



City of Richmond

Report to Committee

To: General Purposes Committee

Date: June 25, 2025

From: Peter Russell
Director, Housing

File: 08-4057-05/2025-Vol 01

Re: Housing Priorities Grant Program Allocation

Staff Recommendations

1. That the proposed grant allocations for the Housing Priorities Grant Program, as outlined in the report titled "Housing Priorities Grant Program Allocation," dated June 25, 2025, from the Director, Housing, be approved, and that the following amounts be awarded:
 - a) Sun Valley Rental Ltd. – \$1,764,000
 - b) 1166225 B.C. Ltd. – \$1,003,000
 - c) Aashyn No. 3 Road Development Ltd. – \$108,000
 - d) Richmond Kiwanis Senior Citizens Housing Society – \$2,320,000
 - e) BC Indigenous Housing Society – \$4,160,000
2. That the Chief Administrative Officer and Deputy Chief Administrative Officer be authorized to negotiate and execute two Non-Profit Organization Stream 1A Grant Funding contribution agreements as set out in the grant allocation for the Housing Priorities Grant Program, and to negotiate and execute any amendments thereto and ancillary agreements;
3. That Development Cost Charges Waiver for Affordable Housing (6071 Azure Road) Bylaw No. 10695 be introduced and given first, second, and third readings;
4. That Development Cost Charges Waiver for Affordable Housing (8880 Cook Road) Bylaw No. 10696 be introduced and given first, second, and third readings; and
5. That Development Cost Charges Waiver for Affordable Housing (9000 No 3 Road) Bylaw No. 10697 be introduced and given first, second, and third readings.

Peter Russell
Director, Housing
(604-276-4130)

Att. 1

REPORT CONCURRENCE		
ROUTED TO: Finance Department Development Applications Law	CONCURRENCE <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	CONCURRENCE OF DEPUTY CAO
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

On November 25, 2024, Council approved a framework for a Housing Priorities Grant Program (Grant Program). The one-time \$10 million Grants Program is one of several initiatives being advanced with \$35.9 million in funding secured through the Canada Mortgage and Housing Corporation's (CMHC) Housing Accelerator Fund (HAF). This report presents a summary of applications received and recommends a funding package to enable and accelerate the delivery of affordable housing within Richmond.

This report supports Council's Strategic Plan 2022–2026 Focus Area #2 Strategic and Sustainable Community Growth:

Strategic and sustainable growth that supports long-term community needs and a well-planned and prosperous city.

2.2 Develop and implement innovative and proactive solutions that encourage a range of housing options and prioritize affordability.

This report supports Council's Strategic Plan 2022–2026 Focus Area #4 Responsible Financial Management and Governance:

Responsible financial management and efficient use of public resources to meet the needs of the community.

4.4 Work with all levels of governments for grant and funding opportunities.

This report supports Council's Strategic Plan 2022–2026 Focus Area #6 A Vibrant, Resilient and Active Community:

Vibrant, resilient and active communities supported by a wide variety of opportunities to get involved, build relationships and access resources.

6.4 Support vulnerable populations through collaborative and sustainable programs and services.

The implementation of the Grant Program supports the objectives of the City's Affordable Housing Strategy (AHS) by:

- enabling for-profit home builders to overcome financial barriers to building affordable rental housing and in doing so expedite the delivery of such housing (Strategic Direction 2);
- helping to build capacity with non-profit organizations (NPOs) to develop, own, and manage affordable rental housing (Strategic Direction 3); and
- demonstrating to senior levels of government the ability of the City to leverage additional funding resources to increase the supply of affordable rental housing (Strategic Direction 5).

The City of Richmond's Interim Housing Needs Report (2024) highlights a pressing need to expand the supply of rental housing, particularly for households in extreme core housing need, being those spending more than 50% of their income on shelter costs. The proposed Grant Program allocations are intended to accelerate rental housing projects. By enabling the delivery of new rental units, the Program directly supports efforts to address persistently low vacancy rates and improve housing affordability.

