

THE CORPORATION OF THE DISTRICT OF BURNABY

BYLAW NO. 7328

A BYLAW to impose development cost charges pursuant to Section 719 of the
Municipal Act (Bylaw 7971)

(Consolidated for convenience with Bylaws No. 7421, 7707,
7971, 9082, 9488, 10835 and 11749)

WHEREAS pursuant to Section 719 of the Municipal Act the Council may, by
Bylaw, impose development cost charges under the terms and conditions of the
section. (BYLAW 7971)

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
Bylaw

- (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 provisions of the

subdivision control bylaw, or section 729 of the Municipal Act. (BYLAW 7971)

AND WHEREAS in the opinion of Council the charges imposed by this Bylaw 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 Bylaw may be cited as "**BURNABY DEVELOPMENT COST CHARGES BYLAW 1979**".
2. Every person who obtains
 - (a) approval of the subdivision of a parcel of land under the Land Registry Act or the Condominium Act (BYLAW 10835) 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 Fifty Thousand Dollars (\$50,000.000), 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 (BYLAW 9488) "A", "B", "C", "D" and "E" (BYLAW 9082) 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.

T.W. CONSTABLE
MAYOR

JAMES HUDSON
CLERK

SCHEDULE "A"

BYLAW 7328

1. ITEM: (BYLAW 9488)

PARKLAND ACQUISITION LEVY.

2. APPLICABILITY:

This levy applies throughout the municipality and the funds collected shall to be used to acquire parkland

3. SCHEDULE OF CHARGES: (BYLAW 10835)

(i)	Single Family and Two Family	\$6,521.00 per lot
(ii)	Multiple Low Density - Townhouses	\$3.62 per sq. ft. of gross floor area
(iii)	Multiple Medium Density - Low-Rise/Ground Oriented Apartments	\$3.84 per sq. ft. of gross floor area
(iv)	Multiple High Density - High-Rise Apartments	\$3.55 per sq. ft. of gross floor area

SCHEDULE "B"

BYLAW 7328

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.

SCHEDULE "C"

BYLAW 7328

1. ITEM:

CANADA WAY PEDESTRIAN OVERPASS

2. APPLICABILITY:

This levy applies to all commercial development 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 "D"

BYLAW 7971

1. ITEM:
METROTOWN GRADE-SEPARATED PEDESTRIAN LINKAGE LEVY.

2. APPLICABILITY:
This levy applies to all non-residential development within the Core and Public Assembly and Development Sub-areas of Metrotown, as shown on the attached sketch.

3. CHARGES:
\$3.29 per gross square meter of non-residential building floor area.

SCHEDULE "E"

BYLAW 9082

1. ITEM:

Edmonds Town Centre South Grade-Separated Crossing Charge.

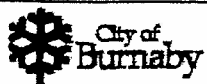
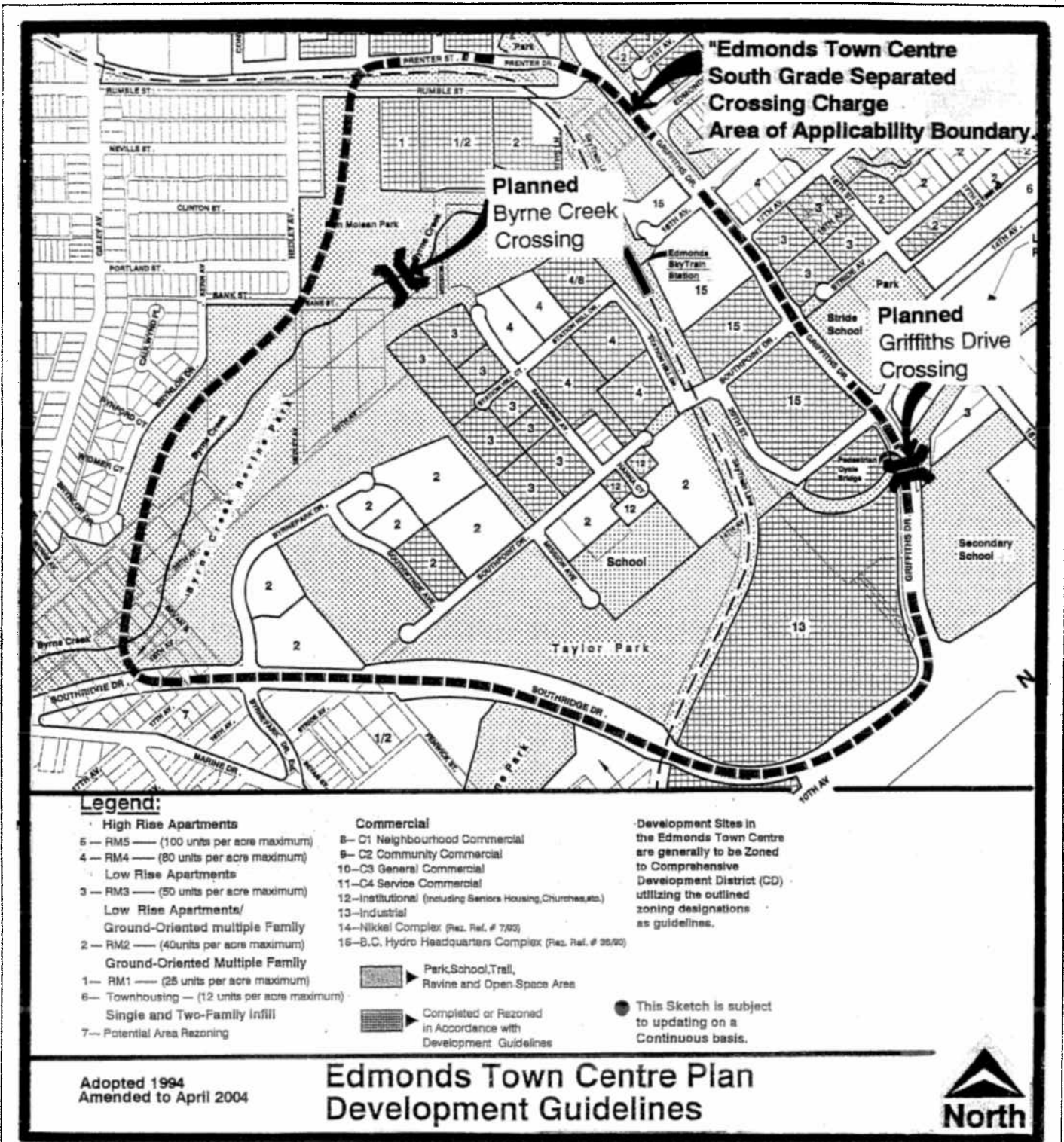
2. APPLICABILITY (Bylaw 11749)

This Levy applies to all residential development with the Edmonds Town Center South Area as shown outlined on the attached sketch

3. CHARGES:

\$392 per unit

SCHEDULE "E"



Planning And Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: May 2004

Griffiths Drive & Byrne Creek Grade Separated Crossings