157,200	\$ 1,572	\$ 155,628	\$ 1,572
S-98	Gravity Mains	Jones Rd	\$ 157,200	100%	\$ 157,200	\$ 1,572	\$ 155,628	\$ 1,572
S-99	Gravity Mains	Jones Rd	\$ 207,709	100%	\$ 207,709	\$ 2,077	\$ 205,632	\$ 2,077
S-100	Gravity Mains-ROW	8535 Jones Rd - ROW along W side	\$ 69,236	100%	\$ 69,236	\$ 692	\$ 68,544	\$ 692
S-101	Gravity Mains	Crossing Jones Rd	\$ 26,198	100%	\$ 26,198	\$ 262	\$ 25,936	\$ 262
S-102	Gravity Mains-ROW	ROW bwn Cook Rd & Spires Rd	\$ 110,404	100%	\$ 110,404	\$ 1,104	\$ 109,300	\$ 1,104
S-103	Gravity Mains-ROW	Cook & Spires	\$ 307,850	100%	\$ 307,850	\$ 3,079	\$ 304,772	\$ 3,079

CITY OF RICHMOND
PROPOSED SANITARY SEWER DCC PROGRAM

DCC Project No.	Type of Infrastructure	Col. (1) Location	Col. (2) Cost Estimate (2022\$)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (5) Municipal Assist Factor %	Col. (6) = Col. (4) - Col. (5) DCC Recoverable	Col. (7) = Col. (2) - Col. (6) Total Municipal Responsibility
TERRA NOVA SANITARY AREA								
S-104	Gravity Mains	Barnard Dr	\$ 134,730	100%	\$ 134,730	1,347	\$ 133,383	\$ 1,347
S-105	Gravity Mains	Dover Cr (US of Works Yard PS)	\$ 166,541	100%	\$ 166,541	1,665	\$ 164,876	\$ 1,665
S-106	Gravity Mains	Granville Ave	\$ 340,600	100%	\$ 340,600	3,406	\$ 337,194	\$ 3,406
S-107	Gravity Mains	Lynas Lane (US Lynas PS)	\$ 320,850	100%	\$ 320,850	3,210	\$ 317,640	\$ 3,210
S-108	Gravity Mains	Lynas Lane (South of Lynas PS)	\$ 374,250	100%	\$ 374,250	3,743	\$ 370,507	\$ 3,743
S-109	Gravity Mains	Immediately US of Works Yard PS	\$ 46,781	100%	\$ 46,781	468	\$ 46,313	\$ 468
S-110	Gravity Mains	Dover Cr. (US of Works Yard PS)	\$ 162,113	100%	\$ 162,113	1,621	\$ 160,491	\$ 1,621
S-111	Gravity Mains	Tiffany Blvd (US of Lynas PS)	\$ 356,975	100%	\$ 356,975	3,570	\$ 353,405	\$ 3,570
S-112	Gravity Mains	Tiffany Blvd (US of Lynas PS)	\$ 355,538	100%	\$ 355,538	3,555	\$ 351,982	\$ 3,555
S-113	Gravity Mains-ROW	Colonial Dr & Blundell Rd	\$ 201,413	100%	\$ 201,413	2,014	\$ 199,398	\$ 2,014
S-114	Gravity Mains-ROW	Colonial Dr (US of CleySmith PS)	\$ 294,750	100%	\$ 294,750	2,948	\$ 291,803	\$ 2,948
S-115	Gravity Mains	Colonial Dr	\$ 475,288	100%	\$ 475,288	4,753	\$ 470,535	\$ 4,753
S-116	Gravity Mains	Francis Rd - N side	\$ 134,279	100%	\$ 134,279	1,343	\$ 132,936	\$ 1,343
S-117	Gravity Mains-ROW	US of Youngmore PS	\$ 212,875	100%	\$ 212,875	2,129	\$ 210,746	\$ 2,129
S-118	Gravity Mains-ROW	UIS of Quilchena School Park - ROW along E side and Anvil Cr - ROW at rear	\$ 663,188	100%	\$ 663,188	6,632	\$ 656,556	\$ 6,632
S-119	Gravity Mains-ROW	ROW btwn Quilchena School Park & Decourcy Cr	\$ 211,238	100%	\$ 211,238	2,112	\$ 209,125	\$ 2,112
S-120	Gravity Mains	Barnard & Richard Intersection	\$ 211,238	100%	\$ 211,238	2,112	\$ 209,125	\$ 2,112
S-121	Gravity Mains	UIS of Barnard PS	\$ 228,293	100%	\$ 228,293	2,283	\$ 226,010	\$ 2,283
S-122	Gravity Mains	Immediately US of Barnard PS	\$ 31,811	100%	\$ 31,811	318	\$ 31,493	\$ 318
S-123	Gravity Mains-ROW	2nd pipe US of Terra Nova East PS	\$ 90,063	100%	\$ 90,063	901	\$ 89,162	\$ 901
STEVESON SANITARY AREA								
S-124	Gravity Mains	Elsmore Rd	\$ 831,715	100%	\$ 831,715	8,317	\$ 823,398	\$ 8,317
S-125	Gravity Mains	Elsmore Rd	\$ 351,000	100%	\$ 351,000	3,510	\$ 347,490	\$ 3,510
S-126	Gravity Mains	Kirkmond Rd	\$ 119,250	100%	\$ 119,250	1,193	\$ 118,057	\$ 1,193
S-127	Gravity Mains-ROW	3088 Francis - ROW along E side	\$ 253,813	100%	\$ 253,813	2,538	\$ 251,274	\$ 2,538
S-128	Gravity Mains	Wellmond Rd	\$ 76,721	100%	\$ 76,721	767	\$ 75,954	\$ 767
S-129	Gravity Mains	Wellmond Rd	\$ 162,799	100%	\$ 162,799	1,628	\$ 161,171	\$ 1,628
S-130	Gravity Mains	Barnmond Ave	\$ 134,730	100%	\$ 134,730	1,347	\$ 133,383	\$ 1,347
S-131	Gravity Mains	Barnmond Ave	\$ 239,520	100%	\$ 239,520	2,395	\$ 237,125	\$ 2,395
S-132	Gravity Mains	Barnmond Ave	\$ 312,155	100%	\$ 312,155	3,122	\$ 309,033	\$ 3,122
S-133	Gravity Mains	Truro Dr - at rear	\$ 342,439	100%	\$ 342,439	3,424	\$ 339,014	\$ 3,424
S-134	Gravity Mains-ROW	10371 4th Ave - SW corner	\$ 99,888	100%	\$ 99,888	999	\$ 98,889	\$ 999
S-135	Gravity Mains-ROW	10760 Springmont Dr - ROW along the EPL	\$ 226,260	100%	\$ 226,260	2,263	\$ 223,997	\$ 2,263
S-136	Gravity Mains	7th Ave	\$ 258,233	100%	\$ 258,233	2,582	\$ 255,650	\$ 2,582
S-137	Gravity Mains	Lane btwn Richmond St & Broadway St	\$ 726,965	100%	\$ 726,965	7,270	\$ 719,695	\$ 7,270
S-138	Gravity Mains	Richmond St	\$ 281,250	100%	\$ 281,250	2,813	\$ 278,437	\$ 2,813
S-139	Gravity Mains	Immediately US of Richmond Park PS	\$ 39,375	100%	\$ 39,375	394	\$ 38,981	\$ 394
S-140	Gravity Mains-ROW	10111 4th Ave - ROW along SPL	\$ 435,760	100%	\$ 435,760	4,358	\$ 431,402	\$ 4,358
S-141	Gravity Mains-ROW	Princeton Ave - ROW at rear	\$ 265,275	100%	\$ 265,275	2,653	\$ 262,622	\$ 2,653
S-142	Gravity Mains-ROW	9751 Parksville Dr - ROW along EPL	\$ 145,958	100%	\$ 145,958	1,460	\$ 144,498	\$ 1,460
S-143	Gravity Mains-ROW	ROW btwn Woodbecker Dr & Kingfisher Dr	\$ 438,850	100%	\$ 438,850	4,389	\$ 434,461	\$ 4,389
S-144	Gravity Mains	Lane W of 3rd Ave	\$ 198,138	100%	\$ 198,138	1,981	\$ 196,156	\$ 1,981
S-145	Gravity Mains-ROW	Springfield Dr - ROW at rear	\$ 63,863	100%	\$ 63,863	639	\$ 63,224	\$ 639
S-146	Gravity Mains	Springfield Dr & 4th Ave.	\$ 347,150	100%	\$ 347,150	3,472	\$ 343,678	\$ 3,472
S-147	Gravity Mains	Kirkmond Cr	\$ 122,813	100%	\$ 122,813	1,228	\$ 121,584	\$ 1,228
S-148	Gravity Mains	Gormond Rd	\$ 643,710	100%	\$ 643,710	6,437	\$ 637,273	\$ 6,437
S-149	Gravity Mains	Ullsmore Ave	\$ 492,888	100%	\$ 492,888	4,929	\$ 487,959	\$ 4,929
S-150	Gravity Mains	Francis Rd	\$ 51,750	100%	\$ 51,750	518	\$ 51,232	\$ 518
S-151	Gravity Mains-ROW	9780 Pendleton Rd & Crossing Pendleton Rd	\$ 90,063	100%	\$ 90,063	901	\$ 89,162	\$ 901
S-152	Gravity Mains	Lane btwn Pleasant St & 4th Ave	\$ 101,048	100%	\$ 101,048	1,010	\$ 100,037	\$ 1,010

CITY OF RICHMOND
PROPOSED SANITARY SEWER DCC PROGRAM

DCC Project No.	Type of Infrastructure	Col. (1) Location	Col. (2) Cost Estimate (2022\$)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3)	Col. (5) Municipal Assaist Factor 1%	Col. (6) = Col. (4) x Col. (5)	Col. (7) = Col. (2) x Col. (6)
					Benefit to New Development		DCC Recoverable	Total Municipal Responsibility
SHELLMONT SANITARY AREA								
S-153	Gravity Mains	Lane btwn Seallly Pl & Seacote Rd	\$ 190,645	100%	\$ 190,645	1.906	\$ 188,739	\$ 1,906
S-154	Gravity Mains	No 5 Rd - ROW along W side	\$ 183,383	100%	\$ 183,383	1.834	\$ 181,549	\$ 1,834
S-155	Gravity Mains	No 3 Rd - ROW along W side	\$ 932,275	100%	\$ 932,275	9.323	\$ 922,952	\$ 9,323
S-156	Gravity Mains	Horseshoe Way (N) - ROW along N side	\$ 584,505	100%	\$ 584,505	5.845	\$ 578,660	\$ 5,845
S-157	Gravity Mains	Horseshoe Way	\$ 103,500	100%	\$ 103,500	1.035	\$ 102,465	\$ 1,035
S-158	Gravity Mains	Horseshoe Way - ROW along S side	\$ 463,413	100%	\$ 463,413	4.634	\$ 458,778	\$ 4,634
S-159	Gravity Mains	Horseshoe Pl - ROW along E side	\$ 172,155	100%	\$ 172,155	1.722	\$ 170,433	\$ 1,722
S-160	Gravity Mains	South of Horseshoe PS	\$ 293,113	100%	\$ 293,113	2.931	\$ 290,181	\$ 2,931
S-161	Gravity Mains	Coppersmith Way - ROW along N & S side	\$ 322,588	100%	\$ 322,588	3.226	\$ 319,362	\$ 3,226
S-162	Gravity Mains	Crossing Horseshoe Way (50m N of Blacksmith Pl)	\$ 29,475	100%	\$ 29,475	0.295	\$ 29,180	\$ 0.295
S-163	Gravity Mains	Horseshoe Way	\$ 552,019	100%	\$ 552,019	5.520	\$ 546,499	\$ 5,520
S-164	Gravity Mains	Horseshoe Way	\$ 335,200	100%	\$ 335,200	3.352	\$ 331,848	\$ 3,352
S-165	Gravity Mains	Glenacres Dr. - ROW at rear	\$ 304,575	100%	\$ 304,575	3.046	\$ 301,529	\$ 3,046
S-166	Gravity Mains	9540 Glenacres Dr - along WPL	\$ 442,045	100%	\$ 442,045	4.420	\$ 437,625	\$ 4,420
S-167	Gravity Mains	Ash St	\$ 287,015	100%	\$ 287,015	2.870	\$ 284,145	\$ 2,870
S-168	Gravity Mains	Ash St	\$ 207,000	100%	\$ 207,000	2.070	\$ 204,930	\$ 2,070
S-169	Gravity Mains	Ash St & Williams Rd	\$ 211,500	100%	\$ 211,500	2.115	\$ 209,385	\$ 2,115
S-170	Gravity Mains	ROW btwn Ryan Rd. & Morfield Pl	\$ 321,750	100%	\$ 321,750	3.218	\$ 318,533	\$ 3,218
S-171	Gravity Mains	ROW btwn 9111 Kingsbridge Dr & 11751 King Rd	\$ 530,550	100%	\$ 530,550	5.306	\$ 525,245	\$ 5,306
S-172	Gravity Mains	11751 King Rd - Row along WPL & King Rd - ROW at rear	\$ 94,975	100%	\$ 94,975	0.950	\$ 94,025	\$ 950
S-173	Gravity Mains	Seacote Rd	\$ 763,470	100%	\$ 763,470	7.635	\$ 755,835	\$ 7,635
S-174	Gravity Mains	Seaport Ave & Seacote Rd - ROW at rear	\$ 186,455	100%	\$ 186,455	1.865	\$ 184,590	\$ 1,865
S-175	Gravity Mains	Lane btwn Seaton Pl & Seacote Rd	\$ 240,925	100%	\$ 240,925	2.409	\$ 238,516	\$ 2,409
S-176	Gravity Mains	Lane btwn Seaton Pl & Seacote Rd	\$ 148,500	100%	\$ 148,500	1.485	\$ 147,015	\$ 1,485
S-177	Gravity Mains	Seaway Rd - ROW at rear	\$ 380,250	100%	\$ 380,250	3.803	\$ 376,448	\$ 3,803
S-178	Gravity Mains	Aquila Rd - ROW at rear	\$ 249,713	100%	\$ 249,713	2.497	\$ 248,305	\$ 2,497
S-179	Gravity Mains	Aquila Rd - ROW at rear	\$ 267,589	100%	\$ 267,589	2.676	\$ 264,913	\$ 2,676
S-180	Gravity Mains	Aquila Rd - ROW at rear	\$ 613,835	100%	\$ 613,835	6.138	\$ 607,697	\$ 6,138
S-181	Gravity Mains	Lane btwn Aquila Rd & Aragon Rd and lane btwn Dennis Cr & Aintree Cr	\$ 879,900	100%	\$ 879,900	8.799	\$ 871,101	\$ 8,799
S-182	Gravity Mains	Lane btwn Aquila Rd & Aragon Rd and lane btwn Dennis Cr & Aintree Cr	\$ 188,996	100%	\$ 188,996	1.890	\$ 187,106	\$ 1,890
S-183	Gravity Mains	Riverside Way - ROW along E side	\$ 299,663	100%	\$ 299,663	2.997	\$ 296,666	\$ 2,997
S-184	Gravity Mains	Crossing Riverside Way	\$ 43,039	100%	\$ 43,039	0.430	\$ 42,608	\$ 0.430
S-185	Gravity Mains	8971 Beckwith Rd to 8960 Charles St	\$ 183,103	100%	\$ 183,103	1.831	\$ 181,272	\$ 1,831
S-186	Gravity Mains	Gilbert and Elmbridge Way	\$ 131,328	100%	\$ 131,328	1.313	\$ 130,014	\$ 1,313
S-187	Gravity Mains	7111 Elmbridge way	\$ 212,948	100%	\$ 212,948	2.125	\$ 210,422	\$ 2,125
S-188	Gravity Mains	6551 No. 3 Rd	\$ 252,238	100%	\$ 252,238	2.522	\$ 249,716	\$ 2,522
S-189	Gravity Mains	8120 Cook Rd (east side lane)	\$ 149,326	100%	\$ 149,326	1.493	\$ 147,832	\$ 1,493
S-190	Gravity Mains	8121 Cook Rd (east side lane)	\$ 18,338	100%	\$ 18,338	0.183	\$ 18,155	\$ 0.183
S-191	Gravity Mains	6091 No 3 Rd (Lane to the south west)	\$ 73,166	100%	\$ 73,166	0.732	\$ 72,434	\$ 0.732
S-192	Gravity Mains	6092 No 3 Rd (Lane to the south west)	\$ 105,539	100%	\$ 105,539	1.055	\$ 104,483	\$ 1,055
S-193	Gravity Mains	6093 No 3 Rd (Lane to the south west)	\$ 13,847	100%	\$ 13,847	0.138	\$ 13,709	\$ 0.138
S-194	Gravity Mains	6094 No 3 Rd (Lane to the south west)	\$ 62,126	100%	\$ 62,126	0.621	\$ 61,504	\$ 0.621
S-195	Gravity Mains	6095 No 3 Rd (Lane to the south west)	\$ 29,379	100%	\$ 29,379	0.294	\$ 29,085	\$ 0.294
S-196	Gravity Mains	River Rd NE of West Rd	\$ 231,211	95%	\$ 219,651	2.197	\$ 217,454	\$ 13,757
S-197	Gravity Mains	River Rd NE of West Rd	\$ 129,625	95%	\$ 122,043	1.229	\$ 121,743	\$ 13,782
S-198	Gravity Mains	No 9 Rd SE of River Rd	\$ 201,466	95%	\$ 191,393	1.914	\$ 189,479	\$ 11,987
S-199	Gravity Mains	Beckwith Rd E of No 3 Rd	\$ 40,804	95%	\$ 38,764	0.388	\$ 38,376	\$ 4,228
S-200	Gravity Mains	Beckwith Rd E of No 3 Rd	\$ 149,761	95%	\$ 142,273	1.423	\$ 140,850	\$ 8,911
S-201	Gravity Mains	Beckwith Rd E of No 3 Rd	\$ 183,100	95%	\$ 173,445	1.734	\$ 171,811	\$ 11,489
S-202	Gravity Mains	Laneway N of Beckwith Rd	\$ 213,136	95%	\$ 202,479	2.025	\$ 200,454	\$ 12,682
S-203	Gravity Mains	Laneway N of Beckwith Rd	\$ 57,720	95%	\$ 54,834	0.548	\$ 54,286	\$ 3,434
S-204	Gravity Mains	Charles St E of Laneway	\$ 126,923	95%	\$ 120,577	1.206	\$ 119,371	\$ 7,552
S-205	Gravity Mains	Easement E of Northey Rd	\$ 114,582	95%	\$ 108,853	1.089	\$ 107,764	\$ 6,818
S-206	Gravity Mains	Easement E of Northey Rd	\$ 136,203	95%	\$ 129,393	1.294	\$ 128,059	\$ 8,104
S-207	Gravity Mains	Easement E of Northey Rd	\$ 137,648	95%	\$ 130,766	1.308	\$ 129,458	\$ 8,190
S-208	Gravity Mains	Murdoch Ave at Minoru Blvd	\$ 48,960	95%	\$ 46,512	0.465	\$ 46,047	\$ 2,913