Analysis

The Grants Program aims to support the creation of additional affordable housing for priority populations in Richmond by funding projects that are cost-effective, ready to proceed, and contribute to long-term, sustainable housing outcomes. The Grant Program aims to accelerate the delivery of at least 220 affordable rental homes by allocating \$10 million in funding to address financial barriers in affordable housing development. All HAF funding must be spent by December 14, 2027. The Grant Program includes two funding streams:

- **Stream One: Non-Profit Organizations and Cooperatives Grant Funding, including:**
 - 1A: Development fee grants for build-ready projects (up to \$40,000 per affordable unit).
 - 1B: Funding to support early-stage project development (up to \$50,000 per project).
- **Stream Two: For-Profit Homebuilder Funding for Additional LEMR Homes:**
 - 75% Development Cost Charge (DCC) offsets provided to for-profit homebuilders who deliver affordable rental housing above existing policy targets or zoning requirements.

Each funding stream within the Housing Priorities Grant Program is designed to align with the unique characteristics and constraints of different types of housing providers. Stream One targets non-profit organizations and housing cooperatives, which are recognized in the City's Affordable Housing Strategy as key partners in delivering affordable rental housing. NPOs reinvest all revenues into their operations and often leverage volunteer support, member donations, and government funding to develop affordable housing. The mandate and structure of NPOs make them a cost-effective partner for addressing housing needs in the community.

Stream Two is tailored to for-profit homebuilders; the grant approach for this stream has been designed to uphold the requirements of the *Community Charter* and *Local Government Act*, particularly as they relate to restrictions on the City's ability to provide direct financial assistance to businesses. This Stream offers DCC offsets, implemented by way of a DCC waiver bylaw, for projects that voluntarily exceed existing affordable housing requirements. To ensure the offsets remain financially neutral to the City, an amount equivalent to the waived DCCs will be transferred from the HAF funding into a dedicated reserve account to be used for City infrastructure and utility projects at the time the balance of the DCCs are payable for the project.

Summary of Applications

The City received five applications seeking a total of \$13.6 million in funding. Of the five applications, two are from NPOs seeking Stream One (1A) funding, and three are from

homebuilders seeking Stream Two funding. No applications were received for the Stream One (1B) project development funding. A summary of applications can be found in Attachment 1. It is important to note that in some instances applications sought funding outside the scope of the Grant Program. Staff have accordingly adjusted recommended funding to a maximum of approximately \$9.4 million. This funding could ultimately support the delivery of 347 affordable rental units, significantly exceeding the Grant Program's target of 220 units. The 347 units represent a portion of housing within larger market rental housing developments. In total, the proposed projects will deliver 956 new rental homes, including both affordable and market rental units.

Staff recommend allocating the remaining \$600,000 of the \$10 million Grant Program to a second open funding round under the same funding criteria as previously approved. The second funding round would target smaller-scale projects with project development funding or projects in a position to realize building permit issuance before December 2027. Should this funding not be allocated by July 2026, staff propose incorporating this funding into alternative initiatives and opportunities permitted under the HAF Contribution Agreement, such as land acquisitions or infrastructure to support housing development.

Stream 1A Applications – Grants for Build-Ready Projects

Under this funding stream NPOs can receive up to \$40,000 in grant funding per affordable rental home to offset City development fees. Two applications for funding were made through this stream. Table 1 highlights key components of the two applications. Additional details pertaining to each Stream 1A application is offered below.

Table 1: Applications for Grant Funding Under Stream 1A

Applicant	Site Address	Units Proposed	Amount Requested
BC Indigenous Housing Society	4100 Chatham Street	165 units	\$6.6M ¹
Richmond Kiwanis Senior Citizens Housing Society	8520, 8540 & 8560 Railway Avenue	58 units	\$2.32M

¹ As outlined below, staff are recommending that funding to BCIHS be limited to \$4.16M recognizing current limitations in the ability of the applicant to advance the proposal given site considerations.

Application 1: British Columbia Indigenous Housing Society - Elder Housing in Steveston

This application proposes the development of up to 165 affordable rental units at 4100 Chatham Street by the British Columbia Indigenous Housing Society (BCIHS). BCIHS has experience developing and operating affordable housing with 21 affordable housing developments that serve 2000 residents across the Lower Mainland. The applicant has requested \$6.6 million in grant funding considering the ultimate 165-unit project.

It is understood that BCIHS is a candidate for securing funding for 104 homes under BC Housing's Indigenous Housing Fund (IHF). The IHF funding program sets rents-gear-to-income (RGI) and provides capital grants, low-interest financing, and operating subsidies,

ensuring long-term housing affordability over a 60-year horizon. BCIHS propose to house low-income Indigenous elders and moderate-income individuals and families in their development.

