



## ADMINISTRATIVE REPORT

Report Date: June 18, 2018  
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Meeting Date: July 24, 2018

TO: Vancouver City Council

FROM: General Manager of Development, Buildings and Licensing; General Manager of Planning, Urban Design and Sustainability; and General Manager of Engineering Services

SUBJECT: 2019 Fee Increases for Rezoning, Development, Building, and Other Related Permits

### **RECOMMENDATION**

- A. THAT Council adjust fees to improve recovery of City costs concerning development, construction and other related matters, generally in accordance with Appendix A.
- B. THAT the Director of Legal Services bring forward for enactment the necessary amendments to the Gas Fitting By-law No. 3057, the Subdivision By-law No. 5208, the Electrical By-law No. 5563, the Zoning and Development Fee By-law No. 5585, the Miscellaneous Fees By-law No. 5564, the Secondary Suite Inspection Fee By-law No. 6553, the Noise Control By-law No. 6555, the Protection of Trees By-law No. 9958, the Building By-law No. 10908, and the Sign By-law No. 11879, generally in accordance with Appendix A, to be effective January 1, 2019.
- C. THAT the General Manager of Development, Buildings and Licensing; General Manager of Planning, Urban Design and Sustainability; and General Manager of Engineering Services, be directed to advise the development and building community of the Rezoning, Development and Building Permit fee changes.

### **REPORT SUMMARY**

In 2017, staff proposed a two-year increment to Rezoning, Development, Building, and other associated fees to support an increase in staff needed to support the significant increase in volume and complexity of development in Vancouver. This report provides an

update on the subsequent 2018 staffing and provides a refreshed analysis and new needs to support the second half of the fee and staffing increases for 2019.

The key recommendations in the report include:

1. The addition of 42.5 positions in 2019 to support planning and development work across Planning, Urban Design and Sustainability; Development, Buildings and Licences; Engineering Services; and Legal Services;
2. Supported by the following increases to development-related fees:
  - A 12% increase in most categories;
  - 14 Development & Building Fees are proposed to be increased by 15%;
  - A zero percent increase in Laneway Housing Permits to reflect the simplification to the review process previously presented to Council; and
  - Rezoning:
    - Eight rezoning fees are proposed to be increased by 22%;
    - Fees for Downtown rezoning enquiries and Large Sustainable site applications increasing by 55% to account for the complexity of sites and projects.

This report reflects revised projections given the City's current needs and priorities and is meant to be a refresh of last year's analysis rather than a new, comprehensive review of staff and fees. In 2019, staff will undertake a more robust review of development demand, resource needs, and efficiency gains in order to evaluate staffing levels and fees. We expect to return to Council next year, or other out years, with ongoing resource and fee reviews and changes.

If approved by Council, amendments to the affected by-laws would be prepared by Legal Services and brought forward for enactment in November 2018, generally in accordance with the attached schedules in Appendix A, to be effective on January 1, 2019.

### ***COUNCIL AUTHORITY/PREVIOUS DECISIONS***

It is Council policy that these fees and other charges be established on the basis of the cost of providing the associated services.

In 2015, Council approved fee increases and other related amendments to the by-laws described in this report (effective January 1, 2016):

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.

In 2016, Council approved a second phase fee increase and other related amendments to the by-laws described in this report and bylaws related to Engineering fees (effective September 1, 2016):

1. An increase ranging 2% to 19% on the balance of permit fees and services, excluding Electrical and Sign permit fees. Some fees maintained at current rates and adjusted for inflation only through a separate Council Report.
2. A decrease ranging 2% to 19% on some Drain Tile and Gas permit fees.
3. An increase to some Engineering Services' fees to recover a shortfall of approximately \$3.9M of which \$2.4M was for sewer and water connection fees (Engineering Service fees excluded in this Council Report).
4. Authorized creation of nine new service fees where a service was provided and costs were incurred for which a fee was not charged.

In October 2017, Council approved a staff administrative report that recommended adding 75 new resources over two years to support increased planning and development workloads. That report specifically proposed fee increases to fund the first half of 75 additional positions identified as part of the 2017 Zoning & Development Fee Review, along with transferring existing development-related costs from taxes to fees. In addition to standard inflationary increases, the report included a 9% increase in most fee categories, with some other complex development fees increasing by 19% along with some other more significant increases in targeted areas (outlined in Appendix B).

### ***CITY MANAGER'S/GENERAL MANAGER'S COMMENTS***

The City Manager, the General Manager of Development, Buildings & Licensing, the General Manager of Planning, Urban Design & Sustainability and the General Manager of Engineering Services RECOMMEND approval of the foregoing.

### ***REPORT***

#### ***Background/Context***

Over the last several years, application volumes have increased significantly, as has the complexity associated with processing these new developments. In support of the City's priorities to be a world class sustainable, healthy city, numerous planning and development policy and regulation changes have been implemented to improve the quality of communities and buildings. These include the Greenest City Action Plan, Healthy City Strategy, Urban Forest Strategy, Transportation 2040, and Rain City Strategy as well numerous new Community Plans and larger scale rezoning policies (e.g. Rental 100). New development requirements now include waste diversion, provincially-mandated storm water requirements and ASHRAE energy requirements.

At the same time, applications have become more complex and many more applications are now conditional rather than outright. Land use plans and policies are providing new building typologies to accommodate changing housing and business needs, allowing for more mixed-use districts, increased density, and new forms of commercial space for “high tech” businesses. Further, because available land is scarce, most new development is actually re-development and often involves challenging site conditions (e.g. infill, heritage buildings and features, mature trees, peat bogs, contamination, etc.). Increased density also often requires development sites to upgrade sewer, water, and transportation infrastructure. These factors have added to the complexity and effort required to support planning and development.

Increased volume and complexity, paired with the remaining backlogs and the change management associated with new technology systems and processes, negatively impacted the ability for staff to make significant efficiency gains over the past several years. This situation reduced customer satisfaction, staff capacity and staff morale. Increased volumes resulted in more work-per-person, more overtime, and more staff turn-over. These conditions also contributed to longer permit processing times and increased customer complaints.

### 2017 Fee Review

In October 2017, staff presented a two-year plan to Council to improve service delivery and reduce processing times by adding 75 additional staff to those teams that process rezoning, development and building permit applications in Planning, Urban Design and Sustainability (PDS); Development, Buildings and Licences (DBL); Engineering Services; and Legal Services. This was to address issues driven by the increase in both the volume and complexity of permit applications over the preceding nine years, which significantly outpaced the growth in staff resources.

Rezoning, development and building permit application volumes in Vancouver increased by 24% from 2008 to 2016. In 2017 staff analysis showed that to keep up only with forecasted volumes, and with no assumed efficiency, the City would have to hire 150 new employees across PDS, DBL, Engineering, and Legal Services. However, acknowledging the significant efforts to improve systems and processes, staff recommended that the City hire half of this estimated need - 75 new staff - over two years to support planning and development. This moderated approach also acknowledged that going beyond this number would present significant challenges with absorbing a volume of new staff in a short time (e.g. recruitment, on-boarding, office space needs, etc.).

In addition, staff identified a number of development-related activities and costs that were not being recovered by fees, including staff reassigned from non-fee related functions (such as policy and area planning), to support increased application volumes. As part of the 2017 review staff sought to incorporate all these costs into rezoning, development & building fees over 2018 & 2019.

### 2018 Staffing and Service Impacts

Last October, Council approved the “2018 Fee Increases for Rezoning, Development, Building, and Other Related Permits” report, which proposed hiring 42 of the 75 positions in 2018 and presented a variety of fee increases to support the proposal. As of the end of June, 88% (37) of the positions have been filled, and we expect the remaining five will be filled by September.

As expected, absorbing these new positions at a fast rate has been challenging, but staff have been pleased with the rapid rate of on-boarding. These new positions created professional development opportunities for existing staff, which led to an increased rate of turn-over and a much higher number of positions to fill during the first half of the year. For example, DBL had 13 new positions to fill, but actually recruited for and filled 72 positions due to promotions and backfills. Also, demand for development related jobs is high across the Lower Mainland, so competing for talent has proven challenging. The City continues to evaluate and address additional space needs to support growth.

Overall the additional staff have had a significant positive impact on service delivery as well as staff morale. Since last October we have seen the following improvements in service delivery:

- Formation of a consolidated Rezoning Centre – staff that process rezoning applications are now centralized to enable efficiencies and reduce processing times.
- Launch of the Affordable Housing (SHORT) Pilot: a dedicated team working with applicants to prioritize and expedite high impact social housing projects. Median processing times are tracking well against target.

