



CITY OF RICHMOND

WORKS AND SERVICES COST RECOVERY

BYLAW NO. 8752

EFFECTIVE DATE – July 11, 2011



WORKS AND SERVICES COST RECOVERY BYLAW NO. 8752

Whereas the Council may, by bylaw, impose a charge payable in respect to all or part of a service of the municipality; and

Whereas the Council provides and operates a highway service including **infrastructure works**;

The Council of the City of Richmond enacts as follows:

1. There is imposed on every person obtaining approval of a subdivision of a parcel of land identified as benefiting land in Item 8 in any numbered Schedule to this bylaw, a charge in the amount specified in Item 7 of that Schedule, to be applied on the basis of the **frontage** of the parcel or area of the parcel indicated in Item 8 of the Schedule.
2. A charge is not payable under this bylaw in respect of any subdivision of land if, as a condition of approval of such subdivision, the applicant has constructed **infrastructure works**, or made a payment to the City in lieu of constructing such works, under Subdivision and Development Bylaw No. 8751.
3. A charge is not payable under this bylaw for any subdivision of land in respect of which a charge has previously been imposed under:
 - a) this bylaw for the same **improvement project**.
 - b) Richmond Off-Site Works and Services Bylaw No. 5720 for the same **improvement project**.
4. A charge is not payable under this bylaw in respect of any **improvement project**, for any subdivision for which an application is made more than 15 years after the completion date for that project specified in Item 3 of the Schedule pertaining to that project.
5. A charge is not payable under this bylaw for any subdivision in respect of which an application in complete form was made prior to the adoption of this bylaw provided both of the following conditions are satisfied:
 - a) the subdivision is approved or the building permit is issued no later than 24 months after the adoption of this bylaw, and
 - b) the applicant has not requested in writing that the charge apply.
6. Charges imposed by this bylaw shall be paid prior to the delivery to the subdivision applicant of a subdivision plan signed by the City's approving officer.

7. Charges paid under this bylaw shall be used only for repayment to reserve funds that the City has expended on the **improvement project** in respect of which the charge was imposed.
8. In cases where the City is statutorily required to include in a repayment of reserve funds an amount equivalent to interest, the charge imposed under this bylaw shall include an amount in respect of interest, calculated at the rate at which interest would have been earned on the reserve fund had the funds not been expended on the **improvement project**.
9. In this bylaw:

INFRASTRUCTURE WORK

means any highway, roadway, laneway and including, but not limited to, associated sanitary, water, drainage, dikes, curbs, sidewalks, boulevards, boulevard landscaping, street identification signs, street lighting, traffic control devices, electrical and telecommunications ducting works.

IMPROVEMENT PROJECT

means construction or reconstruction of **infrastructure works**.

CORNER LOT

means a lot which abuts two intersecting streets.

IRREGULARLY-SHAPED LOT

means any lot which is not rectangularly-shaped.

REGULARLY-SHAPED LOT

means any lot abutting not more than one street, being generally rectangular in shape.

FRONTAGE

means:

For regularly-shaped lots:

1. the length in metres of the lot boundary abutting the **infrastructure work**.

For corner lots:

1. Where the **infrastructure work** is located on both intersecting streets, the sum of the length in metres of the shortest lot boundary abutting the **infrastructure work** and 25% of the length in metres of the other lot boundary abutting the work.
2. Where the same type of **infrastructure work** has been completed within the last 15 years on the street abutting the shortest lot boundary and the new **infrastructure work** is located on the other lot boundary abutting the work, 25% of the length in metres of that other lot boundary.

- 3. Where the **infrastructure work** is not carried out on the street abutting the shortest lot boundary and such **infrastructure work** has not been completed within the last 15 years on that street, 100% of the length in metres of the lot boundary abutting the **infrastructure work**.

For **irregularly-shaped lots**:

- 1. The **frontage** shall be determined by the Approving Officer on the basis of the horizontal dimensions of the lot, so as to establish a fair and equitable distribution of the cost of the **infrastructure work** among the benefiting lots.

10. This Bylaw may be cited as “**Works and Services Cost Recovery Bylaw No. 8752**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating Division
APPROVED for legality by Solicitor

MAYOR

CORPORATE OFFICER

SCHEDULE 1 to BYLAW NO. 8752

1. NAME OF IMPROVEMENT PROJECT: No.1 Rd lane (between Francis Rd. & Williams Rd.)
2. CERTIFIED COST OF PROJECT: \$ 1,068,005.96
3. COMPLETION DATE OF PROJECT: September 19th, 2007
4. COST PREPAID UNDER WORKS AND SERVICES BYLAW: \$ 393,929.66
5. NET COST FOR RECOVERY UNDER BYLAW No. 8752: \$ 201,126.70
6. TOTAL FRONTAGE OF BENEFITING LAND IN METRES: 726.91
7. COST FOR RECOVERY PER METRE OF FRONTAGE: \$ 838.00
8. BENEFITING LAND AND FRONTAGE IN METRES:

LEGAL DESCRIPTION OF PARCEL	FRONTAGE OF BENEFITING LAND ON PROJECT (m)	COST FOR RECOVERY
Lot: 27 SEC: 27-4-7 PL: 18367	20.126	\$16,865.59
Lot: 1 SEC: 27-4-7 PL: BCP3505	10.060	\$8,430.28
Lot: 1 SEC: 27-4-7 PL: BCP3505	10.060	\$8,430.28
Lot: 12 SEC: 27-4-7 PL: 19282	20.117	\$16,858.05
Lot: 11 SEC: 27-4-7 PL: 19282	20.117	\$16,858.05
Lot: 8 SEC: 27-4-7 PL: 19428	20.117	\$16,858.05
Lot: 3 SEC: 27-4-7 PL: 19428	20.117	\$16,858.05
Lot: 2 SEC: 27-4-7 PL: 19428	20.117	\$16,858.05
Lot: 1 SEC: 27-4-7 PL: 19428	20.117	\$16,858.05
Lot: 22 SEC: 27-4-7 PL: 19428	20.117	\$16,858.05
Lot: 1 SEC: 27-4-7 PL: LMP38234	16.725	\$14,015.55
Lot: 2 SEC: 27-4-7 PL: LMP38234	17.691	\$14,825.06
Lot: 3 SEC: 27-4-7 PL: LMP38234	24.527	\$20,553.63

SCHEDULE 2 to BYLAW NO. 8752

1. NAME OF IMPROVEMENT PROJECT: Williams Rd. lane (between No. 4 Rd. & Shell Rd.)
2. CERTIFIED COST OF PROJECT: \$ 1,042,399.13
3. COMPLETION DATE OF PROJECT: October 20th, 2010
4. COST PREPAID UNDER WORKS AND SERVICES BYLAW: \$ 344,571.94
5. NET COST FOR RECOVERY UNDER BYLAW No. 8752: \$ 265,212.75
6. TOTAL FRONTAGE OF BENEFITING LAND IN METRES: 745.86
7. COST FOR RECOVERY PER METRE OF FRONTAGE: \$ 838.00
8. BENEFITING LAND AND FRONTAGE IN METRES:

LEGAL DESCRIPTION OF PARCEL	FRONTAGE OF BENEFITTING LAND ON PROJECT (m)	COST FOR RECOVERY
Lot: 3 SEC: 26-4-6 PL: 15456	6.10	\$5,108.45
Lot: 4 SEC: 26-4-6 PL: 18549	31.22	\$26,158.17
Lot: 7 SEC: 26-4-6 PL: 18549	20.12	\$16,858.05
Lot: 10 SEC: 26-4-6 PL: 18549	20.12	\$16,858.05
Lot: 11 SEC: 26-4-6 PL: 18549	20.12	\$16,858.05
Lot: 13 SEC: 26-4-6 PL: 18549	20.12	\$16,858.05
Lot: 17 SEC: 26-4-6 PL: 18549	20.12	\$16,858.05
Lot: 1 BCP:18548	22.25	\$18,645.50
Lot: 25 SEC: 26-4-6 PL: 18548	20.12	\$16,858.05
Lot: 24 SEC: 26-4-6 PL: 18548	20.12	\$16,858.05
Lot: 23 BCP3637	20.12	\$16,858.05
Lot: 22 SEC: 26-4-6 PL: 18548	20.12	\$16,858.05
Lot: 19 SEC: 26-4-6 PL: 18548	21.64	\$18,135.16
Lot: 1 BCP67429	6.07	\$5,085.82
Lot: 17 SEC: 26-4-6 PL: 18548	23.17	\$19,412.27
Lot: 16	24.99	\$20,944.97

SCHEDULE 3 to BYLAW NO. 8752

1. NAME OF IMPROVEMENT PROJECT: Roadworks-Dunford Rd., Dunfell Rd.,
Duncliffe Rd. and Dunavon Pl.
2. CERTIFIED COST OF PROJECT: \$ 642,366.45
3. COMPLETION DATE OF PROJECT: May 11th, 1999
4. COST PREPAID UNDER WORKS AND SERVICES BYLAW: \$ 459,075.38
5. NET COST FOR RECOVERY UNDER BYLAW No. 8752: \$ 210,690.30
6. TOTAL FRONTAGE OF BENEFITING LAND IN METRES: 889.30
7. COST FOR RECOVERY PER METRE OF FRONTAGE: \$ 722.33
8. BENEFITING LAND AND FRONTAGE IN METRES:

LEGAL DESCRIPTION OF PARCEL	FRONTAGE OF BENEFITTING LAND ON PROJECT (m)	COST FOR RECOVERY
Lot: 5 SEC: 2-3-7 PL: 21419	39.624	\$28,621.60
Lot: 6 SEC: 2-3-7 PL: 21419	41.605	\$30,052.72
Lot: 463 SEC: 2-3-7 PL: 65526	18.295	\$13,215.03
Lot: 10 SEC: 2-3-7 PL: 21419	20.117	\$14,531.11
Lot: 95 SEC: 2-3-7 PL: 40395	9.152	\$6,610.40
Lot: 13 SEC: 2-3-7 PL: 21419	20.117	\$14,531.11
Lot: 16 SEC: 2-3-7 PL: 21419	47.751	\$34,492.16
Lot: 115 SEC: 2-3-7 PL: 40395	18.608	\$13,441.12
Lot: 34 SEC: 2-3-7 PL: 21419	33.098	\$23,907.68
Lot: 1 SEC: 2-3-7 PL: 77141	18.432	\$13,313.63
Lot: 2 SEC: 2-3-7 PL: 77141	15.741	\$11,370.20
Lot: 1 SEC: 2-3-7 PL: BCP20497	9.142	\$6,603.54