Overall, the submission demonstrated a high level of alignment with the objectives of the Grant Program and the proposal performs well against the Program's evaluation criteria. However, development applications, including rezoning and an OCP amendment have not yet been received and considered by Council, therefore the project cannot be considered "build-ready". HAF funding must be spent by December 14, 2027. Staff believe there is an opportunity to satisfy this deadline subject to advancing a development application, which as a 100% rental project, would be given priority review. Council's consideration of the proposed grant funding does not restrict its decision with respect to the future land use applications which would be brought forward for Council consideration at a future date.

Given the project's early stage of conceptualization, staff recommend limiting any funding commitment to \$4.16 million. This amount is linked to the 104-unit project for which funding from BC Housing may be made available.

A contribution agreement will be used to manage the allocation of grant funding. As it relates to this proposal, the agreement would set out clear development milestones, such as the point at which a Development Permit or a Building Permit are issued. If the milestone is not satisfied, the City's funding commitment could be withdrawn. Depending on the timing, it could be that funding is returned to the City and reallocated towards other projects, perhaps procured through a second funding intake.

Application 2: Kiwanis Railway LEMR development

The second application, submitted by Richmond Kiwanis Senior Citizens Housing Society (Kiwanis), proposes up to 58 affordable rental homes at 8520, 8540 & 8560 Railway Avenue. The project received conditional approval for rezoning on September 5, 2023. At that time, the project included 29 Low-End Market Rental (LEMR) homes and 29 market rental homes. The applicant has indicated their intention to increase the number of LEMR units within the development and their grant application seeks \$2.32 million to secure up to 58 units as LEMR housing. To facilitate the switch from market rentals to LEMR units, Kiwanis may be required to return to Council to amend their conditionally approved rezoning. Council's consideration of the proposed grant funding for this project does not restrict its decision with respect to any future land use applications which may be brought forward for Council consideration at a future date.

The proposal strongly aligns with the objectives and criteria of the Grant Program with one exception: the land is currently owned by a for-profit entity. The application was made by Kiwanis, although the landowner is SD Railway Homes Inc. This ownership arrangement limits the City's ability to provide grant funding as it would be considered assistance to business, prohibited under the *Community Charter and Local Government Act*.

This project offers up to 58 LEMR homes, being beyond any mandatory minimum as prescribed in the Official Community Plan (OCP). To enable grant eligibility, there must first be a land transfer from SD Railway Homes Inc. to Kiwanis and a formal transfer of the development

application. These actions will be required as conditions of the grant contribution agreement. If the applicant fails to meet these conditions, the project could be considered eligible for a DCC waiver. Should this scenario occur, staff would return to Council with a DCC waiver bylaw.

Next Steps

Should Council endorse the proposed funding allocations for BCIHS and Kiwanis, contribution agreements will be prepared to manage the allocation of funds and set out conditions to ensure key milestones are satisfied as projects proceed.

Stream 2 Applications – DCC Offsets for the Development of Additional Affordable Homes

The City received three applications for DCC offsets, or waivers, all of which were for 100% rental housing developments. Each application (Table 2) meets the eligibility criteria within the Grant Program, with each voluntary affordable rental home eligible for a 75% DCC offset.

Table 2: DCC Offset Applications

Development	Total Rental Units	Eligible Voluntary Affordable Rental Units	DCC Offset
6071 Azure Road	330	110	\$1,764,000
8880 Cook Road	339	68	\$1,003,000
9000 No. 3 Road	64	7	\$108,000
Totals	733	185	\$2,875,000

The applicant for the 6071 Azure Road development has requested to cancel their Development Permit (DP) with the intention to make changes to the project design and submit a new DP application. The project remains a viable candidate project for a DCC offset. If the total voluntary affordable rental units in the development increase following any amendments, the total DCCs offset will not increase.

Offsets can be implemented by way of one-time DCC waiver bylaws, which specify the details of the waiver. To ensure clarity and financial control, the maximum offset amount is determined using the floor area of the voluntary affordable housing component approved at rezoning. This floor area sets an upper limit for the offset. If the final floor area of the voluntary affordable rental units is reduced through the development permit process, the offset automatically scales down. However, if the final floor area exceeds what was approved at rezoning, the offset amount will not increase.

The waiver and affordable housing delivery commitments are established by bylaw and therefore remain in force until such time as the bylaw(s) is rescinded, if required. The charges associated with any DCC waiver would be transferred from the City's HAF fund into the City's Capital Reserve (Revolving Account) at the time the DCCs are to be paid, occurring concurrently with the issuance of a building permit. This money will then be used to fund eligible capital projects that would otherwise rely on DCC revenue.