	<b>Target (wks)</b>	<b>Current Median (wks)</b>	<b>Projects/Units</b>
Rezoning (wks to public hearing)	28	25.5	12 Projects, 1,620 Units
Development Permit (wks to decision)	12	12.1	13 Projects, 1,463 Units
Building Permit (intake to Stage 1 issue)	6	6.7	8 Projects, 892 Units

Note: Figures include projections for projects in process

- Improvements in permit processing times for Low Density Housing due to improved intake reviews and better application submissions. The median time to issue permits has now dropped to 25 weeks, compared to a median time of 35 weeks in 2017.
- Launch of the Low Density Housing ASAP pilot – focused on streamlining the steps in the housing permit process, and running reviews concurrently to maximize efficiency. The target is to reduce permit processing time to between six and eight weeks.
- Implementation of enhanced customer screening for Building & Development customers in the Service Centre has produced a 23% reduction in customer wait times for the first two quarters of 2018 (compared to average wait times in 2017).
- Staff recently launched a review of the Commercial Renovations process, with the goal of working with industry and a cross-departmental team to improve our processes and reduce permit times for all commercial renovations.
- Engineering has completed the first phase of their internal improvements to their development review processes. Over 30 improvement initiatives are currently being piloted by the staff team, focusing on the rezoning, building grade and geometric design processes. With these improvements, Engineering is targeting to reduce their review times to 20 weeks for rezonings and eight weeks for building grades.

- Council recently received the first report on the Regulatory Review Project, which included a summary of the key phases of work through to the end of 2019, and proposed a number of amendments to various by-laws, guidelines and policies that would simplify and update regulations. The staff team and consultants for this work are in now in place. Public consultation is underway through the project website and further events and opportunities for public input will occur in the fall of 2018. Other work to be undertaken in the second half of 2018 will include a review of advisory committees, developing options and strategic directions, identifying additional regulatory amendments and bringing these to Council in early 2019.
- The City is bringing forward updates to the Parking Bylaw over a couple phases to advance many Transportation 2040 policies and to address out of date regulations and guidelines. The first phase includes the following actions:
  - Downtown:
    - Eliminating all minimum vehicle parking requirements; and
    - Requiring the provision of TDM plans for new buildings.
  - City-Wide:
    - Requiring the provision of passenger loading spaces for all land uses;
    - Requiring visitor parking for all residential developments;
    - Increasing requirements for bicycle parking and end of trip facilities to better reflect current and future cycling mode share; and
    - Enabling reduced vehicle parking requirements for developments opting to provide a TDM plan, with deeper reductions offered for rental developments.

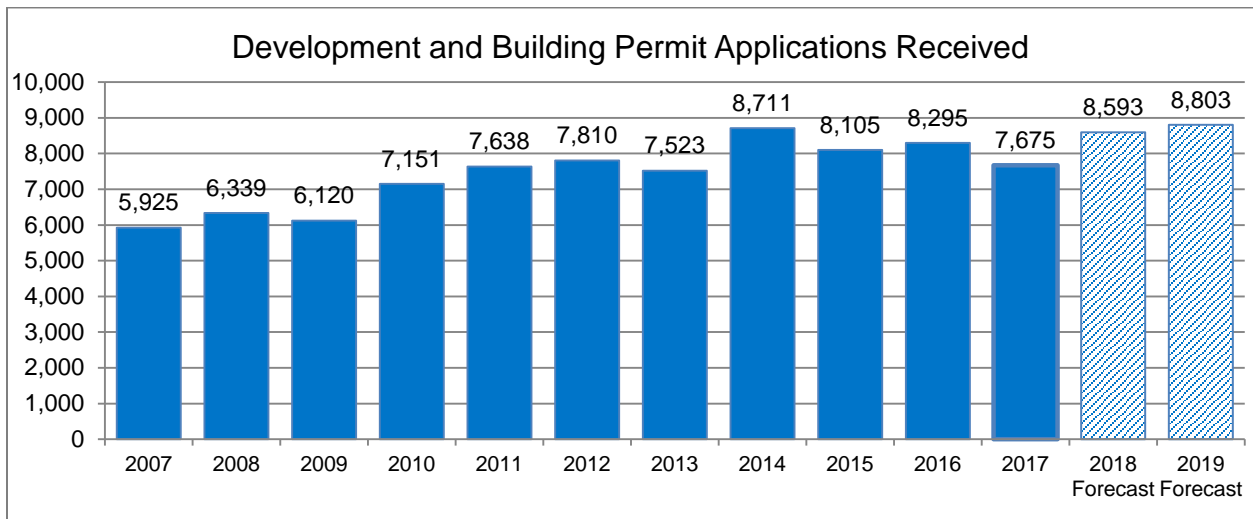
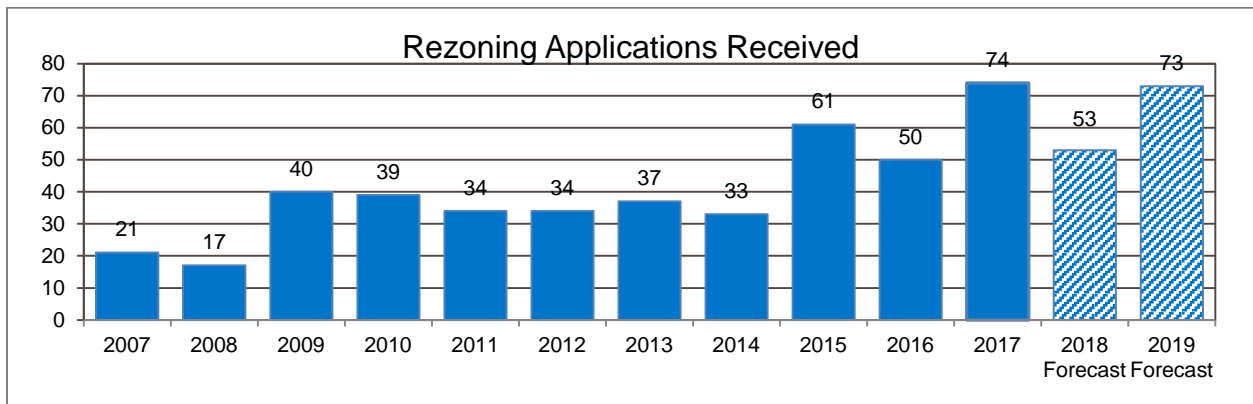
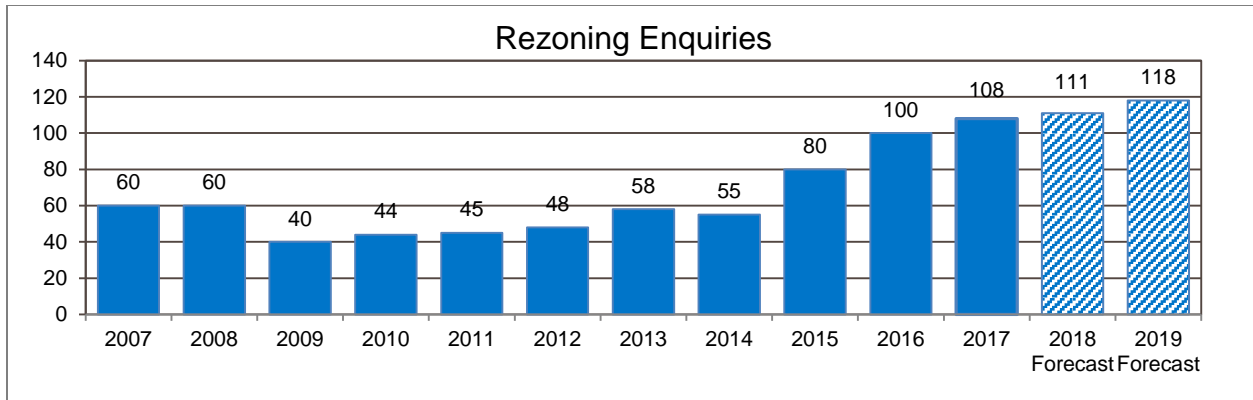
Future Parking By-law update work includes:

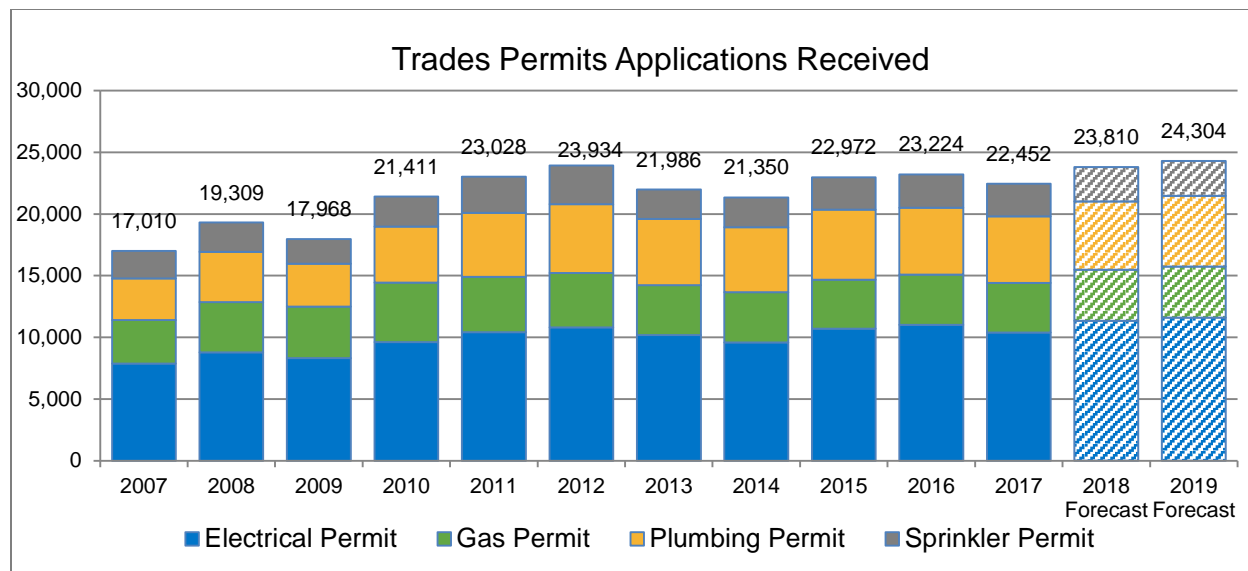
- Optimizing accessibility parking requirements and City-wide design standards;
- Consolidating and update Parking By-law supporting materials;
- Responding to increased density in single family neighbourhoods; and
- Achieving consistency of approach in calculation and assessment of parking rates.

