



ADMINISTRATIVE REPORT

Report Date: May 31, 2016
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VanRIMS No.: 08-2000-20
Meeting Date: June 28, 2016

TO: Vancouver City Council

FROM: Acting General Manager, Planning & Development Services (PDS) and
General Manager of Engineering Services

SUBJECT: Review of Development, Building and Other Permit Fees

RECOMMENDATION

- A. THAT Council adjust fees to better recover City costs related to certain fees under the Zoning and Development Fee By-law, Subdivision By-law, Gas Fitting By-law, Building By-law and the Miscellaneous Fees By-law, generally in accordance with Appendix A.
- B. THAT Council adjust fees to better recover City costs related to certain fees under the Street and Traffic By-law, Encroachment By-law, Crossing By-law, Sewer and Watercourse By-law and Waterworks By-law, generally in accordance with Appendix B.
- C. THAT Council approve the proposed new fees under the Zoning and Development By-law, Street and Traffic By-law, Encroachment By-law and Miscellaneous Fees By-law, generally in accordance with Appendix C.
- D. THAT the Director of Legal Services bring forward for enactment the necessary amendments to the Street and Traffic By-law, Gas Fitting By-law, Encroachment By-law, Crossing By-law, Waterworks By-law, Subdivision By-law, Zoning and Development Fee By-law, Miscellaneous Fees By-law, Sewer and Watercourse By-law and the Building By-law, generally in accordance with the attached fee schedules, to be effective September 1, 2016.
- E. THAT the Director of Development Services and the Chief Building Official be directed to advise the development and building community of the Building, Development Permit, Engineering and other permit changes.

REPORT SUMMARY

Although fees are adjusted on an annual basis to help ensure consistency with City costs, a comprehensive review of the cost of permitting and inspections services in relation to corresponding revenue was conducted in 2015. Based on the recommendations resulting from this review some Development Permit Fees and all Rezoning fees were increased an additional 10 to 30% above inflationary increases in January 2016.

Since Council's approval of the Planning & Development Services fee changes, significant work has been undertaken on stabilizing permit processing times, resulting in improvements to processing times. With these improvements to processing times, staff are proposing fee changes to the balance of PDS permits and services, and are also including development related fees contained in by-laws administered by Engineering Services to capture all development related fees. This report proposes additional fee changes.

The purpose of this report is to seek Council's approval for alterations to fees collected under the following by-laws:

- Street & Traffic By-law #2849;
- Encroachment By-law #4243;
- Crossing By-law #4644;
- Sewer and Watercourse By-law #8093;
- Waterworks By-law #4848;
- Zoning and Development Fee By-law #5585;
- Subdivision By-law #5208;
- Building By-law #10908;
- Gas Fitting By-law #3507; and
- Miscellaneous Fees By-law #5664.

If the recommendations in the report are approved, amendments to the affected by-laws will be prepared by Legal Services and brought forward for enactment on July 13, 2016, generally in accordance with the attached schedules in the Appendices, to be effective on September 1, 2016.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

It is Council policy that fees and other charges be established on the basis of the cost of providing the associated services. Based on a comprehensive review of Planning & Development Services permit fees, Council, on November 17, 2015 approved a phased approach towards fee changes as follows:

1. A 2% inflationary increase in all categories to compensate for increases to the City's costs;
2. An additional 30% increase to all rezoning fees;
3. An additional 10% to 15% increase to some development permit fees, but no increases other than inflationary increases for single family permits because these permits were facing higher than normal processing times;

4. A consolidation of fees where there is no substantive difference between current fees and elimination of fees which have not been used for at least four years; and
5. Once processing times stabilize, report back to Council on a subsequent set of fee changes to the balance of the PDS permits and services.

These fee changes became effective on January 1, 2016.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The Acting General Manager of Planning and Development, the General Manager of Engineering Services and the City Manager RECOMMEND approval of the foregoing.

REPORT

Background/Context

An external consultant was hired in 2015 to undertake a comprehensive review of all permit fees administered by PDS to:

- determine and analyze the full cost (direct and indirect) of providing services related to the intake, review, issuance and inspection, where required, of development, building and related permits in relation to the corresponding revenue budget; and to assess whether revenue reflects the costs incurred;
- compare service costs with existing recovery levels;
- determine the necessary and appropriate rate of recovery for all fees by type of permit and/or service;
- where gaps exist between revenues and costs, recommend appropriate fees to more fully reflect the real costs of the service provided;
- explore and identify potential new fees and charges for services that the City currently provides but does not have any fees and/or charges established; and
- explore and identify ways to simplify, where warranted, how fees are calculated.

This review found that the total cost to the City of providing services to process PDS permits and services exceeds permit revenues by over \$2M. This gap is primarily driven by rezonings and development permits, where the costs exceed revenues. Conversely, the fee review found that the revenues generated from building and trade permits exceed costs. The fee review also found some fees that could be consolidated and/or eliminated.

Given the higher than normal processing times and the steps being undertaken to reduce these times, on November 17, 2015, Council approved a phased approach towards fee changes.

To meet the City's policy of cost recovery, a significant increase to some of the PDS fees is required. However, considering such factors as the ability to pay, service levels and community benefits arising from rezonings and development, it was felt that an increase to completely cover the cost of these fees would be inappropriate.

Service Levels, Processing Times and Fee Changes

Service levels, and in particular, the time to process permits for single family houses and simple commercial renovations had increased considerably compared to November, 2014. To address permit processing times, a number of initiatives were started in the Fall of 2015. These included:

1. The hiring of additional staff to address the backlog in permit applications.
2. Operational and process changes were implemented with an increased emphasis on service management.
3. Work progressed on the implementation of the City's new application tracking system. This new processing system will provide more consistency and predictability in the processing of applications. This will lead to some further efficiency.

Strategic Analysis

Permit Processing Times

Additional funding was approved by Council in the 2016 budget to support activities to address permit wait times. Significant work has been undertaken on stabilizing permit processing times since the beginning of the year. Building upon the work started late last year, a number of steps have been undertaken to reduce the backlog of permits and permit wait times. These include:

- Managing through better use of metrics
- Target setting
- Weekly operations meeting analyzing actual times against target times
- Regular management and executive review meetings
- Stricter control on submissions for completeness
- Regular meetings with the Greater Vancouver Home Builders Association (GVHBA)
- Implementation of a new permit project tracking system (POSSE) for development permits (April 25) and Building permits (May 24)

As a result of these initiatives, new single family permit applications are now being plan checked within 8 to 10 weeks compared to 16 weeks about 6 months ago. Similarly, processing times for simple renovation projects are now being reviewed in 2 ½ to 3 weeks, compared to 8 to 10 weeks in November, 2015. Subsequent work on reviewing the permit process, implementing an electronic plan pilot project later this year and plans to undertake a regulatory review in 2017 are expected to further improve wait times.

