



Assessment of Development Cost Charges (DCC) – Calculation of Eligible Area

No.: DEVAPPS-06
Date: 2014-05-27
Revised: 2018-07-03

Purpose:

To inform **all applicants for Building Permits and Single-family Subdivision applications** on the building areas to be included/excluded in assessing Development Cost Charges (DCCs) applicable to each type of development, and the stage of the development approval process at which this assessment takes place.

Background:

Richmond's Development Cost Charges Imposition Bylaw 9499 determines the development cost charge rate per square foot of dwelling units for residential development, per square foot of building area for industrial/commercial developments, or per lot created in the case of a single-family subdivision, that are applicable city-wide in Richmond.

Requirements and Guidelines:

For the purpose of confirming floor area of building(s) on-site which will be subject to DCCs, applicants for Building Permit are required to provide the following when DCCs are assessed on building area:

- Overlay plans, which graphically identify the areas included and excluded in the calculation;
- Summary of the square footage breakdown, per floor, of the areas included and excluded in the calculation.

Applicants should calculate the floor area of the building(s), for DCCs assessment purposes, as follows:

Single Family Dwelling: DCCs are assessed at the Subdivision stage.

- DCCs are assessed for each **new** lot created (i.e. if one (1) existing lot is subdivided into two (2) lots, only one (1) lot is assessed a DCC charge);
- No overlay plans or floor area breakdowns are required.

Townhouse: DCCs are assessed at the Building Permit stage.

- DCCs are assessed based on the proposed development square footage of dwelling units, which is to be determined by the sum of the following areas of the building(s) on-site:
 - Floor area of the building(s) on-site used for Floor Area Ratio calculations, as defined in Zoning Bylaw 8500.
- DCCs are not assessed on the following areas of the building(s) on-site that are excluded from the Floor Area Ratio calculation, as defined in Zoning Bylaw 8500:
 - Bicycle parking room/area;
 - Vehicle parking and loading areas, other than non-accessory parking (as defined in the Richmond Zoning Bylaw 8500). Such non-accessory parking will be charged, and includes vehicle storage areas, vehicle storage businesses and stand-alone parking structures that are not accessory parking to a business or residence;
 - Covered open areas of the building(s) on the site (i.e. covered porches, covered patios, covered balconies, etc.);
 - All common utility areas provided for the use of the residential units (i.e. mechanical/electrical/telephone/cable);
 - All common service rooms (i.e. garbage/recycling rooms, storage rooms).

See over →

Multi-Family Dwelling: DCCs are assessed at the Building Permit stage.

- DCCs are assessed based on the proposed development square footage of dwelling units, which is to be determined by the sum of the following areas of the building(s) on-site:
 - Floor area of the building(s) on-site used for Floor Area Ratio calculations, as defined in Zoning Bylaw 8500, except for:
 - All common vertical and horizontal circulation areas (hallways, stairwells, elevators, lobbies/entranceways, etc);
 - All common amenity areas.
- DCCs are not assessed on the following areas of the building(s) on-site that are excluded from the Floor Area Ratio calculation, as defined in Zoning Bylaw 8500:
 - Bicycle parking rooms;
 - Vehicle parking and loading areas, other than non-accessory parking (as defined in the Richmond Zoning Bylaw 8500). Such non-accessory parking will be charged, and includes vehicle storage areas, vehicle storage businesses and stand-alone parking structures that are not accessory parking to a business or residence;
 - Covered open areas of the building(s) on the site (i.e. covered porches, covered patios, covered balconies, etc.);
 - All common utility areas provided for the use of the residential units (i.e. mechanical/electrical/telephone/cable/district energy utility rooms, electrical and mechanical conduit shafts, etc); plus
 - All common service rooms (i.e. garbage/recycling rooms, storage rooms, etc).

Commercial: DCCs are assessed at the Building Permit stage.

- DCCs are assessed based on the proposed development building area, which is to be determined by the sum of the following areas of the building(s) on-site:
 - Floor area of the building(s) on-site used for Floor Area Ratio calculations, as defined in Zoning Bylaw 8500; plus
 - All common utility areas provided for the building (i.e. mechanical/electrical/telephone/cable/district energy utility rooms, electrical and mechanical conduit shafts, etc); plus
 - All common service rooms areas provided for the building (i.e. garbage/recycling rooms, storage rooms, etc).
- DCCs are not assessed on the following areas of the building(s) on-site that are excluded from the Floor Area Ratio calculation, as defined in Zoning Bylaw 8500:
 - Bicycle parking rooms;
 - Vehicle parking and loading areas, other than non-accessory parking (as defined in the Richmond Zoning Bylaw 8500). Such non-accessory parking will be charged, and includes vehicle storage areas, vehicle storage businesses and stand-alone parking structures that are not accessory parking to a business or residence;
 - 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).

Light Industrial Development: DCCs are assessed at the Building Permit stage.

- DCCs are assessed based on the proposed development area, which is to be determined by the sum of the following areas of the building(s) on-site:
 - Floor area of the building(s) on-site used for Floor Area Ratio calculations, as defined in Zoning Bylaw 8500; plus
 - Covered storage areas (these areas are measured to the outer edge of the supporting post/columns/walls); plus
 - All common utility areas provided for the building (i.e. mechanical/electrical/telephone/cable/district energy utility rooms, electrical and mechanical conduit shafts, etc); plus
 - All common service rooms areas provided for the building (i.e. garbage/recycling rooms, storage rooms).

See over →

- DCCs are not assessed on the following areas of the building(s) on-site that are specifically excluded from the Floor Area Ratio calculation, as defined in Zoning Bylaw 8500:
 - Bicycle parking rooms;
 - Vehicle parking and loading areas, other than non-accessory parking (as defined in the Richmond Zoning Bylaw 8500). Such non-accessory parking will be charged, and includes vehicle storage areas, vehicle storage businesses and stand-alone parking structures that are not accessory parking to a business or residence.

Mixed-Use (Commercial and Residential): DCCs are assessed at the Building Permit stage.

- DCCs are assessed as indicated above for each portion of the building used for that specific use.
 - Note that common (SERVICE ROOMS and UTILITY ROOMS) areas shall be assessed at the DCC rate applicable to the use/building area they serve (i.e. if mechanical room **only** services the commercial area it will be assessed at the commercial rate). If these rooms are shared between two uses that calculate differently, they will be proportionally split based on the area of each use in the development and charged appropriately.

Major Industrial Development:

- DCCs are assessed at the Building Permit stage, on the footprint of the improvements.
- DCCs are assessed at the Subdivision stage, on a per gross acre basis, if lands fall within the Major Industrial (I) zone.