## ***Strategic Analysis***

### 2018 & 2019 Development Forecasts

Demands on the planning and development staff continue to increase. We have updated our enquiry and application forecasts as shown in the graphs below.





The number of rezoning applications received to date in 2018 is somewhat lower than previous years (as is typical for a municipal election year). However, rezoning enquiry volumes continue to grow and based on the relationship between enquiries and future application submission it is anticipated that application volumes for 2019 will increase.

For every rezoning, there are multiple development permits, building permits, and trade permits, so continued high levels of rezoning applications indicate high future levels for permitting.

Although the number of development, building & trade permit applications in 2017 was marginally lower than forecast (due to an unexpected reduction in applications in Q4), staff still anticipate continuing development growth. As of the end of the end of Q2, development and building permit application volumes are at 48.7% of our annual projection (of 8,593). By comparison, in Q2 of 2017, volumes were at 49% of year end actuals, so staff have a high confidence in the forecast for 2018.

The projected need for 150 staff to catch up to the growth in volumes and the increase in complexity was based on a projected volume of around 8,500 applications in 2017. So, even though the forecast for 2018 is slightly lower, the bottom-up resource forecast remains unchanged at 150 staff.

Updated Staffing Projections

The 2017 staff review was based largely on demand (i.e. application volumes) and from that proposed an incremental increase of 75 resources over two years for all teams that support planning and development, resulting in a proposed total increase of 42 FTE’s in 2018, and 33 FTE’s in 2019, across PDS, DBL, Engineering, and Legal Services.

This year, staff identified a need to prioritize efforts to further expedite Affordable Housing and improve Commercial Renovations, and revisited the 2019 staffing projections made last year to best support those priorities. Efforts made in 2018 to expedite affordable housing have proven successful and staff identified opportunities to apply lessons learned from those efforts (e.g. the SHORT pilot) to evaluate how staffing could better support the implementation of multi-family housing initiatives proposed in Housing Vancouver. Separately, while many process



improvement initiatives in 2018 focused on housing, staff have received increasing feedback from industry that commercial renovation processes have slowed, become more complicated, and generally require a focused review. As a result, all departments revised their resource projections for 2019 to support these two priority areas. This revised staffing model will add three positions to the 33 resources previously planned for 2019.

In addition, in order to meet increased city-building needs, deliver the Rain City strategy, and to respond to provincially-mandated storm-water management requirements without negatively impacting permit processing times, staff recommend the addition of 6.5 positions to be funded through rezoning, development and building permit fees. These additional positions will help to plan and implement innovative new strategies to creatively manage water through increased development, starting with (but not exclusive to) the Cambie corridor. Of the 6.5 positions for this work, one will support Engineering, one will support DBL, and four will support PDS, with an additional 0.5 FTE position shared across all departments for training, documentation, and general capacity building.

Based on these priorities, staff have revised the 2019 staffing needs and recommend the following:

<b>Department</b>	<b>Original recommendation for 2019</b>	<b>Revised recommendation for 2019</b>
PDS	12	17
DBL	11	13
Engineering Services	9	10.5
Legal	1	2
<b>Total</b>	<b>33</b>	<b>42.5</b>

The total cost of these staff additions (including benefits, and other operating costs) is \$5.23M, which are included in the proposed fee increases described below.

#### Additional Development-Related Costs and Cost-Adjustments

The 2017 planning and development resource and fee review identified \$10M of existing costs attributable to planning and development services that were not being funded through fees. From these findings, staff recommended transferring these development-related costs from taxes to fees, dividing the redistribution to fees over two years. In 2018, \$6.1M of the costs were transferred to fees, and staff propose transferring the remaining \$3.9M to fees in 2019.

Also, during the 2017 budget process, Council approved an additional \$300K to help improve planning and development processes. To date, this funding has been used to create more senior permit processing positions, augment data entry teams (freeing up senior staff to focus on higher-value work), and provide additional recruitment and on-boarding support. These additional resources have proven valuable and staff recommend making this \$300K regularized and therefore transferring it from tax-funded to fee-funded in 2019.

In addition to adding new resources and transferring development-related costs to fees, there are a number of corporate costs that must be added to fees. First, the new Employer Health Tax was introduced by the Province and will go into effect January 1, 2019. This new tax will be

added to the overhead costs of all City employees, and will be recovered for employees working on planning and development-related work via fees. Also, as is customary, an annual inflationary adjustment of 2.2% will also be factored into fees.

Staff project an anticipated permit revenue volume of \$4.1M in 2019, and in order to balance program costs to program revenue in 2019, an incremental \$7.9M will be required from fee increases in 2019.

### Proposed 2019 Fee Increases

A number of key principles have been used to develop the recommendations in this report:

- Ensure that development fees reflect actual effort and costs;
- Direct development costs to development-related services and minimize impact on taxpayers;
- Minimize impact on small homebuilders, small businesses and small projects;
- Increase fees proportionate to scale and complexity of projects; and
- Reflect market conditions for construction costs.

Part of the review considered whether a greater share of these increases should be targeted towards condo developments rather than rental developments; however Council Policy is that fees should reflect the costs of the service provided, and the work involved in permitting a condo development is the same as the work to permit a similar rental development.

In order to make up the \$7.9M of costs, staff recommend that fees are increased in 2019 as follows:

- A 12% increase in most permit fee categories (which will generate \$2.4M);
- That 14 Development & Building Fees are increased by 15% (which will generate \$4.6M);
- A zero percent increase in Laneway Housing Permits to reflect the simplification to the review process previously presented to council; and,
- Eight rezoning fees are proposed to be increased by 22%, with fees for Downtown rezoning enquiries and Large Sustainable site applications increasing by 55% to account for the complexity of sites and projects (which will generate \$970K).
- CD-1 rezoning fees adjusted to better reflect relative complexity of projects (i.e. an increase for sustainable large sites that require additional staff review).
- Remove and collapse fee categories to simplify and improve equity across projects, i.e. removing and replacing the CD-1 fee for sites in an ODP area as it is set much higher than similar projects in the Cambie Corridor and other neighbourhoods;
- Enquiry fees are updated to increase the fee for more complex projects, reflecting the effort required of staff (i.e. higher fee for downtown projects);
- Enhanced rezoning fee to reflect sites that require an enhanced rezoning process to refine development options and conduct pre-application consultation (e.g. unique sites in the Cambie Corridor);

- Rezoning Issues report fees for sites that require bringing a rezoning issues report to Council to provide policy guidance; and
- Major project (>40,000 sq. m) fee to reflect major project staffing budgets.

Even with the fee increases identified above, rezoning fees continue to under-recover the staff costs associated with rezoning applications. The increases proposed in this report will make great strides in better recovering costs, but additional work is required to fully evaluate effort against cost, particularly for large rezonings.

The above recommended increases include inflation as well as increases resulting from the review. The detailed increases to specific fees are included in Appendix A.

### Further Review of Fees

As identified earlier in the report, our 2017 demand-driven estimate for development-related resources indicated a need to add up to 150 more staff in order to keep pace with demand and the modern complexities of development in Vancouver. Staff proposed adding half of those projected resources over two years in order to monitor the trends in development demand while concurrently pursuing systems and process improvements. This report reflects revised projections given the City's current needs and priorities and is meant to be a refresh of last year's analysis rather than a deep, comprehensive review of staff and fees.

Next year, staff will endeavour upon a more robust review of development demand, resource needs, and efficiency gains in order to evaluate staffing levels and fees. We are unable to estimate any additional needs for 2020 or beyond at this time, but we expect to return to Council next year, or other out years, with ongoing resource and fee reviews and changes.

### ***Implications/Related Issues/Risk***

#### ***Financial***

Fees are traditionally adjusted on an annual basis to keep them consistent with inflation and changes to the cost base. Given the continuing gap between City costs to process permit applications and the revenues generated by these permits, it is recommended that fees be increased by 12% in most categories, with a small number of rezoning, development and building permit fees increasing by 15% to 22%, with some other complex rezoning fees increasing by 55% (see Appendix A).

Based on current application volume projections, these proposed fees are projected to generate approximately \$7.9M of additional annual operating budget revenue. The new fees are recommended to be effective January 1, 2019.

The increases include inflationary costs increases as well as increases resulting from a review of expenses and revenues relating to permit applications.