Comprehensive Fee Review - PDS Phase 2

In November 2016, a gap between revenue and costs related to processing the various PDS permits had been identified at about 5.5%. With additional resources added to address permit wait times, the gap has been revised to approximately 8.3%. As shown in the following table, a number of modest fee increases are being proposed to take effect September 1, 2016. Rezoning fees and those development permit fees that were raised at the beginning of

the year will see no further increases. These additional fee increases will work towards closing the gap.

Permits/Service Types	Proposed Fee (Low)	Proposed Fee (High)
Occupancy	5%	10%
Sign ¹	0%	0%
Development ²	0% to 8%	15%
Subdivision	0% to 5%	10%
Miscellaneous	0% to 7%	15%
Building	0% to 2%	5% ³
Sprinkler	2%	5%
Drain Tile	-19%	15%
Gas	-2%	5% ³
Electrical ¹	0%	0%
Tree Removal	0%	0%
Plumbing	0%	5%
Others	0%	10%

Note 1: Sign/Electrical bylaw amendments going in separate Council Report end of 2016.

Note 2: Some development fees, excluding 1 and 2 family, increased by 10%-15% in Jan 2016

Note 3: Fees related to re-inspection to increase 50%, and permit extensions that require Council approval to increase 93%

Proposed New Fees

In addition to these modest fee increases, staff are proposing a new Planning fee associated with rezoning enquiries, as outlined in Appendix C.

Phase 2 Development and Building-related Engineering Fees

In 2016, the same external consultant was hired to undertake a comprehensive review of Engineering fees and charges related to development and building. The methodology and scope of the Engineering fee review followed that of the PDS review. With the exception of inflationary increases, a comprehensive review of Engineering fees and charges has not been undertaken in recent years.

The second phase of the comprehensive fee review analyzed over 50 fees under the following Engineering Services administered by-laws:

- Street and Traffic By-law
- Water Works By-law
- Sewer and Watercourse By-law
- Encroachment By-law
- Crossing By-law

This review found that the City is under recovering on most fee categories that should be set on a cost recovery basis and identified a shortfall of approximately \$3.9M for services provided by Engineering. Staff are also proposing six new fees to recover costs for services that are currently being provided without a fee.

Based on this review, staff are recommending as follows:

1. Increase overall fee rates to recover costs identified through this fee review and eliminate the shortfall. Please see Appendix B for all fees recommended for an increase

Business Area	Est. Current \$ Gap/Shortfall
ENG - Fees for Services	-\$1.4M
ENG - Sewer and Water Connections	-\$2.5M

2. Create six new fees where a service is provided and costs are incurred for which a fee is not charged:
 - Sewer TV Inspection
 - Road Closure (sale or lease of a portion of street)
 - Discharge of a Registered Encumbrance
 - Degradation Fee
 - Boulevard and Lane Use for Portable Toilets
 - Traffic Management Plan Review

Please see Appendix C for descriptions and fee charges.

Engineering Service Improvements

The proposed increases to the fees administered by Engineering Services will help fund five new temporary staff dedicated to the development review process. This will result in the following service improvements:

- Timely completion of sidewalk and street inspections at development sites, including one and two family dwellings
- Improved timelines for the design review and construction coordination of developer provided infrastructure for large projects
- Provision of complete and detailed comments and requirements at the rezoning and development permit stages for large projects

Engineering Services will continue to monitor inspection and review timelines with a view to optimizing service levels.

IMPLICATIONS/RELATED ISSUES

Stakeholder Engagement

An information session on the proposed Phase 2 fee changes was held on June 1, 2016. Notice of this session was sent to the Urban Development Institute (UDI); the Greater Vancouver Homebuilders Association (GVHBA); the National Association of Industrial and Office Properties - Vancouver Chapter (NAIOP); the Architectural Institute of BC (AIBC); the Association of Professional Engineers of BC (APEG); and the Urban Land Institute British Columbia.

Following a presentation of the proposed Phase 2 fee changes, the attendees had some comments and requests for clarification on a number of items. These included clarification on cost estimates for laneway houses based on the proposed fee changes; timing of Posse implementation; timing of Urban Design Panel minutes; the reviewing, processing and timing of legal documents; proposed rezoning enquiry fees; and the establishment of a reserve fund.

The main message stemming from the presentation was for the City to continue to look at ways to streamline and further improve processes and procedures.

Attendees were sent an electronic copy of the presentation and asked to provide any written comments by June 8, 2016. No written comments were received by the June 8 deadline.

Impact of Fee Increases

Total fee charges paid, excluding DCL and CACs, were reviewed relative to overall project costs. For example, a typical 6-storey rezoning on Cambie Street could have gross costs (land purchase and building costs) of about \$25 M. The proposed fees represent approximately 1.4% of total costs, a small impact on overall development costs.

Current Fees	Proposed Fees	% Change	Fees as % of Total Cost
Est. \$0.28 M	Est. \$0.29 M	4.2%	1.4%

Financial

Based on current application volume projections, these proposed fee increases are estimated to generate additional revenue effective September 1, 2016 as noted below:

- Approximately \$150k in additional operating budget revenue for Planning & Development Fees in 2016;
- Approximately \$300k in additional operating budget revenue for Engineering Fees (excluding Connections) in 2016;
- Approximately \$50K in additional Engineering Sewer and Water Connections revenue in 2016. Due to the multi-year nature of Connections programs, revenue recognition takes longer. Hence, the full increase in Connections revenues is anticipated to be realized over the next 4 years.

As part of the review, a requirement for five temporary staff in Engineering has been identified in order to improve service delivery for development review work. These costs will be brought forward as part of the 2017 annual budget process.

CONCLUSION

Significant work has been undertaken on improving permit processing times. As a result of this work, new single family permit applications are now being plan checked within 8 to 10 weeks compared to 16 weeks about 6 months ago. Similarly, processing times for simple

renovation projects are now being reviewed in 2 ½ to 3 weeks compared to 8 to 10 weeks in November, 2015.

With these improvements to processing times, staff have brought forward the proposed Phase 2 fee changes to the balance of PDS permits and services plus development related fees contained in by-laws administered by Engineering Services.

The additional revenue from these proposed fee changes will more accurately reflect City costs of processing permits with revenues.

Staff will continue the work on streamlining the permit process to further improve wait times by implementing an electronic plan pilot project later this year, and plans are being made for a regulatory review in 2017.

