

SUBDIVISION & STRATA TITLE FEES

Current Fee Schedule

Subdivision By-law No. 5208, Schedule F

Every applicant for subdivision shall at the time of application pay the applicable fee set out below.

- 1 **CLASS I** - For an application to subdivide where the site is more than 40 000 m² in area and subdivision is required as a condition of enactment of a zoning by-law, but where the subdivision is not described in Section 4.5(a), (b) or (c) of this By-law
\$34,400
- 2 **CLASS II** - For an application to subdivide where the site is more than 40 000 m² in area; or where the site is more than 4 000 m² 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 or in Class I
\$32,900
- 3 **CLASS III** - For an application to subdivide as described in Section 4.5(a) or (b) of this By-law, where such subdivision is required as a condition of issuance of a development permit or enactment of a zoning by-law, or is otherwise required by the City Engineer
\$123
- 4 **CLASS IV** - For an application to subdivide made pursuant to Part 9 (Air Space Titles) of the Land Title Act
\$26,200
- 5 **CLASS V** - For any other application to subdivide not described in Classes I, II, III and IV
\$2,790
- 6 **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
\$1,070

The proposed new fee schedule incorporates several revisions:

- Along with fee increases to most of the existing fee categories, a new "intermediate" fee category has been added for subdivision of sites between 4,000 m² and 10,000 m². This is recommended because some applications have inappropriately either fallen into an existing Class requiring a fee much greater than justified by the processing costs incurred or fallen into an existing Class requiring a fee much less than required to recover incurred processing costs;

SUBDIVISION & STRATA TITLE FEES - Continued

- Bare land strata applications have been added to 'conventional' subdivision applications within Classes I, II and III. Although all strata plans are a form of real estate subdivision, bare land strata applications are a unique form specifically enabled by provincial legislation for use where the proposed parcels would not meet normal width/area standards for creation of 'conventional' legal parcels;
- A new section has been added to establish application fees for strata title conversion or subdivision of an existing strata lot;
- The existing Class prescribing an application fee for subdivision to create an air space parcel(s) has been divided into two fee categories, based on the Floor Space Ratio of the development as a reasonable measure of the complexity of the development, the number of parcels likely to be created, and the issues to be addressed in review and approval;
- The existing Class prescribing an application fee for subdivision which only dedicates land for street or lane purposes, or only consolidates former street or lane with adjacent property, has been revised to eliminate any application fee payable except when this subdivision is a condition of rezoning enactment. Subdivision for street (or more commonly lane) dedication is a frequent condition of development application approval. This has increased over the years as more development applications require conditional approval as a consequence of zoning changes, particularly in the lower density residential districts. Development applicants faced with this requirement are invariably upset with having to dedicate a portion of their property to the City - in some circumstances deriving little benefit in terms of improved property access - and find it repugnant that the City also levies a fee for them to make application to provide this dedication. Annual revenues from the current \$123 application fee amount to about \$3,500. Given the long term benefits to the City in acquiring such dedications incidental to conditional approval development applications, it is recommended that there be no subdivision application fee charged to recover what is a rather nominal level of City cost incurred in processing.

SUBDIVISION & STRATA TITLE FEES - Continued

Proposed Fee Schedule

Subdivision By-law No. 5208 - Schedule F

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 m² in area; or (ii) where the site is between 40 000 m² and 10 000 m² 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 **\$63,600**
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 m² and 10 000 m² 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 **\$31,800**
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 4000 m² 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 **\$5,450**
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 **\$225**
 - (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**
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 **\$47,700**
 - (b) for developments having a Floor Space Ratio (FSR) of less than 2.0 **\$23,850**

Proposed Fee Schedule - Continued

6. **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 **\$2,725**

7. **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 **\$2,725**

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.

PLANS, MISCELLANEOUS AND FILE RESEARCH FEES

Current Fee Schedule With Recommended Changes

Miscellaneous Fees By-law #5664 - Schedule 1

	Current Fees	Changes Recommended (Only Where Indicated)
Adopt or Amend an Area Development Plan (ADP)		
1	For adoption or amendment of an Area Development Plan:	
	Up to 0.4 ha (43,128 sq. ft.) site area	\$18,500.00
	For each additional 100 m ² (1,080 sq. ft.) of site area, or part thereof	\$185.00
	Maximum fee	\$73,700.00
Amend an Official Development Plan (ODP) and Area Development Plan (ADP)		
2	For an amendment to the text of an Official Development Plan and any associated Area Development Plan	
		\$27,700.00
Amend a Regional or Provincial Land Use Designation		
3	For an amendment of a regional or provincial land use designation	
		\$1,850.00

		Current Fees	Changes Recommended (Only Where Indicated)
Research Requests			
4	For research requests:		
	(a) Research requests requiring up to a maximum of 2 hours of staff time	\$112.00	\$140.00
	(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	\$45.00	\$70.00
Site Profile Review			
5	For each review of a site profile	\$103.00	
Appeal to Board of Variance/Parking Variance Board			
6	For the filing of an appeal	\$83.00	
Legality Research Requests			
7	Provide written information on the approved use of a building in accordance with the Zoning & Development and Vancouver Building Bylaws		
	(a) Residential	\$20.50	\$30.00
	(b) Commercial (one unit only)	\$20.50	\$30.00
	(c) Commercial (all units in a commercial building)	\$103.00	\$140.00
Producing Permit/Document Copies			
8	Provide paper copies of permits or specific documents from either microfiche of our images database.		
	(a) 1 to 3 paper copies	\$20.50	\$30.00
	(b) Each additional copy	\$5.10	\$6.00
File Research Environmental			
9	Provide written information as to whether a property has any contamination or environmental issues.	\$103.00	\$140.00