



# City of Richmond

## Report to Committee

**To:** Public Works and Transportation Committee      **Date:** April 10, 2019  
**From:** Milton Chan, P.Eng.  
Acting Director, Engineering      **File:** 10-6000-01/2019-Vol 01  
**Re:** **Works and Services Cost Recovery Bylaw Amendment**

### Staff Recommendation

That Works and Services Cost Recovery Bylaw No. 8752, Amendment Bylaw No. 10010, be introduced and given first, second, and third readings.

Milton Chan, P.Eng.  
Acting Director, Engineering  
(604-276-4377)

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Finance Department	<input checked="" type="checkbox"/>	
Roads & Construction	<input checked="" type="checkbox"/>	
Sewerage & Drainage	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

Section 506 of the *Local Government Act* (LGA) provides the authority for local governments to regulate and require the provision of works and services with respect to subdivision of land by bylaw.

Section 194 of the *Community Charter* (Charter) permits the City to charge fees for City Services, which includes infrastructure works.

Works and Services Cost Recovery Bylaw No. 8752 (Bylaw) facilitates the recovery of costs associated with projects constructed and financed by the City that would normally be secured through the development process. As cost recovery projects are implemented, the Bylaw is amended to include those projects, in order for the City to recover costs through redevelopment. This report outlines the proposed bylaw amendment to add two cost recovery projects to the Bylaw and remove one project for which the maximum recovery period has passed.

### Analysis

Through the development process and Subdivision and Development Bylaw No. 8751, the City requires developers to pay for infrastructure required to service development projects. At times, the City identifies a need to install or upgrade infrastructure that benefits properties that have subdivision potential. This construction is financed by the City and, if available, existing developer contributions. To maintain equity, the City uses the Bylaw to charge benefitting developers in lieu of them providing such infrastructure. Costs will only be incurred by those who benefit in the future should they subdivide; existing property owners will not incur any costs if they do not subdivide.

The Bylaw contains seven schedules identifying infrastructure that has been constructed by the City and properties that have benefitted from this and also have the potential to subdivide. Each property is apportioned a construction cost based on their proportion of frontage length and these costs will be recovered from the property owner upon subdivision.

Staff propose that the Bylaw be amended as follows:

1. Remove Schedule 3, as the corresponding project was completed more than 15 years ago and no longer qualifies for cost recovery.
2. Add two schedules that identify subdividable properties benefiting from infrastructure upgrade projects funded by the City and appropriate costs recoverable upon subdivision. These projects meet the following criteria:
  - The project was completed less than 15 years ago;
  - The project was funded by the City and, where available, by developer cash-in-lieu contributions (for the design and construction of works in keeping with the Subdivision and Development Bylaw No. 8751); and

- There are properties identified as benefitting lands that have not previously paid for the improvement project.

### **Financial Impact**

None.

### **Conclusion**

Works and Services Cost Recovery Bylaw No. 8752 facilitates the recovery of costs associated with projects constructed and financed by the City that would normally be secured through the development process. Staff propose that the Bylaw be amended to include two new cost recovery projects and to remove an old project that no longer qualifies for cost recovery.



Jason Ho, P.Eng.  
Manager, Engineering Planning  
(604-244-1281)

JH:md



**Works and Services Cost Recovery Bylaw No. 8752,  
Amendment Bylaw No. 10010**

The Council of the City of Richmond enacts as follows:

1. The **Works and Services Cost Recovery Bylaw No. 8752**, as amended, is further amended by:
  - (a) deleting Schedule 3; and
  - (b) adding, as new Schedules 8 through 9, the Schedule attached to and forming part of this Bylaw.
2. This Bylaw is cited as **“Works and Services Cost Recovery Bylaw No. 8752, Amendment Bylaw No. 10010”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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CITY OF RICHMOND
APPROVED for content by originating dept. <i>JR</i>
APPROVED for legality by Solicitor <i>JA</i>