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**CITY OF RICHMOND
PROPOSED SANITARY SEWER DCC PROGRAM**

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S-210	Gravity Mains	Cook Gate S of Easement	\$ 10,314	95%	\$ 9,798	98	\$ 9,700	\$ 614
S-211	Gravity Mains	Cook Gate S of Easement	\$ 85,421	95%	\$ 81,150	812	\$ 80,339	\$ 5,083
BRIDGEPORT SANITARY AREA								
S-212	Pump Stations	Burkeville	\$ 781,250	95%	\$ 742,188	7,422	\$ 734,766	\$ 46,484
S-213	Pump Stations	Woodhead East	\$ 781,250	95%	\$ 742,188	7,422	\$ 734,766	\$ 46,484
S-214	Pump Stations	Kilby	\$ 781,250	95%	\$ 742,188	7,422	\$ 734,766	\$ 46,484
S-215	Pump Stations	Gilley East	\$ 781,250	95%	\$ 742,188	7,422	\$ 734,766	\$ 46,484
S-216	Pump Stations	Dominion	\$ 625,000	95%	\$ 593,750	5,938	\$ 587,813	\$ 37,188
S-217	Pump Stations	Skynline	\$ 1,128,125	95%	\$ 1,071,719	10,717	\$ 1,061,002	\$ 70,656
S-218	Pump Stations	Pinnacle	\$ 1,875,000	95%	\$ 1,781,250	17,813	\$ 1,763,438	\$ 111,563
S-219	Pump Stations	Leslie Pump Station	\$ 1,875,000	95%	\$ 1,781,250	17,813	\$ 1,763,438	\$ 111,563
EAST RICHMOND SANITARY AREA								
S-220	Pump Stations	East Richmond	\$ 2,343,750	95%	\$ 2,226,563	22,266	\$ 2,204,297	\$ 139,453
S-221	Force mains	East Richmond	\$ 3,750,000	95%	\$ 3,562,500	35,625	\$ 3,526,875	\$ 223,125
CITY CENTRE SANITARY AREA								
S-222	Pump Stations	Eckerley A	\$ 781,250	95%	\$ 742,188	7,422	\$ 734,766	\$ 46,484
S-223	Pump Stations	Heather N	\$ 781,250	95%	\$ 742,188	7,422	\$ 734,766	\$ 46,484
S-224	Pump Stations	Acheson	\$ 781,250	95%	\$ 742,188	7,422	\$ 734,766	\$ 46,484
S-225	Pump Stations	Askroyd	\$ 781,250	95%	\$ 742,188	7,422	\$ 734,766	\$ 46,484
S-226	Pump Stations	Alberta	\$ 781,250	95%	\$ 742,188	7,422	\$ 734,766	\$ 46,484
S-227	Pump Stations	Arcadia	\$ 781,250	95%	\$ 742,188	7,422	\$ 734,766	\$ 46,484
S-228	Pump Stations	Brighthouse	\$ 781,250	95%	\$ 742,188	7,422	\$ 734,766	\$ 46,484
S-229	Pump Stations	Ferrdale	\$ 781,250	95%	\$ 742,188	7,422	\$ 734,766	\$ 46,484
S-230	Pump Stations	Foster N	\$ 781,250	95%	\$ 742,188	7,422	\$ 734,766	\$ 46,484
S-231	Pump Stations	Alderbridge West	\$ 781,250	95%	\$ 742,188	7,422	\$ 734,766	\$ 46,484
S-232	Pump Stations	Jones	\$ 781,250	95%	\$ 742,188	7,422	\$ 734,766	\$ 46,484
S-233	Pump Stations	Moffatt	\$ 781,250	95%	\$ 742,188	7,422	\$ 734,766	\$ 46,484
BROADMOOR SANITARY AREA								
S-234	Pump Stations	Montrose	\$ 625,000	100%	\$ 625,000	6,250	\$ 618,750	\$ 6,250
S-235	Pump Stations	Osser	\$ 625,000	100%	\$ 625,000	6,250	\$ 618,750	\$ 6,250
S-236	Pump Stations	Woodwards	\$ 625,000	100%	\$ 625,000	6,250	\$ 618,750	\$ 6,250
CCAP MODEL UPDATE								
S-237	Pump Stations (Major)	Alderbridge (Includes new wet well)	\$ 1,875,000	100%	\$ 1,875,000	18,750	\$ 1,856,250	\$ 18,750
S-238	Pump Stations	Elmbridge	\$ 625,000	100%	\$ 625,000	6,250	\$ 618,750	\$ 6,250
S-239	Pump Stations (Major)	Minoru (Includes new wet well)	\$ 1,875,000	100%	\$ 1,875,000	18,750	\$ 1,856,250	\$ 18,750
TERRA NOVA SANITARY AREA								
S-240	Pump Stations	Lynas	\$ 625,000	100%	\$ 625,000	6,250	\$ 618,750	\$ 6,250
S-241	Pump Stations	Works Yard	\$ 625,000	100%	\$ 625,000	6,250	\$ 618,750	\$ 6,250
STEVESTON SANITARY AREA								
S-242	Pump Stations	Ivy	\$ 625,000	100%	\$ 625,000	6,250	\$ 618,750	\$ 6,250
S-243	Pump Stations	Pendlebury	\$ 625,000	100%	\$ 625,000	6,250	\$ 618,750	\$ 6,250
S-244	Pump Stations	Ransford	\$ 625,000	100%	\$ 625,000	6,250	\$ 618,750	\$ 6,250
S-245	Pump Stations	Regent	\$ 625,000	100%	\$ 625,000	6,250	\$ 618,750	\$ 6,250
S-246	Pump Stations	Trites	\$ 625,000	100%	\$ 625,000	6,250	\$ 618,750	\$ 6,250
S-247	Pump Stations	Boyd	\$ 625,000	100%	\$ 625,000	6,250	\$ 618,750	\$ 6,250
S-248	Pump Stations	Horseshoe	\$ 625,000	100%	\$ 625,000	6,250	\$ 618,750	\$ 6,250
S-249	Pump Stations	Riverside	\$ 625,000	100%	\$ 625,000	6,250	\$ 618,750	\$ 6,250
CCAP SANITARY AREA - Major System								
S-250	Force main	Capstan Way	\$ 360,000	100%	\$ 360,000	3,600	\$ 356,400	\$ 3,600
S-251	Force main	ROW btwn 7400 & 7600 River Rd	\$ 293,300	100%	\$ 293,300	2,933	\$ 290,367	\$ 2,933
S-252	Force main	ROW btwn 4411 & 4551 No 3 Rd	\$ 406,430	100%	\$ 406,430	4,064	\$ 402,366	\$ 4,064
S-253	Force main	4551 No 3 Rd	\$ 284,920	100%	\$ 284,920	2,849	\$ 282,071	\$ 2,849
S-254	Force main	Elmbridge Way	\$ 703,920	100%	\$ 703,920	7,039	\$ 696,881	\$ 7,039
S-255	Force main	Gilbert Rd	\$ 173,250	100%	\$ 173,250	1,733	\$ 171,518	\$ 1,733
S-256	Force main	Cedarbridge Way	\$ 238,500	100%	\$ 238,500	2,385	\$ 236,115	\$ 2,385
S-257	Force main	Lansdowne Rd	\$ 762,580	100%	\$ 762,580	7,626	\$ 754,954	\$ 7,626
S-258	Pump Stations	9080 Van Horne Way	\$ 3,103,340	26%	\$ 808,428	8,064	\$ 800,344	\$ 2,308,996

**CITY OF RICHMOND
PROPOSED SANITARY SEWER DCC PROGRAM**

DCC Project No.	Type of Infrastructure	Location	Col. (1)	Col. (2) Cost Estimate (2022\$)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3)	Col. (5) Municipal Assist Factor 1%	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
TERRA NOVA SANITARY AREA									
S-259	Pump Stations	Barnard		\$ 625,000	100%	\$ 625,000	6,250	\$ 618,750	\$ 6,250
S-260	Pump Stations	ClaySmith		\$ 625,000	100%	\$ 625,000	6,250	\$ 618,750	\$ 6,250
S-261	Pump Stations	Terra Nova East		\$ 625,000	100%	\$ 625,000	6,250	\$ 618,750	\$ 6,250
STEVESTON SANITARY AREA									
S-262	Pump Stations	Richmond Park		\$ 625,000	100%	\$ 625,000	6,250	\$ 618,750	\$ 6,250
SHELLMONT SANITARY AREA									
S-263	Pump Stations	Edgemere		\$ 625,000	100%	\$ 625,000	6,250	\$ 618,750	\$ 6,250
S-264	Pump Stations	Riverside East		\$ 625,000	100%	\$ 625,000	6,250	\$ 618,750	\$ 6,250
S-265	Pump Stations	Sherman		\$ 625,000	100%	\$ 625,000	6,250	\$ 618,750	\$ 6,250
BROADMOOR SANITARY AREA									
S-266	Pump Stations	Maple		\$ 625,000	100%	\$ 625,000	6,250	\$ 618,750	\$ 6,250
S-267	Pump Stations	Saunders		\$ 625,000	100%	\$ 625,000	6,250	\$ 618,750	\$ 6,250
Pump Stations									
S-268	Pump Stations and Forcemain	Pump Station Near Williams and Triangle Rd Area, and 2000m Forcemain		\$ 3,772,500	100%	\$ 3,772,500	37,725	\$ 3,734,775	\$ 37,725
S-269	Pump Stations	17002 Blundell Road		\$ 2,893,634	95%	\$ 2,748,952	27,490	\$ 2,721,463	\$ 172,171
Totals				\$ 107,401,241		\$ 103,267,009	\$ 1,032,670	\$ 102,234,339	\$ 5,166,901

**CITY OF RICHMOND
PROPOSED SANITARY SEWER DCC CALCULATION**

Sanitary Sewer DCC Calculation	Col. (1) Estimated New Development	Col. (2) Unit	Col. (3) Equivalent Factor	Col. (4) = (1) x (3) Equivalent Population
Single Family	1,982	Per Lot	3,3000	6,541
Townhouse	17,834	Per Dwelling Unit	2,9000	51,719
Apartment	19,091	Per Dwelling Unit	2,1000	40,091
Commercial	317,562	Per sq. m. BA	0,0090	2,858
Institutional	272,883	Per sq. m. BA	0,0090	2,456
Light Industrial	390,862	Per sq. m. BA	0,0090	3,518
Major Industrial	13	Per hectare GSA	29,2500	380
Total Equivalent Population				107,562 (a)
B: Unit Sanitary Sewer DCC Calculation				
Net Sanitary Sewer DCC Program Recoverable				
Existing DCC Reserve Monies		\$	102,234,339 (b)	
Net Amount to be Paid by DCCs		\$	28,143,000 (c)	
DCC per Equivalent Population		\$	74,091,339 (d) = (b) - (c)	
		\$	688.82 (e) = (d) / (a)	
C: Resulting Sanitary Sewer DCCs				
Single Family			\$2,273.11 Per Lot	(e) x Col. (3)
Townhouse			\$1,997.59 Per Dwelling Unit \$1.54 Per sq. ft. DU	(e) x Col. (3)
Apartment			\$1,446.53 Per Dwelling Unit \$1.70 Per sq. ft. DU	(e) x Col. (3)
Commercial			\$6.20 Per sq. m. BA \$0.58 Per sq. ft. BA	(e) x Col. (3)
Institutional			\$6.20 Per sq. m. BA \$0.58 Per sq. ft. BA	(e) x Col. (3)
Light Industrial			\$6.20 Per sq. m. BA \$0.58 Per sq. ft. BA	(e) x Col. (3)
Major Industrial			\$20,148.06 Per hectare GSA \$8,153.92 Per acre GSA	(e) x Col. (3)

Notes

- (1) Townhouse assumes an average size of 1,300 sq. ft.
- (2) Apartment assumes an average size of 850 sq. ft.

CITY OF RICHMOND
PROPOSED DRAINAGE DCC PROGRAM

DCC Project No.	Type of Infrastructure	Location	Col. (2) Cost Estimate (2022\$)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (6) Municipal Assist Factor 1%	Col. (7) = Col. (4) x Col. (6) DCC Recoverable	Col. (8) = Col. (2) - Col. (7) Total Municipal Responsibility
D-01	Box Culvert	Francis Road	\$ 28,200,000	25%	\$ 7,081,020	\$ 70,810	\$ 7,010,210	\$ 21,189,790
D-02	Pump Station	No. 1 Rd North Drainage Pump Station	\$ 5,500,000	25%	\$ 1,381,050	\$ 13,811	\$ 1,367,240	\$ 4,132,761
D-03	Box Culvert	No. 1 Road	\$ 48,050,600	25%	\$ 11,563,306	\$ 115,633	\$ 11,447,673	\$ 34,602,927
D-04	Box Culvert	McClellan Road	\$ 28,763,505	25%	\$ 7,222,516	\$ 72,225	\$ 7,150,291	\$ 21,613,214
D-05	Box Culvert	Francis Road	\$ 22,983,000	25%	\$ 5,745,750	\$ 57,458	\$ 5,688,292	\$ 17,294,708
D-06	Drainage Main	Lynas Lane	\$ 815,625	25%	\$ 204,803	\$ 2,048	\$ 202,755	\$ 612,870
D-07	Drainage Main	Granville	\$ 1,022,250	25%	\$ 256,687	\$ 2,567	\$ 254,120	\$ 768,130
D-08	Box Culvert	Stevenson Highway	\$ 48,930,000	19%	\$ 8,994,249	\$ 89,942	\$ 8,904,307	\$ 37,625,693
D-09	Box Culvert	Railway Ave. and Moncton St.	\$ 36,680,000	100%	\$ 36,680,000	\$ 366,800	\$ 36,313,200	\$ 366,800
D-10	Box Culvert	Gilbert Road (incl. connections to parallel system at Gilhurst Gate and Gainsborough Dr.)	\$ 64,783,867	100%	\$ 64,783,867	\$ 647,839	\$ 64,136,028	\$ 64,136,028
D-11	Box Culvert	Williams Road	\$ 19,243,860	19%	\$ 3,719,803	\$ 37,198	\$ 3,682,605	\$ 15,561,255
D-12	Box Culvert	No. 2 Road	\$ 32,567,658	19%	\$ 6,225,328	\$ 62,253	\$ 6,163,075	\$ 26,404,583
D-13	Box Culvert	No. 2 Road	\$ 9,744,537	19%	\$ 1,883,619	\$ 18,836	\$ 1,864,783	\$ 7,879,754
D-14	Box Culvert	No. 2 Road	\$ 14,466,395	19%	\$ 2,796,354	\$ 27,964	\$ 2,768,391	\$ 11,698,004
D-15	Box Culvert	Railway Ave.	\$ 423,000	19%	\$ 81,765	\$ 818	\$ 80,948	\$ 342,052
D-16	Drainage Main	Garry St.	\$ 855,000	19%	\$ 165,272	\$ 1,653	\$ 163,619	\$ 691,381
D-17	Drainage Main	Stevenson Hwy	\$ 680,000	19%	\$ 133,377	\$ 1,334	\$ 132,043	\$ 547,957
D-18	Box Culvert	S. of Williams Road	\$ 20,981,312	19%	\$ 4,055,688	\$ 40,557	\$ 4,015,131	\$ 16,966,181
D-19	Box Culvert	Stevenson Hwy Culvert	\$ 27,213,000	19%	\$ 5,260,273	\$ 52,603	\$ 5,207,670	\$ 22,005,330
D-20	Box Culvert	Shell Road Canal	\$ 31,630,460	18%	\$ 5,630,222	\$ 56,302	\$ 5,573,920	\$ 26,056,540
D-21	Drainage Main	Williams Road - south side	\$ 1,975,000	18%	\$ 348,970	\$ 3,489	\$ 345,481	\$ 1,629,519
D-22	Drainage Main	Williams Road	\$ 195,753	18%	\$ 34,689	\$ 347	\$ 34,342	\$ 161,411
D-23	Drainage Main	Railway Ave.	\$ 1,215,000	100%	\$ 1,215,000	\$ 12,150	\$ 1,202,850	\$ 12,150
D-24	Drainage Main	Blundell	\$ 60,000	100%	\$ 60,000	\$ 600	\$ 59,400	\$ 600
D-25	Drainage Main	Housman Street	\$ 40,833	100%	\$ 40,833	\$ 408	\$ 40,425	\$ 408
D-26	Pump Station	No. 2 Rd South Drainage Pump Station	\$ 11,000,000	10%	\$ 1,100,000	\$ 11,000	\$ 1,089,000	\$ 9,911,000
D-27	Drainage Main	Consolidator Gate	\$ 42,250	10%	\$ 4,225	\$ 42	\$ 4,183	\$ 38,067
D-28	Drainage Main	Gilbert Rd South Drainage Pump Station	\$ 5,500,000	25%	\$ 1,375,000	\$ 13,750	\$ 1,361,250	\$ 4,138,750
D-29	Drainage Main	4th Ave	\$ 19,950	18%	\$ 3,622	\$ 39	\$ 3,583	\$ 16,367
D-30	Drainage Main	Fontune Ave	\$ 43,359	19%	\$ 8,387	\$ 84	\$ 8,303	\$ 35,056
D-31	Drainage Main	Fontune Ave	\$ 66,741	19%	\$ 12,901	\$ 129	\$ 12,772	\$ 53,969
D-32	Drainage Main	Bonavista Dr	\$ 79,264	19%	\$ 15,322	\$ 153	\$ 15,169	\$ 64,095
D-33	Drainage Main	Fontune Ave	\$ 88,493	19%	\$ 17,106	\$ 171	\$ 16,935	\$ 71,558
D-34	Drainage Main	Fortune Ave	\$ 75,816	19%	\$ 14,655	\$ 147	\$ 14,508	\$ 61,307
D-35	Drainage Main	Bonavista Dr	\$ 93,572	19%	\$ 18,088	\$ 181	\$ 17,907	\$ 75,665
D-36	Drainage Main	Bonavista Dr	\$ 126,548	19%	\$ 24,462	\$ 245	\$ 24,217	\$ 102,330
D-37	Drainage Main	Azure Road	\$ 46,994	47%	\$ 22,028	\$ 220	\$ 21,807	\$ 24,687
D-38	Drainage Main	Azure Road	\$ 49,012	47%	\$ 23,271	\$ 233	\$ 23,038	\$ 25,974
D-39	Drainage Main	Minoru Blvd	\$ 51,591	47%	\$ 24,495	\$ 245	\$ 24,250	\$ 27,340
D-40	Drainage Main	Azure Road	\$ 57,582	47%	\$ 27,340	\$ 273	\$ 27,067	\$ 30,515
D-41	Drainage Main	Azure Road	\$ 88,382	47%	\$ 41,954	\$ 420	\$ 41,534	\$ 46,838
D-42	Drainage Main	River Road	\$ 91,289	47%	\$ 43,344	\$ 433	\$ 42,911	\$ 48,378
D-43	Drainage Main	River Road	\$ 97,217	47%	\$ 46,159	\$ 462	\$ 45,697	\$ 51,520
D-44	Drainage Main	Blundell Road	\$ 100,079	47%	\$ 47,517	\$ 475	\$ 47,042	\$ 53,037
D-45	Drainage Main	Blundell Road	\$ 107,918	47%	\$ 51,239	\$ 512	\$ 50,727	\$ 57,191
D-46	Drainage Main	Blundell Road	\$ 101,363	47%	\$ 48,127	\$ 481	\$ 47,646	\$ 53,717
D-47	Drainage Main	Azure Road	\$ 104,862	47%	\$ 49,768	\$ 498	\$ 49,270	\$ 55,592
D-48	Drainage Main	Azure Road	\$ 105,296	47%	\$ 49,997	\$ 500	\$ 49,497	\$ 55,801
D-49	Drainage Main	Azure Road	\$ 105,302	47%	\$ 49,997	\$ 500	\$ 49,497	\$ 55,804
D-50	Drainage Main	Azure Road	\$ 131,453	47%	\$ 62,414	\$ 624	\$ 61,790	\$ 69,663
D-51	Drainage Main	Azure Road	\$ 165,292	47%	\$ 78,481	\$ 785	\$ 77,696	\$ 87,596
D-52	Drainage Main	Minoru Blvd	\$ 160,560	47%	\$ 76,234	\$ 762	\$ 75,472	\$ 85,088
D-53	Drainage Main	Blundell Road	\$ 186,080	47%	\$ 88,351	\$ 884	\$ 87,467	\$ 98,613
D-54	Drainage Main	Azure Road	\$ 207,866	47%	\$ 98,704	\$ 987	\$ 97,717	\$ 110,169

