



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: August 23, 2006
Author: F.A. (Rick) Scobie
Phone No.: 604-873-7399
RTS No.: 06193
CC File No.: 11-4200-01
Meeting Date: October 5, 2006

TO: Standing Committee on City Services and Budgets

FROM: Co-Director of Development Services - Policy & Regulation

SUBJECT: Year 2007 Zoning, Building and Trade Permit Inflationary Fee Increases and Fee Increases to Support New Information Technology

RECOMMENDATIONS

- A. THAT Council approve an across-the-board 2.75% increase in all zoning, subdivision, sign, tree removal, secondary suite inspection, "flat fee" building and trade permit fees, and miscellaneous fees, to compensate for inflationary increases to the City's costs;
- B. FURTHER THAT Council approve an additional across-the-board 1.0% fee increase in all zoning, subdivision, sign, tree removal, secondary suite inspection, building and trade permit, and miscellaneous fees, as an initial increase (expected to increase by a further 1% in 2008) to provide revenue required to recover the additional, on-going operating costs of providing an enhanced IT system for permitting, inspection and compliance services using AMANDA;
- C. AND FURTHER THAT the Director of Legal Services bring forward for enactment the necessary by-law amendments to By-laws Nos. 5585, 5208, 8057, 5563, 6553, 3507, 6510, 7347 and 5644, generally in accordance with the attached fee schedules, to be effective January 1, 2007.
- D. THAT the Director of Development Services and the Chief Building Official advise the development and building community of these changes.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of A, B, C and D.

COUNCIL POLICY

It is Council policy that fees and charges be established on the basis of the cost of providing the associated services or at market level where the service is provided in a market environment.

PURPOSE

The purpose of this report is to seek Council approval for an inflationary adjustment of 2.75% in zoning, subdivision, sign, tree removal, secondary suite inspection, building and trade permit fees based on a "flat fee", and miscellaneous fees, to reflect increased costs due to inflation in the year 2007. A further 1% increase is proposed to these fees, including all building and trade permit fees, to establish an initial cost-recovery revenue stream for operating costs related to phased implementation of a new IT system to replace PRISM and provide enhanced support to the City's permitting, inspection and compliance services.

BACKGROUND

In the last several years, numerous amendments have been made to various fees, either to introduce inflationary increases, increase fees in specific areas for cost recovery, or address other particular fee policy matters.

The primary reason for inflationary increases is to keep fees consistent with City administration and enforcement costs which increase primarily in direct response to contractual salary-related costs. Fees have traditionally been adjusted annually for inflation, other than when fees have been more comprehensively reviewed as to costs and market rates for equivalent service(s).

DISCUSSION

1. Inflationary Increase

The 2.75% fee increase for 2007 recommended in this report would encompass application fees pertaining to the following:

- Zoning and Development Fee By-law #5585;
- Subdivision By-law #5208;
- Building By-law #8057 in terms of plumbing trade permit fees and other "flat fee" charges (i.e., not building permit application fees based on a percentage of the value of construction since value of construction implicitly responds to inflationary increases and applicant's submitted values are reviewed against industry standards);
- Electrical By-law #5563 in terms of "flat fee" charges (i.e., not electrical trade permit fees based on a percentage of the value of construction);

- Suites Inspection By-law #6553;
- Gas By-law #3507;
- Sign By-law #6510;
- Private Property Tree By-law #7347; and
- Miscellaneous Fees By-law #5664.

Approval in September/October of an inflationary increase for 2007, to be enacted before year end and effective January 1, 2007, would provide advance notice to prospective applicants of forthcoming increases. Annual inflationary fee increases have been well established and it is reasonable to expect an increase this year. Furthermore, in order to provide some additional forewarning, written notice was sent to industry groups on September 5th advising of the 2007 increase to be recommended by staff. Notices were also posted in several locations in the East Wing where prospective applicants - many of whom are frequent customers - attend to obtain the identified services.

2. Increase to Support New Information Technology

In a report "AMANDA - Replacement Information Technology for PRISM to Support Permitting, Inspection and Compliance Activities", a staged program of implementation is recommended. One-time capital costs for the replacement system will be funded internally. The funding strategy proposes that on-going operating costs be funded by an initial 1% increase in application fees, increasing by a further 1% in 2008 to support enhancement of the AMANDA system to provide additional functionality.

FINANCIAL IMPLICATIONS

Based on last year's application volumes and year-to-date volumes this year, the 2.75% inflationary increase would result in revenue increases of approximately \$53,000 per month. An additional 1% IT surcharge would increase this to \$72,700 per month.

City costs in providing our application services essentially consist of staff costs. For various reasons, staff complements tend not to be altered on an annual basis corresponding to changing application volumes. Consequently, increased application volumes do not yield increased staff costs, nor do application volume declines yield reduced staff costs. Rather, staff increases tend to follow sustained increases in application volumes, when work/resource imbalances begin to increasingly compromise our service delivery and revenues will fund new positions.

Staff costs do traditionally increase annually by way of contractual obligations and cost recovery would justify increased application fees. Increasing our application fees to reflect the increased costs to the City in providing these services will help ensure that our revenues continue to cover our budgeted costs.