\_\_\_\_\_  
MAYOR

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

SCHEDULE TO BYLAW 10010

**SCHEDULE 8 to BYLAW NO. 8752**

1. NAME OF IMPROVEMENT PROJECT: Laneway Drainage and Asphalt Upgrade - Seabrook Crescent (East)
2. CERTIFIED COST OF PROJECT: \$335,210.48
3. COMPLETION DATE OF PROJECT: July 25, 2015
4. COST PREPAID UNDER WORKS AND SERVICES BYLAW: \$38,774.80
5. NET COST FOR RECOVERY UNDER BYLAW No. 8752: \$93,224.99
6. TOTAL FRONTAGE OF BENEFITING LAND IN METRES: 503.79
7. COST FOR RECOVERY PER METRE OF FRONTAGE: \$665.37
8. BENEFITING LAND AND FRONTAGE IN METRES:

LEGAL DESCRIPTION OF PARCEL	FRONTAGE OF BENEFITTING LAND ON PROJECT (m)	COST FOR RECOVERY
LOT B SEC 36 BLK 4N RG 6W PL NWS424	31.78	\$21,145.46
LOT 5 SEC 36 BLK 4N RG 6W PL NWP10636 Except Plan 25649, 53892	22.58	\$15,024.05
LOT 17 SEC 36 BLK 4N RG 6W PL NWP25649 Except Plan 53892	20.09	\$13,367.28
LOT 6 SEC 36 BLK 4N RG 6W PL NWP10636 Except Plan 25649, 53872	20.81	\$13,846.35
LOT 222 SEC 36 BLK 4N RG 6W PL NWP32915	18.83	\$12,528.92
LOT 292 SEC 36 BLK 4N RG 6W PL NWP35777	26.02	\$17,312.93

SCHEDULE TO BYLAW 10010

**SCHEDULE 9 to BYLAW NO. 8752**

1. NAME OF IMPROVEMENT PROJECT: Marrington Area Water, Sanitary and Drainage Upgrade
2. CERTIFIED COST OF PROJECT: \$1,666,361.54
3. COMPLETION DATE OF PROJECT: May 31, 2017
4. COST PREPAID UNDER WORKS AND SERVICES BYLAW: \$516,485.84
5. NET COST FOR RECOVERY UNDER BYLAW No. 8752: \$278,995.38
6. TOTAL FRONTAGE OF BENEFITING LAND IN METRES: 1,444.80 m
7. COST FOR RECOVERY PER METRE OF FRONTAGE: \$1,153.35
8. BENEFITING LAND AND FRONTAGE IN METRES:

LEGAL DESCRIPTION OF PARCEL	FRONTAGE OF BENEFITTING LAND ON PROJECT (m)	COST FOR RECOVERY
LOT 58 SEC 15 BLK 4N RG 7W PL NWP15447	23.77	\$27,415.15
LOT 56 SEC 15 BLK 4N RG 7W PL NWP15447	23.77	\$27,415.15
LOT 55 SEC 15 BLK 4N RG 7W PL NWP15447	23.70	\$27,334.39
LOT 54 SEC 15 BLK 4N RG 7W PL NWP15447	24.38	\$28,118.67
(LOT 1 and LOT 2) SEC 15 BLK 4N RG 7W PL NWS937	24.38	\$28,118.67
(LOT 1 and LOT 2) SEC 15 BLK 4N RG 7W PL NWS721	24.38	\$28,118.67
(LOT 1 and LOT 2) SEC 15 BLK 4N RG 7W PL NWS1463	24.38	\$28,118.67
LOT 36 SEC 15 BLK 4N RG 7W PL NWP15447	24.38	\$28,118.67
LOT 46 SEC 15 BLK 4N RG 7W PL NWP15447	24.38	\$28,118.67
LOT 49 SEC 15 BLK 4N RG 7W PL NWP15447	24.38	\$28,118.67