CITY OF RICHMOND
PROPOSED DRAINAGE DCC PROGRAM

DCC Project No.	Type of Infrastructure	Location	Col. (1)	Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)	Col. (9)
			Cost Estimate (2022\$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor %	DCC Recoverable Col. (6)	Total Municipal Responsibility			
D-57	Drainage Main	Garden City Rd	\$ 6,144	18%	\$ 1,094	11%	\$ 1,083	\$ 5,061			
D-58	Drainage Main	Amethyst Ave	\$ 7,137	18%	\$ 1,270	13%	\$ 1,258	\$ 5,879			
D-59	Drainage Main	No. 4 Rd	\$ 7,313	18%	\$ 1,302	13%	\$ 1,289	\$ 6,024			
D-60	Drainage Main	Tweedsmuir Ave	\$ 12,338	18%	\$ 2,196	22%	\$ 2,174	\$ 10,164			
D-61	Drainage Main	Dixon Ave	\$ 17,145	18%	\$ 3,052	31%	\$ 3,021	\$ 14,124			
D-62	Drainage Main	Bakerview Dr	\$ 18,905	18%	\$ 3,365	34%	\$ 3,331	\$ 15,574			
D-63	Drainage Main	Steveston Hwy	\$ 19,752	18%	\$ 3,516	35%	\$ 3,481	\$ 16,271			
D-64	Drainage Main	Greenless Rd	\$ 20,252	18%	\$ 3,605	36%	\$ 3,569	\$ 16,663			
D-65	Drainage Main	Steveston Hwy	\$ 20,601	18%	\$ 3,756	37%	\$ 3,630	\$ 16,971			
D-66	Drainage Main	Ash St	\$ 21,101	18%	\$ 3,756	38%	\$ 3,718	\$ 17,382			
D-67	Drainage Main	Francis Road	\$ 23,488	18%	\$ 4,181	42%	\$ 4,139	\$ 19,349			
D-68	Drainage Main	Bakerview Dr	\$ 28,577	18%	\$ 5,087	51%	\$ 5,036	\$ 23,541			
D-69	Drainage Main	Francis Road	\$ 28,578	18%	\$ 5,087	51%	\$ 5,036	\$ 23,542			
D-70	Drainage Main	Francis Road	\$ 31,185	18%	\$ 5,551	56%	\$ 5,495	\$ 25,690			
D-71	Drainage Main	Dolphin Ave	\$ 31,701	18%	\$ 5,643	56%	\$ 5,586	\$ 26,114			
D-72	Drainage Main	Saunders Rd	\$ 32,442	18%	\$ 5,775	58%	\$ 5,717	\$ 26,725			
D-73	Drainage Main	No. 4 Rd	\$ 32,526	18%	\$ 5,790	58%	\$ 5,732	\$ 26,794			
D-74	Drainage Main	Williams Rd	\$ 32,617	18%	\$ 5,806	58%	\$ 5,748	\$ 26,869			
D-75	Drainage Main	Francis Road	\$ 43,714	18%	\$ 7,781	78%	\$ 7,703	\$ 36,011			
D-76	Drainage Main	Amethyst Ave	\$ 44,359	18%	\$ 7,856	79%	\$ 7,817	\$ 36,542			
D-77	Drainage Main	Rosehill Dr	\$ 44,424	18%	\$ 7,907	79%	\$ 7,858	\$ 36,563			
D-78	Drainage Main	Francis Rd	\$ 47,966	18%	\$ 10,304	103%	\$ 10,201	\$ 47,765			
D-79	Drainage Main	Bakerview Dr	\$ 57,979	18%	\$ 10,178	102%	\$ 10,076	\$ 47,903			
D-80	Drainage Main	Saunders Rd	\$ 62,377	18%	\$ 11,033	111%	\$ 10,932	\$ 51,485			
D-81	Drainage Main	Saunders Rd	\$ 62,102	18%	\$ 11,034	111%	\$ 10,933	\$ 51,169			
D-82	Drainage Main	Greenfield Dr	\$ 67,291	18%	\$ 11,978	120%	\$ 11,858	\$ 55,433			
D-83	Drainage Main	Wagner Dr	\$ 69,872	18%	\$ 12,437	124%	\$ 12,313	\$ 57,559			
D-84	Drainage Main	Francis Rd	\$ 70,171	18%	\$ 12,480	123%	\$ 12,355	\$ 57,816			
D-85	Drainage Main	Goldstream Dr	\$ 70,935	18%	\$ 12,530	125%	\$ 12,405	\$ 58,530			
D-86	Drainage Main	Tweedsmuir Ave	\$ 66,912	18%	\$ 11,910	119%	\$ 11,791	\$ 55,121			
D-87	Drainage Main	Dixon Ave	\$ 78,873	18%	\$ 14,039	140%	\$ 13,899	\$ 64,974			
D-88	Drainage Main	Tweedsmuir Ave	\$ 74,040	18%	\$ 13,179	132%	\$ 13,047	\$ 60,993			
D-89	Drainage Main	Greenless Rd	\$ 74,481	18%	\$ 13,288	133%	\$ 13,125	\$ 61,356			
D-90	Drainage Main	Rosehill Dr	\$ 75,291	18%	\$ 13,402	134%	\$ 13,258	\$ 62,033			
D-91	Drainage Main	Williams Rd	\$ 88,649	18%	\$ 15,779	158%	\$ 15,622	\$ 73,027			
D-92	Drainage Main	Goldstream Dr	\$ 90,457	18%	\$ 16,101	161%	\$ 16,019	\$ 74,438			
D-93	Drainage Main	Francis Rd	\$ 90,901	18%	\$ 16,180	162%	\$ 16,098	\$ 74,803			
D-94	Drainage Main	Amethyst Ave	\$ 91,699	18%	\$ 16,322	163%	\$ 16,159	\$ 75,540			
D-95	Drainage Main	Williams Rd	\$ 95,802	18%	\$ 17,053	171%	\$ 16,892	\$ 78,910			
D-96	Drainage Main	Ash St	\$ 94,604	18%	\$ 16,839	168%	\$ 16,671	\$ 77,933			
D-97	Drainage Main	Steveston Hwy	\$ 96,071	18%	\$ 17,101	171%	\$ 16,930	\$ 79,141			
D-98	Drainage Main	Francis Rd	\$ 96,273	18%	\$ 17,137	171%	\$ 16,965	\$ 79,308			
D-99	Drainage Main	Steveston Hwy	\$ 97,553	18%	\$ 17,354	174%	\$ 17,191	\$ 80,362			
D-100	Drainage Main	Francis Rd	\$ 106,715	18%	\$ 18,985	190%	\$ 18,805	\$ 87,910			
D-101	Drainage Main	Steveston Hwy	\$ 99,132	18%	\$ 17,645	176%	\$ 17,469	\$ 81,663			
D-102	Drainage Main	Steveston Hwy	\$ 100,766	18%	\$ 17,936	179%	\$ 17,757	\$ 83,009			
D-103	Drainage Main	Steveston Hwy	\$ 103,050	18%	\$ 18,343	183%	\$ 18,159	\$ 84,891			
D-104	Drainage Main	Ryan Rd	\$ 111,784	18%	\$ 19,898	189%	\$ 19,699	\$ 92,085			
D-105	Drainage Main	Ash St	\$ 103,248	18%	\$ 18,378	184%	\$ 18,194	\$ 85,054			
D-106	Drainage Main	Steveston Hwy	\$ 105,669	18%	\$ 18,809	188%	\$ 18,621	\$ 87,048			
D-107	Drainage Main	St Albans Rd	\$ 116,958	18%	\$ 20,818	208%	\$ 20,610	\$ 96,347			
D-108	Drainage Main	Dolphin Ave	\$ 119,048	18%	\$ 21,190	212%	\$ 20,979	\$ 98,069			
D-109	Drainage Main	Francis Rd	\$ 124,269	18%	\$ 22,120	221%	\$ 21,899	\$ 102,370			
D-110	Drainage Main	Heather St	\$ 126,537	18%	\$ 22,563	226%	\$ 22,337	\$ 104,200			
D-111	Drainage Main	Glenallan Gate	\$ 127,213	18%	\$ 22,644	226%	\$ 22,417	\$ 104,796			
D-112	Drainage Main	Williams Rd	\$ 127,876	18%	\$ 22,762	228%	\$ 22,534	\$ 105,342			
D-113	Drainage Main	St Albans Rd	\$ 131,217	18%	\$ 23,357	234%	\$ 23,123	\$ 108,094			
D-114	Drainage Main	St Albans Rd	\$ 135,750	18%	\$ 24,164	242%	\$ 23,922	\$ 111,828			
D-115	Drainage Main	Bakerview Dr	\$ 147,875	18%	\$ 26,322	263%	\$ 26,059	\$ 121,816			
D-116	Drainage Main	Rosewell Ave	\$ 126,464	18%	\$ 22,511	225%	\$ 22,285	\$ 104,179			
D-117	Drainage Main	Dolphin Ave	\$ 153,563	18%	\$ 27,334	273%	\$ 27,081	\$ 126,502			

CITY OF RICHMOND
PROPOSED DRAINAGE DCC PROGRAM

DCC Project No.	Type of Infrastructure	Location	Col. (2) Cost Estimate (2022\$)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3)	Col. (5) Benefit to New Development	Col. (6) Municipal Assist Factor -%	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
D-118	Drainage Main	Francis Rd	\$ 154,375	18%	\$ 27,779	\$ 27,779	27%	\$ 27,204	\$ 127,171
D-119	Drainage Main	Williams Rd	\$ 159,250	18%	\$ 28,347	\$ 28,347	28%	\$ 28,063	\$ 131,187
D-120	Drainage Main	Dolphin Ave	\$ 160,339	18%	\$ 28,540	\$ 28,540	28%	\$ 28,256	\$ 132,084
D-121	Drainage Main	Ryan Rd	\$ 164,370	18%	\$ 29,288	\$ 29,288	29%	\$ 28,995	\$ 135,405
D-122	Drainage Main	Francis Rd	\$ 169,463	18%	\$ 30,163	\$ 30,163	30%	\$ 29,861	\$ 139,602
D-123	Drainage Main	Williams Rd	\$ 12,137	18%	\$ 2,151	\$ 2,151	22%	\$ 2,129	\$ 10,007
D-124	Drainage Main	No. 5 Rd	\$ 15,020	18%	\$ 2,692	\$ 2,692	27%	\$ 2,635	\$ 12,385
D-125	Drainage Main	Steveston Hwy	\$ 22,802	18%	\$ 4,040	\$ 4,040	40%	\$ 4,000	\$ 18,802
D-126	Drainage Main	Williams Rd	\$ 22,836	18%	\$ 4,046	\$ 4,046	40%	\$ 4,006	\$ 18,830
D-127	Drainage Main	No. 5 Rd	\$ 25,056	18%	\$ 4,440	\$ 4,440	44%	\$ 4,396	\$ 20,660
D-128	Drainage Main	Williams Rd	\$ 29,742	18%	\$ 5,270	\$ 5,270	53%	\$ 5,218	\$ 24,524
D-129	Drainage Main	Shell Rd	\$ 32,893	18%	\$ 5,829	\$ 5,829	58%	\$ 5,770	\$ 27,123
D-130	Drainage Main	Coppersmith Way	\$ 38,124	18%	\$ 6,766	\$ 6,766	68%	\$ 6,688	\$ 31,436
D-131	Drainage Main	Steveston Hwy	\$ 46,562	18%	\$ 8,254	\$ 8,254	83%	\$ 8,172	\$ 38,410
D-132	Drainage Main	No. 5 Rd	\$ 33,750	18%	\$ 5,951	\$ 5,951	60%	\$ 5,921	\$ 27,829
D-133	Drainage Main	Shell Rd	\$ 55,840	18%	\$ 9,895	\$ 9,895	99%	\$ 9,796	\$ 46,044
D-134	Drainage Main	Steveston Hwy	\$ 55,986	18%	\$ 9,921	\$ 9,921	99%	\$ 9,822	\$ 46,165
D-135	Drainage Main	Williams Rd	\$ 52,383	18%	\$ 9,282	\$ 9,282	93%	\$ 9,189	\$ 43,194
D-136	Drainage Main	Williams Rd	\$ 52,667	18%	\$ 9,333	\$ 9,333	93%	\$ 9,239	\$ 43,427
D-137	Drainage Main	Horseshoe Way	\$ 69,953	18%	\$ 12,396	\$ 12,396	124%	\$ 12,272	\$ 57,681
D-138	Drainage Main	Steveston Hwy	\$ 78,419	18%	\$ 13,866	\$ 13,866	139%	\$ 13,727	\$ 64,662
D-139	Drainage Main	Williams Rd	\$ 68,293	18%	\$ 15,645	\$ 15,645	156%	\$ 15,489	\$ 72,804
D-140	Drainage Main	Shell Rd	\$ 90,576	18%	\$ 16,050	\$ 16,050	161%	\$ 15,890	\$ 74,686
D-141	Drainage Main	Steveston Hwy	\$ 90,711	18%	\$ 16,074	\$ 16,074	161%	\$ 15,913	\$ 74,798
D-142	Drainage Main	No. 5 Rd	\$ 100,482	18%	\$ 17,805	\$ 17,805	178%	\$ 17,627	\$ 82,855
D-143	Drainage Main	Williams Rd	\$ 102,040	18%	\$ 18,237	\$ 18,237	181%	\$ 18,055	\$ 84,140
D-144	Drainage Main	Steveston Hwy	\$ 102,919	18%	\$ 18,327	\$ 18,327	182%	\$ 18,145	\$ 84,764
D-145	Drainage Main	Williams Rd	\$ 118,626	18%	\$ 21,020	\$ 21,020	210%	\$ 20,810	\$ 97,815
D-146	Drainage Main	Williams Rd	\$ 110,814	18%	\$ 19,636	\$ 19,636	196%	\$ 19,440	\$ 91,374
D-147	Drainage Main	Seacote Rd	\$ 134,374	18%	\$ 23,811	\$ 23,811	238%	\$ 23,573	\$ 110,801
D-148	Drainage Main	Horseshoe Way	\$ 117,084	18%	\$ 20,751	\$ 20,751	208%	\$ 20,543	\$ 96,561
D-149	Drainage Main	Williams Rd	\$ 123,066	18%	\$ 21,811	\$ 21,811	218%	\$ 21,593	\$ 101,493
D-150	Drainage Main	No. 5 Rd	\$ 127,184	18%	\$ 22,537	\$ 22,537	223%	\$ 22,312	\$ 104,872
D-151	Drainage Main	Horseshoe Way	\$ 151,817	18%	\$ 26,902	\$ 26,902	269%	\$ 26,633	\$ 125,184
D-152	Drainage Main	Horseshoe Way	\$ 151,821	18%	\$ 26,903	\$ 26,903	269%	\$ 26,634	\$ 125,187
D-153	Drainage Main	Horseshoe Pl	\$ 170,625	18%	\$ 30,235	\$ 30,235	302%	\$ 29,932	\$ 140,693
D-154	Drainage Main	No. 5 Rd	\$ 149,500	18%	\$ 26,491	\$ 26,491	265%	\$ 26,226	\$ 123,274
D-155	Drainage Main	Horseshoe Way	\$ 183,750	18%	\$ 32,561	\$ 32,561	326%	\$ 32,235	\$ 151,515
D-156	Drainage Main	Horseshoe Way	\$ 147,000	18%	\$ 26,048	\$ 26,048	260%	\$ 25,788	\$ 121,212
D-157	Drainage Main	Horseshoe Way	\$ 185,625	18%	\$ 32,993	\$ 32,993	329%	\$ 32,664	\$ 153,061
D-158	Drainage Main	No. 5 Rd	\$ 162,500	18%	\$ 28,795	\$ 28,795	288%	\$ 28,507	\$ 133,993
D-159	Drainage Main	Seacote Rd	\$ 150,000	18%	\$ 26,500	\$ 26,500	266%	\$ 26,314	\$ 123,686
D-160	Drainage Main	Williams Rd	\$ 28,763	18%	\$ 5,057	\$ 5,057	51%	\$ 5,048	\$ 23,717
D-161	Drainage Main	Williams Rd	\$ 161,610	18%	\$ 28,637	\$ 28,637	286%	\$ 28,351	\$ 133,259
D-162	Drainage Main	King Rd	\$ 223,785	18%	\$ 39,655	\$ 39,655	397%	\$ 39,259	\$ 184,527
D-163	Drainage Main	Williams Rd	\$ 153,633	18%	\$ 27,224	\$ 27,224	272%	\$ 26,952	\$ 126,681
D-164	Drainage Main	Williams Rd	\$ 153,648	18%	\$ 27,226	\$ 27,226	272%	\$ 26,954	\$ 126,694
D-165	Drainage Main	Williams Rd	\$ 166,779	18%	\$ 29,553	\$ 29,553	296%	\$ 29,268	\$ 137,521
D-166	Drainage Main	Albion Rd	\$ 177,535	18%	\$ 31,459	\$ 31,459	315%	\$ 31,145	\$ 146,390
D-167	Drainage Main	Albion Rd	\$ 163,878	18%	\$ 29,039	\$ 29,039	290%	\$ 28,749	\$ 135,129
D-168	Drainage Main	Coppersmith Way	\$ 179,160	18%	\$ 31,505	\$ 31,505	315%	\$ 31,190	\$ 148,004
D-169	Drainage Main	Horseshoe Way	\$ 179,160	18%	\$ 31,747	\$ 31,747	317%	\$ 31,430	\$ 147,730
D-170	Drainage Main	Coppersmith Way	\$ 166,208	18%	\$ 29,807	\$ 29,807	298%	\$ 29,500	\$ 136,700
D-171	Drainage Main	Dixon Ave	\$ 30,750	100%	\$ 30,750	\$ 30,750	307%	\$ 30,442	\$ 307
D-172	Drainage Main	Dolphin Ave	\$ 31,800	100%	\$ 31,800	\$ 31,800	318%	\$ 31,482	\$ 318
D-173	Drainage Main	Dixon Ave	\$ 43,349	100%	\$ 43,349	\$ 43,349	433%	\$ 42,915	\$ 433
D-174	Drainage Main	Glendower Gate	\$ 86,873	100%	\$ 86,873	\$ 86,873	869%	\$ 86,004	\$ 869
D-175	Drainage Main	Dolphin Ave	\$ 106,295	100%	\$ 106,295	\$ 106,295	1,063%	\$ 105,232	\$ 1,063
D-176	Drainage Main	Dixon Ave	\$ 157,625	100%	\$ 157,625	\$ 157,625	1,576%	\$ 156,049	\$ 1,576
D-177	Drainage Main	Williams Rd	\$ 11,120	100%	\$ 11,120	\$ 11,120	111%	\$ 11,008	\$ 111
D-178	Drainage Main	King Rd	\$ 14,459	100%	\$ 14,459	\$ 14,459	145%	\$ 14,314	\$ 145