IMPLEMENTATION PLAN

As in 2005, should Council approve the recommended fee changes it is intended the consequential by-law amendments would be enacted in October/November. The amending by-laws would bring the new fees into effect at a later date - January 1, 2007.

COMMUNICATIONS PLAN

Subject to Council's approval of the fee changes, written notice of the forthcoming 2007 changes will be sent to industry groups and notices will be posted in the East Wing.

FUTURE WORK

There continues to be a need to analyze the historical rationale for not inflating those Building and Electrical By-law fees that are based on the value of the work to be undertaken. There is some implicit rationale in excluding these from the annual inflationary increases. When the fee charged is based on the value of construction, the fee payable should automatically increase as project value increases due to inflation in construction labour and materials.

In the absence of further analysis, we have retained the approach of increasing only "flat fees" this year for the 2.75% inflationary fee increase proposed. However, staff believe the rationale is more theoretical than realistic due to the significant gaps between adjacent work value thresholds in the Building and Electrical By-laws. cursory examination suggests that even at a compounded average annual rate of inflation it would take almost 20 years for many projects to reach the next fee threshold and begin paying a higher application fee.

Detailed analysis to understand whether a different fee structure would be advantageous and practical will be dependent on identifying staff resources for allocation to this task. Over the next year we do intend to identify any shortcomings of the current fee schedules and our past approach re: inflation. Subsequent analysis might then be warranted to evaluate the practicalities of different approaches to better recover inflationary City costs.

CONCLUSION

Planning, building and trade permit fees are commonly adjusted annually to ensure full recovery of City administration and enforcement costs. This report recommends an increase of 2.75% for inflationary increases in 2007, to be effective January 1, 2007. It also recommends an additional 1% increase to establish an initial cost-recovery revenue stream for operating costs related to phased implementation of a new IT system to replace PRISM and provide enhanced support to the City's permitting, inspection and compliance services.

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

	2006	2007	2007
	Curent Fees	Proposed 2.75%	Proposed 3.75%
Development Permits			
One-Family dwelling, One-Family Dwelling with Secondary Suite, and Two-Family Dwelling			
1	For a new one-family dwelling, one-family dwelling with secondary suite, or two-family dwelling and its accessory building or accessory use or for an addition, alteration, change of use, accessory building or accessory use to an existing one- or two-family dwelling or one-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 m2 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, except as provided in Section 1(d)		
	\$1,213.00	\$1,246.00	\$1,258.00
(b)	where the permit would be issued as a conditional approval, except as provided for in Sections 1 (a), 1 (c), 1 (e) and 1C		
	\$1,617.00	\$1,661.00	\$1,678.00
(c)	where the permit would be issued as a conditional approval after proceeding to a review by a Council-appointed advisory design panel		
	\$2,655.00	\$2,728.00	\$2,755.00
(d)	in the RS-6 or RS-7 Districts, 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		
	\$1,385.00	\$1,423.00	\$1,437.00
(e)	where the permit would be issued as a conditional approval in the RS-6 or RS-7 Districts, with no relaxation of regulations except as provided in Section 1 (d)		
	\$1,696.00	\$1,743.00	\$1,760.00
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-family dwelling with secondary suite where such addition, alteration, change of use, accessory building or accessory use is less than 60 m2 in gross floor area:		



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

	2006	2007	2007
	Curent Fees	Proposed 2.75%	Proposed 3.75%
(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	\$323.00	\$332.00	\$335.00
(b) in all other cases	\$636.00	\$653.00	\$660.00
1B. For conversion of a one-family dwelling to a one-family dwelling with secondary suite	\$441.00	\$453.00	\$458.00
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	\$2,117.00	\$2,175.00	\$2,196.00
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 floorspace ratio otherwise permitted by the District Schedule	\$2,117.00	\$2,175.00	\$2,196.00
Multiple Dwellings			
2 For a multiple dwelling, or for an addition to an existing 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	\$660.00	\$678.00	\$685.00
For each additional 100 m ² of gross floor area or part	\$332.00	\$341.00	\$344.00
Maximum fee	\$26,744.00	\$27,479.00	\$27,747.00
(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	\$901.00	\$926.00	\$935.00
For each additional 100 m ² of gross floor area or part	\$551.00	\$566.00	\$572.00
Maximum fee	\$44,605.00	\$45,832.00	\$46,278.00

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

	2006	2007	2007
	Curent Fees	Proposed 2.75%	Proposed 3.75%
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	\$453.00	\$465.00
	For each additional 100 m ² of gross floor area or part	\$218.00	\$224.00
	Maximum fee	\$22,281.00	\$23,117.00
(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	\$795.00	\$817.00
	For each additional 100 m ² of gross floor area or part	\$453.00	\$465.00
	Maximum fee	\$42,707.00	\$44,309.00
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	\$390.00	\$401.00
	Maximum fee	\$3,116.00	\$3,202.00
(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	\$551.00	\$566.00
	Maximum fee	\$3,928.00	\$4,075.00

