

CITY OF MAPLE RIDGE

BYLAW NO. 7320-2017

A Bylaw to Impose Development Cost Charges

WHEREAS, Council has considered future land use patterns and development, the phasing of works, services and provision of parkland described in the Official Community Plan, and how development designed to result in a low environment impact may affect the capital costs of infrastructure related to Development Cost Charges.

AND WHEREAS, Council does not consider the charges imposed by this bylaw:

- a. As excessive in relation to the capital cost of prevailing standards of service;
- b. Will deter development;
- c. Will discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land in the city; or
- d. will discourage development designed to result in low environmental impact.

NOW THEREFORE, the Council of the City of Maple Ridge enacts as follows:

1. Citation

This Bylaw may be cited for all purposes as “**Maple Ridge Development Cost Charges Imposition Bylaw No. 7320-2017**”

2. Definitions:

For the purposes of this bylaw:

Apartment means a residential use where the building or buildings on a lot are each used for three or more dwelling units. It does not include Townhouse or Street Townhouse.

Apartment – Affordable Rental below Market – affordable means housing cost that is 30 per cent or less of household’s gross income and below market rental housing is housing with rents lower than average in private-market rental housing. For purposes of ensuring the units remain in this use for a minimum of 20 years a Housing Agreement or covenant on the property is required.

Apartment – High Density means apartments that are six storeys and above.

Apartment – Not-for-Profit Rental below Market means rental housing with rents not in excess of 80% of the average market rate for Maple Ridge as identified or reported in Canada Mortgage Housing Corporation’s most recent rental market survey. For purposes of ensuring the units remain in this use for a minimum of 20 years a Housing Agreement or covenant on the property is required.

Apartment – Seniors Affordable Rental below Market means Apartment Affordable below Market rental and seniors means an adult aged 55 or older. BC Housing programs, partners and housing providers may define a senior by a different age.

Building Floor Area (BA) means the total combined floor areas of all storeys, including all mezzanine floor areas, measured to the outer surface of the exterior walls, but

does not include any floor area used exclusively for parking. Except for Atriums or other open interconnected floor spaces, the total building floor area will include exit stairs, stair shafts, elevator shafts and all other vertical service spaces that may penetrate one or all of the floors.

Building Permit means permission or authorization in writing by the Chief Building Official, Permits and Inspection Services to perform building construction in accordance with applicable statutes and regulations.

Commercial Development means development of a parcel for commercial use as described in the Maple Ridge Zoning Bylaw or similar development that is of a commercial nature, including but not limited to uses such as accommodation, automotive, retail, food and beverage, entertainment, office, personal services, recreation, retail and the cultivation, processing, testing, packaging or shipping of marihuana.

Duplex means a two family residential use where the building lot is used for two dwelling units.

Dwelling Unit (DU) means one or more rooms used for the residential accommodation of only one family when such room or rooms contain or provide for the installation of only one set of cooking facilities.

Gross Site Area means the whole or portion of a parcel(s) to be improved as part of the development authorized by a building permit and includes all vehicular and pedestrian circulation areas, loading, parking, storage, works, decorative and landscaped areas appurtenant to the authorized development.

Highway means any street, road, land, trail, bridge, viaduct and any other way open to the use of the public.

Housing Agreement mean the owner enters into a lease agreement with a Public Housing Body by which the Public Housing Body agrees to sublet and operate the units for at least 20 years.

Industrial Development means “industrial use” as defined by Maple Ridge Zoning Bylaw.

Institutional Development means any development that is created and exists by law or public authority for the benefit of the public in general, and includes, but is not limited to, public hospitals, public and private schools and churches.

Instream is as defined under S.568 of the Local Government Act

Lot means additional lot(s) created at subdivision

Parcel means any lot, block, strata lot or other area in which land is held or into which land is subdivided, but does not include any portion of a highway.