#### ***Legal***

Council is authorized to impose fees pursuant to the *Vancouver Charter*.

**CONCLUSION**

In order to fully recover costs associated with development, building and related services applications and permit processing, it is recommended that fees be increased by the amounts outlined in Appendix A.

The proposed fee increases would be effective January 1, 2019.

It is also recommended that the City give notice to all interested parties of the increase, and that Legal Services bring forward by-law amendments as required for enactment.

\* \* \* \* \*

Proposed amendments are shown as follows:

Additions shown in *italics*

Deletions shown in ~~strike-out~~

<b>Zoning and Development Fee By-law - # 5585</b>		<b>Current Fees</b>	<b>2019 Proposed</b>
<b>Schedule 1</b>			
<b>Development Permits</b>			
<b>One Family Dwelling, One Family Dwelling with Secondary Suite, Two Family Dwelling and Two-Family Dwelling with Secondary Suite</b>			
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 <sup>2</sup> 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	\$1,960.00	\$2,250.00
	(b) where the permit would be issued as a conditional approval, except as provided for in Sections 1(a), 1(c) and 1C	\$2,840.00	\$3,270.00
	(c) where the permit would be issued as a conditional approval after proceeding to a review by a Council-appointed advisory design panel	\$4,690.00	\$5,250.00
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 <sup>2</sup> 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	\$511.00	\$572.00
	(b) in all other cases	\$1,007.00	\$1,130.00
1B.	For conversion of a one-family dwelling to a one-family dwelling with secondary suite	\$700.00	\$784.00
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	\$3,350.00	\$3,750.00
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	\$3,350.00	\$3,750.00
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	\$1,250.00	\$1,400.00
	(b) in all other cases	\$1,929.00	\$2,150.00

<b>Zoning and Development Fee By-law - # 5585 Schedule 1</b>		<b>Current Fees</b>	<b>2019 Proposed</b>
<b>Multiple Dwellings &amp; Freehold Rowhouses</b>			
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 <sup>2</sup> of gross floor area or part up to 500 m <sup>2</sup>	\$1,112.00	\$1,250.00
	For each additional 100 m <sup>2</sup> of gross floor area or part	\$556.00	\$623.00
	Maximum fee	\$45,100.00	\$50,500.00
(b)	where the permit would be issued as a conditional approval, except as provided in Section 2 (a):		
	Each 100 m <sup>2</sup> of gross floor area or part up to 500 m <sup>2</sup>	\$1,515.00	\$1,740.00
	For each additional 100 m <sup>2</sup> of gross floor area or part	\$1,013.00	\$1,160.00
	Maximum fee	\$200,000.00	\$224,000.00
<b>Other Uses (Other Than One- or Two-family or Multiple Dwellings)</b>			
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 <sup>2</sup> of gross floor area or part up to 500 m <sup>2</sup>	\$764.00	\$856.00
	For each additional 100 m <sup>2</sup> of gross floor area or part	\$367.00	\$411.00
	Maximum fee	\$37,500.00	\$42,000.00
(b)	where the permit would be issued as a conditional approval except as provided in Section 3 (a):		
	Each 100 m <sup>2</sup> of gross floor area or part up to 500 m <sup>2</sup>	\$1,341.00	\$1,540.00
	For each additional 100 m <sup>2</sup> of gross floor area or part	\$834.00	\$959.00
	Maximum fee	\$200,000.00	\$224,000.00
<b>Alterations, Changes of Use (Other Than One- or Two-family Dwellings)</b>			
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 <sup>2</sup> of gross floor area or part thereof	\$658.00	\$737.00
	Maximum fee	\$5,265.00	\$5,900.00

<b>Zoning and Development Fee By-law - # 5585 Schedule 1</b>		<b>Current Fees</b>	<b>2019 Proposed</b>
(b)	where the permit would be issued as a conditional approval, except as provided in Section 4 (a):		
	Each 100 m <sup>2</sup> of gross floor area or part thereof	\$928.00	\$1,067.00
	Maximum fee	\$6,638.00	\$7,630.00
(c)	where the change of use does not require a comprehensive development review or minor amendment	\$334.00	\$374.00
<b>Outdoor Uses</b>			
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 <sup>2</sup> of site area or part up to 1 000 m <sup>2</sup>	\$511.00	\$572.00
	Each additional 200 m <sup>2</sup> of site area or part	\$174.00	\$195.00
(b)	where the permit would be issued as a conditional approval, except as provided in Section 5(a):		
	Each 200 m <sup>2</sup> of site area or part up to 1 000 m <sup>2</sup>	\$700.00	\$784.00
	Each additional 200 m <sup>2</sup> of site area or part	\$334.00	\$374.00
5A	For a Farmers' Market	\$618.00	\$692.00
<b>Developments Requiring Development Permit Board Approval</b>			
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 <sup>2</sup> of gross floor area or part up to 15 000 m <sup>2</sup>	\$1,190.00	\$1,370.00
	Each additional 100 m <sup>2</sup> of gross floor area or part over 15 000 m <sup>2</sup>	\$227.00	\$261.00
(b)	instead of the fees referred to in Section 5:		
	Each 200 m <sup>2</sup> of site area or part up to 1 000 m <sup>2</sup>	\$771.00	\$864.00
	Each additional 200 m <sup>2</sup> of site or part	\$373.00	\$418.00
<b>Child Day Care Facility, Cultural Facility or Social Service Centre</b>			
7	For a child daycare facility, cultural facility or social service centre, where the applicant is an incorporated non-profit society	\$649.00	\$727.00
<b>Demolitions</b>			
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	\$356.00	\$399.00

<b>Zoning and Development Fee By-law - # 5585 Schedule 1</b>		<b>Current Fees</b>	<b>2019 Proposed</b>
<b>Preliminary Applications</b>			
9	For an application in preliminary form only	25% of the fee that would, except for this provision, apply (with a minimum fee of \$742.00)	25% of the fee that would, except for this provision, apply (with a minimum fee of \$831.00)
NOTE: This fee will be deducted from the fee for an application in complete form which follows approval of a preliminary application.			
<b>Revisions</b>			
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	\$334.00	\$374.00
	(b) all other sections of this schedule	10% of the fee that would, except for this provision, apply (with a minimum fee of \$612.00)	10% of the fee that would, except for this provision, apply (with a minimum fee of \$685.00)
<b>Minor Amendments</b>			
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	\$334.00	\$374.00
	(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	25% of the fee that would, except for this provision, apply (with a minimum fee of \$334.00)	25% of the fee that would, except for this provision, apply (with a minimum fee of \$374.00)