Implementation of Waiver Bylaws and Contribution Agreements

To ensure the grants program supports applicants without influencing Council's decision-making, the implementation of waiver bylaws and contribution agreements has been carefully structured. Waiver bylaws will advance to third reading but will not be adopted until the associated (DP) is issued, preserving Council's discretion over land use approvals. Similarly, under contribution agreements, no City contributions will be made prior to DP issuance. While applicants may pay eligible City fees in advance, these costs will only qualify for reimbursement once the DP is issued. In both funding streams, the majority of grant disbursements occur after the building permit is issued. This approach balances the need to provide applicants with a degree of funding certainty, enabling them to secure financing based on a conditional grant commitment, while ensuring that Council's decision-making remains unfettered by early financial commitments.

Allocating Unspent HAF Funding

A key requirement of HAF funding is that it must be fully utilized by December 14, 2027, or returned to CMHC. To ensure the full \$10 million in grant funding is spent, milestone requirements will be built into the contribution agreements for both BCIHS and Kiwanis. If BCIHS does not meet these milestones, or if the Kiwanis project is converted to a DCC offset, staff propose reallocating unused funds to alternative HAF initiatives, such as strategic land acquisitions. For the DCC offsets, recipients will be informed that the offset is time-limited and that the waiver bylaw will be rescinded by September 2027 if unutilized to allow the City to reallocate the funding to alternative HAF initiatives.

Financial Impact

A total funding allocation of up to \$9,355,000 from the Canada Mortgage and Housing Corporation's Housing Accelerator Fund will be used to offset City development fees, including Development Cost Charges in support of delivering 347 affordable rental units.

Conclusion

The five grant fund applications present a strong opportunity to accelerate and enable the delivery of new affordable rental housing in Richmond, coupled with market rental housing. The proposed funding allocations recognize limitations in project eligibility while making funding available for each of the five projects.



Cade Bedford
Planner 2, Affordable Housing
(604-247-4916)



Greg Newman
Manager, Affordable Housing
(604-204-8648)

Att. 1: Summary of Housing Priorities Grant Program Applications

Summary of Housing Priorities Grant Program Applications

Project	Applicant	Permit numbers	Eligible affordable units	Total Units	Address	Status	Recommended Funding Allocation
Azure	Sun Valley Rental Ltd.	RZ 21 931122 DP 23 023854 BP 24 038313	110	330	6071 Azure Road	BP pending*.	\$1,764,000
Cook and Citation	1166225 B.C. Ltd.	RZ 21 932698 DP 23 014121 BP 24 012326	68	339	8880 Cook Road	3rd reading RZ. DP and BP pending.	\$1,003,000
Panatch Development	Aashyn No. 3 Road Development Ltd.	RZ 23 033712 DP 23 033716	7	64	9000 No 3 Road	3rd reading RZ. DP in circulation.	\$108,000
Railway	Richmond Kiwanis Senior Citizens Housing Society	RZ 21-936046 DP 24 012854	58	58	8520, 8540 & 8560 Railway Avenue	3rd reading RZ. DP in circulation.	\$2,320,000
BC Indigenous Housing Society	BC Indigenous Housing Society		104	165 [^]	4100 Chatham Street	Pre application	\$4,160,000
Totals			347	956			\$9,355,000

* Sun Valley Rental Ltd has made a request to cancel their Development Permit in order to make changes to the project design and submit a new application.. If the total units in the development increase following any amendments, the total DCCs offset will not increase.

[^] BCIIHS proposes 165 affordable rental units, but staff recommend funding for only 104 due to the application not meeting eligibility criteria for conditional approval on a development permit.