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Zoning and Development Fee By-law - # 5585 Schedule 1		January 2016 Current Fees	Sept. 1, 2016 Proposed
Development Permits			
One Family Dwelling, One Family Dwelling with Secondary Suite, Two Family Dwelling and Two-Family Dwelling with Secondary Suite			
1	For a new one family dwelling, one family dwelling with secondary suite, two family dwelling, or two family dwelling with secondary suite, and its accessory building or accessory use to an existing one or two family dwelling or one or two-family dwelling with secondary suite, where such an addition, alteration, change of use, accessory building or accessory use is equal to or greater than 60 m ² in gross floor area:		
(a)	where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law	\$1,600.00	\$1,760.00
(b)	where the permit would be issued as a conditional approval, except as provided for in Sections 1(a), 1(c) and 1C	\$2,130.00	\$2,340.00
(c)	where the permit would be issued as a conditional approval after proceeding to a review by a Council-appointed advisory design panel	\$3,520.00	\$3,860.00
1A.	Except as provided for in Section 1B, for an addition, alteration, relaxation, change of use, accessory building or accessory use to an existing one or two family dwelling or one or two-family dwelling with secondary suite where such addition, alteration, change of use, accessory building or accessory use is less than 60 m ² in gross floor area:		
(a)	where the permit would be issued as an outright approval, or where a relaxation of the required yards, building depth or maximum building height is required and where the relaxation of a required rear yard would be less than 60% of what is required by the applicable District Schedule, or where the permit would be issued as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law	\$426.00	\$460.00
(b)	in all other cases	\$840.00	\$906.00
1B.	For conversion of a one-family dwelling to a one-family dwelling with secondary suite	\$583.00	\$629.00
1C.	Notwithstanding Section 1, for a one-family dwelling in the RS-3, RS-3A, RS-5, RS-6 or RS-7 Districts which includes permission by the Director of Planning to increase the maximum Floor Space Ratio otherwise permitted by the District Schedule	\$2,790.00	\$3,010.00
1D.	Despite Section 1, for a two-family dwelling in the RS-7 District which includes permission by the Director of Planning to increase the maximum permitted Floor Space Ratio otherwise permitted by the District Schedule	\$2,790.00	\$3,010.00
1E.	For a permit for a laneway house:		
(a)	where the laneway house is one-storey and there is no relaxation of siting or maximum height required	\$1,050.00	\$1,130.00
(b)	in all other cases	\$1,600.00	\$1,730.00

Zoning and Development Fee By-law - # 5585 Schedule 1		January 2016 Current Fees	Sept. 1, 2016 Proposed
Multiple Dwellings & Freehold Rowhouses			
2	For a multiple dwelling or freehold rowhouse, or for an addition to an existing multiple dwelling or freehold rowhouse:		
(a)	where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law:		
	Each 100 m ² of gross floor area or part up to 500 m ²	\$1,000.00	\$1,000.00
	For each additional 100 m ² of gross floor area or part	\$500.00	\$500.00
	Maximum fee	\$40,600.00	\$40,600.00
(b)	where the permit would be issued as a conditional approval, except as provided in Section 2 (a):		
	Each 100 m ² of gross floor area or part up to 500 m ²	\$1,360.00	\$1,360.00
	For each additional 100 m ² of gross floor area or part	\$834.00	\$834.00
	Maximum fee	\$67,520.00	\$67,520.00
Other Uses (Other Than One- or Two-family or Multiple Dwellings)			
3	For a new principal building or use, or for an addition to an existing building or use, being in all cases other than a one- or two-family dwelling and a multiple dwelling:		
(a)	where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law:		
	Each 100 m ² of gross floor area or part up to 500 m ²	\$687.00	\$687.00
	For each additional 100 m ² of gross floor area or part	\$330.00	\$330.00
	Maximum fee	\$33,770.00	\$33,770.00
(b)	where the permit would be issued as a conditional approval except as provided in Section 3 (a):		
	Each 100 m ² of gross floor area or part up to 500 m ²	\$1,205.00	\$1,205.00
	For each additional 100 m ² of gross floor area or part	\$687.00	\$687.00
	Maximum fee	\$64,680.00	\$64,680.00
Alterations, Changes of Use (Other Than One- or Two-family Dwellings)			
4	For an accessory building or accessory use to a principal building or principal use already existing, or for an alteration, relaxation, or change of use to an existing building, being in all cases other than a one- or two-family dwelling:		
(a)	where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law:		
	Each 100 m ² of gross floor area or part thereof	\$592.00	\$592.00
	Maximum fee	\$4,740.00	\$4,740.00

Zoning and Development Fee By-law - # 5585 Schedule 1		January 2016 Current Fees	Sept. 1, 2016 Proposed
(b)	where the permit would be issued as a conditional approval, except as provided in Section 4 (a):		
	Each 100 m ² of gross floor area or part thereof	\$834.00	\$834.00
	Maximum fee	\$5,970.00	\$5,970.00
(c)	<i>Where the change of use does not require a comprehensive development review or minor amendment</i>	n/a	\$300.00
Outdoor Uses			
5	For a parking area, storage yard, nursery, or other development which, in the opinion of the Director of Planning, is similar:		
(a)	where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law:		
	Each 200 m ² of site area or part up to 1 000 m ²	\$426.00	\$460.00
	Each additional 200 m ² of site area or part	\$146.00	\$157.00
(b)	where the permit would be issued as a conditional approval, except as provided in Section 5(a):		
	Each 200 m ² of site area or part up to 1 000 m ²	\$583.00	\$629.00
	Each additional 200 m ² of site area or part	\$279.00	\$300.00
5A	For a Farmers' Market	\$534.00	\$556.00
Developments Requiring Development Permit Board Approval			
6	For an application which proceeds to the Development Permit Board:		
(a)	instead of the fees referred to in Sections 1 to 4:		
	Each 100 m ² of gross floor area or part up to 10 000 m ²	\$982.00	\$982.00
	Each additional 100 m ² of gross floor area or part over 10 000 m ²	\$187.00	\$187.00
(b)	instead of the fees referred to in Section 5:		
	Each 200 m ² of site area or part up to 1 000 m ²	\$693.00	\$693.00
	Each additional 200 m ² of site or part	\$335.00	\$335.00
Child Day Care Facility Or Social Service Centre			
7	For a child daycare facility, cultural facility or social service centre, where the applicant is an incorporated non-profit society	\$583.00	\$583.00
Demolitions			
8	For the demolition of residential rental accommodation, a building listed on the Heritage Register or a residential building located in the RS-1, RS-3, RS-3A, RS-5 and RS-6 or FSD District	\$321.00	\$321.00

**Zoning and Development Fee By-law - # 5585
Schedule 1**

**January 2016
Current Fees**

**Sept. 1, 2016
Proposed**

Preliminary Applications

9	For an application in preliminary form only	25% of the fee that would, except for this provision, apply (with a minimum fee of \$581.00)	25% of the fee that would, except for this provision, apply (with a minimum fee of \$668.00)
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NOTE: This fee will be deducted from the fee for an application in complete form which follows approval of a preliminary application.