Precursor Application is as defined under S.568 of the Local Government Act

Public Housing Body means the Canada Mortgage and Housing Corporation (CMHC), BC Housing Management Commission, and any housing society or non-for-profit municipal housing corporation that has an agreement regarding the operation of

residential property with the government of British Columbia, the BC Housing Management Commission or the CMHC.

Single Family Residential means a residential use where the building lot is used for one dwelling unit and other uses as permitted.

Social Housing means apartments that have a government or non-profit housing partner that owns and operates them.

Street Townhouse means one dwelling unit vertically attached to one or more dwelling units (i.e. triplex or fourplex) with each dwelling unit located on a lot abutting a street. For the purposes of this bylaw, it does not include a Duplex.

Subdivision means the division of land into two or more parcels, whether by plan or by metes and bounds description or otherwise, and includes a plan consolidating two or more parcels into a fewer number of parcels.

Townhouse means a single building comprised of three or more dwelling units separated one from another by party walls extending from foundation to roof, with each dwelling unit having a separate, direct entrance from grade and does not include Street Townhouse.

Unit means additional unit(s) built in support of a building permit.

3. Payment of Development Costs Charges

Every person who obtains approval of a subdivision of a parcel or a building permit must pay Development Cost Charges in accordance with Schedule "A".

For a combined land use development, the Development Cost Charge is calculated as the sum of the Development Cost Charges for all uses.

The Development Cost Charges imposed must be paid:

- a. In the case of the subdivision of a parcel, at the time the subdivision is approved; and
- b. In the case of obtaining a building permit, at the time the building permit is issued.

4. Exemptions

Pursuant to the Local Government Act and subject to regulations by the minister under S.561(11), a Development Cost Charge is not payable if any of the following applies in relation to a development::

- a. the building permit is for a place of worship that will be exempt from taxation under the Community Charter;
- b. the value of the work authorized by the building permit does not exceed \$50,000;
- c. the dwelling unit is no larger than 29 square meters;
- d. the development does not impose new capital cost burdens on the municipality;
- e. the Development Cost Charge has previously been paid for the same development unless, as a result of further development, new capital cost burdens will be imposed on the City.

Pursuant to S.561(6) of the Local Government Act, a Development Cost Charge is payable for work that will, after the construction, alteration or extension, contain fewer than 4 self-contained dwelling units.

5. Severability

If any portion of this bylaw is found invalid by a court, that portion be severed and the remainder of the bylaw will remain in effect.

6. Effective Date

This bylaw will come into force on the later of March 14, 2018 or the date it is adopted by Council.

7. Repeal

Maple Ridge Development Cost Charge Imposition Bylaw No.6462-2007, and all the amendments thereto, is hereby repealed except in the case of:

- a. Precursor applications for subdivision of land that are instream on the effective date and which are completed within one year of the effective date; and
- b. Precursor applications for building permits that are instream on the effective date and which are issuable within one year of the effective date, in which case, Maple Ridge Development Cost Charge Imposition Bylaw No.6462-2007, and all the amendments thereto, shall apply. Maple Ridge Development Cost Charge Imposition Bylaw No. 6462-2007, shall be wholly repealed one year from the effective date.

8. Schedules

Schedule "A" attached hereto forms part of this bylaw.

READ a first time the 11th day of July, 2017.

READ a second time, as amended, the 12th day of December, 2017.

READ a third time, as amended, the 12th day of December, 2017.

RESCINDED second and third readings, the 10th day of July, 2018.

RE-READ a second time the 10th day of July, 2018.

RE-READ a third time the 10th day of July, 2018.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES the 27th day of July, 2018.

ADOPTED, the 18th day of September, 2018.