CITY OF RICHMOND
PROPOSED DRAINAGE DCC PROGRAM

DCC Project No.	Type of Infrastructure	Col. (1) Location	Col. (2) Cost Estimate (2022\$)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (5) Municipal Assist Factor %	Col. (6) DCC Recoverable Col. (5)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)	Total Municipal Responsibility
D-179	Drainage Main	Shell Rd	\$ 18,902	100%	\$ 18,902	189	\$ 189	\$ 18,713	\$ 189	\$ 189
D-180	Drainage Main	Stevenson Hwy	\$ 56,893	100%	\$ 56,893	568	\$ 568	\$ 56,324	\$ 569	\$ 569
D-181	Drainage Main	Shell Rd	\$ 112,876	100%	\$ 112,876	1,129	\$ 1,129	\$ 111,747	\$ 1,129	\$ 1,129
D-182	Drainage Main	Seaford Rd	\$ 106,274	100%	\$ 106,274	1,063	\$ 1,063	\$ 105,211	\$ 1,063	\$ 1,063
D-183	Drainage Main	King Rd	\$ 234,338	100%	\$ 234,338	2,343	\$ 2,343	\$ 231,994	\$ 2,343	\$ 2,343
D-184	Drainage Main	ROW b/w 7400 Minoru Blvd and 7500 Minoru Blvd (going east)	\$ 225,855	47%	\$ 107,236	1,072	\$ 1,072	\$ 106,164	\$ 119,691	\$ 119,691
D-185	Drainage Main	Ackroy Rd - south side	\$ 514,200	47%	\$ 244,142	2,441	\$ 2,441	\$ 241,701	\$ 272,499	\$ 272,499
D-186	Drainage Main	Ackroy Rd - north side	\$ 395,700	47%	\$ 187,878	1,879	\$ 1,879	\$ 186,000	\$ 209,700	\$ 209,700
D-187	Drainage Main	Ackroy Rd - south side	\$ 151,800	47%	\$ 72,075	721	\$ 721	\$ 71,354	\$ 80,446	\$ 80,446
D-188	Drainage Main	Ackroy Rd - south side	\$ 354,000	47%	\$ 168,079	1,681	\$ 1,681	\$ 166,398	\$ 187,602	\$ 187,602
D-189	Drainage Main	Ackroy Rd - north side	\$ 545,250	47%	\$ 258,885	2,589	\$ 2,589	\$ 256,296	\$ 288,954	\$ 288,954
D-190	Drainage Main	Blundell Rd - north side	\$ 1,431,875	47%	\$ 679,759	6,798	\$ 6,798	\$ 672,962	\$ 758,713	\$ 758,713
D-191	Drainage Main	Blundell Rd - north side	\$ 665,175	47%	\$ 315,825	3,158	\$ 3,158	\$ 312,667	\$ 352,508	\$ 352,508
D-192	Drainage Main	Blundell Rd	\$ 1,064,700	18%	\$ 189,517	1,895	\$ 1,895	\$ 187,621	\$ 877,079	\$ 877,079
D-193	Drainage Main	Bridge St - west side	\$ 243,900	47%	\$ 115,804	1,158	\$ 1,158	\$ 114,646	\$ 129,254	\$ 129,254
D-194	Drainage Main	Cooney Rd	\$ 307,500	47%	\$ 146,001	1,460	\$ 1,460	\$ 144,541	\$ 162,959	\$ 162,959
D-195	Drainage Main	Cooney Rd (east side) & Westminster Hwy (south side) (twin ex. box culvert)	\$ 1,071,838	47%	\$ 508,956	5,090	\$ 5,090	\$ 503,866	\$ 568,071	\$ 568,071
D-196	Drainage Main	Gilbert Rd - ROW approx. 185m north of Blundell Rd	\$ 83,130	47%	\$ 39,470	395	\$ 395	\$ 39,075	\$ 44,055	\$ 44,055
D-197	Drainage Main	General Currie - east side	\$ 75,238	18%	\$ 13,392	134	\$ 134	\$ 13,258	\$ 61,978	\$ 61,978
D-198	Drainage Main	General Currie - south side	\$ 59,550	18%	\$ 10,600	106	\$ 106	\$ 10,494	\$ 49,056	\$ 49,056
D-199	Drainage Main	Embridge Way	\$ 163,500	47%	\$ 77,630	776	\$ 776	\$ 76,854	\$ 86,646	\$ 86,646
D-200	Drainage Main	Embridge Way	\$ 339,625	47%	\$ 161,254	1,613	\$ 1,613	\$ 159,641	\$ 179,984	\$ 179,984
D-201	Drainage Main	Gilbert Rd North PS outfall	\$ 63,000	47%	\$ 29,912	299	\$ 299	\$ 29,613	\$ 33,387	\$ 33,387
D-202	Drainage Main	Granville Ave - south side	\$ 323,998	47%	\$ 153,833	1,538	\$ 1,538	\$ 152,295	\$ 171,701	\$ 171,701
D-203	Drainage Main	Granville Ave - additional new pipe	\$ 272,100	47%	\$ 129,193	1,292	\$ 1,292	\$ 127,901	\$ 144,199	\$ 144,199
D-204	Drainage Main	Granville Ave - south side	\$ 85,063	47%	\$ 40,472	404	\$ 404	\$ 40,068	\$ 44,995	\$ 44,995
D-205	Drainage Main	Granville Ave - south side	\$ 3,172,658	47%	\$ 1,506,463	15,065	\$ 15,065	\$ 1,491,398	\$ 1,681,260	\$ 1,681,260
D-206	Drainage Main	Hearner St	\$ 749,500	18%	\$ 135,411	1,354	\$ 1,354	\$ 134,057	\$ 617,443	\$ 617,443
D-207	Drainage Main	Hearner St	\$ 285,300	18%	\$ 51,354	514	\$ 514	\$ 51,140	\$ 234,160	\$ 234,160
D-208	Drainage Main	Lansdowne Rd & ROW - additional new pipe	\$ 2,476,800	47%	\$ 1,175,985	11,760	\$ 11,760	\$ 1,164,225	\$ 1,312,575	\$ 1,312,575
D-209	Drainage Main	Minoru Blvd	\$ 1,062,675	47%	\$ 504,588	5,046	\$ 5,046	\$ 499,542	\$ 564,136	\$ 564,136
D-210	Drainage Main	Minoru Blvd - replace and new segment	\$ 231,000	47%	\$ 109,679	1,097	\$ 1,097	\$ 108,582	\$ 122,418	\$ 122,418
D-211	Drainage Main	Minoru Blvd at Acheson Rd	\$ 24,300	18%	\$ 4,325	43	\$ 43	\$ 4,282	\$ 20,018	\$ 20,018
D-212	Drainage Main	Minoru Blvd	\$ 155,025	18%	\$ 27,594	276	\$ 276	\$ 27,319	\$ 127,706	\$ 127,706
D-213	Drainage Main	Minoru Blvd	\$ 379,050	18%	\$ 67,471	675	\$ 675	\$ 66,796	\$ 312,254	\$ 312,254
D-214	Drainage Main	Minoru Blvd	\$ 239,850	18%	\$ 42,693	427	\$ 427	\$ 42,268	\$ 197,582	\$ 197,582
D-215	Drainage Main	No 3 Rd - west side	\$ 345,000	47%	\$ 163,806	1,638	\$ 1,638	\$ 1,62,168	\$ 182,832	\$ 182,832
D-216	Drainage Main	No 3 Rd - additional new pipe	\$ 3,670,800	47%	\$ 1,742,896	17,429	\$ 17,429	\$ 1,725,467	\$ 1,945,333	\$ 1,945,333
D-217	Drainage Main	Westminster Hwy - north side	\$ 401,375	47%	\$ 190,573	1,906	\$ 1,906	\$ 1,886,667	\$ 212,708	\$ 212,708
D-218	Drainage Main	Park Rd - north side	\$ 237,500	47%	\$ 112,765	1,128	\$ 1,128	\$ 1,11,637	\$ 125,863	\$ 125,863
D-219	Drainage Main	Pimliko Way/Citation Dr	\$ 368,815	47%	\$ 175,113	1,751	\$ 1,751	\$ 1,73,362	\$ 195,453	\$ 195,453
D-220	Drainage Main	Railway ROW near Browngate Rd and No 3 Rd	\$ 108,875	47%	\$ 51,694	517	\$ 517	\$ 51,177	\$ 57,698	\$ 57,698
D-221	Drainage Main	River Rd - south side	\$ 6,175	47%	\$ 2,932	29	\$ 29	\$ 2,903	\$ 3,272	\$ 3,272
D-222	Drainage Main	River Rd	\$ 41,213	47%	\$ 19,568	196	\$ 196	\$ 19,372	\$ 21,840	\$ 21,840
D-223	Drainage Main	River Rd	\$ 435,825	47%	\$ 206,930	2,069	\$ 2,069	\$ 204,860	\$ 230,965	\$ 230,965
D-224	Drainage Main	River Rd	\$ 727,675	47%	\$ 345,500	3,455	\$ 3,455	\$ 342,045	\$ 385,630	\$ 385,630
D-225	Drainage Main	River Rd	\$ 98,550	47%	\$ 46,792	468	\$ 468	\$ 46,324	\$ 52,226	\$ 52,226
D-226	Drainage Main	Sevensmith Rd near Sea Island Way - connect East to West drainage system, additional new pipe	\$ 22,650	47%	\$ 10,754	108	\$ 108	\$ 10,647	\$ 12,003	\$ 12,003
D-227	Drainage Main	Westminster Hwy - additional new pipe	\$ 580,125	47%	\$ 275,443	2,754	\$ 2,754	\$ 2,726,689	\$ 3,002,132	\$ 3,002,132
D-228	Drainage Main	Garden City Rd - west side	\$ 89,550	18%	\$ 15,940	159	\$ 159	\$ 15,781	\$ 73,769	\$ 73,769
D-229	Drainage Main	Garden City Rd - west side	\$ 357,675	18%	\$ 63,666	637	\$ 637	\$ 63,029	\$ 294,646	\$ 294,646
D-230	Drainage Main	Garden City Rd - west side	\$ 1,037,663	18%	\$ 184,704	1,847	\$ 1,847	\$ 182,857	\$ 854,806	\$ 854,806
D-231	Drainage Main	St. Albans Rd - west side	\$ 450,300	100%	\$ 450,300	4,503	\$ 4,503	\$ 445,797	\$ 4,503	\$ 4,503
D-232	Drainage Main	Acheson Rd - west side	\$ 412,750	100%	\$ 412,750	4,128	\$ 4,128	\$ 408,623	\$ 4,128	\$ 4,128
D-233	Drainage Main	Acheson Rd - north side	\$ 34,500	100%	\$ 34,500	345	\$ 345	\$ 34,155	\$ 345	\$ 345
D-234	Drainage Main	Acheson Rd - north side	\$ 99,450	100%	\$ 99,450	995	\$ 995	\$ 98,456	\$ 995	\$ 995
D-235	Drainage Main	Acheson Rd - north side (existing culverts only)	\$ 68,100	100%	\$ 68,100	681	\$ 681	\$ 67,419	\$ 681	\$ 681
D-236	Drainage Main	Acheson Rd - north side	\$ 23,400	100%	\$ 23,400	234	\$ 234	\$ 23,166	\$ 234	\$ 234
D-237	Drainage Main	Alderbridge Way	\$ 59,550	100%	\$ 59,550	596	\$ 596	\$ 58,955	\$ 596	\$ 596
D-238	Drainage Main	Anderson Rd	\$ 130,875	100%	\$ 130,875	1,309	\$ 1,309	\$ 129,566	\$ 1,309	\$ 1,309
D-239	Drainage Main	Ash St	\$ 130,875	100%	\$ 130,875	1,309	\$ 1,309	\$ 129,566	\$ 1,309	\$ 1,309

