



CITY OF RICHMOND

## ***DEVELOPMENT COST CHARGES IMPOSITION***

### **BYLAW NO. 9499**

EFFECTIVE DATE – MAY 8, 2017

#### **CONSOLIDATED FOR CONVENIENCE ONLY**

This is a consolidation of the bylaws below. The amendment bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaws on this subject.

| <u>AMENDMENT BYLAW</u> | <u>DATE OF ADOPTION</u> | <u>EFFECTIVE DATE</u><br>(If different from Date of Adoption) |
|------------------------|-------------------------|---|
| Bylaw No. 9844         | May 14, 2018            |   |

**CITY OF RICHMOND**  
***DEVELOPMENT COST CHARGES IMPOSITION***  
**BYLAW NO. 9499**

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## DEVELOPMENT COST CHARGES IMPOSITION BYLAW NO. 9499

The Council of the City of Richmond enacts as follows:

### PART ONE: GENERAL PROVISIONS

#### 1.1 Establishment of Development Cost Areas

- 1.1.1 For the purposes of imposing development cost charges, the **City** is not divided into areas, except in respect of supplementary development cost charges for **development** in the Alexandra area as shown on Schedule A.

#### 1.2 Imposition of Development Cost Charges

- 1.2.1 In accordance with Division 19, "Development Costs Recovery", of the **Local Government Act**, development cost charges are imposed for the purpose of providing funds to assist the **City** in paying the capital costs of providing, constructing, altering or expanding sewage, water, drainage and highway facilities, other than off-street parking facilities, and providing and improving park land to service, directly or indirectly, the **development** for which the charge is being imposed. Subject to the provisions of subsection 1.3.1 of this Bylaw and in accordance the **Local Government Act**, development cost charges are imposed on every person who obtains:
- (a) approval of a subdivision of a **parcel**; or
  - (b) a **building permit** authorizing the **construction**, alteration or extension of a building or part of a building that will, after the **construction**, alteration or extension, contain one or more self-contained dwelling units, as established in accordance with section 561(6) of the **Local Government Act**.
- 1.2.2 Every person who obtains approval of a subdivision of a **parcel** or a **building permit** must pay development cost charges in accordance with Schedule B and Schedule C if the supplementary development cost charges apply.
- 1.2.3 Where a type of **development** is not identified in Schedule B and Schedule C, the development cost charges for the most comparable type of **development**, as determined by the **City**, are to be used to determine the amount payable.
- 1.2.4 For **developments** with two or more types of **developments**, the development cost charge payable shall be calculated separately for each portion of the **development** contained in the **building permit** or subdivision

application in accordance with the development cost charges for each **development** type in Schedule B and Schedule C.

### 1.3 Exemption from Development Cost Charges

1.3.1 The development cost charges imposed under section 1.2 apply only to the extent specified, and are subject to the restrictions specified the **Local Government Act**. In accordance with provisions of Section 561 of the **Local Government Act**, development cost charge is not payable if any of the following applies in relation to a **development** authorized by a **building permit**:

- (a) where the permit authorizes the **construction**, alteration or extension of a building or part of a building that is, or will be, after the **construction**, alteration or extension, exempt from taxation under Section 220(1)(h) or Section 224(2)(f) of the *Community Charter*;
- (b) where the aggregate value of the work authorized by a **building permit** does not exceed \$50,000; or
- (c) where the area of the self-contained dwelling unit in a building authorized under a **building permit** is no larger in area than 29 square metres and the unit is to be put to no other use other than a **residential** use in those dwelling units.

### 1.4 Payment of Development Cost Charges

1.4.1 The development cost charges imposed under subsection 1.2 must be paid to the **City** in full as follows:

- (a) in the cases of the **single family** or **major industrial** subdivision of a **parcel**, at the time of the approval of the subdivision;
- (b) for all cases other than that described in subsection 1.4.1(a), at the time of the issuance of the **building permit**.

1.4.2 Development cost charges that would otherwise be payable in full at the times specified in subsection 1.4.1 may be paid by instalments in accordance with all terms and conditions of the Development Cost Charge (Instalments) Regulation (B.C. Reg. 166/84) of the **Local Government Act**.