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

	2006	2007	2007
	Curent Fees	Proposed 2.75%	Proposed 3.75%
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	\$323.00	\$332.00
	Each additional 200 m ² of site area or part	\$110.00	\$113.00
	(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	\$441.00	\$453.00
	Each additional 200 m ² of site area or part	\$212.00	\$218.00
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	\$649.00	\$667.00
	Each additional 100 m ² of gross floor area or part over 10 000 m ²	\$123.00	\$126.00
	(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	\$477.00	\$490.00
	Each additional 200 m ² of site or part	\$231.00	\$237.00
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		
		\$441.00	\$453.00
		\$453.00	\$458.00
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		
		\$212.00	\$218.00
		\$218.00	\$220.00

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

		2006	2007	2007
		Curent Fees	Proposed 2.75%	Proposed 3.75%
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 \$440.00)	25% of the fee that would, except for this provision, apply (with a minimum fee of \$452.00)	25% of the fee that would, except for this provision, apply (with a minimum fee of \$457.00)
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 \$212.00)	10% of the fee that would, except for this provision, apply (with a minimum fee of \$218.00)	10% of the fee that would, except for this provision, apply (with a minimum fee of \$220.00)
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	\$212.00	\$218.00	\$220.00
	(b) all other sections of this schedule	10% of the fee that would, except for this provision, apply (with a minimum fee of \$212.00)	10% of the fee that would, except for this provision, apply (with a minimum fee of \$218.00)	10% of the fee that would, except for this provision, apply (with a minimum fee of \$220.00)

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

	2006	2007	2007	
	Curent Fees	Proposed 2.75%	Proposed 3.75%	
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	\$212.00	\$218.00	\$220.00
(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 \$212.00)	25% of the fee that would, except for this provision, apply (with a minimum fee of \$218.00)	25% of the fee that would, except for this provision, apply (with a minimum fee of \$220.00)
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			
		\$441.00	\$453.00	\$458.00
13	For the renewal of a development permit issued with specified time limitations where the conditions of approval have not changed:			
(a)	for a special needs residential facility or all uses where the applicant is a duly incorporated non-profit society	\$212.00	\$218.00	\$220.00
(b)	for each unit of living accommodation	\$441.00	\$453.00	\$458.00
(c)	for all other uses	75% of the fee that would, except for this provision, apply	75% of the fee that would, except for this provision, apply	75% of the fee that would, except for this provision, apply

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.

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

		2006	2007	2007
		Curent Fees	Proposed 2.75%	Proposed 3.75%
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	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	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	\$3,244.00 plus the development application fees that would, except for this provision, apply	\$3,333.00 plus the development application fees that would, except for this provision, apply	\$3,366.00 plus the development application fees that would, except for this provision, apply
Maintenance of Heritage Buildings		\$3,244.00		\$3,366.00
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	\$40.00	\$41.00	\$42.00
Awnings				
18	For an awning where the permit will be issued combined with a building permit or a sign permit.	\$141.00	\$145.00	\$146.00
Applications Submitted in Metric				
19	Notwithstanding sections 1 through 18 of this schedule, for applications accompanied by all plans and drawings in metric measurement	95% of the fee that would, except for this provision, apply	95% of the fee that would, except for this provision, apply	95% of the fee that would, except for this provision, apply
Higher Building Application Fee				
20	Despite any other provision in this schedule 1 to the contrary, for an application for a building that will exceed 137m	\$30,962.00	\$31,813.00	\$32,123.00

**Zoning and Development Fee By-law - # 5585
Schedule 2**

		2006	2007	2007
		Current Fees	Proposed 2.75%	Proposed 3.75%
Zoning By-law Amendments				
Change Zoning District (Except to CD-1)				
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 m ² site area	\$6,790.00	\$6,977.00	\$7,045.00
	For each additional 100 m ² of site area or part thereof	\$153.00	\$157.00	\$159.00
	Maximum fee	\$67,960.00	\$69,829.00	\$70,509.00
Text Amendments (Except CD-1)				
2	For an amendment to the text of the Zoning and Development By-law	\$13,610.00	\$13,984.00	\$14,120.00
New CD-1 (Not Contemplated in an ODP)				
3	For an amendment to the Zoning District Plan to redesignate from a zoning district to a new Comprehensive Development District that is <u>not</u> contemplated in an Official Development Plan:			
(a)	Within the downtown area shown on Map 1, where the site area is smaller than 40 000 m ² :			
	Up to 4 000 m ² site area	\$54,460.00	\$55,958.00	\$56,502.00
	For each additional 100 m ² of site area or part thereof	\$250.00	\$257.00	\$259.00
(b)	Outside the downtown area shown on Map 1, where the site area is smaller than 8 000 m ² :			
	For the first 4 000 m ² of site area	\$22,760.00	\$23,386.00	\$23,614.00
	For each additional 100 m ² of site area or part thereof	\$250.00	\$257.00	\$259.00