Partial Permits

9A.	For each partial permit issued	10% of the fee that would, except for this provision, apply (with a minimum fee of \$279.00)	
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Revisions

10	For the second revision and every subsequent revision of drawings which are required because of non-compliance with the Zoning and Development By-law, or because there is insufficient information to satisfactorily process the permit, or because the applicant wishes to alter the use or form of development and where less than 15% of the gross floor area or building exterior is altered or less than 15% of the gross floor area is changed in use: where the permit is to be issued under: (a) sections 1 and 7 of this schedule (b) all other sections of this schedule	\$279.00	\$300.00
		10% of the fee that would, except for this provision, apply (with a minimum fee of \$279.00)	10% of the fee that would, except for this provision, apply (with a minimum fee of \$300.00)

Minor Amendments

11	For each minor amendment to a permit where less than 15% of the gross floor area or building exterior is altered or less than 15% of the gross floor area is changed in use and: (a) where the original permit was issued under Sections 1 and 7 of this schedule (b) where the original permit was issued under any other section of this schedule or where the exterior alterations are to a commercial building which has no development permit authorizing its construction and where the alterations are to not more than one storey	\$279.00	\$300.00
		25% of the fee that would, except for this provision, apply (with a minimum fee of \$279.00)	25% of the fee that would, except for this provision, apply (with a minimum fee of \$300.00)

Zoning and Development Fee By-law - # 5585 Schedule 1		January 2016 Current Fees	Sept. 1, 2016 Proposed
Extensions And Renewals			
12	For an extension of the period of validity of a development permit application or a development permit, or for a renewal of a development permit which has become void	\$583.00	\$629.00
13	For the renewal of a development permit issued with specified time limitations where the conditions of approval have not changed:		
(a)	for a community care facility or all uses where the applicant is a duly incorporated non-profit society	\$279.00	\$279.00
(b)	For all other uses	\$547.00	\$590.00
NOTE: Where an application is made for the retention of identical uses on more than one site controlled by the same applicant, providing the renewals are required annually and are filed simultaneously, the applications may be combined and considered as one for the purpose of calculating the fee.			
Board of Variance Appeals			
14	For a permit which has been approved as the result of a successful appeal to the Board of Variance after refusal by the Director of Planning or the Development Permit Board	No Charge	No Charge
Application Following Refusal			
15	Where an application has been refused and, within 30 days of such refusal, the applicant reapplies with an application which seeks to rectify the reasons for refusal and where the application is, in the opinion of the Director of Planning, not materially different from the original application in terms of layout and design.	50% of original application fee	50% of original application fee
Changes to Form of Development in CD-1 District			
16	For a development permit application in a CD-1 district where a change to the form of development requires Council approval and where such change is not accompanied by an amendment to, or adoption of, a CD-1 By-law	\$4,657.00 plus the development application fees that would, except for this provision, apply	\$4,657.00 plus the development application fees that would, except for this provision, apply
Maintenance of Heritage Buildings			
17	For a permit for the maintenance or minor repair of a building, structure, use or site designated under the Heritage By-law or located in an HA District	\$54.00	\$58.00
Awnings			
18	For an awning where the permit will be issued combined with a building permit or a sign permit.	\$186.00	\$200.00
Higher Building Application Fee			
19	Despite any other provision in this schedule 1 to the contrary, for an application for a building that will exceed 137m, <i>unless fee was collected under Schedule 2 during Rezoning</i>	\$46,800.00	\$46,800.00
Medical Marijuana-related Uses			
20	Specific category to be deleted as use is captured in other categories above		

Building By-law - # 10908		January 2016 Current Fees	Sept. 1, 2016 Proposed
PART A - BUILDING			
1	The fees hereinafter specified shall be paid to the City with respect to and upon the application for the issue of a PERMIT as follows:		
(a)	Except as provided for in Clauses (b)(i) and (b)(ii) for the CONSTRUCTION of any BUILDING, or part thereof: When the estimated cost of the work, being the valuation referred to in Article 1.6.2.3. of Book I, Division C and Book II, Division C of this By-law, does not exceed \$5,000 or for the first \$5,000 of the estimated cost of the work For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$5,000 but does not exceed \$50,000 For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$50,000	\$124.00 \$8.10 \$4.05	\$124.00 \$8.10 \$4.05
(b)(i)	For the installation, CONSTRUCTION, re- construction, ALTERATION or repair of, or ADDITION to, any CHIMNEY, FIREPLACE, INCINERATOR, VENTILATING SYSTEM, AIR- CONDITIONING SYSTEM, or HEATING SYSTEM, the fee shall be in accordance with Clause (a), except that a fee shall not be charged when the cost of such work is less than \$500.		
(b)(ii)	<i>For the installation, CONSTRUCTION, re- construction, ALTERATION or repair of, or ADDITION to, any PHOTOVOLTAIC PANELS, and related roof ALTERATION or repair</i>	n/a	\$100.00
(c)	For a permit for temporary OCCUPANCY of a part of a STREET, or of the AIR SPACE immediately ABOVE a part of a STREET, in accordance with Section 1.9. of Book I, Division C and Book II, Division C of this By-law, the daily fee for occupancy other than for a portable toilet shall be for each 10 m2 or part thereof, of STREET or of AIR SPACE part thereof, of STREET or of AIR SPACE immediately above such STREET to be occupied Subject to a minimum fee of <i>Flat rate for each portable toilet</i>	\$2.59 \$88.00 n/a	\$2.59 \$88.00 \$88.00
(d)	For an OCCUPANCY PERMIT not required by this By-law but requested	\$91.00	\$100.00
(e)	For the demolition of a BUILDING, not including a ONE-FAMILY DWELLING, which has at any time since November 1, 1986 provided RESIDENTIAL OCCUPANCY, subject to Section 3: For each DWELLING UNIT For each sleeping room in a multiple conversion dwelling, hotel or other BUILDING, which is or has been a principal dwelling or residence of a person, family or household	\$1,000.00 \$1,000.00	\$1,000.00 \$1,000.00
(f)	For the demolition of a ONE-FAMILY DWELLING, which has at any time since November 1, 1986 provided RESIDENTIAL OCCUPANCY, subject to Section 3	\$1,000.00	\$1,000.00
(g)	For the repair of building envelope pursuant to requirements of Book I, Division B, Part 5 for any residential building	Nil	Nil

