



ADMINISTRATIVE REPORT

Report Date: October 6, 2009
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Meeting Date: October 22, 2009

TO: Standing Committee on City Services and Budgets
FROM: Director of Development Services
SUBJECT: Year 2010 Zoning, Building and Trade Permit Fee Increases

RECOMMENDATION

- A. THAT Council approve an across-the-board 4% increase in all Zoning and Development, Subdivision, Sign, Tree Removal, Secondary Suite Inspection, Electrical, Building, Gas and Miscellaneous fees to compensate for inflationary increases to the City's costs;
- B. THAT Council approve an additional increase to the Board of Variance fee to equal \$380;
- C. THAT the Director of Legal Services bring forward for enactment the necessary amendments to By-law Numbers 5585, 5208, 5563, 6553, 3507, 6510, 7347, 5644 and 9419, generally in accordance with the attached fee schedules, to be effective January 1, 2010;
- D. AND FURTHER 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 through D.

CITY MANAGER'S COMMENTS

The City Manager RECOMMENDS approval of A through 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.

SUMMARY

Fees are traditionally adjusted on an annual basis to keep them consistent with City costs. For 2010, the inflationary increase set by the Budgets office is 4% and this amount has been applied to all applicable fees. Affected by-laws have been amended for Legal Services to bring forward for enactment, generally in accordance with the attached schedule in Appendix A.

PURPOSE

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

- Zoning and Development Fee By-law no. 5585;
- Subdivision By-law no. 5208;
- Building By-law no. 9419;
- Electrical By-law no. 5563 in terms of "base/flat fee" charges;
- Secondary Suites Inspection By-law no. 6553;
- Gas Fitting By-law no. 3507;
- Sign By-law no. 6510;
- Private Property Tree By-law no. 7347; and
- Miscellaneous Fees By-law no. 5664.

BACKGROUND

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

Approval in October of increases for 2010, to be enacted before year-end and effective January 1, 2010, 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, to provide some additional forewarning, written notice was sent to industry groups, advising of the 2010 increases 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.

The Board of Variance process is voluntary and fees are collected at only 24% of costs. During the 2007 Interim Operating Budget process, Board of Variance fees were increased from \$92 to \$162, and are currently \$275. At that time, it was identified that the fees should be brought more in line with costs and it was anticipated that fees would be increased on an annual basis until costs were more fully recovered. It was recommended that Board of Variance fees be collected at the same rate as for an addition to a single family dwelling (Zoning and Development By-law 1-1A(a)). For 2010, the fee will be \$380, which includes the 4% increase.

In the November, 2008, five-year, inter-departmental fee review, it was recommended that: 1) staff report back regarding options for charging fees for enquiry and pre-application services and 2) the Director of Development Services monitor the impact of economic changes on the development and building industry and report back on fee changes when the economy has improved.

While some aspects of the economy have improved in small measure, positive impact on the Vancouver development and building industry has not been substantial. For this reason, staff are not yet recommending either fee increases beyond the 4% set by the Budget office or the introduction of a new fee for enquiry/pre-application services. It is proposed that staff will work with the Urban Development Institute and others in 2010 to report back on pre-application work associated with rezonings and heritage revitalization agreements.

Some pertinent indicators are as follows:

- As of the end of September, 2009, fee revenue is down approximately 28% from the same time period in 2008;
- “Major” development permits (those heard by the Development Permit Board and typically the largest projects) numbered 9 to the end of September 2009, compared to 29 for the same time period in 2008;
- The value of building construction (upon which Building Permit fees are based) is down approximately 52% (to end of July);
- While the number of 2009 Development Permit applications is currently even with last year at the same time, the projects are much smaller in nature, with changes of use, minor amendments and small residential and commercial projects by far outweighing larger initiatives;
- One and two family dwelling applications have decreased in number by 247, or 46% (to end of July);
- Building Permit applications have decreased by 14.6% (end September); and
- Trades Permit applications have decreased by 12.5% (end September)

It should be noted that permit fees are not subject to GST, and thus would not be affected by the introduction of the Harmonized Sales Tax (HST) when it comes into effect in July 2010. The only fees in this report which are currently subject to GST are in Building By-law Number 9419 for enabling the viewing of a plan of a building and for supplying a copy of a plan of a building; these fee categories would be subject to HST.