PRESIDING MEMBER

CORPORATE OFFICER

SCHEDULE "A" to BYLAW NO. 7320-2017
DEVELOPMENT COST CHARGES

| | |
|----------------------------------|-------------------------------------|
| Single Family Residential | <i>per additional lot</i> |
| Duplex | <i>per additional dwelling unit</i> |
| <u>Servicing Type</u> | |
| Road | \$9,483 |
| Drainage | 1,329 |
| Water | 2,268 |
| Sanitary Sewer | 1,119 |
| Open Space | 8,272 |
| Total | <u><u>\$22,471</u></u> |

| | |
|-----------------------|--------------------------------|
| Townhouse | |
| <u>Servicing Type</u> | <i>per m² of BA</i> |
| Road | \$54.71 |
| Drainage | 4.77 |
| Water | 14.54 |
| Sanitary Sewer | 7.17 |
| Open Space | 53.02 |
| Total | <u><u>\$134.21</u></u> |

| | |
|-------------------------|--------------------------------|
| Street Townhouse | |
| <u>Servicing Type</u> | <i>per m² of BA</i> |
| Road | \$43.77 |
| Drainage | 3.18 |
| Water | 14.54 |
| Sanitary Sewer | 7.17 |
| Open Space | 53.02 |
| Total | <u><u>\$121.68</u></u> |

| | |
|-----------------------|--------------------------------|
| Apartment | |
| <u>Servicing Type</u> | <i>per m² of BA</i> |
| Road | \$50.80 |
| Drainage | 2.95 |
| Water | 15.30 |
| Sanitary Sewer | 7.55 |
| Open Space | 55.80 |
| Total | <u><u>\$132.40</u></u> |

**SCHEDULE "A" to BYLAW NO. 7320-2017
DEVELOPMENT COST CHARGES**

Apartment High Density

(6 Storey and above)

| Servicing Type | <i>per m² of BA</i> |
|----------------|--------------------------------|
| Road | \$38.10 |
| Drainage | 1.11 |
| Water | 13.50 |
| Sanitary Sewer | 6.66 |
| Open Space | 49.24 |
| Total | \$108.61 |

Apartment - Affordable Rental Below Market

| Servicing Type | <i>per m² of BA</i> |
|----------------|--------------------------------|
| Road | \$38.10 |
| Drainage | 2.95 |
| Water | 15.30 |
| Sanitary Sewer | 7.55 |
| Open Space | 55.80 |
| Total | \$119.70 |

Apartment - Social Housing, Non-for-Profit Rental Below Market

or Affordable Rental-Seniors

| Servicing Type | <i>per m² of BA</i> |
|----------------|--------------------------------|
| Road | \$9.31 |
| Drainage | 2.95 |
| Water | 9.90 |
| Sanitary Sewer | 4.89 |
| Open Space | 21.66 |
| Total | \$48.71 |

SCHEDULE "A" to BYLAW NO. 7320-2017
DEVELOPMENT COST CHARGES

| Commercial | First Floor | Additional Floors |
|-------------------|--------------------------------|--------------------------------|
| Servicing Type | <i>per m² of BA</i> | <i>per m² of BA</i> |
| Road | \$28.45 | \$14.23 |
| Water | 9.45 | 4.73 |
| Sanitary Sewer | 2.80 | 1.40 |
| Open Space | 0.00 | 0.00 |
| Drainage | 4.65 | 0.00 |
| Total | \$45.35 | \$20.36 |

| Institutional | Non-Municipal | Municipal |
|----------------------|-----------------------------------|------------------|
| Servicing Type | <i>per m² of BA</i> | |
| Road | \$6.52 | \$0 |
| Water | 4.73 | 0 |
| Sanitary Sewer | 2.33 | 0 |
| Open Space | 0 | 0 |
| Plus | <i>per ha. of gross site area</i> | |
| Drainage | 18,604 | 0 |

| Industrial | <i>per m² of BA</i> |
|-------------------|--------------------------------|
| Road | \$9.48 |
| Water | 5.79 |
| Sanitary Sewer | 2.86 |
| Open Space | 0.00 |
| Drainage | 4.70 |
| | \$22.83 |