Building By-law - # 10908		January 2016 Current Fees	Sept. 1, 2016 Proposed
2	The fees hereinafter specified shall be paid to the City as follows:		
(a)	For a required permit inspection for compliance with this By-Law which cannot be carried out during normal working hours and where there is a request to carry out the inspection after hours, the fee to be based on the time actually spent in making such inspection, at a minimum inspection time of four (4) hours, including traveling time:		
	For each hour or part thereof	\$238.00	\$250.00
(b)	For a plan review where an applicant requests in writing that the review be carried out during overtime:		
	For each hour or part thereof	\$250.00	\$250.00
(c)	For each special inspection of a BUILDING or structure to determine compliance with this By-law, and in respect of which no specific fee is otherwise prescribed, the fee to be based on the time actually spent in making the inspection:		
	For each hour or part thereof	\$166.00	\$166.00
(d)	For each <i>the first</i> REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$166.00	\$166.00
	<i>For the second REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected</i>	n/a	\$250.00
	<i>For every subsequent REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected</i>	n/a	\$350.00
(e)	For each inspection of a drainage tile system:		
	For a one- or two-family residence	\$207.00	\$166.00
	For all other drain tile inspections:		
	When the estimated cost of the CONSTRUCTION of the BUILDING, being the valuation referred to in Article 1.6.2.3. of Book I, Division C and Book II, Division C does not exceed \$500,000	\$385.00	\$332.00
	When the estimated cost of the work exceeds \$500,000 but does not exceed \$1,000,000	\$646.00	\$664.00
	When the estimated cost of the work exceeds \$1,000,000	\$740.00	\$830.00
(f)	For a review of records pertaining to a BUILDING to provide the status of outstanding orders and other matters concerning the BUILDING:		
	For a one- or two-family residence	\$203.00	\$213.00
	For all other BUILDINGS	\$407.00	\$427.00
(g)	For enabling the viewing of a plan of a BUILDING or a copy of the plan To access plans (electronic or on microfilm) or documents for viewing or copying	\$34.00	\$36.00
(h)	For supplying a copy of a plan of a BUILDING, for each page For each microfilm image or electronic file copied	\$10.00	\$10.00
(i)	For a request to renumber a BUILDING	\$740.00	\$790.00

Building By-law - # 10908		January 2016 Current Fees	Sept. 1, 2016 Proposed
(j)	For the extension of a BUILDING PERMIT where requested in writing by an applicant pursuant to Article 1.6.7.1. of Book I, Division C and Book II, Division C	50 percent of the original BUILDING PERMIT fee to a maximum of \$306.00	50 percent of the original BUILDING PERMIT fee to a maximum of \$306.00
(k)	For the extension of a building permit by Council where requested in writing by an applicant pursuant to Article 1.6.7.4. of Book I, Division C and Book II, Division C	\$1,039.00	\$2,000.00
(l)	For review of plans, specifications, building materials, procedures or design methods for the purpose of revisions to an application or a permit in accordance with Article 1.5.2.13. and Section 1.6.6. of Book I, Division C and Book II, Division C	\$166.00	\$166.00
	where the PERMIT relates to a ONE-FAMILY DWELLING or a SECONDARY SUITE	\$166.00	\$166.00
	plus for each hour, or part thereof, exceeding one hour	\$166.00	\$166.00
	where the PERMIT relates to any other BUILDING	\$510.00	\$500.00
	plus for each hour, or part thereof, exceeding one hour	\$259.00	\$250.00
(m)	For each RE-OCCUPANCY PERMIT after rectification of an UNSAFE CONDITION and related By-law violations	\$155.00	\$166.00
(n)	For review of plans, specifications, building materials, procedures or design methods for the purpose of acceptance of an alternative solution for new construction under Article 2.3.2.1. Book I, Division C		
	for a single application for each application	\$732.00	\$700.00
	for two applications	\$1,430.00	
	for three or more applications	\$1,890.00	
(o)	For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of acceptance of existing conditions with mitigating features		
	for a single application for each application	\$458.00	\$400.00
	for two applications	\$864.00	
	for three or more applications	\$1,120.00	
(p)	For review by the Alternative Solution Review panel	\$2,240.00	\$2,240.00
(q)	For the evaluation of a resubmission or revised submission made under Clauses (n) or (o) of this Section 2	\$253.00	\$250.00
3	Upon written application of the payor and on the advice of the Acting General Manager of Community Services, the Director of Finance shall refund to the payor, or a designate of the payor, the fees paid pursuant to Clauses (e) and (f) of Section 1:		
(a)	for all demolished dwelling units in a building that will be replaced by a social housing or co-operative development that has received a Project Commitment Letter from the British Columbia Housing Management Commission or the Canada Mortgage and Housing Corporation; and		
(b)	for each demolished dwelling unit that has been replaced by a dwelling unit occupied by rental tenants and not created pursuant to the Strata Property Act.		

Building By-law - # 10908		January 2016 Current Fees	Sept. 1, 2016 Proposed
PART B - PLUMBING			
Every applicant for a Plumbing PERMIT shall, at the time of application, pay to the City the fees set out hereunder:			
1	INSTALLATIONS		
	For the Installation of:		
	One, two or three FIXTURES	\$166.00	\$166.00
	Each additional FIXTURE	\$52.00	\$52.00
	Note: For the purpose of this schedule the following shall also be considered as FIXTURES:		
	<ul style="list-style-type: none"> • Every "Y" intended for future connection; • Every ROOF DRAIN, swimming pool, dishwasher, and interceptor; • Every vacuum breaker in a lawn sprinkler system; and • Every back-flow preventer 		
	Alteration of Plumbing (no FIXTURES involved):		
	For each 30 metres of piping or part thereof	\$236.00	\$243.00
	For each 30 metres of piping or part thereof, exceeding the first 30 metres	\$66.00	\$68.00
	Connection of the City water supply to any hydraulic equipment	\$90.00	\$92.00
2	INSPECTIONS OF FIRELINE SYSTEMS:		
	Hydrant & Sprinkler System:		
	First two inspections for each 30 m of water supply pipe or part thereof	\$236.00	\$243.00
	Each additional inspection for each 30 m of water supply pipe or part thereof	\$98.00	\$100.00
	Sprinklers:		
	First head, one- or two-family dwelling	\$268.00	\$276.00
	First head, all other buildings	\$570.00	\$587.00
	First head, renovations to existing sprinkler systems	\$166.00	\$171.00
	Each additional head, all buildings (no limit on number)	\$2.80	\$3.00
	Firelines:		
	Hose Cabinets	\$31.20	\$32.00
	Hose Outlets	\$31.20	\$32.00
	Wet & Dry Standpipes	\$31.20	\$32.00
	Standpipes	\$31.20	\$32.00
	Dual Check Valve In-flow Through Devices	\$31.20	\$32.00
	Backflow Preventer	\$159.00	\$166.00

	January 2016 Current Fees	Sept. 1, 2016 Proposed
Building By-law - # 10908		
Wet & Dry Line Outlets:		
Each connection	\$31.20	\$32.00
NOTE: A Siamese connection shall be considered as two dry line outlets.		
Each Fire Pump	\$251.00	\$258.00
Each Fire Hydrant	\$77.00	\$79.00
3 RE-INSPECTIONS		
(a) For each <i>the first</i> REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$166.00	\$166.00
(b) For the <i>second</i> REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	n/a	\$250.00
(c) For every subsequent REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	n/a	\$350.00
4 SPECIAL INSPECTIONS		
Each inspection to establish fitness of any existing fixture for each hour or part thereof	\$166.00	\$166.00
An inspection outside normal working hours and at a minimum inspection time of four (4) hours, including traveling time, for each hour or part thereof	\$238.00	\$250.00
5 BUILDING SEWER INSPECTIONS		
First two inspections for each 30 m of BUILDING SEWER or part thereof	\$207.00	\$243.00
Each additional inspection for each 30 m of BUILDING SEWER or part thereof	\$106.00	\$100.00

