



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 19, 2018
File: 12-8060-20-00984
Re: **2018 Proposed DCC Amendment Bylaw No. 9844**

At the April 9, 2018 Council Meeting, the Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw 9844 was introduced and given first reading. As per Council's resolution, staff communicated the proposed DCC rate increase of 2.2% to the general public and to the development industry for their comments and feedback.

As of the closing of the consultation period on April 18, 2018, no comments were received. Therefore, the Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw 9844 has been forwarded to the April 23, 2018 Council meeting for second and third readings.

However, due to the original anticipated timing of adoption of the bylaw, a housekeeping amendment is required to remove reference to the effective date of May 8, 2018. With the removal of the effective date, the bylaw will be effective upon adoption, which is targeted for May 14, 2018.

A red-lined version of the amended bylaw is attached for reference.

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, City Clerk, Law



DEVELOPMENT COST CHARGES IMPOSITION BYLAW NO. 9499, AMENDMENT BYLAW NO. 9844

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. 9844" and is effective May 8, 2018.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

Four horizontal lines for signature or date entry.

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

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		\$16,005.88	\$ 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 IB, IL, IR, IS	ZC 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.