

THE CORPORATION OF THE DISTRICT OF BURNABY

BY-LAW NO. 7328

A BY-LAW to impose development cost charges pursuant to Section 702C of the Municipal Act.

WHEREAS pursuant to Section 702C of the Municipal Act the Council may, by by-law, impose development cost charges under the terms and conditions of the section.

AND WHEREAS the development cost charges may be imposed for the sole purpose of providing funds to assist the municipality in paying the capital cost of providing, altering, or expanding sewage, water, drainage and highway facilities and public open space or any of them, in order to serve, directly or indirectly, the development in respect of which the charges are imposed.

AND WHEREAS no development cost charge shall be required to be paid

- (a) if a development cost charge has previously been paid with respect to the same development, unless, as a result of a further subdivision or development, new capital cost burdens will be imposed on the municipality, or
- (b) where the subdivision or development does not impose new capital cost burdens on the municipality.

AND WHEREAS in the consideration of Council the charges imposed by this by-law

- (a) are not excessive in relation to the capital cost of prevailing standards of service in the municipality,

- (b) will not deter development in the municipality,
- (c) will not discourage the construction of reasonably priced housing or the provision of reasonably priced serviced land,
- (d) are not duplication of requirements imposed by the municipality pursuant to other development procedures including the provision of the subdivision control by-law; or section 711 of the Municipal Act.

AND WHEREAS in the opinion of Council the charges imposed by this by-law are

- (a) related to capital costs attributable to projects involved in the capital budget of the municipality,
- (b) related to capital projects consistent with the adopted community plans and development policies of the municipality.

NOW THEREFORE the Council of The Corporation of the District of Burnaby ENACTS as follows:

1. This by-law may be cited as "BURNABY DEVELOPMENT COST CHARGES BY-LAW 1979".
2. Every person who obtains
 - (a) approval of the subdivision of a parcel of land under the Land Registry Act or the Strata Titles Act for any purpose other than the creation of three (3) or less lots to provide sites for a total of three (3) or less self-contained dwellings units, or
 - (b) a building permit authorizing the construction or alteration of buildings or structures for any purpose other than the construction of three (3) or less self-contained dwelling units, or

(c) a building permit authorizing construction, alteration, or extension of a building or structure, other than a building or portion of it used for residential purposes, where the value of the work exceeds Twenty Five Thousand Dollars (\$25,000.00),

shall pay, prior to the approval of the subdivision or the issue of the building permit, as the case may be, to the municipality, the applicable development cost charges as set out in Schedules "A", "B", and "C" annexed hereto.

Read a first time this 5th day of March, 1979.

Read a second time this 5th day of March, 1979.

Read a third time this 5th day of March, 1979.

Received the approval of the Inspector of Municipalities
this 28th day of March, 1979.

Reconsidered and finally adopted this 9th day of April, 1979.



[Handwritten Signature]
MAYOR

[Handwritten Signature]
CLERK

BY-LAW NUMBER 7328

SCHEDULE "A"