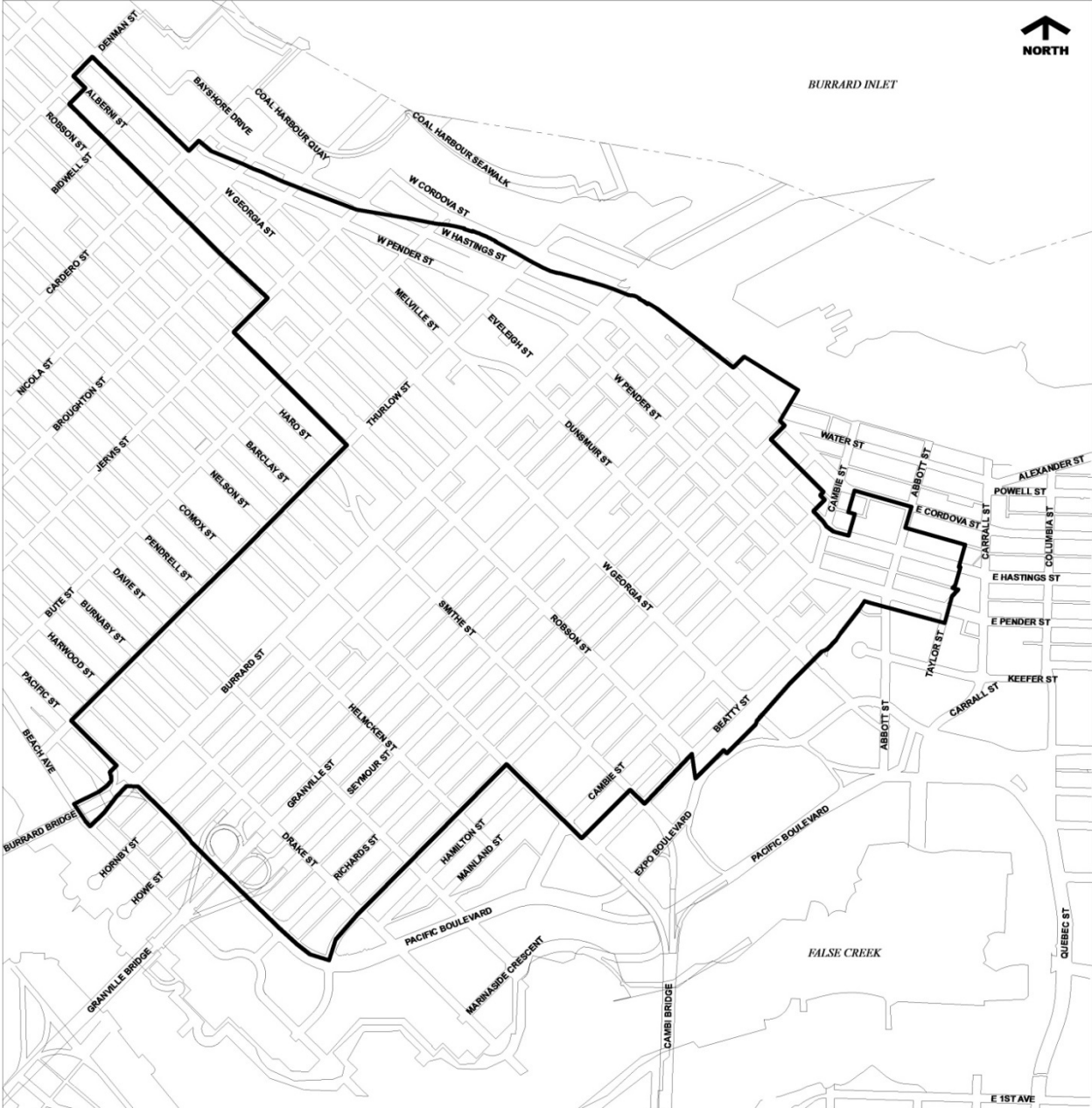


<b>Zoning and Development Fee By-law - # 5585 Schedule 1</b>		<b>Current Fees</b>	<b>2019 Proposed</b>
<b>Extensions And Renewals</b>			
12	For an extension of the period of validity of a development permit application or a development permit, or for a renewal of a development permit which has become void	\$700.00	\$784.00
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	\$311.00	\$348.00
(b)	For all other uses	\$656.00	\$735.00
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.			
<b>Board of Variance Appeals</b>			
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
<b>Application Following Refusal</b>			
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
<b>Changes to Form of Development in CD-1 District</b>			
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	\$5,177.00 plus the development application fees that would, except for this provision, apply	\$5,798.00 plus the development application fees that would, except for this provision, apply
<b>Maintenance of Heritage Buildings</b>			
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 or in a heritage conservation area.	\$64.00	\$71.70
<b>Awnings</b>			
18	For an awning where the permit will be issued combined with a building permit or a sign permit.	\$222.00	\$249.00
<b>Higher Building Application Fee</b>			
19	Despite any other provision in this schedule 1 to the contrary, for an application that is considered under the Higher Buildings Policy amended on July 11, 2018 for a building that will exceed 137m, unless fee was collected under Schedule 2 during Rezoning	\$52,000.00	\$58,240.00

<b>Zoning and Development Fee By-law - # 5585 Schedule 2</b>		<b>2018 Proposed</b>	<b>2019 Proposed</b>
<b>Zoning By-law Amendments</b>			
<b>Change Zoning District (Except to CD-1)</b>			
1	For an amendment to the Zoning District Plan to redesignate from one zoning district to any other zoning district except a new Comprehensive Development District:		
	Up to 4-000 2 000 m <sup>2</sup> site area	\$14,000.00	\$15,680.00
	For each additional 100 m <sup>2</sup> of site area or part thereof	\$314.00	\$352.00
	Maximum fee	\$140,200.00	\$157,024.00
<b>Text Amendments (Except CD-1)</b>			
2	For an amendment to the text of the Zoning and Development By-law	\$28,100.00	31,472.00
<b>New CD-1 or Amendment to Existing CD-1 (Not Contemplated in an ODP)</b>			
3	For an amendment to the Zoning District Plan to redesignate from a zoning district to a new Comprehensive Development District, <del>that is not contemplated in an Official Development Plan,</del> - or - for an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District By-Law:		
(a)	Within the downtown area shown on Map 1, where the site area is smaller than 40-000 8 000 m <sup>2</sup> :		
	Up to 2 000 m <sup>2</sup> site area	\$113,410.00	\$138,360.00
	For each additional 100 m <sup>2</sup> of site area or part thereof	\$805.00	\$982.00
	Maximum fee		\$210,000.00
(b)	Within the downtown area shown on Map 1, where the site area is 8,000 m <sup>2</sup> or greater but smaller than 40,000 m <sup>2</sup> or where the proposed floor area is greater than 45,000 m <sup>2</sup> :		
	For the first 8,000 m <sup>2</sup> of site area		\$175,786.00
	For each additional 100 m <sup>2</sup> of site area or part thereof		\$1,248.00
	Maximum fee		\$1,500,000.00
(c)	Outside the downtown area shown on Map 1, where the site area is smaller than 8 000 m <sup>2</sup> :		
	For the first 2 000 m <sup>2</sup> of site area	\$47,300.00	\$57,706.00
	For each additional 100 m <sup>2</sup> of site area or part thereof	\$805.00	\$982.00
	Maximum fee		\$210,000.00
(d)	Outside the downtown area shown on Map 1, where the site area is 8 000 m <sup>2</sup> or greater but smaller than 40 000 m <sup>2</sup> or where the proposed floor area is greater than 45,000 m <sup>2</sup> :		
	For the first 8 000 m <sup>2</sup> of site area	\$113,410.00	\$175,786.00
	For each additional 100 m <sup>2</sup> of site area or part thereof	\$805.00	\$1,248.00

	<i>Maximum fee</i>		\$1,500,000.00
(e)	Where the site area is 40 000 m <sup>2</sup> or greater:		
	For the first 40 000 m <sup>2</sup>	\$832,700.00	\$1,500,000.00
	For each additional 100 m <sup>2</sup> of site area or part thereof	\$1,716.00	\$1,905.00
	<i>Maximum fee</i>		\$5,000,000.00

**Map 1 - Downtown Area**



Note: Amended to include *Rezoning Policy for the West End* policy areas.

<b>Zoning and Development Fee By-law - # 5585 Schedule 2</b>		<b>Current Fees</b>	<b>2019 Proposed</b>
<b>New CD-1 or Amendment to Existing CD-1 (Contemplated in an ODP)</b>			
For an amendment to the Zoning District Plan to redesignate from a zoning district to a new Comprehensive Development District that is contemplated in an Official Development Plan			
-or-			
For an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District By-Law that is contemplated in an Official Development Plan:			
	Up to 4 000 m <sup>2</sup> site area	\$211,400.00	
	For each additional 100 m <sup>2</sup> of site area or part thereof	\$1,700.00	
<b>Reduced Fees for Large Sites with Limited Changes</b>			
4	Despite sections 3 (e) and 5 of this Schedule 2, for a site area of 40 000 m <sup>2</sup> or more, if the complexity or scope of an amendment with regard to the second or subsequent phase of a development is, in the opinion of the Director of Planning, significantly less than that of the first phase by reason of the existence of a land use policy statement or official development plan approved by Council within 10 years preceding the date of the application for the amendment, then the fee for such second or subsequent phase is to be:		
	For the first 40 000 m <sup>2</sup> of site area	\$825,100.00	\$500,000.00
	For each additional 100 m <sup>2</sup> of site area or part thereof	\$221.00	\$500.00
<b>Reduced Fees for Large Sites with <u>Limited</u> Minor Changes</b>			
5	Notwithstanding 3 (d) (e) and 4 of this Schedule 2, for a site area of 40,000 m <sup>2</sup> or more, provided that:		
	For an amendment to the Zoning District Plan to redesignate from an industrial zoning district to a new Comprehensive Development District that relates to a site area of 40 000 m <sup>2</sup> or greater provided that:		
(a)	the combined total floor area, of proposed new uses and expanded retail uses, is limited to 20% or less of the total floor area, or		
(b)	the use of at least 80% of the total floor area remains consistent with the existing zoning schedule and its restrictions on use and density.		
(c)	The maximum floor space ratio for all uses combined remains the same as that in the existing zoning schedule: then the fee is to be:		
	For the first 40 000 m <sup>2</sup> of site area	\$195,900.00	\$100,000.00
	For each additional 100 m <sup>2</sup> of site area or part thereof	\$435.00	\$250.00
7	Despite sections 3(d), 4 and 6 of this schedule:		
(a)	For an amendment to the Zoning District Plan to redesignate from a zoning district to a new Comprehensive Development District that is contemplated in an Official Development Plan or that is not contemplated in an Official Development Plan but relates to a site area of 40 000 m <sup>2</sup> or more; or		
(b)	For an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District that is contemplated in an Official Development Plan or that is not contemplated in an Official Development Plan but relates to a site area of 40 000 m <sup>2</sup> or more;		
	Provided that, in the case of both subsections (a) and (b):		