**Zoning and Development Fee By-law - # 5585
Schedule 2**

	2006 Current Fees	2007 Proposed 2.75%	2007 Proposed 3.75%
(c) Outside the downtown area shown on Map 1, where the site area is 8 000 m ² or greater but smaller than 40 000 m ² :			
For the first 8 000 m ² of site area	\$54,460.00	\$55,958.00	\$56,502.00
For each additional 100 m ² of site area or part thereof	\$250.00	\$257.00	\$259.00
(d) where the site area is 40 000 m ² or greater:			
For the first 40 000 m ²	\$400,000.00	\$411,000.00	\$415,000.00
For each additional 100 m ² of site area or part thereof	\$830.00	\$853.00	\$861.00
Amend CD-1 (Not Contemplated in an ODP)			
4 For an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District By-Law that is <u>not</u> contemplated in an Official Development Plan:			
(a) Within the downtown area shown on Map 1, where the site area is smaller than 40 000 m ² :			
For the first 4 000 m ² site area	\$54,500.00	\$55,999.00	\$56,544.00
For each additional 100 m ² of site area or part thereof	\$250.00	\$257.00	\$259.00
(b) Outside the downtown area shown on Map 1, where the site area is smaller than 8 000 m ² :			
For the first 4 000 m ² site area	\$22,800.00	\$23,427.00	\$23,655.00
For each additional 100 m ² of site area or part thereof	\$250.00	\$257.00	\$259.00
(c) Outside the downtown area shown on Map 1, where the site area is 8 000 m ² or greater but smaller than 40 000 m ² :			
For the first 8 000 m ² site area	\$54,500.00	\$55,999.00	\$56,544.00
For each additional 100 m ² of site area or part thereof	\$250.00	\$257.00	\$259.00

**Zoning and Development Fee By-law - # 5585
Schedule 2**

	2006 Current Fees	2007 Proposed 2.75%	2007 Proposed 3.75%
(d) where the site area is 40 000 m ² or greater:			
For the first 40 000 m ²	\$400,000.00	\$411,000.00	\$415,000.00
For each additional 100 m ² of site area or part thereof	\$830.00	\$853.00	\$861.00
New CD-1 (Contemplated in an ODP)			
5 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			
Up to 4 000 m ² site area	\$102,500.00	\$105,319.00	\$106,344.00
For each additional 100 m ² of site area or part thereof	\$830.00	\$853.00	\$861.00
Amend CD-1 (Contemplated in an ODP)			
6 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 ² site area	\$102,500.00	\$105,319.00	\$106,344.00
For each additional 100 m ² of site area or part thereof	\$830.00	\$853.00	\$861.00
Reduced Fees for Large Sites with Limited Changes			
7 Notwithstanding sections 3(d), 4(d), 5 and 6 of this schedule:			
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 ² 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,			

**Zoning and Development Fee By-law - # 5585
Schedule 2**

	2006	2007	2007
	Current Fees	Proposed 2.75%	Proposed 3.75%
(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, and			
(c) the maximum floor space ratio for all uses combined remains the same as that in the existing zoning schedule:			
For the first 40 000 m2 of site area	\$94,980.00	\$97,592.00	\$98,542.00
For each additional 100m2 of site area or part thereof	\$210.00	\$216.00	\$218.00
8 Notwithstanding sections 3(d), 4(d), 5, 6 and 7 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 <u>not</u> contemplated in an Official Development Plan but relates to a site area of 40 000 m2 or greater; 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 <u>not</u> contemplated in an Official Development Plan but relates to a site area of 40 000 m2 or greater; provided, in both cases,			
(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 ² site area	\$20,690.00	\$21,259.00	\$21,466.00
For each additional 100 m ² of site area or part thereof	\$210.00	\$216.00	\$218.00
Maximum fee	\$82,450.00	\$84,717.00	\$85,542.00

**Zoning and Development Fee By-law - # 5585
Schedule 2**

		2006	2007	2007
		Current Fees	Proposed 2.75%	Proposed 3.75%
Amend CD-1 (One Section Only)				
9	Notwithstanding sections 4, 6 and 7 of this schedule: For an amendment to an existing CD-1 By-law where no more than one section required amendment	\$9,150.00	\$9,402.00	\$9,493.00
Resubmission Due to Change in Council Composition				
10	Notwithstanding any other section of this schedule, for the resubmission of an application which is unable to be enacted because of a change in the composition of Council, provided the resubmission does not alter the application and is made within 6 months of an election or by-election	\$2,226.00 or 15% of the otherwise applicable fee, whichever is greater	\$2,287.00 or 15% of the otherwise applicable fee, whichever is greater	\$2,309.00 or 15% of the otherwise applicable fee, whichever is greater

**Subdivision Bylaw - # 5208
Schedule F**

	2006 Current Fees	2007 Proposed 2.75%	2007 Proposed 3.75%
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		
	\$71,100.00	\$73,055.00	\$73,766.00
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		
	\$35,600.00	\$36,579.00	\$36,935.00
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		
	\$6,100.00	\$6,268.00	\$6,329.00
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		
	\$300.00	\$308.00	\$311.00
	(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	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		
	\$53,300.00	\$54,766.00	\$55,299.00
	(b) for developments having a Floor Space Ratio (FSR) of less than 2.0		
	\$26,700.00	\$27,434.00	\$27,701.00

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	\$3,100.00	\$3,185.00	\$3,216.00
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	\$3,100.00	\$3,185.00	\$3,216.00

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.

Building Bylaw - #8057

	2006	2007	2007
	Current Fees	Proposed 2.75%	Proposed 3.75%

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 Clause (b) for the CONSTRUCTION of any BUILDING, or part thereof:

When the estimated cost of the work, being the valuation referred to in the Article 1A.7.2.2. of this By-law, does not exceed \$5,000 or for the first \$5,000 of the estimated cost of the work

	\$96.00	\$99.00	\$100.00
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For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$5,000 but does not exceed \$50,000

	\$8.00	\$8.00	\$8.10
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For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$50,000

	\$4.00	\$4.00	\$4.05
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(b) 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.