CITY OF RICHMOND
PROPOSED DRAINAGE DCC PROGRAM

DCC Project No.	Type of Infrastructure	Location	Col. (1)	Col. (2) Cost Estimate (2022\$)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3)	Col. (6) Municipal Assist Factor -%	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)	Total Municipal Responsibility
D-240	Drainage Main	Ash St		\$ 252,250	100%	\$ 252,250	2.523	\$ 249,728	\$ 2,523	\$ 2,523
D-241	Drainage Main	Ash St		\$ 135,125	100%	\$ 135,125	1.351	\$ 133,774	\$ 1,351	\$ 1,351
D-242	Drainage Main	Ash St		\$ 363,450	100%	\$ 363,450	3.635	\$ 359,816	\$ 3,635	\$ 3,635
D-243	Drainage Main	Ash St - west side		\$ 43,350	100%	\$ 43,350	4.34	\$ 42,917	\$ 434	\$ 434
D-244	Drainage Main	Heather St - west side		\$ 24,150	100%	\$ 24,150	2.42	\$ 23,909	\$ 242	\$ 242
D-245	Drainage Main	Bridge St - west side		\$ 525,000	100%	\$ 525,000	5.250	\$ 519,750	\$ 5,250	\$ 5,250
D-246	Drainage Main	Sills Ave		\$ 146,550	100%	\$ 146,550	1.466	\$ 145,085	\$ 1,466	\$ 1,466
D-247	Drainage Main	Bridge St - east side		\$ 637,000	100%	\$ 637,000	6.370	\$ 630,630	\$ 6,370	\$ 6,370
D-248	Drainage Main	General Currie Rd - north side		\$ 8,125	100%	\$ 8,125	8.1	\$ 8,044	\$ 81	\$ 81
D-249	Drainage Main	Buswell St		\$ 183,000	100%	\$ 183,000	1.830	\$ 181,170	\$ 1,830	\$ 1,830
D-250	Drainage Main	Cambie Rd PS outfall		\$ 73,500	100%	\$ 73,500	7.35	\$ 72,765	\$ 735	\$ 735
D-251	Drainage Main	Cooney Rd		\$ 281,700	100%	\$ 281,700	2.817	\$ 278,883	\$ 2,817	\$ 2,817
D-252	Drainage Main	Gilbert Rd - ROW at rear		\$ 104,400	100%	\$ 104,400	1.044	\$ 103,356	\$ 1,044	\$ 1,044
D-253	Drainage Main	Keeler Ave		\$ 836,325	100%	\$ 836,325	8.363	\$ 827,962	\$ 8,363	\$ 8,363
D-254	Drainage Main	Garden City Rd		\$ 479,550	100%	\$ 479,550	4.796	\$ 474,755	\$ 4,796	\$ 4,796
D-255	Drainage Main	Garden City Rd		\$ 8,250	100%	\$ 8,250	8.3	\$ 8,168	\$ 83	\$ 83
D-256	Drainage Main	Garden City Rd		\$ 185,568	100%	\$ 185,568	1.856	\$ 183,732	\$ 1,836	\$ 1,836
D-257	Drainage Main	Garden City Rd		\$ 323,213	100%	\$ 323,213	3.232	\$ 319,980	\$ 3,232	\$ 3,232
D-258	Drainage Main	General Currie Rd		\$ 251,750	100%	\$ 251,750	2.518	\$ 249,233	\$ 2,518	\$ 2,518
D-259	Drainage Main	General Currie Rd		\$ 325,650	100%	\$ 325,650	3.257	\$ 322,394	\$ 3,257	\$ 3,257
D-260	Drainage Main	General Currie Rd		\$ 101,700	100%	\$ 101,700	1.017	\$ 100,683	\$ 1,017	\$ 1,017
D-261	Drainage Main	Granville Ave		\$ 5,550	100%	\$ 5,550	5.6	\$ 5,495	\$ 56	\$ 56
D-262	Drainage Main	Granville Ave		\$ 9,000	100%	\$ 9,000	9.0	\$ 8,910	\$ 90	\$ 90
D-263	Drainage Main	Granville Ave		\$ 87,632	100%	\$ 87,632	8.76	\$ 86,749	\$ 876	\$ 876
D-264	Drainage Main	Albercrombie Dr		\$ 159,413	100%	\$ 159,413	1.594	\$ 157,818	\$ 1,594	\$ 1,594
D-265	Drainage Main	Granville Ave - north side		\$ 484,123	100%	\$ 484,123	4.841	\$ 480,282	\$ 3,841	\$ 3,841
D-266	Drainage Main	Granville Ave - north side		\$ 135,250	100%	\$ 135,250	1.353	\$ 133,897	\$ 1,353	\$ 1,353
D-267	Drainage Main	Bennett Rd - north side		\$ 1,168,050	100%	\$ 1,168,050	11.681	\$ 1,156,370	\$ 11,681	\$ 11,681
D-268	Drainage Main	Bennett Rd - north side		\$ 200,925	100%	\$ 200,925	2.009	\$ 198,916	\$ 2,009	\$ 2,009
D-269	Drainage Main	General Currie Rd - north side		\$ 169,200	100%	\$ 169,200	1.692	\$ 167,508	\$ 1,692	\$ 1,692
D-270	Drainage Main	General Currie Rd - north side		\$ 292,500	100%	\$ 292,500	2.925	\$ 289,575	\$ 2,925	\$ 2,925
D-271	Drainage Main	General Currie Rd - north side		\$ 182,400	100%	\$ 182,400	1.824	\$ 180,576	\$ 1,824	\$ 1,824
D-272	Drainage Main	General Currie Rd - north side		\$ 74,750	100%	\$ 74,750	7.48	\$ 74,003	\$ 748	\$ 748
D-273	Drainage Main	Westminister Hwy - north side		\$ 12,900	100%	\$ 12,900	12.9	\$ 12,771	\$ 129	\$ 129
D-274	Drainage Main	Westminister Hwy - north side		\$ 10,075	100%	\$ 10,075	10.1	\$ 9,974	\$ 101	\$ 101
D-275	Drainage Main	Granville Ave - south side		\$ 306,300	100%	\$ 306,300	3.063	\$ 303,237	\$ 3,063	\$ 3,063
D-276	Drainage Main	Granville Ave - south side		\$ 285,000	100%	\$ 285,000	2.850	\$ 282,150	\$ 2,850	\$ 2,850
D-277	Drainage Main	Bennett Rd - south side		\$ 1,146,600	100%	\$ 1,146,600	11.466	\$ 1,135,134	\$ 11,466	\$ 11,466
D-278	Drainage Main	Bennett Rd - south side		\$ 132,825	100%	\$ 132,825	1.328	\$ 131,497	\$ 1,328	\$ 1,328
D-279	Drainage Main	Bennett Rd - south side		\$ 278,250	100%	\$ 278,250	2.783	\$ 275,468	\$ 2,783	\$ 2,783
D-280	Drainage Main	Bennett Rd - south side		\$ 229,800	100%	\$ 229,800	2.298	\$ 227,502	\$ 2,298	\$ 2,298
D-281	Drainage Main	General Currie Rd - south side		\$ 573,300	100%	\$ 573,300	5.733	\$ 567,567	\$ 5,733	\$ 5,733
D-282	Drainage Main	General Currie Rd - south side		\$ 116,375	100%	\$ 116,375	1.164	\$ 115,211	\$ 1,164	\$ 1,164
D-283	Drainage Main	Jones Rd - south side		\$ 342,000	100%	\$ 342,000	3.420	\$ 338,580	\$ 3,420	\$ 3,420
D-284	Drainage Main	Jones Rd - south side		\$ 1,036,875	47%	\$ 492,308	4.923	\$ 487,385	\$ 549,490	\$ 549,490
D-285	Drainage Main	Cambie Rd West Drainage Pump Station		\$ 750,000	100%	\$ 750,000	7.500	\$ 742,500	\$ 7,500	\$ 7,500
D-286	Drainage Main	Cambie Rd West Drainage Pump Station		\$ 5,500,000	25%	\$ 1,375,000	13.750	\$ 1,361,250	\$ 4,138,750	\$ 4,138,750
D-287	Pump Station	Cambie Rd West of Garden City Rd - south side		\$ 51,750	100%	\$ 51,750	5.18	\$ 51,233	\$ 518	\$ 518
D-288	Drainage Main	Dallyn Rd		\$ 19,500	46%	\$ 9,027	8.9	\$ 8,239	\$ 11,261	\$ 11,261
D-289	Drainage Main	Dallyn Rd		\$ 726,375	46%	\$ 332,201	3.322	\$ 328,879	\$ 397,506	\$ 397,506
D-290	Drainage Main	Danforth Dr		\$ 85,800	46%	\$ 39,240	3.92	\$ 38,320	\$ 47,480	\$ 47,480
D-291	Drainage Main	River Rd		\$ 433,550	46%	\$ 199,280	1.993	\$ 197,288	\$ 236,262	\$ 236,262
D-292	Drainage Main	River Rd		\$ 234,000	46%	\$ 107,018	1.070	\$ 105,948	\$ 128,052	\$ 128,052
D-293	Drainage Main	St Edwards Dr		\$ 408,688	46%	\$ 186,910	1.869	\$ 185,041	\$ 223,647	\$ 223,647
D-294	Drainage Main	Bridgport Rd North Side		\$ 1,111,500	46%	\$ 508,355	5.083	\$ 503,267	\$ 608,233	\$ 608,233
D-295	Drainage Main	No 5 Rd		\$ 568,838	46%	\$ 255,579	2.556	\$ 253,024	\$ 315,814	\$ 315,814
D-296	Drainage Main	Balldale Way		\$ 342,550	46%	\$ 156,662	1.567	\$ 155,095	\$ 187,455	\$ 187,455
D-297	Drainage Main	River Rd		\$ 395,688	46%	\$ 176,311	1.764	\$ 174,627	\$ 221,061	\$ 221,061
D-298	Drainage Main	Bath Slough		\$ 1,178,938	46%	\$ 539,177	5.392	\$ 533,765	\$ 645,173	\$ 645,173
D-299	Drainage Main	Vulcan Way		\$ 593,100	46%	\$ 273,088	2.301	\$ 271,788	\$ 321,312	\$ 321,312
D-300	Drainage Main	Bridgeport		\$ 593,100	46%	\$ 273,088	2.301	\$ 271,788	\$ 321,312	\$ 321,312

CITY OF RICHMOND
PROPOSED DRAINAGE DCC PROGRAM

DCC Project No.	Type of Infrastructure	Location	Col. (2) Cost Estimate (2023\$)	Col. (3) Benefit Factor-%	Col. (4) = Col. (2) x Col. (3)	Col. (5) Municipal Assist Factor 1%	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
D-301	Drainage Main	Viking Way (with new connection)	\$ 281,125	48%	\$ 128,570	\$ 1,286	\$ 127,284	\$ 153,841	\$ 153,841
D-302	Pump Station	No. 6 Rd. North Drainage Pump Station	\$ 5,500,000	25%	\$ 1,375,000	\$ 13,750	\$ 1,361,250	\$ 4,138,750	\$ 4,138,750
D-303	Drainage Main	Burrows Rd	\$ 656,175	48%	\$ 300,096	\$ 3,001	\$ 297,095	\$ 359,080	\$ 359,080
D-304	Drainage Main	Bargen Dr	\$ 198,250	100%	\$ 198,250	\$ 1,983	\$ 196,268	\$ 1,983	\$ 1,983
D-305	Drainage Main	No. 5 Rd (New Connection)	\$ 24,375	100%	\$ 24,375	\$ 244	\$ 24,131	\$ 244	\$ 244
D-306	Box Culvert	Blundell Rd	\$ 16,919,760	100%	\$ 16,919,760	\$ 169,198	\$ 16,750,562	\$ 169,198	\$ 169,198
D-307	Box Culvert	Francis Road	\$ 1,565,516	25%	\$ 391,379	\$ 3,913	\$ 387,466	\$ 1,178,049	\$ 1,178,049
D-308	Box Culvert	McCullian Rd	\$ 12,520,622	100%	\$ 12,520,622	\$ 125,206	\$ 12,395,416	\$ 125,206	\$ 125,206
D-309	Box Culvert	No. 9 Rd	\$ 27,414,106	100%	\$ 27,414,106	\$ 274,141	\$ 27,139,965	\$ 274,141	\$ 274,141
D-310	Box Culvert	Gamble Road	\$ 22,883,271	100%	\$ 22,883,271	\$ 228,833	\$ 22,654,438	\$ 228,833	\$ 228,833
D-311	Box Culvert	Gilbert Rd	\$ 14,472,972	47%	\$ 6,848,560	\$ 68,486	\$ 6,780,074	\$ 7,692,898	\$ 7,692,898
D-312	Box Culvert	Granville Ave. - north side	\$ 14,424,095	47%	\$ 6,848,560	\$ 68,486	\$ 6,780,074	\$ 7,644,021	\$ 7,644,021
D-313	Box Culvert	Gamble Rd - south side	\$ 2,363,126	100%	\$ 2,363,126	\$ 23,631	\$ 2,339,495	\$ 23,631	\$ 23,631
D-314	Box Culvert	Cambie Rd - south side	\$ 4,122,762	100%	\$ 4,122,762	\$ 41,228	\$ 4,081,534	\$ 41,228	\$ 41,228
D-315	Box Culvert	Cambie Rd	\$ 17,672,689	48%	\$ 8,482,451	\$ 84,825	\$ 8,397,626	\$ 9,275,063	\$ 9,275,063
D-316	Box Culvert	Shell Rd	\$ 714,615	100%	\$ 714,615	\$ 7,146	\$ 707,469	\$ 7,146	\$ 7,146
D-317	Box Culvert	Shell Rd	\$ 2,741,310	100%	\$ 2,741,310	\$ 27,413	\$ 2,713,897	\$ 27,413	\$ 27,413
D-318	Box Culvert	Cambie St	\$ 9,644,263	100%	\$ 9,644,263	\$ 96,443	\$ 9,547,821	\$ 96,443	\$ 96,443
D-319	Box Culvert	Bird Rd	\$ 12,571,362	100%	\$ 12,571,362	\$ 125,714	\$ 12,445,648	\$ 125,714	\$ 125,714
D-320	Box Culvert	Bath Slough	\$ 1,347,225	100%	\$ 1,347,225	\$ 13,472	\$ 1,333,753	\$ 13,472	\$ 13,472
D-321	Box Culvert	Bath Slough	\$ 863,005	100%	\$ 863,005	\$ 8,630	\$ 854,375	\$ 8,630	\$ 8,630
D-322	Box Culvert	Bath Slough	\$ 859,100	100%	\$ 859,100	\$ 8,591	\$ 850,509	\$ 8,591	\$ 8,591
D-323	Box Culvert	Bath Slough	\$ 1,261,315	100%	\$ 1,261,315	\$ 12,613	\$ 1,248,702	\$ 12,613	\$ 12,613
D-324	Box Culvert	No. 8 Rd North	\$ 22,062,087	100%	\$ 22,062,087	\$ 220,621	\$ 21,841,466	\$ 220,621	\$ 220,621
D-325	Box Culvert	Bridgeport Rd - south side and cross over to north at Viking Way	\$ 9,108,471	100%	\$ 9,108,471	\$ 91,085	\$ 9,017,386	\$ 91,085	\$ 91,085
D-326	Pump Station	No. 3 Rd South Drainage Pump Station	\$ 11,000,000	25%	\$ 2,750,000	\$ 27,500	\$ 2,722,500	\$ 8,277,500	\$ 8,277,500
D-327	Dike	South Dike - No. 4 Rd to No. 5 Rd	\$ 1,900,000	25%	\$ 475,000	\$ 4,750	\$ 470,250	\$ 1,429,750	\$ 1,429,750
D-328	Dike	North Dike - Lynas Ln to No. 2 Rd	\$ 4,600,000	25%	\$ 1,150,000	\$ 11,500	\$ 1,138,500	\$ 3,461,500	\$ 3,461,500
D-329	Dike	South Dike - Fraserwood Way to Queens Rd	\$ 12,900,000	25%	\$ 3,225,000	\$ 32,250	\$ 3,192,750	\$ 9,707,250	\$ 9,707,250
D-330	Dike	South Dike - Graybar Rd to Fraserwood Way	\$ 1,600,000	25%	\$ 400,000	\$ 4,000	\$ 396,000	\$ 1,204,000	\$ 1,204,000
D-331	Dike	South Dike - Port of Vancouver to Neilson Rd	\$ 8,600,000	25%	\$ 2,150,000	\$ 21,500	\$ 2,128,500	\$ 6,471,500	\$ 6,471,500
D-332	Dike	South Dike - VAFPC to No. 7 Rd	\$ 3,900,000	25%	\$ 975,000	\$ 9,750	\$ 965,250	\$ 2,934,750	\$ 2,934,750
D-333	Dike	South Dike - Riverport Way Park	\$ 17,100,000	25%	\$ 4,275,000	\$ 42,750	\$ 4,232,250	\$ 12,862,750	\$ 12,862,750
D-334	Dike	South Dike - No. 2 Rd to Gilbert Rd	\$ 7,546,000	25%	\$ 1,886,500	\$ 18,865	\$ 1,867,635	\$ 5,678,365	\$ 5,678,365
D-335	Dike	Terra Nova West	\$ 10,010,000	25%	\$ 2,502,500	\$ 25,025	\$ 2,477,475	\$ 7,532,525	\$ 7,532,525
D-336	Dike	North Nova North	\$ 6,160,000	25%	\$ 1,540,000	\$ 15,400	\$ 1,524,600	\$ 4,635,400	\$ 4,635,400
D-337	Dike	North Dike - No. 1 Rd to McCallan Rd Pump Station	\$ 12,474,000	25%	\$ 3,118,500	\$ 31,185	\$ 3,087,315	\$ 9,386,685	\$ 9,386,685
D-338	Dike	North Dike - McCallan Rd Pump Station to Lynas Lane	\$ 6,160,000	25%	\$ 1,540,000	\$ 15,400	\$ 1,524,600	\$ 4,635,400	\$ 4,635,400
D-339	Dike	North Dike - Queens Rd to Tree Island Steel	\$ 17,400,000	25%	\$ 4,350,000	\$ 43,500	\$ 4,306,500	\$ 13,093,500	\$ 13,093,500
D-340	Dike	South Dike - 7500 No. 8 Rd, 20458 Dyke Rd, PID 004-101-235 and 8631 Graybar Rd	\$ 1,704,000	25%	\$ 426,000	\$ 4,260	\$ 421,740	\$ 1,282,260	\$ 1,282,260
D-341	Dike	7850 River Rd to Capstan Way	\$ 4,774,000	25%	\$ 1,193,500	\$ 11,935	\$ 1,181,565	\$ 3,592,435	\$ 3,592,435
D-342	Dike	South Dike - Rice Mill Rd (Canadian Fishing Company)	\$ 5,200,000	25%	\$ 1,300,000	\$ 13,000	\$ 1,287,000	\$ 3,913,000	\$ 3,913,000
D-343	Dike	12280 No. 5 Rd and 12800 Rice Mill Rd	\$ 18,634,000	25%	\$ 4,658,500	\$ 46,585	\$ 4,611,915	\$ 14,022,085	\$ 14,022,085
D-344	Dike	South Dike - 13911 Garden City Road (Crown Packaging)	\$ 3,600,000	25%	\$ 900,000	\$ 9,000	\$ 891,000	\$ 2,709,000	\$ 2,709,000
D-345	Dike	7780 River Rd to 7840 River Rd	\$ 3,080,000	25%	\$ 770,000	\$ 7,700	\$ 762,300	\$ 2,317,700	\$ 2,317,700
D-346	Dike	Duck Island	\$ 15,400,000	25%	\$ 3,850,000	\$ 38,500	\$ 3,811,500	\$ 11,588,500	\$ 11,588,500
D-347	Dike	3500 Cessna Dr	\$ 3,850,000	25%	\$ 962,500	\$ 9,625	\$ 952,875	\$ 2,897,125	\$ 2,897,125
D-348	Dike	8211 River Rd (between Moray Channel Bridge and Sea Island Connector)	\$ 1,309,000	25%	\$ 327,250	\$ 3,273	\$ 323,978	\$ 985,023	\$ 985,023
D-349	Dike	South Dike - Queens Rd to Boundary Rd	\$ 23,900,000	25%	\$ 5,975,000	\$ 59,750	\$ 5,915,250	\$ 17,984,750	\$ 17,984,750
D-350	Dike	South Dike - Finn Slough	\$ 18,900,000	25%	\$ 4,725,000	\$ 47,250	\$ 4,677,750	\$ 14,222,250	\$ 14,222,250
D-351	Dike	Stevenson Island Phase 1	\$ 16,940,000	25%	\$ 4,235,000	\$ 42,350	\$ 4,192,650	\$ 12,747,350	\$ 12,747,350
D-352	Dike	North Dike - Shell Rd to Bath Slough Drainage Pump Station	\$ 14,784,000	25%	\$ 3,696,000	\$ 36,960	\$ 3,659,040	\$ 11,124,960	\$ 11,124,960
D-353	Dike	North Dike - Bath Slough Drainage Pump Station to Knight St	\$ 14,476,000	25%	\$ 3,619,000	\$ 36,190	\$ 3,582,810	\$ 10,893,190	\$ 10,893,190
D-354	Dike	North Dike - Knight St to No. 6 Rd	\$ 16,324,000	25%	\$ 4,081,000	\$ 40,810	\$ 4,040,190	\$ 12,283,810	\$ 12,283,810
D-355	Dike	West Dike - Steveston Hwy to Williams Rd	\$ 12,474,000	25%	\$ 3,118,500	\$ 31,185	\$ 3,087,315	\$ 9,386,685	\$ 9,386,685
D-356	Dike	West Dike - Williams Rd to Francis Rd	\$ 12,182,000	25%	\$ 3,045,500	\$ 30,455	\$ 3,015,045	\$ 9,166,955	\$ 9,166,955
D-357	Dike	West Dike - Francis Rd to Blundell Rd	\$ 12,182,000	25%	\$ 3,045,500	\$ 30,455	\$ 3,015,045	\$ 9,166,955	\$ 9,166,955
D-358	Dike	West Dike - Blundell Rd to Granville Ave	\$ 12,474,000	25%	\$ 3,118,500	\$ 31,185	\$ 3,087,315	\$ 9,386,685	\$ 9,386,685
D-359	Dike	North Dike - Granville Ave to Westminster Hwy	\$ 11,424,000	25%	\$ 2,856,000	\$ 28,560	\$ 2,827,440	\$ 8,596,560	\$ 8,596,560
D-360	Dike	North Dike - River Rd to No. 1 Rd	\$ 6,500,000	25%	\$ 1,625,000	\$ 16,250	\$ 1,608,750	\$ 4,891,250	\$ 4,891,250
D-361	Dike	Sea Island	\$ 15,768,000	25%	\$ 3,942,000	\$ 39,420	\$ 3,902,580	\$ 11,865,420	\$ 11,865,420
D-362	Dike	North Dike - Dinsmore Bridge to Cambie Rd Drainage Pump Station	\$ 15,768,000	25%	\$ 3,942,000	\$ 39,420	\$ 3,902,580	\$ 11,865,420	\$ 11,865,420

