



City of
Richmond



To: Mayor & Each Councillor

From: City Clerk's Office

Materials Relating to an Agenda Item

Meeting: Open Council

Date: July 14, 2025 Item#: 14

Memorandum

Planning and Development Division
Building Approvals

To: Mayor and Councillors

Date: July 9, 2025

From: James Cooper, Architect AIBC
Director, Building Approvals

File: 12-8360-01/2025-Vol 01

Joshua Reis,
Director, Development

Re: **Revision from Planning Committee for Report Titled "Development Applications and Building Approvals Fees Update"**

This memorandum responds to the resolution from Planning Committee of July 8, 2025, to maintain the current Building Permit fee rates for one dwelling unit construction, as opposed to increases proposed in the report titled "Development Applications and Building Approvals Fees Update".

As a result, the Amendment Bylaw 10675 to Consolidated Fees Bylaw No. 8636 has been revised accordingly to preserve the current stipulated schedule of construction costs for calculation of fees for one dwelling unit construction. Please see attached the initially proposed amendment bylaw with redlines indicating the revision in Attachment 1, and the revised version as Attachment 2.

In response to Committee direction to provide information on the cost for one dwelling unit construction in the City of Richmond, attached is a revised table showing construction costs in Lower Mainland cities, including Richmond (Attachment 3).

For any additional information or clarification, please contact James Cooper at 604-247-4606 or Jcooper2@richmond.ca.

James Cooper, Architect AIBC
Director, Building Approvals
(604) 247-4606

Joshua Reis
Director, Development
(604) 247-4625

JC:fa

- Att.1: Redline of Amendment Bylaw 10675
2: Revised Amendment Bylaw 10675
3: Revised Table of Construction Costs for one dwelling unit

PHOTOCOPIED



City of Richmond

Bylaw 10675

Consolidated Fees Bylaw No. 8636 Amendment Bylaw 10675

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Consolidated Fee Bylaw No. 8636 as amended, is further amended at the “SCHEDULE – DEVELOPMENT APPLICATIONS FEES” by:

- (a) at the Zoning Amendments No. 8951 table deleting the row for Section 1.2.1(b) and replacing it with the following:

Section 1.2.1 (b)	Zoning Bylaw Designation Amendment for Single Detached (RS) or Small-Scale Multi-Unit Housing (RSM)		
	No lot size policy applicable	\$2,638.00	Not Applicable
	Requiring a new or amended lot size policy *plus all associated public notification costs	\$3,293.00	Not Applicable

- (b) at the Development Permits No. 8951 table deleting the row for Section 1.4.2 and replacing it with the following:

Section 1.4.2	Development Permit for Coach House, Granny Flat or Small-Scale Multi-Unit Housing	\$1,268.00	Not Applicable
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- (c) deleting the Land Use Contract Amendments No. 8951 title and deleting the rows for Section 1.7.1;

- (d) at the Administrative Fees No. 8951 table adding the following rows to the end of the table:

Section 1.16.12	City’s external legal fees and disbursements	Actual cost	Not Applicable
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2. Consolidated Fee Bylaw No. 8636 as amended, is further amended at the “SCHEDULE – BUILDING REGULATION” by:

- (a) at the Building Regulation Bylaw No. 7230 – Plan Processing Fees – Section 5.4, by deleting the table and replacing it with the following:

Description	Fee
For one dwelling unit	\$744.00
For two dwelling units	\$744.00
For three dwelling units	\$1,488.00
For four dwelling units	\$1,488.00
For five dwelling units	\$2,332.00
For six dwelling units	\$2,332.00
For other than one through six dwelling units	greater of: (a) \$83.75; or (b) 50% to the nearest dollar of the estimated building permit fee specified in the applicable Building Permit Fees in Subsection 5.13.6 and other Building Types to a maximum of \$10,000.00
For a sewage holding tank	\$176.00

Note: the dwelling unit count for the purpose of this fee includes secondary suites. For example, a one-family dwelling with a secondary suite is two dwelling units.

- (b) at Building Regulation Bylaw No. 7230 – Building Permit Fees for all other Building Types – Sections 5.5, 5.9, 5.11, 5.14, 7.2, 11.1, 12.7, 12.9, 12.10, by deleting the paragraph starting with “Despite any other provision” and the table below it and replacing them with the following:

“Despite any other provision of the Building Regulation Bylaw No. 7230, the “construction value” of:

- (a) one dwelling unit, two dwelling units, three dwelling units, four dwelling units, five dwelling units, or six dwelling units; and
- (b) a garage, deck, porch, interior finishing or addition to one dwelling unit, two dwelling units, three dwelling units, four dwelling units, five dwelling units, or six dwelling units,

is assessed by total floor area and deemed to be the following:

Description	Construction Value – Single Family or One-Family Dwelling*	Construction Value – Other**	Units
(i) new construction of first storey	\$1,419.00 \$2,152.00	\$2,960.00	per m ²
(ii) new construction of second storey	\$1,309.00 \$2,152.00	\$2,960.00	per m ²
(iii) detached garage	\$728.00 \$1,099.00	\$1,099.00	per m ²
(iv) decks or porches	\$601.00 \$908.00	\$908.00	per m ²
(v) interior finishing on existing buildings	\$673.00 \$1,016.00	\$1,016.00	per m ²
(vi) additions	\$1,419.00 \$2,152.00	\$2,962.00	per m ²

**Note: this fee applies to any construction related to single family construction or a one-family dwelling including a secondary suite.*

***Note: This fee applies to any construction up to 6 dwelling units, but excludes a single family or one-family dwelling that includes a secondary suite. The dwelling unit count for the purpose of this fee includes secondary suites. For example, a duplex each with a secondary suite is four dwelling unit.”.*

3. This Bylaw may be cited as “**Richmond Consolidated Fees Bylaw No 8636, Amendment Bylaw 10675**”.

FIRST READING

PUBLIC HEARING


SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor



City of Richmond

Bylaw 10675

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MAYOR

CORPORATE OFFICER

Attachment 3

Building Approvals: Estimated Cost per Square Foot for a 2,100 Square Foot Home in B.C.

Municipality	Estimated Cost Per Square Foot	Estimated Total Build Cost on 2100 ft. ²
Vancouver	\$350 - \$450	\$735,000 - \$945,000
Richmond*	\$350 - \$450	\$735,000 - \$945,000
Kelowna	\$325 - \$425	\$682,500 - \$892,500
Surrey	\$325 - \$400	\$682,500 - \$840,000
Chilliwack	\$275 - \$350	\$577,500 - \$735,000
Kamloops	\$275 - \$350	\$577,500 - \$735,000
Naniamo & Victoria	\$275 - \$350	\$577,500 - \$735,000

Table from Winright Law (Vancouver, B.C.) and Cressman Homes of Distinction

*Richmond data compiled from local Builders