(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 1A.10 of this By-law, the fee 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

	\$1.90	\$2.00	\$2.05
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Subject to a minimum fee of

	\$66.00	\$68.00	\$68.10
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Building Bylaw - #8057

	2006	2007	2007
	Current Fees	Proposed 2.75%	Proposed 3.75%
(d) For an OCCUPANCY PERMIT not required by this By-law but requested	\$68.00	\$70.00	\$71.00
(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	\$1,000.00	\$1,000.00
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	\$1,000.00	\$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	\$1,000.00
(g) For the repair of <i>building</i> walls pursuant to requirements of Part 5 for any <i>residential building</i>	Nil	Nil	Nil
2 The fees hereinafter specified shall be paid to the City as follows:			
(a) For a required <i>permit</i> 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	\$182.00	\$187.00	\$189.00
(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	\$191.00	\$196.00	\$198.00

Building Bylaw - #8057

	2006 Current Fees	2007 Proposed 2.75%	2007 Proposed 3.75%
(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	\$127.00	\$130.00	\$132.00
(d) For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$127.00	\$130.00	\$132.00
(e) For each inspection of a drainage tile system:			
For a one- or two-family residence	\$158.00	\$162.00	\$164.00
For all other drain tile inspections:			
When the estimated cost of the CONSTRUCTION of the BUILDING, being the valuation referred to in Article 1A.7.2.2. does not exceed \$500,000	\$295.00	\$303.00	\$306.00
When the estimated cost of the work exceeds \$500,000 but does not exceed \$1,000,000	\$494.00	\$508.00	\$513.00
When the estimated cost of the work exceeds \$1,000,000	\$566.00	\$582.00	\$587.00
(f) For the special search of records pertaining to a BUILDING to advise on the status of outstanding orders and other matters concerning the BUILDING:			
For a one- or two-family residence	\$154.00	\$158.00	\$160.00
For all other BUILDINGS	\$311.00	\$320.00	\$323.00
(g) For enabling the viewing of a plan of a BUILDING or a copy of the plan	\$25.00	\$26.00	\$26.00
(h) For supplying a copy of a plan of a BUILDING, for each page	\$7.70	\$8.00	\$8.00

Building Bylaw - #8057

	2006 Current Fees	2007 Proposed 2.75%	2007 Proposed 3.75%
(i) For a request to renumber a BUILDING	\$566.00	\$582.00	\$587.00
(j) For the extension of a BUILDING PERMIT where requested in writing by an applicant pursuant to Article 1A.7.5.1.	50 percent of the original BUILDING PERMIT fee to a maximum of \$239.00	50 percent of the original BUILDING PERMIT fee to a maximum of \$246.00	50 percent of the original BUILDING PERMIT fee to a maximum of \$248.00
(k) For the extension of a building permit by Council where requested in writing by an applicant pursuant to Article 1A.7.5.2.	\$795.00	\$817.00	\$825.00
(l) For the issuance of a partial BUILDING PERMIT pursuant to Article 1A.6.1.6	\$239.00	\$246.00	\$248.00
(m) For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of Article 1A.2.1.3			
where the PERMIT relates to a ONE-FAMILY DWELLING or a SECONDARY SUITE	\$127.00	\$130.00	\$132.00
plus for each hour, or part thereof, exceeding one hour	\$127.00	\$130.00	\$132.00
where the PERMIT relates to any other BUILDING	\$390.00	\$401.00	\$405.00
plus for each hour, or part thereof, exceeding one hour	\$198.00	\$203.00	\$205.00
(n) For each RE-OCCUPANCY PERMIT after rectification of an UNSAFE CONDITION and related By-law violations	\$119.00	\$122.00	\$123.00
(o) For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of new construction under Article 2.5.1.3			
for a single application	\$560.00	\$575.00	\$581.00
for two applications	\$1,090.00	\$1,120.00	\$1,131.00
for three or more applications	\$1,440.00	\$1,480.00	\$1,494.00

Building Bylaw - #8057

	2006 Current Fees	2007 Proposed 2.75%	2007 Proposed 3.75%
(p) 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	\$350.00	\$360.00	\$363.00
for two applications	\$660.00	\$678.00	\$685.00
for three or more applications	\$860.00	\$884.00	\$892.00
(q) For review by the equivalents review panel	\$1,720.00	\$1,767.00	\$1,785.00
3 Upon written application of the payor and on the advice of the 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 Bylaw - #8057

	2006	2007	2007
	Current Fees	Proposed 2.75%	Proposed 3.75%

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

Installation of:

One, two or three FIXTURES	\$119.00	\$122.00	\$123.00
Each additional FIXTURE	\$42.00	\$43.00	\$44.00

Note: For the purpose of this schedule the following shall also be considered as FIXTURES:

- 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	\$180.00	\$185.00	\$187.00
For each 30 metres of piping or part thereof, exceeding the first 30 metres	\$51.00	\$52.00	\$53.00
Connection of the City water supply to any hydraulic equipment	\$67.00	\$69.00	\$70.00