## PART TWO: INTERPRETATION

2.1 All terms in this bylaw will follow the **Richmond Zoning Bylaw**, except otherwise defined herein:

### APARTMENT

means a **residential** dwelling unit which is or will be situated in a building consisting of two or more dwellings in which the dwellings are arranged in any horizontal or vertical configuration and have access from a common interior corridor. This also includes congregate housing which is a multi-unit residential building that contains two or more independent or

semi-independent units which shall be supplemented by professional medical care, lay supervision and care, communal dining facilities and housekeeping services.

### **BUILDING AREA (BA)**

means the total area of all storeys measured to the outer limits of the building, which is the sum of:

- (i) The floor area of the building(s) on-site used for Floor Area Ratio calculations as defined in the **Richmond Zoning Bylaw**; plus
- (ii) All common utility areas provided for the building, such as mechanical, electrical, telephone, cable and district energy utility rooms, electrical and mechanical conduit shafts etc.; plus
- (iii) All common service rooms provided for the building, such garbage and recycling rooms and storage rooms etc.

But excludes the sum of:

- a) Bicycle parking rooms; plus
- b) Vehicle parking, circulation and loading areas; plus
- c) Covered open areas of the building(s) on the site intended to provide public access to **commercial** spaces (i.e. covered areas such as verandas, colonnades etc.)

### **BUILDING PERMIT**

means permission or authorization in writing by a building inspector under the current Building Regulation Bylaw of the **City** to perform construction regulated by such bylaw.

### **CITY**

means the City of Richmond and includes the land, air space and surface of water which comprise the City of Richmond.

### **COMMERCIAL**

means all **developments** zoned **commercial** and all **developments** having **commercial** uses undertaken in buildings or on land where zoning designation is other than **commercial**. **Commercial** use means the carrying on of any business, including the sale or provision of goods, accommodation, entertainment, meals or services, but excludes **industrial** uses, as defined in the **Richmond Zoning Bylaw**.

### **CONSTRUCTION**

means to build, erect, install, repair, alter, add, enlarge, move, locate, relocate, reconstruct, demolish, remove, excavate or shore.

### **COUNCIL**

means the Council of the **City**.

|  |  |
|--|--|
| <b>DEVELOPMENT(S)</b>                                  | means approval of a subdivision of a <b>parcel</b> or the issuance of a <b>building permit</b> for which a development cost charge may be imposed, as defined in the <b><i>Local Government Act</i></b> .  |
| <b>INSTITUTIONAL</b>                                   | means <b>development</b> which is created and that exists by law or public authority for the benefit of the public in general, and includes public hospitals, public and private schools, and facilities used primarily for public services.   |
| <b>LIGHT INDUSTRIAL</b>                                | means <b>development</b> zoned industrial, general, except where the use is other than industrial, general as defined in the <b><i>Richmond Zoning Bylaw</i></b> .   |
| <b>LOCAL GOVERNMENT ACT</b>                            | means the <b><i>Local Government Act</i></b> , R.S.B.C. 2015 as amended from time to time.   |
| <b>MAJOR INDUSTRIAL</b>                                | means <b>development</b> zoned industrial, heavy, except where the use is other than industrial, heavy, as defined in the <b><i>Richmond Zoning Bylaw</i></b> .  |
| <b>PARCEL</b>  | means a lot, block, or other area in which land is held, or into which land is legally subdivided.   |
| <b>RESIDENTIAL</b>                                     | means <b>development</b> of a <b>parcel</b> which falls under <b>residential</b> zoning as defined in the <b><i>Richmond Zoning Bylaw</i></b> , including congregate housing, but excludes nursing homes and rest homes, which are deemed to be <b>institutional development</b> .   |
| <b>RICHMOND ZONING BYLAW</b>                           | means Richmond Zoning Bylaw 8500, as amended from time to time.  |
| <b>SINGLE FAMILY</b>                                   | means single <b>residential</b> detached housing that has a maximum of one principal dwelling unit and a secondary suite or coach house as defined in the <b><i>Richmond Zoning Bylaw</i></b> . This rate also applies to each dwelling unit of two-unit dwellings as defined in the <b><i>Richmond Zoning Bylaw</i></b> .   |
| <b>SQUARE FOOTAGE OF DWELLING UNIT (sq. ft. of DU)</b> | means the total floor area of the building or structure contained within the exterior face of the structural system of the exterior and basement walls and, where applicable, the centre line of the common walls dividing the dwelling units and shall include all the internal walls within each dwelling unit excluding parking areas, crawl spaces, balconies, canopies, terraces and sun decks. |
| <b>TOWNHOUSE</b>                                       | refers to the definition of Housing, town, of the <b><i>Richmond Zoning Bylaw</i></b> .  |