CITY OF RICHMOND
PROPOSED DRAINAGE DCC PROGRAM

DCC Project No.	Type of Infrastructure	Col. (1) Location	Col. (2) Cost Estimate (2022\$)	Col. (3) Benefit Factor-%	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (6) Municipal Assist Factor %	Col. (7) = Col. (4) - Col. (6) DCC Recoverable	Col. (8) = Col. (2) - Col. (7) Total Municipal Responsibility
D-365	Dike	3598 Corvette Way to Morray Channel Bridge	\$ 2,310,000	25%	\$ 577,500	5.77%	\$ 571,725	\$ 1,738,275
D-366	Dike	Oak St Bridge	\$ 5,092,000	25%	\$ 1,270,500	12.70%	\$ 1,257,795	\$ 3,834,205
D-367	Dike	North Dike - No 6 Rd to No 7 Rd	\$ 34,300,000	25%	\$ 8,575,000	85.75%	\$ 8,489,250	\$ 25,810,750
D-368	Dike	North Dike - No 7 Rd to No 8 Rd	\$ 35,600,000	25%	\$ 8,950,000	89.50%	\$ 8,860,500	\$ 26,739,500
D-369	Dike	North Dike - No 8 Rd to 19500 River Rd	\$ 32,400,000	25%	\$ 8,100,000	81.00%	\$ 8,019,000	\$ 24,381,000
D-370	Dike	North Dike - 19500 River Rd to CN Rail Trestle Bridge	\$ 33,600,000	25%	\$ 8,400,000	84.00%	\$ 8,316,000	\$ 25,284,000
D-371	Dike	North Dike - CN Rail Trestle Bridge to 22040 River Rd	\$ 16,300,000	25%	\$ 4,075,000	40.75%	\$ 4,034,250	\$ 12,265,750
D-372	Dike	North Dike - 22040 River Rd to Queens Rd	\$ 16,800,000	25%	\$ 4,200,000	42.00%	\$ 4,158,000	\$ 12,642,000
D-373	Dike	South Dike - Nelson Rd to Dyke Rd (Lafarge)	\$ 14,936,000	25%	\$ 3,734,500	37.34%	\$ 3,697,155	\$ 11,238,845
D-374	Dike	South Dike - No 5 Rd to 12280 No 5 Rd and 12800 Rice Mill Rd	\$ 10,316,000	25%	\$ 2,579,500	25.79%	\$ 2,553,705	\$ 7,762,295
D-375	Dike	South Dike - Oak St Bridge to Canada Line SkyTrain (Foody World)	\$ 4,312,000	25%	\$ 1,078,000	10.78%	\$ 1,057,220	\$ 3,254,780
D-376	Dike	8811 River Rd (River Rock Casino Resort)	\$ 7,700,000	25%	\$ 1,925,000	19.25%	\$ 1,905,750	\$ 5,794,250
D-377	Dike	South Dike - Rice Mill Rd to Port of Vancouver (MoTI)	\$ 2,700,000	25%	\$ 675,000	6.75%	\$ 668,250	\$ 2,031,750
D-378	Dike	South Dike - Port of Vancouver Hwy	\$ 11,500,000	25%	\$ 2,875,000	28.75%	\$ 2,846,250	\$ 8,653,750
D-379	Dike	South Dike - 16200 Portside Rd to 16280 Portside Rd	\$ 17,556,000	25%	\$ 4,389,000	43.89%	\$ 4,345,110	\$ 13,210,890
Totals			\$ 1,409,169,143		\$ 555,463,896	\$ 5,554,639	\$ 549,909,257	\$ 859,259,887

**CITY OF RICHMOND
PROPOSED DRAINAGE DCC CALCULATION**

Drainage DCC Calculation	Col. (1) Estimated New Development	Col. (2) Unit	Col. (3) Impervious Area/Unit (m ²) Equivalent Factor	Col. (4) = (1) x (3) Equivalent Factor	Col. (5) = (4) / (e)
Single Family	1,982 Per Lot		1.0000	1,982	9%
Townhouse	17,834 Per Dwelling Unit		0.5800	10,344	49%
Apartment	19,091 Per Dwelling Unit		0.2900	5,536	26%
Commercial	317,562 Per sq. m. BA		0.0032	1,016	5%
Institutional	272,883 Per sq. m. BA		0.0032	873	4%
Light Industrial	390,662 Per sq. m. BA		0.0032	1,251	6%
Major Industrial	13 Per hectare GSA		14.6250	190	1%
Total Equivalent Factor				21,192 (a)	100%
B: Unit Drainage DCC Calculation					
Net Drainage DCC Program Recoverable		\$ 549,909,257 (b)			
Existing DCC Reserve Monies		\$ 44,847,000 (c)			
Net Amount to be Paid by DCCs		\$ 505,062,257 (d) = (b) - (c)			
DCC per Equivalent Factor		\$ 23,832.22 (e) = (d) / (a)			
C: Resulting Drainage DCCs					
Single Family		\$23,832.22 Per Lot		(e) x Col. (3)	DCC Revenue Estimates \$47,235,460
Townhouse		\$13,822.68 Per Dwelling Unit \$10.63 Per sq. ft. DU		(e) x Col. (3)	\$246,513,675
Apartment		\$6,911.34 Per Dwelling Unit \$8.13 Per sq. ft. DU		(e) x Col. (3)	\$131,944,392
Commercial		\$76.26 Per sq. m. BA \$7.08 Per sq. ft. BA		(e) x Col. (3)	\$24,217,278
Institutional		\$76.26 Per sq. m. BA \$7.08 Per sq. ft. BA		(e) x Col. (3)	\$20,810,058
Light Industrial		\$76.26 Per sq. m. BA \$7.08 Per sq. ft. BA		(e) x Col. (3)	\$29,807,136
Major Industrial		\$348,546.15 Per hectare GSA \$141,056.63 Per acre GSA		(e) x Col. (3)	\$4,531,100

Notes
 (1) Townhouse assumes an average size of 1,300 sq. ft.
 (2) Apartment assumes an average size of 850 sq. ft.

**CITY OF RICHMOND
PROPOSED PARKLAND ACQUISITION DCC PROGRAM**

DCC Project No.	Col. (1) Project Name	Col. (2) Cost Estimate (2022\$)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3)	Col. (6) Municipal Assist Factor 1%	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
PAcq-01	Blundell ⁽¹⁾	\$ -	95%	\$ -	\$ -	\$ -	\$ -
PAcq-02	Bridgeport ⁽¹⁾	\$ -	95%	\$ -	\$ -	\$ -	\$ -
PAcq-03	Broadmoor	\$ 1,905,000	95%	\$ 1,809,750	\$ 18,098	\$ 1,791,653	\$ 113,348
PAcq-04	City Centre ⁽²⁾	\$ 245,852,241	95%	\$ 233,559,629	\$ 2,335,596	\$ 231,224,032	\$ 14,628,208
PAcq-05	East Cambie	\$ 2,952,000	95%	\$ 2,804,400	\$ 28,044	\$ 2,776,356	\$ 175,644
PAcq-06	East Richmond	\$ 17,563,200	95%	\$ 16,685,040	\$ 166,850	\$ 16,518,190	\$ 1,045,010
PAcq-07	Fraser Lands ⁽¹⁾	\$ -	95%	\$ -	\$ -	\$ -	\$ -
PAcq-08	Gilmore	\$ 24,646,725	95%	\$ 23,414,388	\$ 234,144	\$ 23,180,245	\$ 1,466,480
PAcq-09	Hamilton	\$ 20,466,187	95%	\$ 19,442,877	\$ 194,429	\$ 19,248,449	\$ 1,217,738
PAcq-10	Sea Island ⁽¹⁾	\$ -	95%	\$ -	\$ -	\$ -	\$ -
PAcq-11	Seafair ⁽¹⁾	\$ -	95%	\$ -	\$ -	\$ -	\$ -
PAcq-12	Shellmont ⁽¹⁾	\$ -	95%	\$ -	\$ -	\$ -	\$ -
PAcq-13	Steveston ⁽¹⁾	\$ -	95%	\$ -	\$ -	\$ -	\$ -
PAcq-14	Thompson	\$ 5,214,025	95%	\$ 4,953,324	\$ 49,533	\$ 4,903,791	\$ 310,234
PAcq-15	West Cambie ⁽¹⁾	\$ -	95%	\$ -	\$ -	\$ -	\$ -
PAcq-16	General ⁽³⁾	\$ 27,900,000	95%	\$ 26,505,000	\$ 265,050	\$ 26,239,950	\$ 1,660,050
Totals		\$ 346,499,377		\$ 329,174,408	\$ 3,291,744	\$ 325,882,664	\$ 20,616,713

Notes

- (1) Planning areas that do not currently have any park land acquisition projects but may have in the future.
- (2) City Centre, with the highest population densities in the city, will have 3.25 acres/1000 population located within the City Centre with the remaining acreage to achieve the standard of 7.66 acres/1000 population located outside the City Centre. Parks within the City Centre are located to achieve the distribution standard of a 400 metre walking distance.
- (3) The General category includes an estimated 46.25 acres of parkland acquisition opportunities that may arise toward 2041. Cost estimate includes acquisition carrying and closing costs.

**CITY OF RICHMOND
PROPOSED PARKLAND ACQUISITION DCC PROGRAM**

Land Use	Col. (1) Estimated New Development	Col. (2) Unit	Col. (3) Equivalent Factor	Col. (4) = (1) x (3) Equivalent Population
Single Family	1,982	Per Lot	3.3000	6,541
Townhouse	17,834	Per Dwelling Unit	2.9000	51,719
Apartment	19,091	Per Dwelling Unit	2.1000	40,091
Commercial	317,562	Per sq. m. BA	0.0009	286
Institutional	272,883	Per sq. m. BA	0.0009	246
Light Industrial	390,862	Per sq. m. BA	0.0009	352
Major Industrial	13	Per hectare GSA	0.8000	10
Total Equivalent Population				99,244 (a)
B: Unit Parkland Acquisition DCC Calculation				
Net Parkland Acquisition DCC Program Recoverable				325,882,664 (b)
Existing DCC Reserve Monies				48,005,000 (c)
Net Amount to be Paid by DCCs				277,877,664 (d) = (b) - (c)
DCC per Equivalent Population				2,799.95 (e) = (d) / (a)
C: Resulting Parkland Acquisition DCCs				
Single Family				\$9,239.83 Per Lot
Townhouse				\$8,119.85 Per Dwelling Unit \$6.25 Per sq. ft. DU
Apartment				\$5,879.89 Per Dwelling Unit \$6.92 Per sq. ft. DU
Commercial				\$2.52 Per sq. m. BA \$0.23 Per sq. ft. BA
Institutional				\$2.52 Per sq. m. BA \$0.23 Per sq. ft. BA
Light Industrial				\$2.52 Per sq. m. BA \$0.23 Per sq. ft. BA
Major Industrial				\$2,239.96 Per hectare GSA \$906.51 Per acre GSA

Notes

- (1) Townhouse assumes an average size of 1,300 sq. ft.
- (2) Apartment assumes an average size of 850 sq. ft.

**CITY OF RICHMOND
PROPOSED PARK DEVELOPMENT DCC PROGRAM**

DCC Project No.	Col. (1) Project Name	Col. (2) Cost Estimate (2022\$) ⁽¹⁾	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3)	Col. (5) Municipal Assist Factor 1%	Col. (7) = Col. (4) - Col. (6)	Col. (8) = Col. (2) - Col. (7)
				Benefit to New Development		DCC Recoverable	Total Municipal Responsibility
PDev-01	Blundell	\$ 899,606	95%	\$ 854,626	\$ 8,546	\$ 846,079	\$ 53,527
PDev-02	Bridgeport	\$ 1,836,802	95%	\$ 1,744,962	\$ 17,450	\$ 1,727,512	\$ 109,290
PDev-03	Broadmoor	\$ 4,951,098	95%	\$ 4,703,543	\$ 47,035	\$ 4,656,508	\$ 294,590
PDev-04	City Centre	\$ 99,668,950	95%	\$ 94,704,502	\$ 947,045	\$ 93,757,457	\$ 5,931,493
PDev-05	East Cambie	\$ 7,406,454	95%	\$ 7,036,131	\$ 70,361	\$ 6,965,770	\$ 440,684
PDev-06	East Richmond	\$ 3,424,960	95%	\$ 3,253,712	\$ 32,537	\$ 3,221,175	\$ 203,785
PDev-07	Fraser Lands	\$ 427,397	95%	\$ 406,027	\$ 4,060	\$ 401,967	\$ 25,430
PDev-08	Gilmore	\$ 3,304,197	95%	\$ 3,138,987	\$ 31,390	\$ 3,107,597	\$ 196,600
PDev-09	Hamilton	\$ 7,504,777	95%	\$ 7,129,538	\$ 71,295	\$ 7,058,243	\$ 446,534
PDev-10	Sea Island	\$ 1,162,796	95%	\$ 1,104,656	\$ 11,047	\$ 1,093,610	\$ 69,186
PDev-11	Seafair	\$ 2,866,514	95%	\$ 2,723,188	\$ 27,232	\$ 2,695,956	\$ 170,558
PDev-12	Shellmound	\$ 3,748,997	95%	\$ 3,561,547	\$ 35,615	\$ 3,525,931	\$ 223,065
PDev-13	Steveston	\$ 15,107,922	95%	\$ 14,352,526	\$ 143,525	\$ 14,209,000	\$ 898,921
PDev-14	Thompson	\$ 9,940,301	95%	\$ 9,443,286	\$ 94,433	\$ 9,348,854	\$ 591,448
PDev-15	West Cambie	\$ 2,486,381	95%	\$ 2,362,062	\$ 23,621	\$ 2,338,441	\$ 147,940
PDev-16	City Wide Trails ⁽²⁾	\$ 6,950,000	95%	\$ 6,602,500	\$ 66,025	\$ 6,536,475	\$ 413,525
PDev-17	General ⁽³⁾	\$ 22,240,000	95%	\$ 21,128,000	\$ 211,280	\$ 20,916,720	\$ 1,323,280
Totals		\$ 193,947,150		\$ 184,249,793	\$ 1,842,498	\$ 182,407,295	\$ 11,539,855

Notes

- (1) The costs are estimated based on improvement of 1,410.52 acres of existing park land and the development of 75.66 acres of new park land throughout the City. Standard estimated park development unit cost is used based on acreage of available parkland. Average unit cost for park improvement for non-City Centre area ranges between \$20,000/acre to \$60,000/acre. Average unit cost for park development in the City Centre ranges from \$500,000/acre to \$1,500,000/acre for higher quality and more durable park equipment in order to meet the demand in the City Centre area where population is highly intensified. The park development unit cost takes into account costs such as landscaping, trails, restroom facilities and playground and park equipment.
- (2) The cost of City-wide trails includes improvements to existing trails and development of new trails, greenways and neighbourhood links.
- (3) The general category includes cost estimate of 46.25 acres in park development cost for servicing and improving park land city wide in response to growth to 2041.