<b>Zoning and Development Fee By-law - # 5585 Schedule 2</b>		<b>Current Fees</b>	<b>2019 Proposed</b>
(i)	the approved or existing form of development is retained on at least 75% of the site area; or		
(ii)	the floor space ratio of buildings already existing on the site is not increased by more than 25% or 0.5, whichever is the greater; or		
(iii)	the Director of Planning determines that the application is similarly limited in scope having regard to use and form of development:		
	Up to 4 000 m <sup>2</sup> site area	\$42,700.00	
	For each additional 100 m <sup>2</sup> of site area or part thereof	\$435.00	
	Maximum fee	\$170,100.00	
<b>Amend CD-1 (One Section Only)</b>			
6	Notwithstanding sections 3, 4 and 5 of this schedule:  For an amendment to an existing CD-1 By-law where no more than one section required amendment	\$18,750.00	\$22,875.00
<b>Higher Building Application Fee</b>			
7	Despite any other provision in this Schedule 2 to the contrary, the additional fee for an application for a rezoning for a building that will exceed 137m that is considered under the Higher Buildings Policy amended on July 11, 2018	\$52,000.00	\$58,240.00
<b>Application requiring for Rezoning Advice</b>			
8	Despite any other provision in this schedule 2 to the contrary, the additional fee for an application for a rezoning for reviewing drawings and providing comments prior to an application made under Sections 1, 3, 4, 5 or 6.		
(a)	Fee for reviewing drawings and providing comments pursuant to application for rezoning advice where application for rezoning has not yet been made <i>Within the downtown area shown on Map 1:</i>		
	Up to 2,000 m <sup>2</sup> site area	\$3,620.00	\$5,611.00
	For each additional 100 m <sup>2</sup> of site area or part thereof		\$100.00
	Maximum fee		\$10,000.00
(b)	Fee for reviewing drawings and providing comments to an incorporated non-profit society pursuant to application for rezoning advice where application for rezoning has not yet been made <i>Outside the downtown area shown on Map 1:</i>		
	Up to 2,000 m <sup>2</sup> site area	\$3,620.00	\$4,294.00
	For each additional 100 m <sup>2</sup> of site area or part thereof		\$100.00
	Maximum fee		\$7,500.00
(c)	Additional fee for an application for a rezoning application to review drawings and provide comments prior to an application made under Section 1, 3, 4, 5	\$362.00	10% of the regular fee

or 6 for an incorporated non-profit society or to a governmental agency providing social housing or community services Fee for reviewing drawings and providing comments to an incorporated non-profit society pursuant to application for rezoning advice where application for rezoning has not yet been made

**Application requiring policy, planning and consultation work**

9	<p><i>Despite any other provision in this schedule 2 to the contrary, the additional fee for an application for a rezoning for providing additional planning, policy development, site analysis and public consultation prior to an application made under Section 1, 3, 4, 5 or 6. If the complexity or scope of a proposed rezoning, in the opinion of the Director of Planning, requires planning work including public consultation prior to determining a preferred option for rezoning, the additional fee is as follows:</i></p>	
	(a) <i>Where the site area is less than 8,000 m<sup>2</sup></i>	
	<i>For the first 2,000 m<sup>2</sup> of site area</i>	\$50,000.00
	<i>For each additional 100 m<sup>2</sup> of site area or part thereof</i>	\$500.00
	<i>Maximum fee</i>	\$120,000.00
	(b) <i>Where the site area is 8,000 m<sup>2</sup> or greater but smaller than 40,000 m<sup>2</sup></i>	
	<i>For the first 8,000 m<sup>2</sup> of site area</i>	\$120,000.00
	<i>For each additional 100 m<sup>2</sup> of site area or part thereof</i>	\$1,000.00
	<i>Maximum fee</i>	\$700,000.00
	(c) <i>Where the site area is greater than 40,000 m<sup>2</sup></i>	
	<i>For the first 40,000 m<sup>2</sup> of site area</i>	\$700,000.00
	<i>For each additional 100 m<sup>2</sup> of site area or part thereof</i>	\$1,000.00
	<i>Maximum fee</i>	\$6,000,000.00

**Application requiring an Issues Report**

10	<p><i>Despite any other provision in this schedule 2 to the contrary, the additional fee for an application for a rezoning for bringing forward a rezoning issues report. For sites where, in the opinion of the Director of Planning, Council direction is needed prior to processing a rezoning application made under Section 1, 3, 4, 5 or 6, the additional fee is:</i></p>	\$10,000.00
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**Secondary Suite Inspection Fee By-law - # 6553**

		Current Fees	2019 Proposed
3	<b>Where an application for a special inspection of a suite is made</b>		
	(a) within 60 days of the notification date, the applicant shall pay a fee, including all the inspections referred to in section 1, of	\$184.00	\$206.00
	(b) more than 60 days after the notification date, the applicant shall pay a fee, including all the inspections referred to in section 1, of	\$552.00	\$618.00

<b>Building By-law - # 10908</b>		<b>Current Fees</b>	<b>2019 Proposed</b>
<b>PART A - BUILDING</b>			
1	<b>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:</b>		
	(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	\$137.00	\$158.00
	For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$5,000 but does not exceed \$50,000	\$8.80	\$10.10
	For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$50,000	\$4.40	\$5.10
	(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) For the installation, CONSTRUCTION, re- construction, ALTERATION or repair of, or ADDITION to, any PHOTOVOLTAIC PANELS, and related roof ALTERATION or repair	\$100.00	\$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	\$2.90	\$3.20
	Subject to a minimum fee of	\$98.00	\$110.00
	Flat rate for each portable toilet	\$98.00	\$110.00
	(d) For an OCCUPANCY PERMIT not required by this By-law but requested	\$204.00	\$228.00
	(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	\$1,000.00	\$1,150.00
	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	\$1,150.00
	(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	\$1,150.00
	(g) For the repair of building envelope pursuant to requirements of Book I, Division B, Part 5 for any residential building	Nil	Nil

<b>Building By-law - # 10908</b>		<b>Current Fees</b>	<b>2019 Proposed</b>
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	\$278.00	\$311.00
(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	\$278.00	\$311.00
(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	\$184.00	\$206.00
(d)	For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$184.00	\$206.00
(e)	For each inspection of a drainage tile system:		
	For a one- or two-family residence	\$184.00	\$212.00
	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	\$370.00	\$414.00
	When the estimated cost of the work exceeds \$500,000 but does not exceed \$1,000,000	\$738.00	\$827.00
	When the estimated cost of the work exceeds \$1,000,000	\$923.00	\$1,034.00
(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	\$237.00	\$265.00
	For all other BUILDINGS	\$475.00	\$532.00
(g)	To access plans (electronic or on microfilm) or documents for viewing or copying	\$40.30	\$45.10
(h)	For each microfilm image or electronic file copied	\$11.20	\$12.40
(i)	For a request to renumber a BUILDING	\$879.00	\$984.00
(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 \$340.00	50 percent of the original BUILDING PERMIT fee to a maximum of \$380.00



<b>Building By-law - # 10908</b>		<b>Current Fees</b>	<b>2019 Proposed</b>
(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	\$2,220.00	\$2,490.00
(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		
	where the PERMIT relates to a ONE-FAMILY DWELLING or a SECONDARY SUITE	\$184.00	\$206.00
	plus for each hour, or part thereof, exceeding one hour	\$184.00	\$206.00
	where the PERMIT relates to any other BUILDING	\$556.00	\$623.00
	plus for each hour, or part thereof, exceeding one hour	\$278.00	\$311.00
(m)	For each RE-OCCUPANCY PERMIT after rectification of an UNSAFE CONDITION and related By-law violations	\$338.00	\$379.00
(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 each application	\$778.00	\$871.00
(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 each application	\$445.00	\$498.00
(p)	For review by the Alternative Solution Review panel	\$2,490.00	\$2,790.00
(q)	For the evaluation of a resubmission or revised submission made under Clauses (n) or (o) of this Section 2	\$278.00	\$311.00
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.		

	<b>Building By-law - # 10908</b>	<b>Current Fees</b>	<b>2019 Proposed</b>
	<b>PART B - PLUMBING</b>		
	Every applicant for a Plumbing PERMIT shall, at the time of application, pay to the City the fees set out hereunder:		
1	<b>INSTALLATIONS</b>		
	<b>For the Installation of:</b>		
	One, two or three FIXTURES	\$184.00	\$206.00
	Each additional FIXTURE	\$57.80	\$64.70
	Note: For the purpose of this schedule the following shall also be considered as FIXTURES:		
	<ul style="list-style-type: none"> <li>• Every "Y" intended for future connection;</li> <li>• Every ROOF DRAIN, swimming pool, dishwasher, and interceptor;</li> <li>• Every vacuum breaker in a lawn sprinkler system; and</li> <li>• Every back-flow preventer</li> </ul>		
	<b>Alteration of Plumbing</b> (no FIXTURES involved):		
	For each 30 metres of piping or part thereof	\$270.00	\$302.00
	For each 30 metres of piping or part thereof, exceeding the first 30 metres	\$75.00	\$84.00
	Connection of the City water supply to any hydraulic equipment	\$102.00	\$114.00
2	<b>INSPECTIONS OF FIRELINE SYSTEMS:</b>		
	<b>Hydrant &amp; Sprinkler System:</b>		
	First two inspections for each 30 m of water supply pipe or part thereof	\$270.00	\$302.00
	Each additional inspection for each 30 m of water supply pipe or part thereof	\$111.00	\$124.00
	<b>Sprinklers:</b>		
	First head, one- or two-family dwelling	\$307.00	\$344.00
	First head, all other buildings	\$653.00	\$731.00
	First head, renovations to existing sprinkler systems	\$190.00	\$213.00
	Each additional head, all buildings (no limit on number)	\$3.40	\$3.80
	<b>Firelines:</b>		
	Hose Cabinets	\$35.50	\$39.80
	Hose Outlets	\$35.50	\$39.80
	Wet & Dry Standpipes	\$35.50	\$39.80
	Standpipes	\$35.50	\$39.80
	Dual Check Valve In-flow Through Devices	\$35.50	\$39.80
	Backflow Preventer	\$184.00	\$206.00