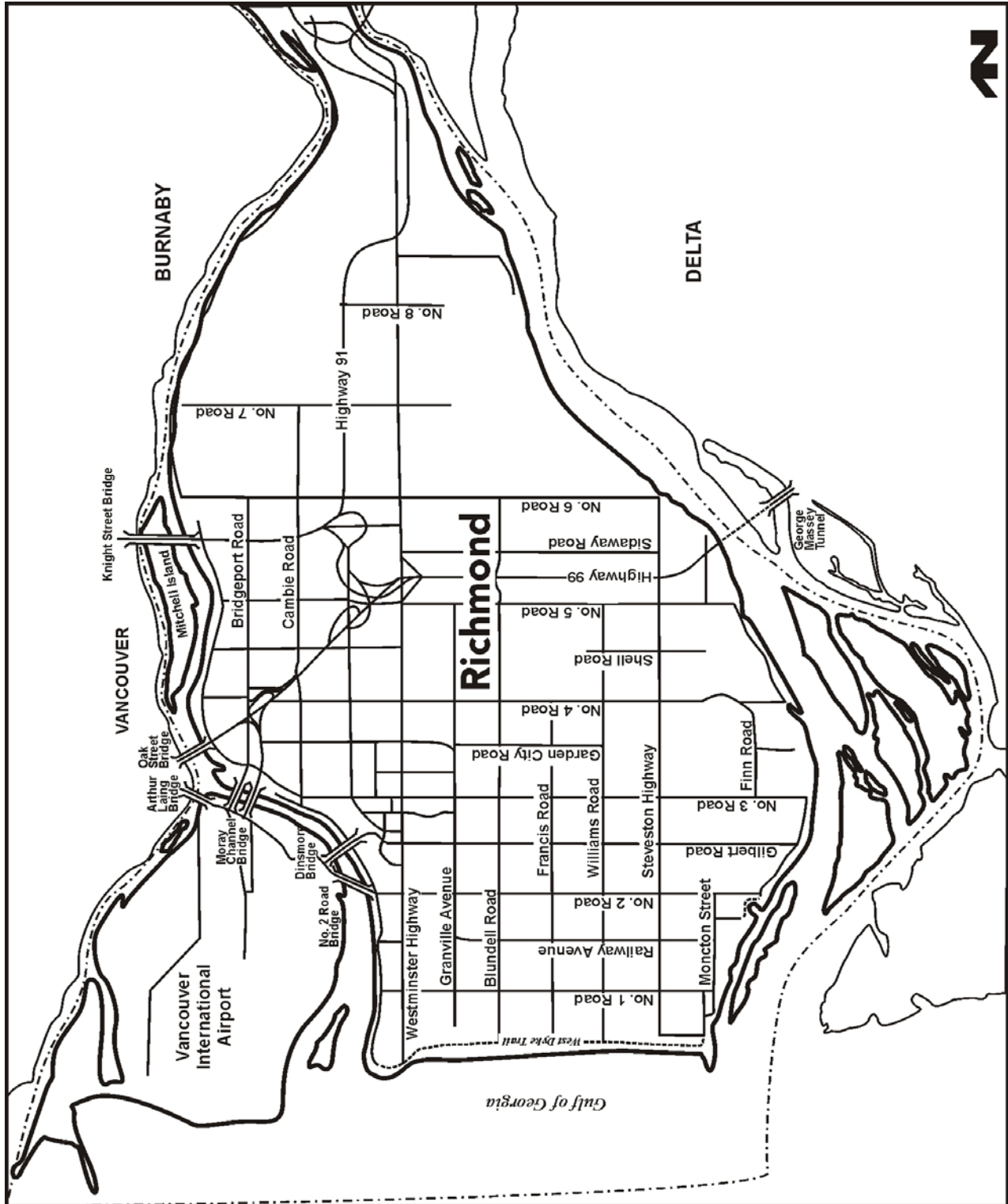
### **PART THREE: PREVIOUS BYLAW REPEAL**

- 3.1 Development Cost Charges Imposition Bylaw 8024 and all amendments thereto is hereby repealed except to the extent that sections 511 and/or 568 of the Local Government Act apply.