Miscellaneous Fees By-law - # 5664		2016 Current Fees	Proposed
1	Adopt or Amend an Area Development Plan (ADP)		
	For adoption or amendment of an Area Development Plan:		
	Up to 0.4 ha (43,128 sq. ft.) site area	\$27,100.00	\$27,100.00
	For each additional 100 m ² (1,080 sq. ft.) of site area, or part thereof	\$263.00	\$263.00
	Maximum fee	\$107,900.00	\$107,900.00
2	Amend an Official Development Plan (ODP) and Area Development Plan (ADP)		
	For an amendment to the text of an Official Development Plan and any associated Area Development Plan	\$40,700.00	\$40,700.00
3	Amend a Regional or Provincial Land Use Designation		
	For an amendment of a regional or provincial land use designation	\$2,740.00	\$2,740.00
4	Research Requests		
	For research requests:		
	(a) Research requests requiring up to a maximum of 2 hours of staff time	\$206.00	\$220.00
	(b) Extensive research requests (as time and staffing levels permit):		
	For each additional hour or part thereof beyond the 2 hours referred to in clause (a) above	\$102.00	\$110.00
5	Site Profile Review		
	For each review of a site profile	\$100.00	\$100.00
6	Appeal to Board of Variance/Parking Variance Board		
	For the filing of an appeal	\$426.00	\$426.00
7	Legality Approved Use Research Requests		
	Provide written information on the approved use of a building in accordance with the Zoning & Development and Vancouver Building By-laws		
	(a) Residential	\$44.10	\$50.00
	(b) Commercial (one unit only)	\$44.10	\$50.00
	(c) Commercial and/or mixed use (all units) requiring up to a maximum of 2 hours of staff time	\$206.00	\$220.00
	For each additional hour or part thereof beyond the 2 hours referred in Clause (c) above	\$102.00	\$110.00
8	Producing Permit/Document Copies		
	Provide paper copies of permits or specific documents from either microfiche or our images database.		
	(a) 1 to 3 paper copies	\$44.10	\$48.50
	(b) Each additional copy	\$9.00	\$9.50
9	File Research Environmental		
	Provide written information as to whether <i>the City records indicate</i> that a property has any contamination or environmental issues	\$206.00	\$220.00

Miscellaneous Fees By-law - # 5664		2016	
		Current Fees	Proposed
10	Building Grades		
	The following fees shall be paid to the City for the review of design elevations of streets or lanes where they adjoin a building site, as required with a Development and/or Building Permit application:		
	(a) Where City of Vancouver Staff are required to complete a survey for the purpose of calculating the design elevations of the required streets and lanes:		
	Length of property abutting street or lane, or both, is		
	Up to 31 m	\$1,051.00	\$1,125.00
	Over 31 m and up to 90 m	\$1,261.00	\$1,350.00
	Over 90 m and up to 150 m	\$1,786.00	\$1,900.00
	Over 150 m and up to 300 m	\$2,628.00	\$2,800.00
	Over 300 m	\$3,888.00	\$4,150.00
	(b) Where the applicant provides approved building grade survey information to the City for the purpose of calculating the design elevations of the required streets and lanes:		
	Length of property abutting street or lane, or both, is		
	Up to 31 m	\$315.00	\$335.00
	Over 31 m and up to 90 m	\$420.00	\$450.00
	Over 90 m and up to 150 m	\$525.00	\$560.00
	Over 150 m and up to 300 m	\$735.00	\$785.00
	Over 300 m	\$1,156.00	\$1,235.00
11	Traffic Management Plan Review		
	(a) <i>Where the review is less than 1 hour of staff time</i>	n/a	\$ 50.00
	(b) <i>Where the review is 1 to 15 hours of staff time</i>		\$500.00
	(c) <i>Where the review is over 15 hours of staff time</i>		\$1,400.00
12	Discharge of a Registered Encumbrance		
	(a) <i>Where the review is less than 2 hours of staff time</i>		\$200.00
	(b) <i>Where the review is more than 2 hours of staff time</i>		\$500.00
13	Road Closure Fee		\$8,400.00

Gas Fitting By-law - #3507	January 2016 Current Fees	Sept. 1, 2016 Proposed
Domestic Installations:		
This fee is for one family dwellings only. Any other occupancy shall be charged under "Commercial and Industrial Installation" rates.		
One, two or three appliances	\$166.00	\$166.00
Each additional appliance	\$52.00	\$52.00
Each replacement water heater or gas range	\$92.00	\$92.00
Where piping only is being installed, see "Piping Permits" below.		
Commercial and Industrial Installations		
Fee for each appliance, based on BTU/hour input rating:		
65,000 or less	\$201.00	\$211.00
65,001 to 200,000	\$214.00	\$225.00
200,001 to 409,000	\$245.00	\$257.00
Over 409,000	\$298.00	\$313.00
in addition to all costs incurred by the inspector.		
Vent or Gas Value or Furnace Plenum (no appliances)		
One, two or three units	\$166.00	\$166.00
Each additional unit	\$52.00	\$52.00
Piping Permits (no appliances)		
For first 60 m of house piping or part thereof	\$169.00	\$166.00
Every 30 m or part thereof exceeding the first 60 m	\$61.00	\$64.00
Re-inspections		
For the <i>first</i> REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$166.00	\$166.00
<i>For the second REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected</i>	n/a	\$250.00
<i>For every subsequent REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected</i>	n/a	\$350.00
Special Inspections		
To establish the fitness of any existing installations, for each hour or part thereof	\$166.00	\$166.00
If conducted with a Plumbing Inspection, for each hour of part thereof	\$166.00	\$166.00
If outside normal working hours, and at a minimum inspection time of four (4) hours, including traveling time, for each hour or part thereof	\$238.00	\$250.00