2 INSPECTIONS OF FIRELINE SYSTEMS:

Building Bylaw - #8057

	2006 Current Fees	2007 Proposed 2.75%	2007 Proposed 3.75%
Hydrant & Sprinkler System:			
First two inspections for each 30 m of water supply pipe or part thereof	\$180.00	\$185.00	\$187.00
Each additional inspection for each 30 m of water supply pipe or part thereof	\$75.00	\$77.00	\$78.00
Sprinklers:			
First head, one- or two-family dwelling	\$204.00	\$210.00	\$212.00
First head, all other buildings	\$436.00	\$448.00	\$452.00
Each additional head, all buildings (no limit on number)	\$2.10	\$2.00	\$2.00
Firelines:			
Hose Cabinets	\$23.00	\$24.00	\$24.00
Hose Outlets	\$23.00	\$24.00	\$24.00
Wet & Dry Standpipes	\$23.00	\$24.00	\$24.00
Standpipes	\$23.00	\$24.00	\$24.00
Dual Check Valve In-flow Through Devices	\$23.00	\$24.00	\$24.00
Backflow Preventer	\$121.00	\$124.00	\$126.00

Building Bylaw - #8057

	2006 Current Fees	2007 Proposed 2.75%	2007 Proposed 3.75%
Wet & Dry Line Outlets:			
Each connection	\$23.00	\$24.00	\$24.00
NOTE: A Siamese connection shall be considered as two dry line outlets.			
Each Fire Pump	\$192.00	\$197.00	\$199.00
Each Fire Hydrant	\$58.00	\$60.00	\$60.60
3 RE-INSPECTIONS			
Each re-inspection due to faulty work or materials	\$127.00	\$130.00	\$132.00
4 SPECIAL INSPECTIONS			
Each inspection to establish fitness of any existing <i>fixture</i> for each hour or part thereof	\$127.00	\$130.00	\$132.00
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	\$182.00	\$187.00	\$189.00
5 BUILDING SEWER INSPECTIONS			
First two inspections for each 30 m of BUILDING SEWER or part thereof	\$158.00	\$162.00	\$164.00
Each additional inspection for each 30 m of BUILDING SEWER or part thereof	\$81.00	\$83.00	\$84.00

Building Bylaw - #8057

	2006	2007	2007
	Current Fees	Proposed 2.75%	Proposed 3.75%

PART C - BUILDING GRADES

The following fees shall be paid to the City upon application for a Development Permit for the design elevations of streets or lanes where they adjoin a building site, whether required pursuant to Subsection 2.3.2 or otherwise:

Length of property abutting street or lane, or both			
0 to 31 m	\$665.00	\$683.00	\$690.00
over 31 m to 90 m	\$1,318.00	\$1,354.00	\$1,367.00
over 90 m to 150 m	\$1,982.00	\$2,037.00	\$2,056.00
over 150 m to 300 m	\$2,876.00	\$2,955.00	\$2,984.00
over 300 m	\$3,964.00	\$4,073.00	\$4,113.00

**Electrical By-law - # 5563
Schedule A**

	2006 Current Fees	2007 Proposed 2.75%	2007 Proposed 3.75%
1 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:			
When the estimated cost does not exceed \$250	\$47.00	\$48.00	\$49.00
When the estimated cost exceeds \$250 but does not exceed \$500	\$63.00	\$65.00	\$65.00
When the estimated cost exceeds \$500 but does not exceed \$700	\$83.00	\$85.00	\$86.00
When the estimated cost exceeds \$700 but does not exceed \$1,000	\$108.00	\$111.00	\$112.00
When the estimated cost exceeds \$1,000 but does not exceed \$10,000	\$108.00	\$111.00	\$112.00
plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000	\$46.00	\$46.00	\$46.44
When the estimated cost exceeds \$10,000 but does not exceed \$50,000	\$522.00	\$525.00	\$530.00
plus for every \$1,000 of the estimated costs, or part thereof, over \$10,000	\$24.00	\$24.00	\$24.25
When the estimated cost exceeds \$50,000 but does not exceed \$100,000	\$1,482.00	\$1,485.00	\$1,500.00
plus for every \$1,000 of the estimated costs, or part thereof, over \$50,000	\$14.60	\$14.60	\$14.74
When the estimated cost exceeds \$100,000 but does not exceed \$500,000	\$2,212.00	\$2,215.00	\$2,237.00
plus for every \$1,000 of the estimated costs, or part thereof, over \$100,000	\$10.00	\$10.00	\$10.10
When the estimated cost exceeds \$500,000 but does not exceed \$1,000,000	\$6,212.00	\$6,215.00	\$6,277.00
plus for every \$1,000 of the estimated cost, or part thereof, over \$500,000	\$8.00	\$8.00	\$8.08
When the estimated cost exceeds \$1,000,000	\$10,212.00	\$10,215.00	\$10,317.00
plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000,000	\$3.00	\$3.00	\$3.03
2 The fee for a temporary power permit shall be:			
(a) for single and two-family dwellings only, for a permit valid for six (6) months	\$128.00	\$132.00	\$133.00
(b) for all other uses, for a permit valid for one year	\$271.00	\$278.00	\$281.00