Development Cost Charges Waiver for Affordable Housing (6071 Azure Rd) Bylaw No. 10695

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

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

WHEREAS the **City** wishes to waive 75% of the **development cost charges** for any **additional affordable housing units**, which units are provided in excess of the **City's** affordable housing unit requirements established by the **City's** bylaws and policies, and are to be provided as part of the **development** located at 6071 Azure Rd;

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

1.0 INTERPRETATION

1.1 In this bylaw:

- (a) "**additional affordable housing units**" means any additional **affordable housing units** provided by the owner as part of the **development** in excess of applicable **City** bylaws and policies as of the date of this bylaw. For the purposes of clarity, the owner intends to provide 110 additional **affordable housing units**
- (b) "**affordable housing units**" means **dwelling units** that are **affordable housing units** as defined in the **Zoning Bylaw**, and subject to a housing agreement;
- (c) "**City**" means the City of Richmond;
- (d) "**development**" means the residential development located on the Lands;
- (e) "**development cost charge**" means a development cost charge payable by a person to the **City** pursuant to the **DCC Bylaw**;
- (f) "**DCC Bylaw**" means the **City's** *Development Cost Charges Imposition Bylaw No. 9499* as may be amended or replaced;
- (g) "**dwelling unit**" has the same meaning as under the **City's** Zoning Bylaw;

- (h) **“Lands”** means the lands and premises located at 6071 Azure Rd, Richmond, BC, and legally described as PID 032-294-425, Lot 1, Block 4N, Section 7, Range 6 W, New Westminster Land District, Plan EPP137753;
- (i) **“Local Government Act”** means the *Local Government Act* (BC), as may be amended or replaced.
- (j) **“payment date”** means the date on which **Development Cost Charges** must be paid under the **DCC Bylaw**;
- (k) **“Zoning Bylaw”** means the City’s Zoning Bylaw 8500, as may be amended or replaced.

2.0 WAIVER OR REFUND OF DEVELOPMENT COST CHARGES

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

- (a) 75% of the **development cost charges** payable for the **additional affordable housing units** on the **payment date**; and
- (b) \$1,764,000 of the **development cost charges** payable for the **additional affordable housing units** on the **payment date**.

3.0 SEVERABILITY

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

4.0 CITATION

4.1 This Bylaw is cited as **“Development Cost Charges Waiver for Affordable Housing 6071 Azure Rd Bylaw No. 10695”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

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



**Development Cost Charges Waiver for Affordable Housing
8880 Cook Road Bylaw No. 10696**

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

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

WHEREAS the City wishes to waive 75% of the **development cost charges** for any **additional affordable housing units**, which units are provided in excess of the City's affordable housing unit requirements established by the City's bylaws and policies, and are to be provided as part of the **development** located at 8880 Cook Road;

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

1.0 INTERPRETATION

1.1 In this bylaw:

- (a) "**additional affordable housing units**" means any additional **affordable housing units** provided by the owner as part of the **development** in excess of applicable City bylaws and policies as of the date of this bylaw. For the purposes of clarity, the owner intends to provide 68 additional **affordable housing units**;
- (b) "**affordable housing units**" means **dwelling units** that are **affordable housing units** as defined in the **Zoning Bylaw**, and subject to a housing agreement;
- (c) "**City**" means the City of Richmond;
- (d) "**development**" means the residential development located on the Lands;
- (e) "**development cost charge**" means a development cost charge payable by a person to the City pursuant to the **DCC Bylaw**;
- (f) "**DCC Bylaw**" means the City's *Development Cost Charges Imposition Bylaw No. 9499* as may be amended or replaced;
- (g) "**dwelling unit**" has the same meaning as under the City's Zoning Bylaw;

- (h) **“Lands”** means the lands and premises located at 8880 Cook Road , Richmond, BC, and legally described as PID 030-506-981 , Parcel A, Block 4N, Section 9, Range 6W, New Westminster Land District, and SEC 10 , Plan EPP83741;
- (i) **“Local Government Act”** means the *Local Government Act* (BC), as may be amended or replaced;
- (j) **“payment date”** means the date on which **Development Cost Charges** must be paid under the **DCC Bylaw**;
- (k) **“Zoning Bylaw”** means the City’s Zoning Bylaw 8500, as may be amended or replaced.

2.0 WAIVER OR REFUND OF DEVELOPMENT COST CHARGES

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

- (a) 75% of the **development cost charges** payable for the **additional affordable housing units** on the **payment date**; and
- (b) \$1,003,000 of the **development cost charges** payable for the **additional affordable housing units** on the **payment date**.

3.0 SEVERABILITY

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

4.0 CITATION

4.1 This Bylaw is cited as **“Development Cost Charges Waiver for Affordable Housing 8880 Cook Road Bylaw No. 10696”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

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



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

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

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

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

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

1.0 INTERPRETATION

1.1 In this bylaw:

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

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

2.0 WAIVER OR REFUND OF DEVELOPMENT COST CHARGES

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

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

3.0 SEVERABILITY

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

4.0 CITATION

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

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