Subdivision By-law - # 5208		January 2016 Current Fees	Sept. 1, 2016 Proposed
Every applicant for subdivision shall at the time of application pay the applicable fee set out below.			
1	CLASS I (Major) - For an application to subdivide pursuant to Part 7 of the Land Title Act or Section 243 of the Strata Property Act, where the site is: (i) more than 40 000 m ² in area; or (ii) where the site is between 10 000 m ² and 40 000 m ² in area and the subdivision is reasonably likely to require that legal agreements be registered on title as a condition of subdivision approval; but in either case where the subdivision is not described in Section 4.5(a), (b) or (c) of this By-law	\$93,000.00	\$102,000.00
2	CLASS II (Intermediate) - For an application to subdivide pursuant to Part 7 of the Land Title Act or Section 243 of the Strata Property Act, where the site is between 4 000 m ² and 10 000 m ² in area and the subdivision is reasonably likely to require that legal agreements be registered on title as a condition of subdivision approval, but where the subdivision is not described in Section 4.5(a), (b) or (c) of this By-law or in Class I	\$46,500.00	\$51,000.00
3	CLASS III (Minor) - For an application to subdivide pursuant to Part 7 of the Land Title Act or Section 243 of the Strata Property Act, where the site is: (i) less than 4 000 m ² in area; or (ii) where the subdivision is unlikely to require that legal agreements be registered on title as a condition of subdivision approval; but in either case where the subdivision is not described in section 4.5(a) or (b) of this By-law or in Class I or II	\$7,990.00	\$8,770.00
4	CLASS IV (Dedication) - For an application to subdivide as described in Section 4.5(a) or (b) of this By-law		
	(a) where such subdivision is required as a condition of enactment of a zoning by-law, or is otherwise required by the City Engineer	\$393.00	\$430.00
	(b) where such subdivision is required by the Director of Planning or Development Permit Board as a condition of issuance of a development permit, or is otherwise initiated by the owner except as arising from rezoning approval	No Fee	No Fee
5	CLASS V (Air Space) - For an application to subdivide made pursuant to Part 9 (Air Space Titles) of the Land Title Act		
	(a) for developments having a Floor Space Ratio (FSR) of 2.0 or greater	\$69,800.00	\$73,200.00
	(b) for developments having a Floor Space Ratio (FSR) of less than 2.0	\$34,900.00	\$38,300.00
6	CLASS VI (Freehold Rowhouses) – For an application to subdivide pursuant to Section 223.2 of the Land Title Act	\$7,990.00,	\$8,770.00,
	plus \$1,000 per freehold lot	\$1,050.00	\$1,150.00
7	RECLASSIFICATION - For an application to change from one sub-area to another sub-area in the RS-1, RS-3, RS-3A, RS-5, or RS-6 Zoning District	\$4,060.00	\$4,460.00
8	STRATA APPLICATIONS - For an application to convert an existing building to strata title ownership pursuant to Section 242 of the Strata Property Act; or amend Strata Plans pursuant to Part 15 of the Strata Property Act; or for Phased Strata applications made pursuant to Section 13 of the Strata Property Act	\$4,060.00	\$4,460.00
Note: Strata Conversions and applications to subdivide strata lots also require a separate fee for a Special Inspection Application, to ensure compliance with relevant provisions of the Zoning and Development By-law and Building By-law.			

Street and Traffic By-law - #2849		January 2016 Current Fees	Sept 1, 2016 Proposed
30	(7) For a "Temporary Special Zone Permit" the applicant shall pay the following amount :		
	a) for each occupancy not covered by clause (c) but restricted to the period from 7:00 am to 6:00 pm:		
	i. in an area not controlled by parking meters, a fee of \$75.00	75.00	\$97.00
	ii. in an area controlled by parking meters, a fee of \$60.00 and an additional daily charge per meter space of eight times the applicable hourly meter rate in the area.	\$60.00	\$77.00
	iii. in addition to any fees payable by this subsection, where the total length of time exceeds 2 weeks, a fee of \$15.00 per week or portion thereof in excess of the 2 weeks;	\$15.00	19.00
	b) for each full time occupancy:		
	i. in an area not controlled by parking meters, a fee of \$105.00;	\$105.00	\$135.00
	ii. in an area controlled by parking meters, a fee of \$80.00 and an additional daily charge per meter space of eight times the applicable hourly meter rate in the area.	\$80.00	\$103.00
	iii. in addition to any fees payable by this subsection, where the total length of time exceeds 2 weeks, a fee of \$20.00 per week or portion thereof in excess of the 2 weeks;	\$20.00	\$26.00
30	(7)(c) for each occupancy between the roadway and an adjacent site where any portion of the street so occupied:		
	i. has been, prior to the application to occupy, signed by the Engineer to prohibit stopping during any portion of the time required for occupancy; or		
	ii. is, in the opinion of the City Engineer, otherwise necessary for the movement of traffic		
	fee of \$1,576.21, exclusive of a goods and services tax imposed under the Excise Tax Act (Canada), for each period of 12 hours or part thereof, of occupancy	\$1,576.21	\$2,506.17
	except that where:		
	iii. all streets abutting the construction site (but not including a lane) have been, prior to the application to occupy, signed by the City Engineer to prohibit stopping during all times required for occupancy; and		
	iv. occupancy is not required for more than one traffic lane;		
	the City Engineer, if satisfied that a street abutting the site has, at certain times, a sufficiently low volume of traffic to warrant relaxation of the stopping prohibition, may permit occupancy of a portion of a lane of that street during those times, and the fee set out in this clause shall not apply.		

Driving on Sidewalk or Boulevard Prohibited

80 (2) The City Engineer shall not grant permission, pursuant to section 80(1)(b), for a crossing to facilitate the movement of building materials and construction equipment unless the applicant therefor has first paid to the City the applicable inspection fee, exclusive of a goods and service tax imposed under the Excise Tax Act (Canada),

according to the following table:

One and Two family dwellings	\$178.41	\$492.01
One and Two family dwellings with building demolition	\$252.93	\$697.52
Multiple Dwelling or Commercial building without excavation	\$772.24	\$2,129.64
Multiple Dwelling or Commercial building less than 3 storeys in height with excavation	\$1,450.39	\$3,999.81
Multiple Dwelling or Commercial building 3 storeys or more in height with excavation	\$2,886.13	\$7,959.22
Major development site, ½ block or larger	\$3,453.10	\$9,522.78
Demolition only - multiple dwelling or commercial building less than ½ block in size	\$355.57	\$980.57
Demolition only - multiple dwelling or commercial building ½ block or larger	\$636.62	\$1,755.64

Crossing By-law - #4644

**January 2016
Current Fees**

**Sept 1, 2016
Proposed**

9	Before any permit is issued the applicant shall pay to the City all costs of installation and all costs of inspection of the proposed work as determined by the Engineer. The following charges shall also be paid:		
	per crossing for each commercial crossing	\$399.55	\$605.33
	per foot for each foot of width of the proposed crossing over 36 feet measured at the curb	\$48.88	\$74.05

Encroachment By-law - #4243	January 2016 Current Fees	Sept 1, 2016 Proposed
A. PERMIT FEES, exclusive of a goods and services tax imposed under the Excise Tax Act (Canada)		
For the construction, repair or removal of an encroachment:		
For an encroachment of up to and including 20 square metres	\$58.65	\$108.91
For each additional square metre or part thereof	\$5.32	\$9.89
To a maximum fee of	\$411.77	\$764.61
B. REGISTRATION AND MISCELLANEOUS FEES		
(1) For the preparation of an agreement having reference to an encroachment	\$50.00	\$1,000
(2) In addition to the fee chargeable by sub-section (1), for each sidewalk crossing	\$25.00	\$25.00
(3) If an agreement is required to be registered in the Land Title Office, any fee payable to effect the registration thereof shall also be payable		
(4) For information relating to an encroachment	\$60.00	\$300.00
(5) For the granting of an easement over a portion of a street or lane to accommodate encroachment by a building	\$1,500.00	\$4,456.00
(6) For sewer and drainage closed circuit television inspection, pre and post anchor rod installation	n/a	\$2,480.00