3 The fee for an annual permit for any one commercial or industrial plant or establishment shall be as follows, except that where one person, firm or corporation has more than one plant or establishment, a separate annual permit shall be required for each plant or establishment:

Connected load - 1,000 h.p. or less	\$390.00	\$401.00	\$405.00
Each 100 h.p. or part thereof exceeding the first 1,000 h.p.	\$39.00	\$40.00	\$40.00
Subject to a maximum fee of	\$3,310.00	\$3,401.00	\$3,434.00

4 The fee for an inspection of electrical work to determine compliance with this By-law, to be based on time actually spent in making such inspection, shall be for each hour or part thereof

\$127.00	\$130.00	\$132.00
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5 The fee for an inspection of electrical work where errors or omissions were found at a previous inspection shall be

\$127.00	\$130.00	\$132.00
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6 The fee for inspection outside normal working hours and at a minimum inspection time of four (4) hours, including traveling time, shall be for each hour or part thereof

\$182.00	\$187.00	\$189.00
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Secondary Suite Inspection Fee By-law - #6553

	2006 Current Fees	2007 Proposed 2.75%	2007 Proposed 3.75%
3 Where an application for a special inspection of a suite is made			
pay a fee, including all the inspections referred to in			
(a) section 1, of	\$127.00	\$130.00	\$132.00
more than 60 days after the notification date, the applicant			
shall pay a fee, including all the inspections referred to in			
(b) section 1, of	\$381.00	\$390.00	\$396.00

Gas Fitting Bylaw - #3507

	2006	2007	2007
	Current Fees	Proposed 2.75%	Proposed 3.75%

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	\$124.00	\$127.00	\$129.00
Each additional appliance	\$45.00	\$46.00	\$47.00
Each replacement water heater or gas range	\$70.00	\$72.00	\$73.00

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	\$152.00	\$156.00	\$158.00
65,001 to 200,000	\$165.00	\$170.00	\$171.00
200,001 to 409,000	\$188.00	\$193.00	\$195.00
Over 409,000	\$227.00	\$233.00	\$236.00

in addition to all costs incurred by the inspector.

Vent or Gas Value or Furnace Plenum
(no appliances)

One, two or three units	\$124.00	\$127.00	\$129.00
Each additional unit	\$45.00	\$46.00	\$47.00

Gas Fitting Bylaw - #3507

	2006 Current Fees	2007 Proposed 2.75%	2007 Proposed 3.75%
<u>Piping Permits</u> (no appliances):			
For first 60 m of house piping or part thereof	\$129.00	\$133.00	\$134.00
Every 30 m or part thereof exceeding the first 60 m	\$47.00	\$48.00	\$49.00
<u>Re-inspections</u>			
Each inspection due to faulty work or materials	\$127.00	\$130.00	\$132.00
<u>Special Inspections</u>			
To establish the fitness of any existing installations, for each hour or part thereof	\$127.00	\$130.00	\$132.00
If conducted with a Plumbing Inspection, for each hour of part thereof	\$127.00	\$130.00	\$132.00
If outside normal working hours, and at a minimum inspection time of four (4) hours, including traveling time, for each hour or part thereof	\$182.00	\$187.00	\$189.00

Sign Bylaw - # 6510

		2006 Current Fees	2007 Proposed 2.75%	2007 Proposed 3.75%
13.1	<p>Permit Application Fee</p> <p>Every person applying to the Director for a sign permit shall pay to the City at the time such application is filed the appropriate fee as set out in this section, and no application is valid without such payment:</p>			
	(a) For each sign requiring a permit plus	\$71.00	\$73.00	\$74.00
	(b) For each sign requiring an electrical connection plus	\$71.00	\$73.00	\$74.00
	(C) For each sign incorporating a supporting structure plus	\$71.00	\$73.00	\$74.00
	(d) For a billboard, free-standing sign or parking lot advertising sign	\$71.00	\$73.00	\$74.00
13.2	Additional Inspection Fee			
13.2.1	Each permit fee described in section 13.1, provides for one field inspection. Where any additional field inspection is required to complete the final inspection on a installation, the fee for each additional inspection shall be	\$71.00	\$73.00	\$74.00
13.2.2	Except where exempted by section 5.2 or 5.3, where any sign has been erected before a permit has been issued for such sign, the fee in Section 13.1 (a), in addition to all other fees, shall be	\$345.00	\$354.00	\$358.00
13.3	<p>Permit Fee Refund</p> <p>No sign permit application fee shall be refunded after the application has been approved or refused, but if the application has been withdrawn prior to processing, the Director of Finance may refund to the applicant a part of the fee as recommended by the Director of Licenses and Inspections.</p>			