ALTERNATIVES/OPTIONS

Council could choose to apply a different increase than that recommended.

FINANCIAL IMPLICATIONS

Based on the 2009 revenue budget, the recommended fee increases would result in an approximate increase in the 2010 revenue budget of \$527,524.

IMPLEMENTATION PLAN

Should Council approve the recommended fee changes, it is intended the consequential by-law amendments would be enacted at the December 1, 2009 Council Meeting, so that the amended by-laws would bring the new fees into effect on January 1, 2010. The schedule attached to this report shows the inflationary and other increases recommended.

COMMUNICATIONS PLAN

As is staff practice, industry groups have been notified of the proposed inflationary fee increases. 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.

CONCLUSION

It is recommended that a 4% inflationary increase be applied to fees related to zoning, development, building, trades and related permits and approvals, with an additional increase to the Board of Variance fee. It is also recommended that Legal Services bring forward by-law changes for enactment.

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Zoning and Development Fee By-law no. 5585 Schedule 1		2009 Current Fees	2010 Proposed 4%
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 m ² in gross floor area:		
(a)	where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law, except as provided in Section 1(d)	\$1,370.00	\$1,420.00
(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	\$1,830.00	\$1,900.00
(c)	where the permit would be issued as a conditional approval after proceeding to a review by a Council-appointed advisory design panel	\$3,010.00	\$3,130.00
(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	\$1,570.00	\$1,630.00
(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)	\$1,910.00	\$1,990.00
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 m ² in gross floor area:		
(a)	where the permit would be issued as an outright approval, or where a relaxation of the required yards, building depth or maximum building height is required and where the relaxation of a required rear yard would be less than 60% of what is required by the applicable District Schedule, or where the permit would be issued as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law	\$365.00	\$380.00
(b)	in all other cases	\$719.00	\$748.00
1B.	For conversion of a one-family dwelling to a one-family dwelling with secondary suite	\$499.00	\$519.00
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	\$2,390.00	\$2,490.00
1D.	Despite Section 1, for a two-family dwelling in the RS-7 District which includes permission by the Director of Planning to increase the maximum permitted Floor Space Ratio otherwise permitted by the District Schedule	\$2,390.00	\$2,490.00

Zoning and Development Fee By-law no. 5585 Schedule 1		2009 Current Fees	2010 Proposed 4%
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	\$747.00	\$777.00
	For each additional 100 m ² of gross floor area or part	\$374.00	\$389.00
	Maximum fee	\$30,300.00	\$31,500.00
(b)	where the permit would be issued as a conditional approval, except as provided in Section 2 (a):		
	Each 100 m ² of gross floor area or part up to 500 m ²	\$1,020.00	\$1,060.00
	For each additional 100 m ² of gross floor area or part	\$623.00	\$648.00
	Maximum fee	\$50,400.00	\$52,400.00
Other Uses (Other Than One- or Two-family or Multiple Dwellings)			
3	For a new principal building or use, or for an addition to an existing building or use, being in all cases other than a one- or two-family dwelling and a multiple dwelling:		
(a)	where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law:		
	Each 100 m ² of gross floor area or part up to 500 m ²	\$512.00	\$532.00
	For each additional 100 m ² of gross floor area or part	\$246.00	\$256.00
	Maximum fee	\$25,200.00	\$26,200.00
(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	\$899.00	\$935.00
	For each additional 100 m ² of gross floor area or part	\$512.00	\$532.00
	Maximum fee	\$48,300.00	\$50,200.00
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	\$441.00	\$459.00
	Maximum fee	\$3,530.00	\$3,670.00