**CITY OF RICHMOND
PROPOSED PARK DEVELOPMENT DCC CALCULATION**

Land Use	Col. (1) Estimated New Development	Col. (2) Unit	Col. (3) Equivalent Factor	Col. (4) = (1) x (3) Equivalent Population
Single Family	1,982	Per Lot	3.3000	6,541
Townhouse	17,834	Per Dwelling Unit	2.9000	51,719
Apartment	19,091	Per Dwelling Unit	2.1000	40,091
Commercial	317,562	Per sq. m. BA	0.0009	286
Institutional	272,883	Per sq. m. BA	0.0009	246
Light Industrial	390,862	Per sq. m. BA	0.0009	352
Major Industrial	13	Per hectare GSA	0.8000	10
Total Equivalent Population				99,244 (a)
B: Unit Park Development DCC Calculation				
Net Park Development DCC Program Recoverable				182,407,295 (b)
Existing DCC Reserve Monies		\$		22,661,000 (c)
Net Amount to be Paid by DCCs		\$		159,746,295 (d) = (b) - (c)
DCC per Equivalent Population		\$		1,609.63 (e) = (d) / (a)
C: Resulting Park Development DCCs				
Single Family				\$5,311.79 Per Lot
Townhouse				\$4,667.94 Per Dwelling Unit \$3.59 Per sq. ft. DU
Apartment				\$3,380.23 Per Dwelling Unit \$3.98 Per sq. ft. DU
Commercial				\$1.45 Per sq. m. BA \$0.73 Per sq. ft. BA
Institutional				\$1.45 Per sq. m. BA \$0.73 Per sq. ft. BA
Light Industrial				\$1.45 Per sq. m. BA \$0.73 Per sq. ft. BA
Major Industrial				\$1,287.71 Per hectare GSA \$521.14 Per acre GSA

Notes

- (1) Townhouse assumes an average size of 1,300 sq. ft.
- (2) Apartment assumes an average size of 850 sq. ft.

The background of the page is a light blue, stylized map of Richmond, Virginia, showing a grid of streets and various urban features. The map is centered and covers the entire page.

APPENDIX B

**City of Richmond Development
Cost Charge Imposition Bylaw
No. 9499, Amendment Bylaw No.
10436 (2023)**



**DEVELOPMENT COST CHARGES IMPOSITION BYLAW NO. 9499,
AMENDMENT BYLAW NO. 10436**

The Council of the City of Richmond enacts as follows:

1. 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.
2. This Bylaw is cited as “**Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10436**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CORPORATE OFFICER

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

Description	Richmond Zoning Bylaw 8500			Road Works	Drainage Works	Water Works	Sanitary Sewer	Parks Acquisition	Parks Development	Total DCC	Units for each column
	Standard Zones	Site Specific Zones	Site Specific Mixed Use Zones (1)								
Agricultural	AG, CR, GC	ZA		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Marina (2)	MA										
Single Family	RS, RC, RCH, RD, RI, RE, RCC	ZS, ZD		\$ 19,392.25	\$ 23,832.22	\$ 1,089.00	\$ 2,273.11	\$ 9,239.83	\$ 5,311.79	\$ 61,138.20	per lot
Townhouse	RTL, RTM, RTH, RTP	ZT		\$ 9.65	\$ 10.63	\$ 0.74	\$ 1.54	\$ 6.25	\$ 3.59	\$ 32.40	per sq. ft. of DU
Apartment	RAL, RAM, RAH	ZLR, ZHR	ZR, RCL, ZMU, CS, ZC	\$ 12.76	\$ 8.13	\$ 0.82	\$ 1.70	\$ 6.92	\$ 3.98	\$ 34.31	per sq. ft. of DU
Commercial (3)	CL, CC, CA, CDT, CEA, CG, CN, CP, CV IB, IL, IR, IS	ZC ZI	ZR, RCL, ZMU, CS, ZC	\$ 13.85	\$ 7.08	\$ 0.28	\$ 0.58	\$ 0.23	\$ 0.13	\$ 22.15	per sq. ft. of BA
Light Industrial (4)	IB, IL, IR, IS	ZI		\$ 9.89	\$ 7.08	\$ 0.28	\$ 0.58	\$ 0.23	\$ 0.13	\$ 18.19	per sq. ft. of BA
Major Industrial	I			\$ 51,704.76	\$ 141,056.63	\$ 3,906.37	\$ 8,153.92	\$ 906.51	\$ 521.14	\$ 206,249.33	per acre of gross site area
Institutional	AIR, SI, ASY, HC	ZIS		\$ 13.85	\$ 7.08	\$ 0.28	\$ 0.58	\$ 0.23	\$ 0.13	\$ 22.15	per sq. ft. of BA

(1) For site specific mixed-use residential and commercial zones, the development cost charge (DCC) payable shall be calculated separately for each portion of the development. DCC for residential uses are charged at the appropriate multi-family residential rate, and any commercial space is charged at the appropriate commercial rate.

(2) 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.

(3) 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 terminal.

(4) 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.




APPENDIX C

Public Information Session

CITY OF RICHMOND DCC BYLAW UPDATE 2022

CITY OF RICHMOND DEVELOPMENT COST CHARGE BYLAW UPDATE

Public Information Session
November 30, 2022



1

DCC PROJECT TEAM

CITY STAFF

- **Transportation:** Lloyd Bie
- **Utilities:** Milton Chan
- **Parks:** Todd Gross
- **Planning:** John Hopkins
- **Finance:** Venus Ngan

URBAN SYSTEMS

- Dan Huang & Jessica Wang



2

SESSION OVERVIEW

- DCC Overview
- DCC Programs and Draft Rates
- DCC Rate Comparison
- Additional Considerations
 - In-Stream Protection
 - DCC Waivers and Reductions
- Next Steps
- Q & A



3

A large red rectangle is centered on a background of a light blue city street map. The text "DCC OVERVIEW" is written in white, bold, sans-serif capital letters in the center of the red rectangle.

DCC OVERVIEW

4

WHAT ARE DCCS?

Charges levied on development to help pay for the costs of transportation, utility and park infrastructure to meet the needs of growth



5

WHY USE DCCS?

- Help ensure growth pays for growth
- Provide certainty to developers
- Distribute growth costs fairly across multiple developments and land uses
- Help communities plan and pay for growth-related infrastructure



6

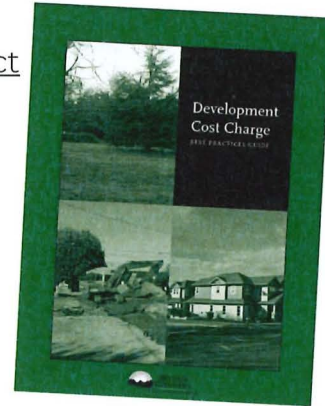
PROVINCIAL LEGISLATION

- Section 14, Division 19 of the Local Government Act

ALSO

- Provincial DCC Best Practices Guide

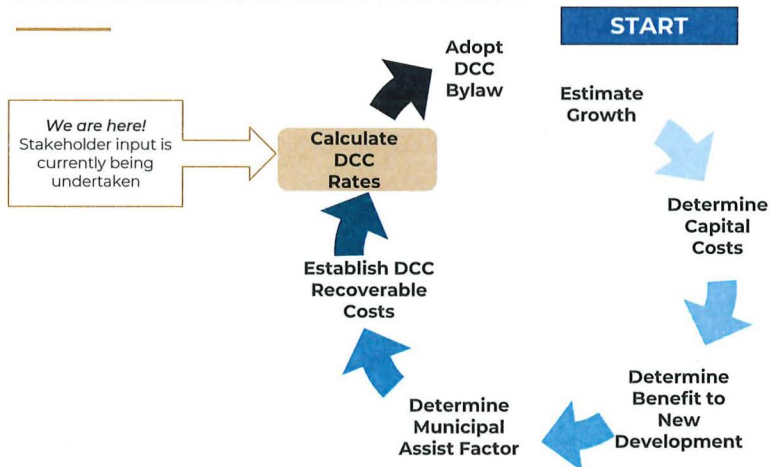
** DCC Bylaws must be approved by the provincial Inspector of Municipalities before Adoption.*



URBAN
SYSTEMS

7

DCC CALCULATION PROCESS



URBAN
SYSTEMS

8

WHAT WORKS CAN DCCS PAY FOR?

DCCs CAN BE USED FOR	DCCs CANNOT BE USED FOR
<p>Infrastructure needed to support growth</p> <ul style="list-style-type: none"> • Transportation • Water • Drainage • Sewer <p>Parks needed to support growth</p> <ul style="list-style-type: none"> • Land acquisition • Park improvements ¹ 	<ul style="list-style-type: none"> • Infrastructure or parks needed solely for <u>existing</u> development • Utility service connections • Operations and Maintenance Costs • Community buildings (e.g., libraries, recreation centres, fire halls)

¹ Only certain park improvements are eligible for DCCs as per Provincial legislation and Ministry Circular 97-04.



BASIC DCC CALCULATION



WHO PAYS DCCS AND WHEN ARE THEY COLLECTED?

DCCs are paid by applicants for subdivision approvals and building permit. They are collected in the City as follows:

LAND USE	COLLECTED AT
Single Family	Subdivision approval
Townhouse Apartment	Building permit per ft ² gross floor area
Commercial Light Industrial	Building permit per ft ² gross floor area
Institutional	Building permit per ft ² building area
Major Industrial	Building permit per acre gross site area



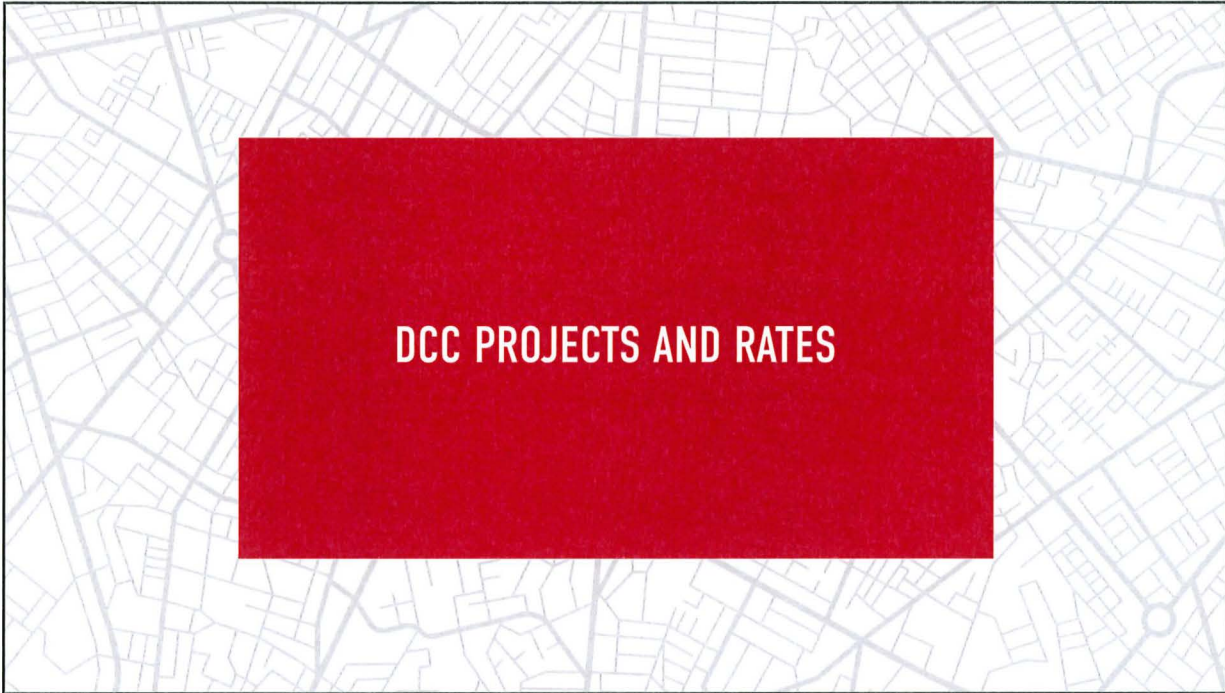
11

WHY UPDATE THE DCC BYLAW NOW?

- City needs to fund major infrastructure to service growth – last major update was completed in 2017, with annual inflationary updates in 2018, 2019, and 2021 (best practice for DCC major update every 5 years)
- Updated infrastructure needs to support growth – significant investment proposed for new infrastructure, specifically drainage, as per Dike Master Plan
- DCCs helps promote financial sustainability for the City
- Council priority



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2022 DCC CAPITAL PROGRAM

DCC PROGRAM	CAPITAL COST (MILLIONS)	BENEFIT FACTOR	DCC RECOVERABLE (MILLIONS)	MUNICIPAL RESPONSIBILITY (MILLIONS)
Transportation	707.1	95%	665.0	42.1
Water	46.2	95-100%	44.1	2.2
Sanitary Sewer	107.4	26-100%	102.2	5.2
Drainage	1,409.2	10-100%	549.9	859.3
Parkland Acquisition	346.5	95%	325.9	20.6
Park Development	193.9	95%	182.4	11.5
Total ¹	2,810.3		1,869.5	940.9

¹ Values may not total due to rounding.

14

MUNICIPAL ASSIST FACTOR (MAF)

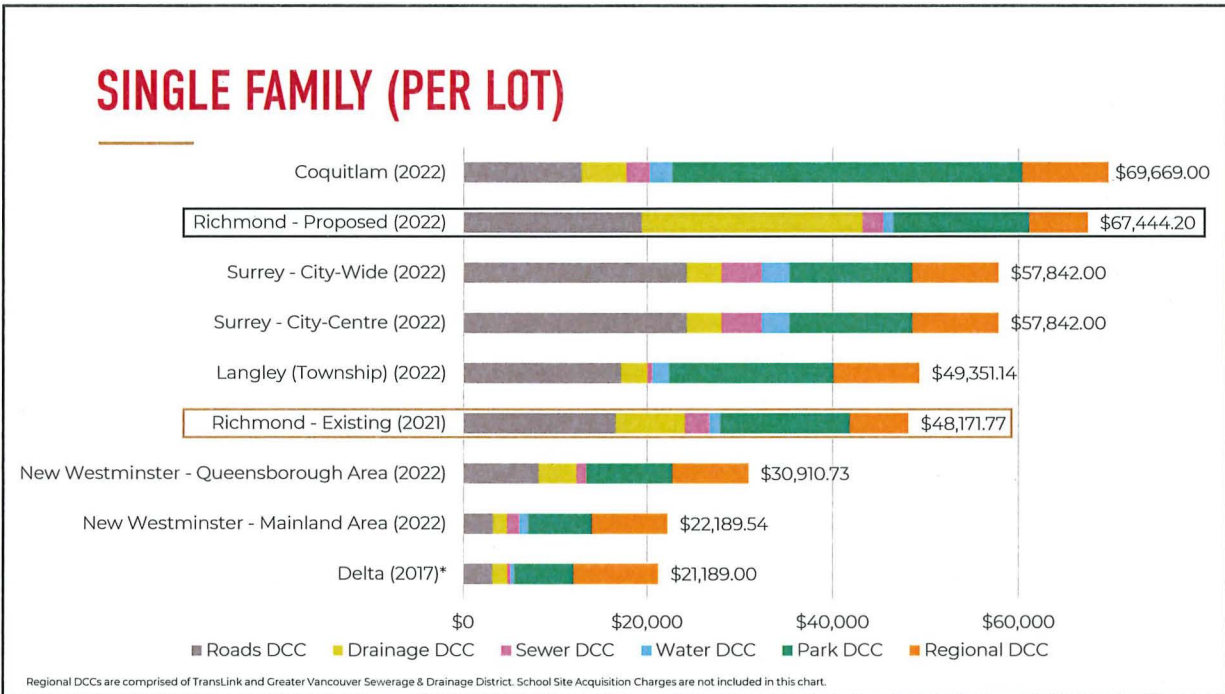
- Amount the municipality contributes (in addition to the portion of the benefit allocation) to help “assist” development
- Minimum is 1%, current DCC MAF is 1% across all programs.
- Metro Vancouver communities MAF are typically set at 1% for financial sustainability
- Can vary by program only (infrastructure type, e.g., roads)
- Higher MAF means lower DCCs, but greater burden on existing residents – at the discretion of Council

15

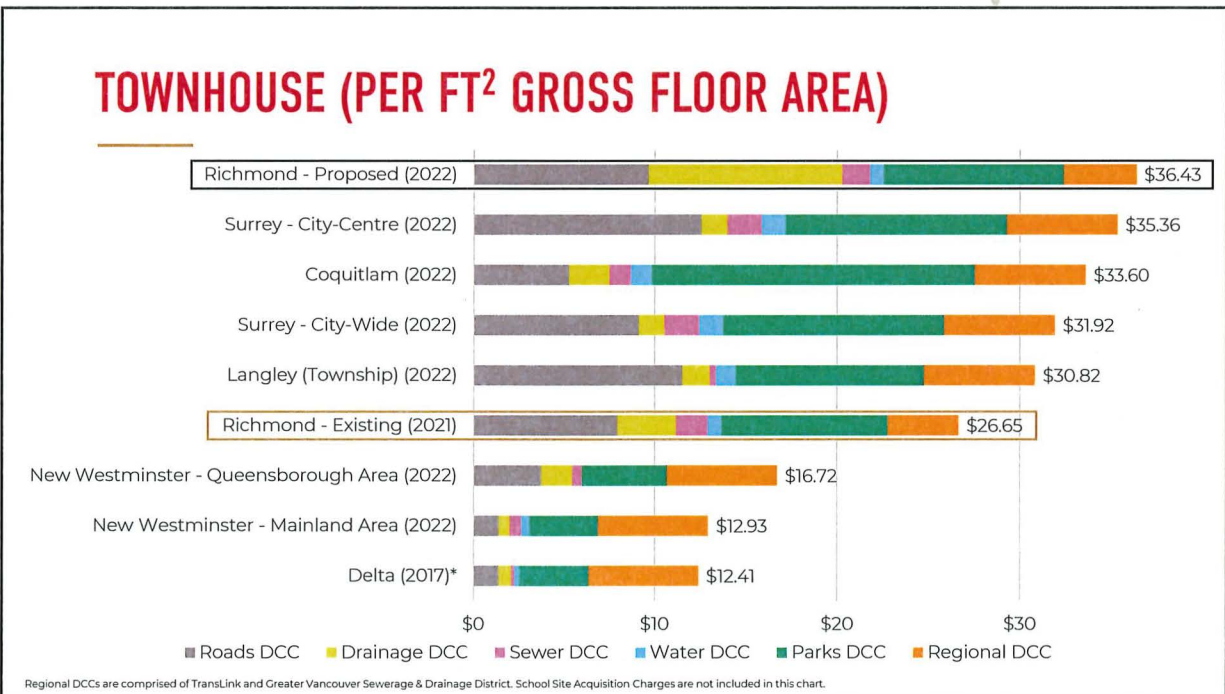
DRAFT DCC RATES – NOVEMBER 2022

LAND USE	UNIT OF CHARGE	EXISTING DCC RATES	DRAFT DCCS NOV 2022	% CHANGE
Single Family	Per lot	\$ 41,865.77	\$ 61,138.20	46%
Townhouse	Per ft ² dwelling unit	\$ 22.77	\$ 32.40	42%
Apartment	Per ft ² dwelling unit	\$ 23.97	\$ 34.31	43%
Commercial	Per ft ² building area	\$ 15.39	\$ 22.15	44%
Institutional	Per ft ² building area	\$ 15.39	\$ 22.15	44%
Light Industrial	Per ft ² building area	\$ 12.02	\$ 18.19	51%
Major Industrial	Per acre gross site area	\$103,584.37	\$206,249.33	99%