Sign Bylaw - # 6510

		2006	2007	2007
		Current Fees	Proposed 2.75%	Proposed 3.75%
13.4	Registration Fee			
	Where a facia sign will be or has been installed in accordance with Section 5.3.1(a), a registration fee shall be paid to the City as follows:			
	For each sign face	\$43.00	\$44.00	\$45.00
13.5	Annual Encroachment Charge			
13.5.1	The owner of a sign, other than a facia sign, which encroaches over any street shall pay annually the following charge based on the area of the sign face which encroaches:			
	Area of Sign Face			
	Encroaching Over a Street	Annual Fee	Annual Fee	Annual Fee
	Up to 2 m ²	\$15.00	\$15.00	\$16.00
	2.01 to 4 m ²	\$21.00	\$22.00	\$22.00
	4.01 to 6 m ²	\$31.00	\$32.00	\$32.00
	6.01 to 10 m ²	\$43.00	\$44.00	\$45.00
	For each additional 1 m ² or fraction thereof over 10 m ²	\$0.27	\$0.27	\$0.27
	Maximum charge for each sign face	\$58.00	\$60.00	\$60.00
13.5.2	The charge set out in section 13.5.1 shall be due and payable the first business day of January of each year, except that the charge for any sign installed after July 31st in any year shall be one-half of the charge shown in Section 13.5.1.			
13.5.3	The Director shall cause the removal, in accordance with Section 12.2.2., of any sign when the charge payable pursuant to this section remains unpaid six months after it has become due and payable.			

Sign Bylaw - # 6510

		2006	2007	2007
		Current Fees	Proposed 2.75%	Proposed 3.75%
13.6	Amendment Application Fee			
13.6.1	Every person applying to the City Council for an amendment to the Sign By-law shall pay to the City at the time such application is filed with the Director of Planning the appropriate fee as set forth in this Section, and no application is valid without such payment.			
(a)	For an amendment, other than Schedule E, where no more than one section requires amendment	\$5,108.00	\$5,248.00	\$5,300.00
(b)	For an amendment, other than Schedule E, where more than one section requires amendment or where the amendment would allow a type of sign that is not permitted	\$7,656.00	\$7,867.00	\$7,943.00
(c)	For an amendment to Schedule E:			
	(i) To assign a Comprehensive Development District, at time of creation of the District, to the same sign schedule that applied to the site prior to its Comprehensive Development District zoning	\$127.00	\$130.00	\$132.00
	(ii) To assign a Comprehensive Development District to an existing sign schedule with different sign regulations than currently apply to the site	\$1,274.00	\$1,309.00	\$1,322.00
	(iii) To assign a Comprehensive Development District to a new schedule to be created	\$7,656.00	\$7,867.00	\$7,943.00
13.6.2	No fee paid to the City pursuant to Section 13.6.1 shall be refunded after the application for the amendment has been considered by the Director of Planning, but where the application has been withdrawn before being considered by the Director of Planning, the Director of Finance may refund to the applicant such part of the fee as is recommended by the Director of Planning.			
13.6.3	Where an application to amend the Sign By-law is made by the Director of Planning at the direction of City Council, no fee pursuant to this By-law shall be payable.			

Private Property Tree Bylaw - #7347

	2006	2007	2007
	Current Fees	Proposed 2.75%	Proposed 3.75%
12B. A non-refundable application fee of \$51 will be charged for a tree permit to remove one tree, and where more than one tree is to be removed by permit within a 12 month period, the fee shall be \$51 for the first tree	\$51.00	\$52.00	\$53.00
and \$145 for each subsequent tree.	\$145.00	\$149.00	\$150.00

**Miscellaneous Fees By-law - #5664
Schedule 1**

	2006 Current Fees	2007 Proposed 2.75%	2007 Proposed 3.75%	
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	\$20,700.00	\$21,300.00	\$21,500.00
	For each additional 100 m ² (1,080 sq. ft.) of site area, or part thereof	\$200.00	\$206.00	\$208.00
	Maximum fee	\$82,500.00	\$84,800.00	\$85,600.00
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			
		\$31,100.00	\$32,000.00	\$32,250.00
Amend a Regional or Provincial Land Use Designation				
3	For an amendment of a regional or provincial land use designation			
		\$2,100.00	\$2,160.00	\$2,180.00
Research Requests				
4	For research requests:			
	(a) Research requests requiring up to a maximum of 2 hours of staff time	\$157.00	\$161.00	\$163.00
	(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	\$78.00	\$80.00	\$81.00
Site Profile Review				
5	For each review of a site profile			
		\$114.00	\$117.00	\$118.00
Appeal to Board of Variance/Parking Variance Board				
6	For the filing of an appeal			
		\$92.00	\$95.00	\$95.00

**Miscellaneous Fees By-law - #5664
Schedule 1**

	2006 Current Fees	2007 Proposed 2.75%	2007 Proposed 3.75%
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)	\$33.50	\$34.00	\$35.00
(b)	\$33.50	\$34.00	\$35.00
(c)	Commercial and/or mixed use (all units) requiring up to a maximum of 2 hours of staff time		
	\$157.00	\$161.00	\$163.00
	For each additional hour or part thereof beyond the 2 hours referred in Clause (c) above		
	\$78.00	\$80.00	\$81.00
Producing Permit/Document Copies			
8	Provide paper copies of permits or specific documents from either microfiche or our images database.		
(a)	1 to 3 paper copies		
	\$33.50	\$34.00	\$35.00
(b)	Each additional copy		
	\$6.80	\$7.00	\$7.00
File Research Environmental			
9	Provide written information as to whether a property has any contamination or environmental issues.		
	\$157.00	\$161.00	\$163.00