1. ITEM: NEIGHBOURHOOD PARKLAND ACQUISITION LEVY

2. APPLICABILITY:

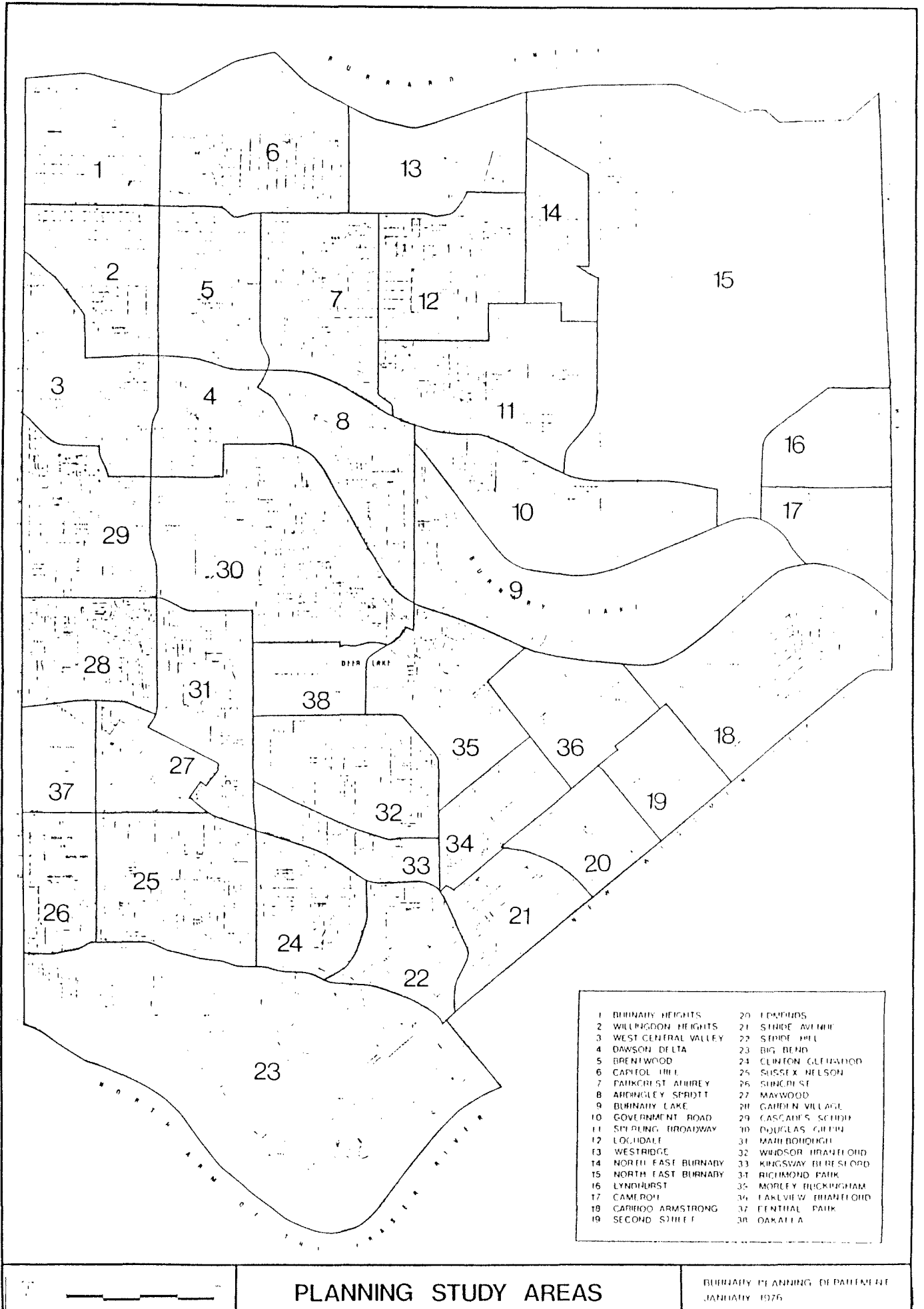
This levy applies throughout the municipality. The collected funds are to be used to acquire neighbourhood parkland within the Neighbourhood Planning Areas in which the funds are collected or in any directly abutting area. The 38 Neighbourhood Planning Areas are shown on the sketch attached to this Schedule.

3. SCHEDULE OF CHARGES:

- | | | |
|-------|--|--|
| (i) | Single/Duplex Family Dwelling | - \$ 521 per unit |
| (ii) | Townhousing (approximately 12 units per acre) | - \$ 528 per unit |
| (iii) | Garden Apartment (approximately 20 units per acre) | - \$ 630 per unit |
| (iv) | 3-Storey Apartment (approximately 50 units per acre) | - \$ 1,125 per unit |
| (v) | RM4 High Rise Apartment (approximately 80 units per acre) | - \$ 950 per unit |
| (vi) | RM5 High Rise Apartment (approximately 100 units per acre) | - \$ 1,080 per unit |
| (vii) | Senior Citizens Residential Developments | - 50% of per unit charge for equivalent residential units. |

SCHEDULE "A" SKETCH

ITEM: NEIGHBOURHOOD PARKLAND ACQUISITION LEVY



BY-LAW NUMBER 7328

SCHEDULE "B"

1. ITEM: PUBLIC OPEN SPACE LEVY IN METROTOWN

2. APPLICABILITY:

This levy applies to all commercial development within the Metrotown area shown outlined on the attached sketch.

3. CHARGES:

Fifty cents (\$0.50) per gross square foot of commercial building floor area.

BY-LAW NUMBER 7328

SCHEDULE "C"

1. ITEM: CANADA WAY PEDESTRIAN OVERPASS

2. APPLICABILITY:

This levy applies to all commercial developments within the benefitting area enclosed by Canada Way, Norland Avenue, and the Trans-Canada Highway as outlined on the attached sketch.

3. CHARGES:

\$0.2982 per gross square foot of commercial building floor area.

SCHEDULE "C" SKETCH

ITEM: PEDESTRIAN OVERPASS OF CANADA WAY

SCALE: 1:4800