### **PART FOUR: SEVERABILITY AND CITATION**

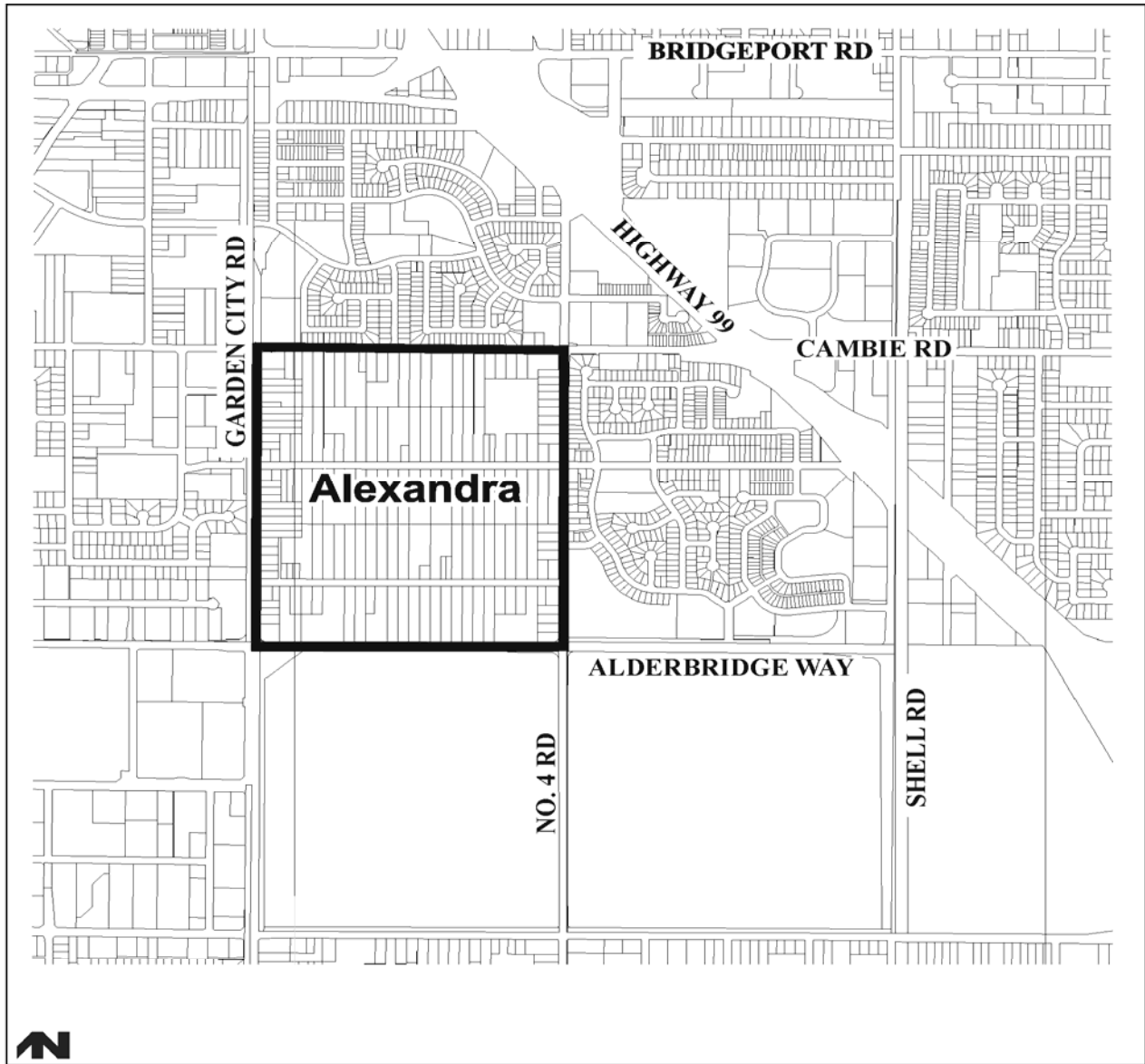
- 4.1 The provisions of this bylaw are severable, and if for any reasons, any part, section, subsection, clause, or sub-clause, or other words in this bylaw are found to be invalid or unenforceable by the decision of a Court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.
- 4.2 This bylaw is cited as “**Development Cost Charges Imposition Bylaw No. 9499**”