Zoning and Development Fee By-law no. 5585 Schedule 1		2009 Current Fees	2010 Proposed 4%
(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	\$623.00	\$648.00
	Maximum fee	\$4,440.00	\$4,620.00
Outdoor Uses			
5	For a parking area, storage yard, nursery, or other development which, in the opinion of the Director of Planning, is similar:		
(a)	where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law:		
	Each 200 m ² of site area or part up to 1 000 m ²	\$365.00	\$380.00
	Each additional 200 m ² of site area or part	\$124.00	\$129.00
(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	\$499.00	\$519.00
	Each additional 200 m ² of site area or part	\$239.00	\$249.00
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	\$733.00	\$762.00
	Each additional 100 m ² of gross floor area or part over 10 000 m ²	\$139.00	\$145.00
(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	\$540.00	\$562.00
	Each additional 200 m ² of site or part	\$261.00	\$271.00
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	\$499.00	\$519.00
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	\$239.00	\$249.00

Zoning and Development Fee By-law no. 5585 Schedule 1		2009 Current Fees	2010 Proposed 4%
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 \$498.00)	25% of the fee that would, except for this provision, apply (with a minimum fee of \$518.00)
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 \$239.00)	10% of the fee that would, except for this provision, apply (with a minimum fee of \$249.00)
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	\$239.00	\$249.00
	(b) all other sections of this schedule	10% of the fee that would, except for this provision, apply (with a minimum fee of \$239.00)	10% of the fee that would, except for this provision, apply (with a minimum fee of \$249.00)
Minor Amendments			
11	For each minor amendment to a permit where less than 15% of the gross floor area or building exterior is altered or less than 15% of the gross floor area is changed in use and:		
	(a) where the original permit was issued under Sections 1 and 7 of this schedule	\$239.00	\$249.00
	(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 \$239.00)	25% of the fee that would, except for this provision, apply (with a minimum fee of \$249.00)

Zoning and Development Fee By-law no. 5585 Schedule 1		2009 Current Fees	2010 Proposed 4%
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	\$499.00	\$519.00
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	\$239.00	\$249.00
(b)	for each unit of living accommodation	\$499.00	\$519.00
(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
NOTE: Where an application is made for the retention of identical uses on more than one site controlled by the same applicant, providing the renewals are required annually and are filed simultaneously, the applications may be combined and considered as one for the purpose of calculating the fee.			
Board of Variance Appeals			
14	For a permit which has been approved as the result of a successful appeal to the Board of Variance after refusal by the Director of Planning or the Development Permit Board	No Charge	No Charge
Application Following Refusal			
15	Where an application has been refused and, within 30 days of such refusal, the applicant reapplies with an application which seeks to rectify the reasons for refusal and where the application is, in the opinion of the Director of Planning, not materially different from the original application in terms of layout and design.	50% of original application fee	50% of original application fee
Changes to Form of Development in CD-1 District			
16	For a development permit application in a CD-1 district where a change to the form of development requires Council approval and where such change is not accompanied by an amendment to, or adoption of, a CD-1 By-law	\$3,667.00 plus the development application fees that would, except for this provision, apply	\$3,814.00 plus the development application fees that would, except for this provision, apply
Maintenance of Heritage Buildings			
17	For a permit for the maintenance or minor repair of a building, structure, use or site designated under the Heritage By-law or located in an HA District	\$46.00	\$48.00
Awnings			
18	For an awning where the permit will be issued combined with a building permit or a sign permit.	\$159.00	\$165.00

Zoning and Development Fee By-law no. 5585 Schedule 1		2009 Current Fees	2010 Proposed 4%
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
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	\$34,900.00	\$36,300.00

