

**TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE**



# City of Richmond

**Memorandum**  
Finance and Corporate Services Division  
Finance Department

**To:** Mayor and Councillors  
**From:** Venus Ngan  
Manager, Treasury and Financial Services  
**Date:** April 23, 2021  
**File:** 03-0900-01/2021-Vol 01  
**Re:** **2021 DCC Imposition Bylaw No. 9499, Amendment Bylaw No. 10161**

At the April 12, 2021 Council Meeting, the Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw 10161 was introduced and given first reading. The staff report titled "Development Cost Charges Imposition Bylaw Annual Inflationary Update (2021)" dated March 8, 2021 from the Acting Director, Finance, was endorsed as the basis for public consultation in establishing the amended Development Cost Charge Imposition Bylaw.

Staff took the following steps during the public consultation period:

- The relevant report and information of the proposed DCC rate increase of 0.8% was made available on the City's Planning, Building & Development webpage.
- Letters were emailed to various major institutes and associations that represent a wide range of local developers in their membership base, including the Urban Development Institute, the Commercial Real Estate Development Association, the Homebuilders Association as well as the local small builder's group.
- Comments and feedback were sought via email at [dcc@richmond.ca](mailto:dcc@richmond.ca) until April 22, 2021.

As of the closing of the consultation period on April 22, 2021, the City did not receive any comments from the industry stakeholders and the public.

This memo is to advise Mayor and Councillors that the Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw 10161 will be forwarded to the April 26, 2021 Council meeting and be introduced for second and third readings. If approved for second and third readings, the amendment bylaw will be presented to Council on May 10, 2021 for adoption.

If you have any questions, please do not hesitate to contact me at 604-276-4217.

  
Venus Ngan  
Manager, Treasury and Financial Services

cc: SMT



RECEIVED

APR 23 2021

SG

CNCL - 427



**DEVELOPMENT COST CHARGES IMPOSITION BYLAW NO. 9499,  
AMENDMENT BYLAW NO. 10161**

The Council of the City of Richmond enacts as follows:

1. Schedule B of the **Development Cost Charges Imposition Bylaw No. 9499** be deleted and be replaced with Schedule A attached to and forming part of this amendment bylaw.
2. This Bylaw is cited as “**Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10161**”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

APR 12 2021

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CITY OF RICHMOND
APPROVED for content by originating dept. VN
APPROVED for legality by Solicitor BRB

\_\_\_\_\_  
MAYOR

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

### 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		\$16,601.81	\$ 7,491.05	\$ 1,132.17	\$ 2,663.75	\$ 8,037.72	\$ 5,939.27	\$ 41,865.77	per lot
Townhouse	RTL, RTM, RTH, RTP	ZT		\$ 7.95	\$ 3.23	\$ 0.74	\$ 1.74	\$ 5.24	\$ 3.87	\$ 22.77	per sq. ft. of DU
Apartment	RAL, RAM, RAH	ZLR, ZHR	ZR, RCL, ZMU, CS, ZC	\$ 9.77	\$ 2.30	\$ 0.77	\$ 1.78	\$ 5.38	\$ 3.97	\$ 23.97	per sq. ft. of DU
Commercial (3)	CL, CC, CA, CDT, CEA, CG, CN, CP, CV IB, IL, IR, IS	ZC ZI	ZR, RCL, ZMU, CS, ZC	\$ 11.85	\$ 2.23	\$ 0.29	\$ 0.68	\$ 0.20	\$ 0.14	\$ 15.39	per sq. ft. of BA
Light Industrial (4)	IB, IL, IR, IS	ZI		\$ 8.48	\$ 2.23	\$ 0.29	\$ 0.68	\$ 0.20	\$ 0.14	\$ 12.02	per sq. ft. of BA
Major Industrial	I			\$44,262.33	\$ 44,335.18	\$ 4,060.99	\$ 9,554.68	\$ 788.53	\$ 582.66	\$103,584.37	per acre of gross site area
Institutional	AIR, SI, ASY, HC	ZIS		\$ 11.85	\$ 2.23	\$ 0.29	\$ 0.68	\$ 0.20	\$ 0.14	\$ 15.39	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.