SCHEDULE A to BYLAW NO. 9499  
CITY MAP AND ALEXANDRA AREA





SCHEDULE A to BYLAW NO. 9499



### SCHEDULE B City-Wide Development Cost Charge

| Richmond Zoning Bylaw 8500 |  |                     |                                   |             |                |             |                |                   |                   |             |                             |
|----------------------------|--|---------------------|-----------------------------------|-------------|----------------|-------------|----------------|-------------------|-------------------|-------------|-----------------------------|
| Description                | Standard Zones   | Site Specific Zones | Site Specific Mixed Use Zones (1) | Road Works  | Drainage Works | Water Works | Sanitary Sewer | Parks Acquisition | Parks Development | Total DCC   | Units for each column       |
| Agricultural               | AG, CR, GC   | ZA                  |                                   | \$ -        | \$ -           | \$ -        | \$ -           | \$ -              | \$ -              | \$ -        | -                           |
| Marina (2)                 | MA   |                     |                                   |             |                |             |                |                   |                   |             |                             |
| Single Family              | RS, RC, RCH, RD, RI, RE, RCC                           | ZS, ZD              |                                   | \$16,005.88 | \$ 7,222.16    | \$ 1,091.53 | \$ 2,568.13    | \$ 7,749.20       | \$ 5,726.07       | \$40,362.97 | per lot                     |
| Townhouse                  | RTL, RTM, RTH, RTP                                     | ZT                  |                                   | \$ 7.67     | \$ 3.11        | \$ 0.71     | \$ 1.68        | \$ 5.05           | \$ 3.73           | \$ 21.95    | per sq. ft. of DU           |
| Apartment                  | RAL, RAM, RAH  | ZLR, ZHR            | ZR, RCL, ZMU, CS, ZC              | \$ 9.42     | \$ 2.21        | \$ 0.74     | \$ 1.72        | \$ 5.19           | \$ 3.83           | \$ 23.11    | per sq. ft. of DU           |
| Commercial (3)             | CL, CC, CA, CDT, CEA, CG, CN, CP, CV<br>IB, IL, IR, IS | ZC<br>ZI            | ZR, RCL, ZMU, CS, ZC              | \$ 11.43    | \$ 2.15        | \$ 0.28     | \$ 0.65        | \$ 0.19           | \$ 0.14           | \$ 14.84    | per sq. ft. of BA           |
| Light Industrial (4)       | IB, IL, IR, IS   | ZI                  |                                   | \$ 8.17     | \$ 2.15        | \$ 0.28     | \$ 0.65        | \$ 0.19           | \$ 0.14           | \$ 11.58    | per sq. ft. of BA           |
| Major Industrial           | I  |                     |                                   | \$42,673.51 | \$ 42,743.74   | \$ 3,915.22 | \$ 9,211.71    | \$ 760.22         | \$ 561.75         | \$99,866.15 | per acre of gross site area |
| Institutional              | AIR, SI, ASY, HC                                       | ZIS                 |                                   | \$ 11.43    | \$ 2.15        | \$ 0.28     | \$ 0.65        | \$ 0.19           | \$ 0.14           | \$ 14.84    | 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.

**SCHEDULE C to BYLAW NO. 9499  
Supplementary Development Cost Charge in Alexandra Area**

In addition to the development cost charge applicable city-wide in Richmond, **development** in the Alexandra Area shall pay the following additional supplementary development cost charges.

| Description | Standard Zones   | Site Specific Zones | Site Specific Mixed Use Zones | Road Works | Drainage Works | Water Works | Sanitary Sewer | Parks Acquisition | Parks Development | Total DCC | Units for each column |
|-------------|--|---------------------|-------------------------------|------------|----------------|-------------|----------------|-------------------|-------------------|-----------|-----------------------|
| Townhouse   | RTL, RTM, RTH, RTP                                     | ZT                  |                               | \$ 2.35    | \$ 0.51        | \$ 0.07     | \$ 0.15        | \$ 3.31           | \$ 0.42           | \$ 6.81   | per sq. ft. of DU     |
| Apartment   | RAL, RAM, RAH  | ZLR, ZHR            | ZR, RCL, ZMU, CS, ZC          | \$ 3.14    | \$ 0.36        | \$ 0.07     | \$ 0.15        | \$ 3.41           | \$ 0.43           | \$ 7.56   | per sq. ft. of DU     |
| Commercial  | CL, CC, CA, CDT, CEA, CG, CN, CP, CV<br>IB, IL, IR, IS | ZC<br><br>ZI        | ZR, RCL, ZMU, CS, ZC          | \$ 6.26    | \$ 0.35        | \$ 0.03     | \$ 0.06        | \$ 0.64           | \$ 0.08           | \$ 7.42   | per sq. ft. of BA     |