<b>Building By-law - # 10908</b>		<b>Current Fees</b>	<b>2019 Proposed</b>
<b>Wet &amp; Dry Line Outlets:</b>			
	Each connection	\$35.50	\$39.80
	NOTE: A Siamese connection shall be considered as two dry line outlets.		
	Each Fire Pump	\$287.00	\$321.00
	Each Fire Hydrant	\$88.00	\$99.00
<b>3</b>	<b>REINSPECTIONS</b>		
	For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$184.00	\$206.00
<b>4</b>	<b>SPECIAL INSPECTIONS</b>		
	Each inspection to establish fitness of any existing fixture for each hour or part thereof	\$184.00	\$206.00
	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	\$278.00	\$311.00
<b>5</b>	<b>BUILDING SEWER INSPECTIONS</b>		
	First two inspections for each 30 m of BUILDING SEWER or part thereof	\$270.00	\$302.00
	Each additional inspection for each 30 m of BUILDING SEWER or part thereof	\$111.00	\$124.00

<b>Protection of Trees By-law - # 9958</b>		<b>Current Fees</b>	<b>2019 Proposed</b>
4.4 (c)	a non-refundable application fee of:		
	(i) \$73.00 for a tree permit to remove the first tree in a 12 month period, and	\$73.00	\$82.00
	(ii) \$211.00 to remove each subsequent tree during that same 12 month period; and	\$211.00	\$236.00

<b>Miscellaneous Fees By-law - # 5664</b>		<b>Current Fees</b>	<b>2019 Proposed</b>
<b>1</b>	<b>Adopt or Amend an Area Development Plan (ADP)</b>		
	For adoption or amendment of an Area Development Plan:		
	Up to 0.4 ha (43,128 sq. ft.) site area	\$30,100.00	\$33,700.00
	For each additional 100 m <sup>2</sup> (1,080 sq. ft.) of site area, or part thereof	\$292.00	\$327.00
	Maximum fee	\$120,000.00	\$134,400.00
<b>2</b>	<b>Amend an Official Development Plan (ODP) and Area Development Plan (ADP)</b>		
	For an amendment to the text of an Official Development Plan and any associated Area Development Plan	\$45,200.00	\$50,600.00
<b>3</b>	<b>Amend a Regional or Provincial Land Use Designation</b>		
	For an amendment of a regional or provincial land use designation	\$3,040.00	\$3,400.00
<b>4</b>	<b>Research Requests</b>		
	For research requests:		
	(a) Research requests requiring up to a maximum of 2 hours of staff time	\$244.00	\$273.00
	(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	\$122.00	\$137.00
<b>5</b>	<b>Site Profile Review</b>		
	For each review of a site profile	\$100.00	\$100.00
<b>6</b>	<b>Appeal to Board of Variance/Parking Variance Board</b>		
	For the filing of an appeal	\$474.00	\$531.00
<b>7</b>	<b>Approved Use Research Requests</b>		
	Provide written information on the approved use of a building in accordance with the Zoning & Development and Vancouver Building By-laws		
	(a) Residential	\$55.60	\$62.30
	(b) Commercial (one unit only)	\$55.60	\$62.30
	(c) Commercial and/or mixed use (all units) requiring up to a maximum of 2 hours of staff time	\$244.00	\$273.00
	For each additional hour or part thereof beyond the 2 hours referred in Clause (c) above	\$122.00	\$137.00
<b>8</b>	<b>Producing Permit/Document Copies</b>		
	Provide paper copies of permits or specific documents from either microfiche or our images database.		
	(a) 1 to 3 paper copies	\$54.00	\$60.50
	(b) Each additional copy	\$10.60	\$11.90

<b>Miscellaneous Fees By-law - # 5664</b>		<b>Current Fees</b>	<b>2019 Proposed</b>
9	<b>File Research Environmental</b>		
	Provide written information as to whether <i>the</i> City records indicate that a property has any contamination or environmental issues	\$244.00	\$273.00
10	<b>Building Grades</b>		
	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:		
	<b>Length of property abutting street or lane, or both, is</b>		
	Up to 31 m	\$1,440.00	\$1,610.00
	Over 31 m and up to 90 m	\$1,720.00	\$1,930.00
	Over 90 m and up to 150 m	\$2,420.00	\$2,710.00
	Over 150 m and up to 300 m	\$3,570.00	\$4,000.00
	Over 300 m	\$5,290.00	\$5,920.00
	(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:		
	<b>Length of property abutting street or lane, or both, is</b>		
	Up to 31 m	\$430.00	\$482.00
	Over 31 m and up to 90 m	\$570.00	\$638.00
	Over 90 m and up to 150 m	\$710.00	\$795.00
	Over 150 m and up to 300 m	\$1,000.00	\$1,120.00
	Over 300 m	\$1,580.00	\$1,770.00
11	<b>Traffic Management Plan Review</b>		
	(a) Where the review is less than 1 hour of staff time	\$ 55.60	\$62.30
	(b) Where the review is 1 to 15 hours of staff time	\$556.00	\$623.00
	(c) Where the review is over 15 hours of staff time	\$1,560.00	\$1,750.00
12	<b>Discharge of a Registered Encumbrance</b>		
	(a) Where the review is less than 2 hours of staff time	\$222.00	\$249.00
	(b) Where the review is more than 2 hours of staff time	\$556.00	\$623.00
13	<b>Road Closure Fee</b>	\$9,340.00	\$10,460.00

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<b>Noise Control By-law - #6555</b>		<b>Current Fees</b>	<b>2019 Proposed</b>
<b>Schedule E, item i</b>			
(For an application for an exception to the noise by-law)			
(i)	(i) for an application submitted at least five working days prior to the date of the proposed activity, and	\$165.00	\$185.00
	(ii) for an application submitted less than five working days prior to the date of the proposed activity	\$329.00	\$368.00

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<b>Gas Fitting By-law - #3507</b>	<b>Current Fees</b>	<b>2019 Proposed</b>
<b>Domestic Installations:</b>		
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	\$184.00	\$206.00
Each additional appliance	\$58.00	\$65.00
Each replacement water heater or gas range	\$102.00	\$114.00
Where piping only is being installed, see "Piping Permits" below.		
<b>Commercial and Industrial Installations</b>		
Fee for each appliance, based on BTU/hour input rating:		
65,000 or less	\$234.00	\$262.00
65,001 to 200,000	\$251.00	\$281.00
200,001 to 409,000	\$286.00	\$320.00
Over 409,000	\$348.00	\$390.00
in addition to all costs incurred by the inspector.		
<b>Vent or Gas Value or Furnace Plenum (no appliances)</b>		
One, two or three units	\$184.00	\$206.00
Each additional unit	\$58.00	\$65.00
<b>Piping Permits (no appliances)</b>		
For first 60 m of house piping or part thereof	\$184.00	\$206.00
Every 30 m or part thereof exceeding the first 60 m	\$71.00	\$79.50
<b>Reinspections</b>		
For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$184.00	\$206.00
<b>Special Inspections</b>		
To establish the fitness of any existing installations, for each hour or part thereof	\$184.00	\$206.00
If conducted with a Plumbing Inspection, for each hour of part thereof	\$184.00	\$206.00
If outside normal working hours, and at a minimum inspection time of four (4) hours, including traveling time, for each hour or part thereof	\$278.00	\$311.00

<b>Subdivision By-law - # 5208</b>		<b>Current Fees</b>	<b>2019 Proposed</b>
	Every applicant for subdivision shall at the time of application pay the applicable fee set out below.		
1	<b>CLASS I (Major)</b> - 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 <sup>2</sup> in area; or (ii) where the site is between 10 000 m <sup>2</sup> and 40 000 m <sup>2</sup> 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	\$113,400.00	\$127,000.00
2	<b>CLASS II (Intermediate)</b> - 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 <sup>2</sup> and 10 000 m <sup>2</sup> 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	\$56,700.00	\$63,500.00
3	<b>CLASS III (Minor)</b> - 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 <sup>2</sup> 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	\$9,760.00	\$10,930.00
4	<b>CLASS IV (Dedication)</b> - 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	\$479.00	\$536.00
	(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	<b>CLASS V (Air Space)</b> - 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 3.0 or greater	\$81,400.00	\$91,200.00
	(b) for developments having a Floor Space Ratio (FSR) of less than 3.0 or smaller, or where the application is solely for the purpose of creating air space parcels to secure separate tenure for public benefits such as libraries, theatres and other cultural amenities, for-profit affordable rental housing, social housing or day care	\$42,600.00	\$47,700.00
6	<b>CLASS VI (Freehold Rowhouses)</b> – For an application to subdivide pursuant to Section 223.2 of the Land Title Act	\$9,760.00,	\$10,930.00
	Plus, per freehold lot	\$1,280.00	\$1,430.00
7	<b>RECLASSIFICATION</b> - 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	\$4,960.00	\$5,560.00
8	<b>STRATA APPLICATIONS</b> - 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	\$4,960.00	\$5,560.00

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.