Water Works By-law - #4848	January 2016 Current Fees	Sept 1, 2016 Proposed
Schedule A:		
Flat Rate Connection Fees		
Service Pipe Size - Single Family and Two-Family Dwellings with or without a Laneway House		
20 mm (3/4")	\$4,693.00	\$5,397.00
25 mm (1")	\$4,859.00	\$5,588.00
40 mm (1 1/2")	\$5,843.00	\$6,719.00
50 mm (2")	\$6,478.00	\$7,450.00
Service Pipe Size - Other Connections		
20 mm (3/4")	\$8,820.00	\$9,349.00
25 mm (1")	\$9,176.00	\$9,727.00
40 mm (1 1/2")	\$10,589.00	\$11,224.00
50 mm (2")	\$10,589.00	\$11,224.00
100 mm (4")	\$15,310.00	\$16,229.00
150 mm (6")	\$18,936.00	\$20,072.00
200 mm (8")	\$20,678.00	\$21,919.00
300 mm (12")	\$29,101.00	\$30,847.00

Sewer and Watercourse By-law - #8093

January 2016
Current Fees

Sept 1, 2016
Proposed

Schedule A, Part 1:

Sewer Connection Rates

1. Public sewer connection, for One-Family or Two-Family Dwellings with or without a Laneway House:	\$8,958.00	\$10,302
2. Public sewer connection, other than One-Family or Two-Family Dwellings with or without a Laneway House:		
a) 4 inch/100 mm diameter	\$12,459.00	\$14,079
b) 6 inch/150 mm diameter	\$15,039.00	\$16,994
c) 8 inch/200 mm diameter	\$17,013.00	\$19,225
d) 10 inch/250 mm diameter	\$19,626.00	\$22,177
e) 12 inch/300 mm diameter	\$22,301.00	\$25,200
f) 15 inch/375 mm diameter	\$24,938.00	\$28,180

PROPOSED NEW FEES

Degradation Fee for Road Cuts

The Degradation Fee is a charge for road cuts related to coring, test holes, monitoring wells and encroachment removals. The act of cutting into the pavement surface, known as a *road cut*, degrades a street's integrity and shortens its lifespan. The City of Vancouver implemented a *degradation fee* charged to telecommunication companies and internal utility groups that cut into pavement to access or install their equipment. As all road cut activities cause pavement degradation, the Degradation Fee should be imposed on all those that cut into the pavement.

It is recommended that the same degradation fee structure be included in future Services Agreements.

Zoning & Development Fee By-law - Schedule 2

Higher Building Application Fee

Currently this fee is charged as part of a Development Permit review; however, many of the costs incurred by the City begin at the rezoning stage - if the development involves a rezoning. Staff are proposing that the Higher Building Application Fee be paid at the Rezoning stage, if a Rezoning is involved, in order to reflect this reality. If charged under the Rezoning application, the fee would be waived during the Development Permit application.

Application for Rezoning Advice

Planning staff can spend significant time with rezoning enquiries. Developers can send in a formal enquiry letter on a rezoning proposal and staff will review and prepare an enquiry letter which provides analysis and lays out issues. Based on this staff enquiry letter, some developers continue with further plans. Staff review and provide comments and essentially set the stage for the final rezoning submission. An applicant can proceed with the formal rezoning with the knowledge that staff are supportive of the development, subject to the resolution of identified issues. The proposed amendment to Schedule 2 will include fees for preparation of a formal enquiry response.

Building By-law

Fee for Solar Photovoltaic (Solar Panel) Installation

To reduce the fees for permits to install solar panels, where a building permit is required for roof structure upgrades, the building permit fee will be reduced to a \$100 flat rate fee. Corresponding Electrical Permits will not include the value of the panels in the Electrical Permit fee calculation, thereby significantly reducing the Electrical Permit fee.

Boulevard and Lane Use Fee for Portable Toilets

The proposed fee is for the use of City boulevard and lane space for portable toilets required for private construction sites. The recommended fee is \$88.

Encroachment By-law

Sewer TV inspection

The proposed fee is for the cost of conducting closed circuit television inspections related to anchor rod applications. The \$2,480 fee is to cover the cost of TV inspections before and after the installation of anchor rods.

Miscellaneous Fees By-law

Traffic Management Plan Review

Development projects that require temporary use of street space to facilitate construction on site or on City street need to submit traffic management plans for City review and approval. This proposed fee would be applied when a traffic management plan is submitted for projects using City streets rights of way (including impacts to sidewalks, bike facilities, parking and travel lanes).

Fee charges for the Traffic Management Plan Review will be based on the complexity of the review.

- Minor review ~ \$50.00
- Moderate review ~ \$500.00
- Major review ~ \$1,400.00

Road Closure (sale or lease of a portion of street)

This fee is for stopping up and closing a portion of street for sale or lease. The fee does not include the purchase or lease price for the land, or the land title conveyance fees that are paid by the applicant. The fee is intended to offset the City costs incurred for the technical review and correspondence, the Administrative Report to Council, Legal Services review, preparation of legal agreements, Real Estate Services negotiations and conveyancing etc.

The proposed Road Closure Fee is \$8,400 to fully recover staff and overhead costs in processing one of these applications. Staff are not proposing a fee for unsuccessful applications, which also incur City costs. The fee would be charged at the time of conveyance i.e. unsuccessful applications will not be charged.

Discharge of a Registered Encumbrance

This fee is related to the discharge of a registered encumbrance from a certificate of title to land. There are many types of encumbrances in favour of the City, that are registered on the titles to private property e.g. Statutory Right of Ways, Covenants, Easement and Indemnity Agreements, Equitable Charges, and others. The fee is intended to offset the City costs incurred for the technical review and correspondence, historical research, document review, field inspection, and Legal Services review required to process a request for discharge. The fee does not include conveyancing costs (Land Title Office fees) that are the responsibility of the applicant.

The proposed fee is to partially recover costs for the substantial staff effort required to process a request for the discharge of an encumbrance. These applications often arise as the result of a development application, rezoning, or subdivision but can also be a direct request from a property owner.

Full cost recovery to process a request was assessed at \$780.00 based on staff and overhead costs. Based on the complexity of the application, the proposed fee charges are \$200.00 and \$500.00, which, to mitigate impact and hardship, are less than full cost recovery. Staff are not proposing a fee for unsuccessful applications, which also incur City costs.