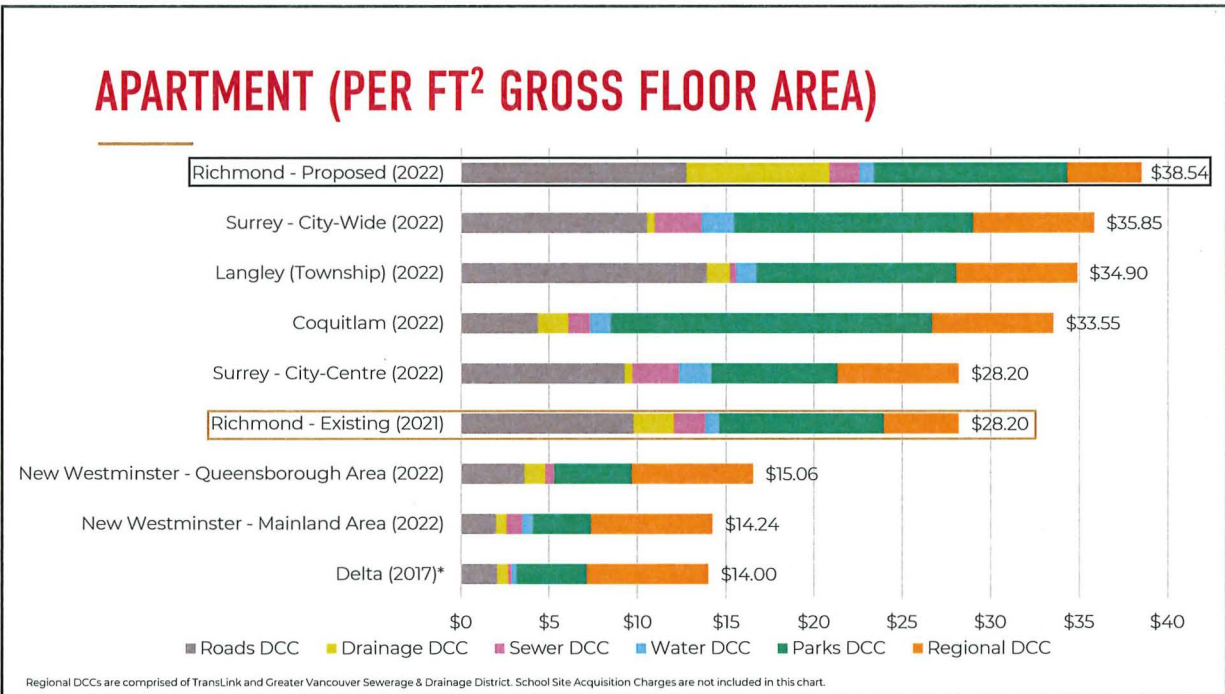
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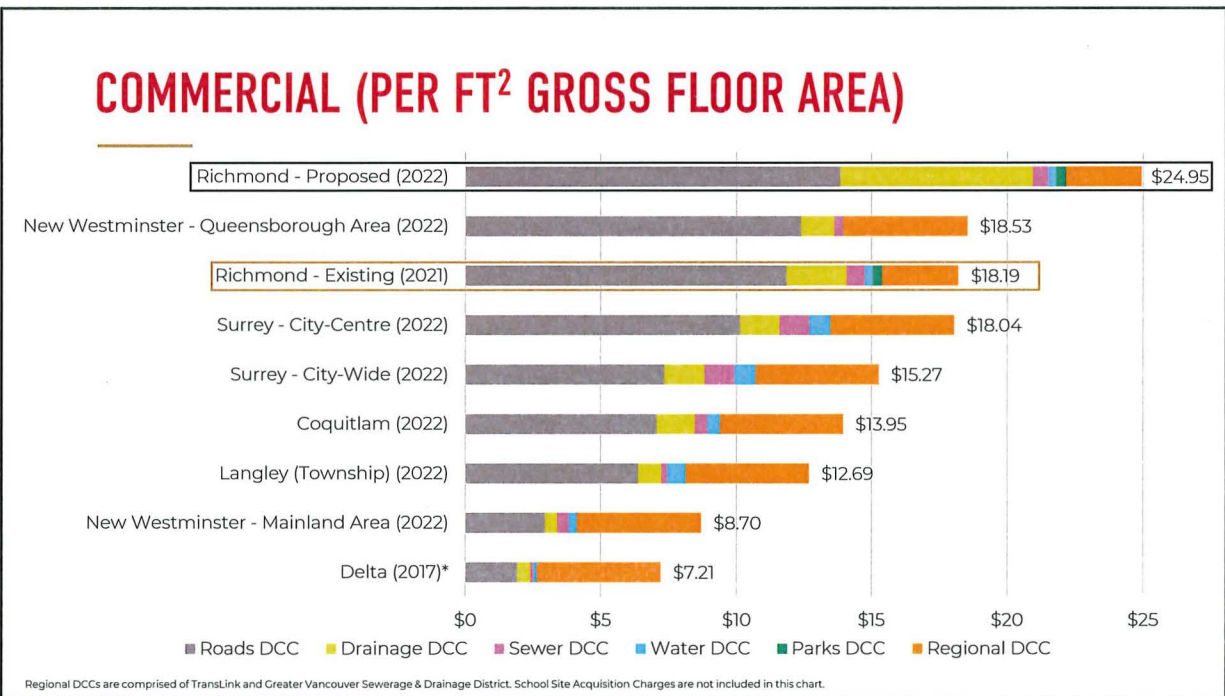
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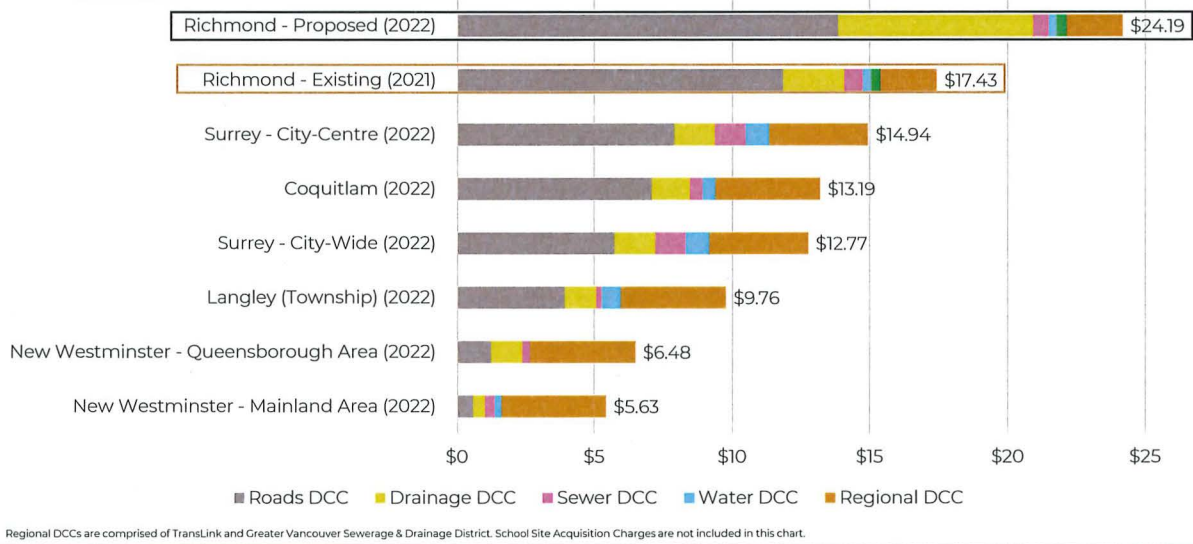


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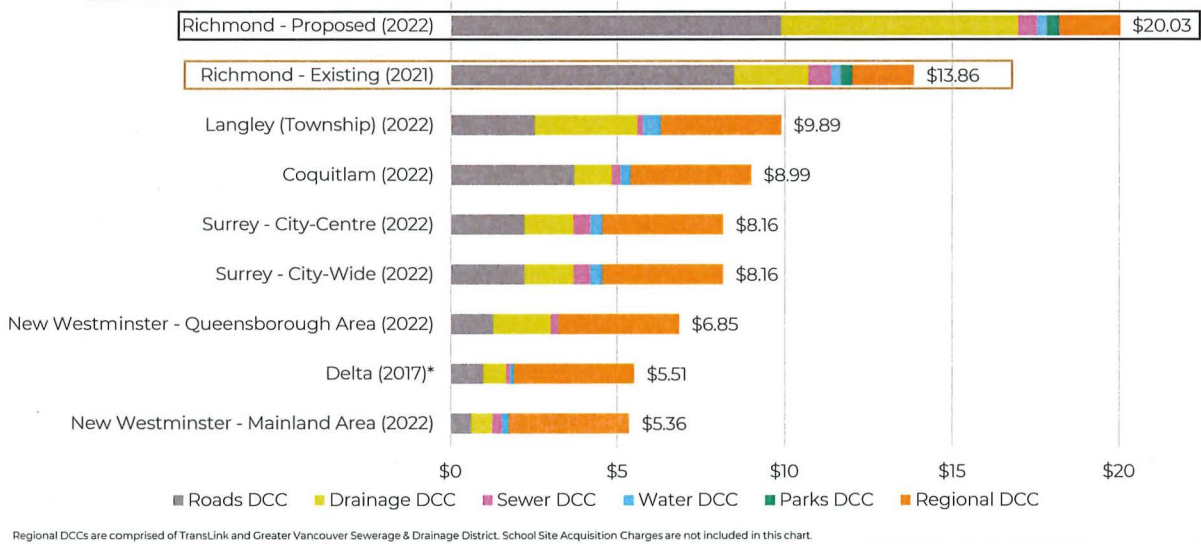
20

INSTITUTIONAL (PER FT² BUILDING AREA)

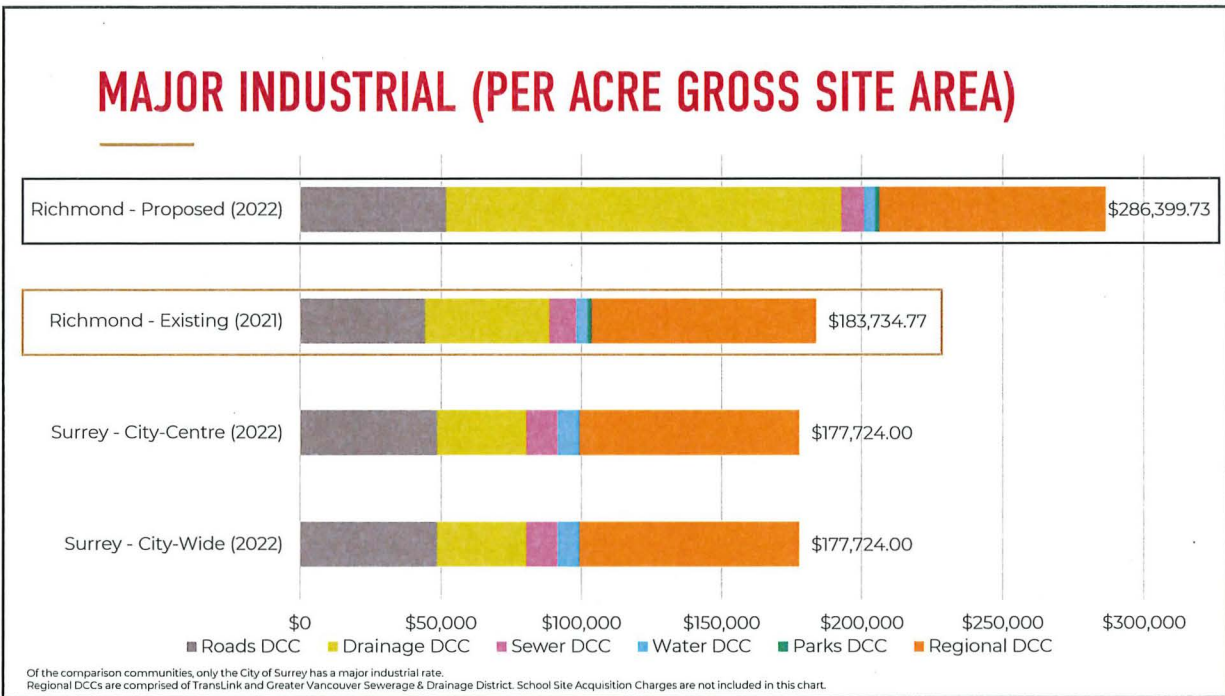


21

LIGHT INDUSTRIAL (PER FT² GROSS FLOOR AREA)



22



23



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IN-STREAM PROTECTION (STATUTORY)

- New DCC rates will be effective at bylaw adoption, unless future effective date is set by Council (i.e. grace period)
- However, legislation provides one year of in-stream protection to:
 - Building permit applications
 - Subdivision applications
 - Precursor applications (re-zoning and Development Permit)

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IN-STREAM PROTECTION (STATUTORY)

- To avoid new DCC charges, complete applications must be submitted (with fees paid) prior to adoption of the new DCC bylaw

AND

- Final building permits / subdivision must be granted within **one year of bylaw adoption**; or
- Re-zoning and Development Permit applications must result in building permit issuance within **one year of bylaw adoption**

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DCC WAIVERS AND REDUCTIONS (PERMISSIVE)

- Development that can qualify for waivers/reductions (per legislation)
 - Not-for-profit rental housing, including supportive living housing
 - For-profit affordable rental housing
 - Development designed for reduced environmental impact
 - Subdivision of smaller lots with low GHG emissions
- Waivers and Reductions can be established in a separate bylaw and that bylaw does not require Inspector of Municipalities approval
- DCC Waivers and Reduction are at the sole discretion of Council, and as such are to be funded from non-DCC sources.

The City is currently evaluating the financial feasibility of DCC waivers & reductions.



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NEXT STEPS

- Requesting feedback from stakeholders until December 16, 2022
 - Email comments to dcc@richmond.ca
 - Written comments to:
Finance Department (DCC Update)
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1
- Continued review and analysis in 2022, consideration by Council in early 2023.

The logo for URBAN SYSTEMS, featuring the word "URBAN" in a bold, red, sans-serif font above the word "SYSTEMS" in a smaller, red, sans-serif font.

29

The text "Q & A" is centered on a solid red rectangular background.The text "THANK YOU FOR ATTENDING!" is centered on a solid red rectangular background.

30



**DEVELOPMENT COST CHARGES IMPOSITION BYLAW NO. 9499,
AMENDMENT BYLAW NO. 10436**

The Council of the City of Richmond enacts as follows:

1. 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.
2. This Bylaw is cited as **“Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10436”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
VN
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER

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

Description	Richmond Zoning Bylaw 8500			Road Works	Drainage Works	Water Works	Sanitary Sewer	Parks Acquisition	Parks Development	Total DCC	Units for each column
	Standard Zones	Site Specific Zones	Site Specific Mixed Use Zones (1)								
Agricultural	AG, CR, GC	ZA		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Marina (2)	MA										
Single Family	RS, RC, RCH, RD, RI, RE, RCC	ZS, ZD		\$ 19,392.25	\$ 23,832.22	\$ 1,089.00	\$ 2,273.11	\$ 9,239.83	\$ 5,311.79	\$ 61,138.20	per lot
Townhouse	RTL, RTM, RTH, RTP	ZT		\$ 9.65	\$ 10.63	\$ 0.74	\$ 1.54	\$ 6.25	\$ 3.59	\$ 32.40	per sq. ft. of DU
Apartment	RAL, RAM, RAH	ZLR, ZHR	ZR, RCL, ZMU, CS, ZC	\$ 12.76	\$ 8.13	\$ 0.82	\$ 1.70	\$ 6.92	\$ 3.98	\$ 34.31	per sq. ft. of DU
Commercial (3)	CL, CC, CA, CDT, CEA, CG, CN, CP, CV IB, IL, IR, IS	ZC ZI	ZR, RCL, ZMU, CS, ZC	\$ 13.85	\$ 7.08	\$ 0.28	\$ 0.58	\$ 0.23	\$ 0.13	\$ 22.15	per sq. ft. of BA
Light Industrial (4)	IB, IL, IR, IS	ZI		\$ 9.89	\$ 7.08	\$ 0.28	\$ 0.58	\$ 0.23	\$ 0.13	\$ 18.19	per sq. ft. of BA
Major Industrial	I			\$ 51,704.76	\$ 141,056.63	\$ 3,906.37	\$ 8,153.92	\$ 906.51	\$ 521.14	\$ 206,249.33	per acre of gross site area
Institutional	AIR, SI, ASY, HC	ZIS		\$ 13.85	\$ 7.08	\$ 0.28	\$ 0.58	\$ 0.23	\$ 0.13	\$ 22.15	per sq. ft. of BA

(1) For site specific mixed-use residential and commercial zones, the development cost charge (DCC) payable shall be calculated separately for each portion of the development. DCC for residential uses are charged at the appropriate multi-family residential rate, and any commercial space is charged at the appropriate commercial rate.

(2) 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.

(3) 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 terminal.

(4) 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.