<b>Electrical By-law - # 5563</b>		<b>Current Fees</b>	<b>2019 Proposed</b>
1	<b>The following fees, based on the cost of work, including materials and labour, as estimated by the contractor or owner and established to the satisfaction of the City Electrician, shall be payable to the City and shall accompany every application for a permit for electrical work:</b>		
	When the estimated cost does not exceed \$250	\$69.00	\$77.00
	When the estimated cost exceeds \$250 but does not exceed \$500	\$93.00	\$104.00
	When the estimated cost exceeds \$500 but does not exceed \$700	\$121.00	\$136.00
	When the estimated cost exceeds \$700 but does not exceed \$1,000	\$158.00	\$177.00
	When the estimated cost exceeds \$1,000 but does not exceed \$10,000	\$158.00	\$177.00
	plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000	\$52.00	\$58.20
	When the estimated cost exceeds \$10,000 but does not exceed \$50,000	\$722.00	\$809.00
	plus for every \$1,000 of the estimated costs, or part thereof, over \$10,000	\$28.00	\$31.40
	When the estimated cost exceeds \$50,000 but does not exceed \$100,000	\$2,040.00	\$2,280.00
	plus for every \$1,000 of the estimated costs, or part thereof, over \$50,000	\$17.00	\$19.00
	When the estimated cost exceeds \$100,000 but does not exceed \$500,000	\$3,020.00	\$3,380.00
	plus for every \$1,000 of the estimated costs, or part thereof, over \$100,000	\$12.00	\$13.40
	When the estimated cost exceeds \$500,000 but does not exceed \$1,000,000	\$8,480.00	\$9,500.00
	plus for every \$1,000 of the estimated cost, or part thereof, over \$500,000	\$9.00	\$10.10
	When the estimated cost exceeds \$1,000,000	\$13,960.00	\$15,640.00
	plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000,000	\$4.00	\$4.50
2	<b>The temporary power permit shall be valid for one year and the fee shall be:</b>		
	(a) for single and two-family dwellings	\$374.00	\$419.00
	(b) for all other uses where the temporary power is supplied from a power source not exceeding 750 V	\$396.00	\$444.00
	(c) for all other uses where the temporary power is supplied from a voltage power exceeding 750V	\$1,090.00	\$1,220.00
3	<b>The City Electrician may issue an annual permit where one person, firm or corporation has more than one site, the fee for an annual permit for any one building or site shall be as follows:</b>		
	Total service supply or power supply rating up to and including the first 500 kVA	\$380.00	\$426.00
	For 10 kVA or part thereof exceeding the first 500 kVA	\$8.00	\$9.00
	Subject to a maximum fee of	\$4,810.00	\$5,390.00



<b>Electrical By-law - # 5563</b>		<b>Current Fees</b>	<b>2019 Proposed</b>
<b>4.</b>	<b>Fees for an Electrical Permit for the Entertainment and Film Industry</b>		
(a)	For an annual permit for filming in a single location	\$567.00	\$635.00
(b)	For an annual permit for filming in multiple locations	\$1,090.00	\$1,220.00
(c)	For a temporary permit for filming in a single or multiple locations		
	for up to 14 days	\$184.00	\$206.00
	for 15 to 30 days	\$370.00	\$414.00
	for 31 to 60 days	\$554.00	\$620.00
	for 61 to 90 days	\$923.00	\$1,034.00
<b>5</b>	<b>The fee for staff time spent inspecting of electrical work or reviewing resubmitted or amended drawings or plans to determine compliance with this By-law, if a permit holder deviates from approved drawings or plans, for each hour or part thereof</b>	\$184.00	\$206.00
<b>6</b>	<b>The fee for an inspection of electrical work where errors or omissions were found at a previous inspection shall be</b>	\$184.00	\$206.00
<b>7</b>	<b>The fee for inspection and plan review outside normal working hours and at a minimum inspection and review time of four (4) hours, including traveling time, shall be for each hour or part thereof</b>	\$265.00	\$297.00
<b>8</b>	<b>Fees for an Electrical Permit for installations related to tents and similar structures</b>		
(a)	Where each installation that is supplied from a portable single-phase generator rated at not more than 5 kW	\$93.00	\$104.20
(b)	Where each installation that is supplied from a portable generator rated at more than 5 kW or from any other temporary or permanent power source not exceeding 750 V		
	for up to 14 days	\$184.00	\$206.00
	for 15 to 30 days	\$368.00	\$412.00
	for 31 to 60 days	\$553.00	\$619.00
	for 61 to 90 days	\$921.00	\$1,032.00
(c)	Where each installation is supplied from a High Voltage power source	\$1,110.00	\$1,240.00
<b>9</b>	<b>The fee for an application for special permission pursuant to Section 4.9 shall be</b>	\$169.00	\$189.00
<b>10</b>	<b>For electrical equipment in trade shows that has not been approved in accordance with the provisions of the Electrical By-law, the fee for an application to display or energize for up to 14 days</b>	\$169.00	\$189.00

<b>Sign Fee By-law - # 11880</b>		<b>Current Fees</b>	<b>2019 Proposed</b>
1.1	Permit Application Fee		
(a)	For each sign requiring a permit, other than a billboard, including one building field inspection	\$294.00	\$329.00
(b)	For each sign subject to Part 15 Director of Planning Review, including one building field inspection	\$694.00	\$777.00
(c)	For each billboard sign, including one building field inspection	\$694.00	\$777.00
(d)	For each sign requiring electrical connection, including one electrical field inspection	\$149.00	\$167.00
(e)	For a change of scope to require Part 15 Director on Planning Review, the additional fee is the difference between the fees set out in subsections (a) and (b) above		
1.2	Re-Inspection Fee		
	Where a re-inspection is required to finalize approval of the installation of a sign after any field inspection, fee for each additional inspection or re-inspection	\$169.00	\$189.00
1.3	Fee for Sign Erected without Permit		
	If a sign has been erected for which a sign permit is required, before a sign permit has been issued the fee is double the applicable fee or fees under section 1.1		
1.4	Fee for Revisions to Sign Permit		
	Where a sign permit has been issued and must be revised, the fee for review by city staff	per hour \$45.00	per hour \$50.40
1.5	Sign By-Law Amendment Application Fees		
	Amendment to Schedule A		
	For an application to initiate an amendment to Schedule A only to assign a new Comprehensive Development District to a Sign District Schedule at the time of re-zoning	\$600.00	\$672.00
	Minor Sign By-Law Amendment		
	For an application to initiate an amendment to the Sign By-Law for each sign requiring a <i>minor amendment</i>	\$3,000.00	\$3,360.00
	For every additional sign requiring a <i>minor amendment</i> under the same application	\$600.00	\$672.00
	Major Sign By-Law Amendment		
	For an application to initiate an amendment to the Sign By-Law for each sign requiring a <i>major amendment</i>	\$6,800.00	\$7,620.00
	For every additional sign requiring a <i>major amendment</i> under the same application	\$1,360.00	\$1,520.00
	By-Law Amendment for new Sign District		
	For an application to initiate amendments to the Sign By-Law to create a new Sign District	\$20,000.00	\$22,400.00
1.6	Fees for Removal and Storage of Unsafe Signs		
(a)	Fee for removal and transportation of signs that are certified by the City Building Inspector to be structurally unsafe	At cost	At cost
(b)	Daily storage fee	\$25.00	\$28.00

**2018 Fee Increases**

- A general 9% increase to fees (excepting rezoning & development permit fees).
- Rezoning fees increased by 9% across all rezoning applications:
  - An amended Downtown Map, which has a higher base rezoning fee than the rest of City. The map amendment added rezoning policy areas from the West End Community Plan (see “Rezoning Policy for the West End, 2015) within the Downtown Area.
  - Lowering the site size threshold for fee calculations and increasing the incremental fees applied to larger sites, to ensures that larger, more complex rezoning projects provide fees reflective of their processing costs.

<b>Rezoning Fee Category/ Project Size</b>	<b>% of Applications Affected</b>	<b>Fee Increase</b>
Amend Downtown Map to include West End Rezoning Policy Areas	<20% (of Downtown projects)	Base fee from \$43,000 to \$103,100
Rezoning Under New Minimum Site Size Threshold (<=2,000m <sup>2</sup> )	50%	10% (except Downtown)
Rezoning (site size >2,000m <sup>2</sup> <=4,000m <sup>2</sup> )	25%	17-25%
Rezoning (site size >4,000m <sup>2</sup> )	25%	40-50%

(Note: all estimates are based on last 4 years of rezoning applications)

- Development permit fees increased according to the following table:

<b>Development Permit Type</b>	<b>% increase</b>
Low Density Housing (outright)	9%
Low Density Housing (conditional)	19%
Medium/High Density (all)	19% (capped at \$200k)
Complex DP Board approval	19% Threshold increases (5,000m <sup>2</sup> )
Medium/Large revisions	100%

- The construction value used to calculate building permit fees increased from \$250 to \$275 per square foot to reflect the increased cost of construction.
- Building Grade fees in Engineering increased by 25%.