



# City of Richmond

## Report to Committee

**To:** Public Works and Transportation Committee      **Date:** December 9, 2015  
**From:** John Irving, P.Eng. MPA      **File:** 10-6060-01/2015-Vol  
 Director, Engineering      01  
**Re:** **Works and Services Cost Recovery Bylaw Amendment**

### Staff Recommendation

That Works and Services Cost Recovery Bylaw No. 8752 be amended and given first, second, and third readings.

John Irving, P.Eng. MPA  
Director, Engineering  
(604-276-4140)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department	<input checked="" type="checkbox"/>	
Roads & Construction	<input checked="" type="checkbox"/>	
Sewerage & Drainage	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

Section 938 of the *Local Government Act* (LGA) provides the authority for local governments to regulate and require the provision of works and services with respect to subdivision of land by bylaw.

Section 194 of the *Community Charter* (Charter) permits the City to charge fees for City Services, and as a City Service the City provides and operates highways service, including infrastructure works.

The Works and Services Cost Recovery Bylaw No. 8752 adopted by Council on June 27, 2011 facilitates the recovery of costs associated with projects constructed and financed by the City that would normally be secured through the development process. This report requests authorization to add schedules to Bylaw No. 8752.

### Analysis

Through the development process and Subdivision and Development Bylaw No. 8751, the City requires developers to pay for infrastructure required to service development projects. At times, the City identifies a need to install or upgrade infrastructure that benefits properties that have subdivision potential. This construction is financed by the City and, if available, existing developer contributions. To maintain equity, the City uses Works and Services Cost Recovery Bylaw No. 8752 to charge benefitting developers in lieu of providing such infrastructure, which provides equity to Richmond's taxpayers. Existing property owners will not incur costs, only those who benefit in the future should they subdivide.

Bylaw No. 8752 contains three schedules identifying lane infrastructure that has been constructed by the City and properties that have benefitted from this and also have the potential to subdivide. Each property is assigned a lane construction cost based on frontage length and these costs will be recovered from the property owner upon subdivision.

Staff propose that Bylaw No. 8752 be amended to attach four additional schedules that identify subdividable properties benefiting from lane upgrade projects funded by the City and assign costs recoverable upon subdivision; the proposed amendment to Bylaw No. 8752 is attached as Attachment 1 to this report. These lane upgrade projects meet the following criteria:

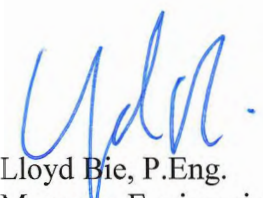
- the project was completed less than 15 years ago;
- the project was funded by the City and where available by developer cash-in-lieu contributions (for the design and construction of works in keeping with the Subdivision and Development Bylaw No. 8751); and
- there are properties identified as benefitting lands that have not previously paid for the improvement project. Note that current property owners will not incur any cost.

**Financial Impact**

None. Infrastructure construction costs will be recovered from benefitting properties when they redevelop.

**Conclusion**

The proposed amendment to Works and Services Cost Recovery Bylaw No. 8752 is in alignment with the current legislation and meets the needs of the City and development community with respect to current and anticipated development.



Lloyd Bie, P.Eng.  
Manager, Engineering Planning  
(604-276-4075)

LB:cl

Att. 1: Works and Services Cost Recovery Bylaw No. 8752, Amendment Bylaw No. 9512



# City of Richmond

## Bylaw 9512

### Works and Services Cost Recovery Bylaw No. 8752, Amendment Bylaw No. 9512

The Council of the City of Richmond enacts as follows:

1. The **Works and Services Cost Recovery Bylaw No. 8752** is amended by adding Schedules 4 through 7 attached to and forming part of this Bylaw.
2. This Bylaw comes into force and effect immediately.
3. This Bylaw is cited as **“Works and Services Cost Recovery Bylaw No. 8752, Amendment Bylaw No. 9512”**.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

\_\_\_\_\_  
MAYOR

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

**SCHEDULE 4 to BYLAW NO. 8752**

1. NAME OF IMPROVEMENT PROJECT: Laneway Upgrade South of Williams Road between Aragon Road and Shell Road
2. CERTIFIED COST OF PROJECT: \$ 725,615.00
3. COMPLETION DATE OF PROJECT: November 5th, 2012
4. COST PREPAID UNDER WORKS AND SERVICES BYLAW: \$ 205,360.93
5. NET COST FOR RECOVERY UNDER BYLAW No. 8752: \$ 386,152.26
6. TOTAL FRONTAGE OF BENEFITING LAND IN METRES: 621.21
7. COST FOR RECOVERY PER METRE OF FRONTAGE: \$ 1,168.07
8. BENEFITING LAND AND FRONTAGE IN METRES:

LEGAL DESCRIPTION OF PARCEL	FRONTAGE OF BENEFITING LAND ON PROJECT (m)	COST FOR RECOVERY
Lot: 42 Sec:36-4-6 PL:28788	18.29	\$21,364.00
Lot: 47 Sec:36-4-6 PL:28788	20.12	\$23,501.57
Lot: 48 Sec:36-4-6 PL:28788	20.12	\$23,501.57
Lot: 49 Sec:36-4-6 PL:28788	18.29	\$21,364.00
Lot: 50 Sec:36-4-6 PL:28788	18.29	\$21,364.00
Lot: 51 Sec:36-4-6 PL:28788	18.29	\$21,364.00
Lot: 52 Sec:36-4-6 PL:28788	18.29	\$21,364.00
Lot: 54 Sec:36-4-6 PL:28788	18.29	\$21,364.00
Lot: 55 Sec:36-4-6 PL:28788	21.83	\$25,498.97
Lot: 295 Sec:36-4-6 PL:35779	19.52	\$22,800.73
Lot: 296 Sec:36-4-6 PL:35779	24.85	\$29,026.54
Lot: 17 Sec:35-4-6 PL:18551	24.08	\$28,127.13
Lot: 18 Sec:35-4-6 PL:18551	24.44	\$28,547.63
Lot: 19 Sec:35-4-6 PL:18551	24.44	\$28,547.63
Lot: 22 Sec:35-4-6 PL:18551	20.42	\$23,851.99
Lot: 27 Sec:35-4-6 PL:18551	21.03	\$24,564.51

**SCHEDULE 5 to BYLAW NO. 8752**

1. NAME OF IMPROVEMENT PROJECT: 10000 Block Williams Road Laneway (South of Williams Road)
2. CERTIFIED COST OF PROJECT: \$ 424,470.00
3. COMPLETION DATE OF PROJECT: September 19th 2012
4. COST PREPAID UNDER WORKS AND SERVICES BYLAW: \$ 132,229.72
5. NET COST FOR RECOVERY UNDER BYLAW No. 8752: \$ 105,238.15
6. TOTAL FRONTAGE OF BENEFITING LAND IN METRES: 329.45
7. COST FOR RECOVERY PER METRE OF FRONTAGE: \$ 1,288.42
8. BENEFITING LAND AND FRONTAGE IN METRES:

LEGAL DESCRIPTION OF PARCEL	FRONTAGE OF BENEFITING LAND ON PROJECT (m)	COST FOR RECOVERY
Lot: 28 Sec:35-4-6 PL:18549	20.42	\$26,309.54
Lot: 26 Sec:35-4-6 PL:18549	20.42	\$26,309.54
Lot: 25 Sec:35-4-6 PL:18549	20.42	\$26,309.54
Lot: 19 Sec:35-4-6 PL:18549	20.42	\$26,309.54

**SCHEDULE 6 to BYLAW NO. 8752**

1. NAME OF IMPROVEMENT PROJECT: Seaton Road Laneway Upgrade (Laneway south of Seaton Road)
2. CERTIFIED COST OF PROJECT: \$ 568,560.00
3. COMPLETION DATE OF PROJECT: October 15th, 2012
4. COST PREPAID UNDER WORKS AND SERVICES BYLAW: \$ 209,284.67
5. NET COST FOR RECOVERY UNDER BYLAW No. 8752: \$ 118,024.50
6. TOTAL FRONTAGE OF BENEFITING LAND IN METRES: 649.18
7. COST FOR RECOVERY PER METRE OF FRONTAGE: \$ 875.81
8. BENEFITING LAND AND FRONTAGE IN METRES:

LEGAL DESCRIPTION OF PARCEL	FRONTAGE OF BENEFITTING LAND ON PROJECT (m)	COST FOR RECOVERY
Lot: 1 Sec: 25-4-6 PL:18935	38.64	\$33,841.30
Lot: 14 Sec: 25-4-6 PL:18935	20.15	\$17,647.57
Lot: 10 Sec: 25-4-6 PL:18935	20.15	\$17,647.57
Lot: 8 Sec: 25-4-6 PL:18935	20.15	\$17,647.57
Lot: 345 Sec: 25-4-6 PL:44475	35.67	\$31,240.14

**SCHEDULE 7 to BYLAW NO. 8752**

1. NAME OF IMPROVEMENT PROJECT: 11000 Block Williams Road (From 11020 to Seacote)
2. CERTIFIED COST OF PROJECT: \$ 238,697.00
3. COMPLETION DATE OF PROJECT: April 15th, 2015
4. COST PREPAID UNDER WORKS AND SERVICES BYLAW: \$ 33,721.14
5. NET COST FOR RECOVERY UNDER BYLAW No. 8752: \$ 175,467.67
6. TOTAL FRONTAGE OF BENEFITING LAND IN METRES: 151.91
7. COST FOR RECOVERY PER METRE OF FRONTAGE: \$ 1,571.31
8. BENEFITING LAND AND FRONTAGE IN METRES:

LEGAL DESCRIPTION OF PARCEL	FRONTAGE OF BENEFITTING LAND ON PROJECT (m)	COST FOR RECOVERY
Lot: 31 Sec: 36-4-6 PL:25887	24.69	\$38,795.53
Lot: 33 Sec: 36-4-6 PL:25887	20.12	\$31,614.66
Lot: 34 Sec: 36-4-6 PL:25887	20.12	\$31,614.66
Lot: 35 Sec: 36-4-6 PL:25887	20.12	\$31,614.66
Lot: 12 Sec: 36-4-6 PL:23314	26.62	\$41,828.15