Zoning and Development Fee By-law no. 5585 Schedule 2		2009 Current Fees	2010 Proposed 4%
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	\$8,330.00	\$8,660.00
	For each additional 100 m ² of site area or part thereof	\$188.00	\$196.00
	Maximum fee	\$83,400.00	\$86,700.00
Text Amendments (Except CD-1)			
2	For an amendment to the text of the Zoning and Development By-law	\$16,700.00	\$17,370.00
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	\$66,900.00	\$69,600.00
	For each additional 100 m ² of site area or part thereof	\$307.00	\$319.00
	(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	\$28,000.00	\$29,100.00
	For each additional 100 m ² of site area or part thereof	\$307.00	\$319.00
	(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 of site area	\$66,900.00	\$69,600.00
	For each additional 100 m ² of site area or part thereof	\$307.00	\$319.00

Zoning and Development Fee By-law no. 5585 Schedule 2		2009 Current Fees	2010 Proposed 4%
(d)	where the site area is 40 000 m ² or greater:		
	For the first 40 000 m ²	\$491,000.00	\$510,600.00
	For each additional 100 m ² of site area or part thereof	\$1,018.00	\$1,059.00
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	\$66,900.00	\$69,600.00
	For each additional 100 m ² of site area or part thereof	\$307.00	\$319.00
(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	\$28,000.00	\$29,100.00
	For each additional 100 m ² of site area or part thereof	\$307.00	\$319.00
(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	\$66,900.00	\$69,600.00
	For each additional 100 m ² of site area or part thereof	\$307.00	\$319.00
(d)	where the site area is 40 000 m ² or greater:		
	For the first 40 000 m ²	\$491,000.00	\$510,600.00
	For each additional 100 m ² of site area or part thereof	\$1,018.00	\$1,059.00
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	\$125,800.00	\$130,800.00
	For each additional 100 m ² of site area or part thereof	\$1,018.00	\$1,059.00
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	\$125,800.00	\$130,800.00
	For each additional 100 m ² of site area or part thereof	\$1,018.00	\$1,059.00

Zoning and Development Fee By-law no. 5585 Schedule 2		2009 Current Fees	2010 Proposed 4%
Reduced Fees for Large Sites with Limited Changes			
7	<p>Notwithstanding sections 3(d), 4(d), 5 and 6 of this schedule:</p> <p>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 m² or greater provided that</p> <p>(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,</p> <p>(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</p> <p>(c) the maximum floor space ratio for all uses combined remains the same as that in the existing zoning schedule:</p> <p style="padding-left: 40px;">For the first 40 000 m2 of site area</p> <p style="padding-left: 40px;">For each additional 100m2 of site area or part thereof</p>	<p>\$116,600.00</p> <p>\$258.00</p>	<p>\$121,300.00</p> <p>\$268.00</p>
8	<p>Notwithstanding sections 3(d), 4(d), 5, 6 and 7 of this schedule:</p> <p>(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</p> <p>(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,</p> <p style="padding-left: 40px;">(i) the approved or existing form of development is retained on at least 75% of the site area; or</p> <p style="padding-left: 40px;">(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</p> <p style="padding-left: 40px;">(iii) the Director of Planning determines that the application is similarly limited in scope having regard to use and form of development:</p> <p style="padding-left: 80px;">Up to 4 000 m² site area</p> <p style="padding-left: 80px;">For each additional 100 m² of site area or part thereof</p> <p style="padding-left: 80px;">Maximum fee</p>	<p>\$25,400.00</p> <p>\$258.00</p> <p>\$101,200.00</p>	<p>\$26,420.00</p> <p>\$268.00</p> <p>\$105,200.00</p>
Amend CD-1 (One Section Only)			
9	<p>Notwithstanding sections 4, 6 and 7 of this schedule:</p> <p>For an amendment to an existing CD-1 By-law where no more than one section required amendment</p>	<p>\$11,230.00</p>	<p>\$11,680.00</p>

Subdivision By-law no. 5208		2009 Current Fees	2010 Proposed 4%
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	\$79,600.00	\$82,800.00
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	\$39,800.00	\$41,400.00
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	\$6,830.00	\$7,100.00
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	\$336.00	\$349.00
	(b) where such subdivision is required by the Director of Planning or Development Permit Board as a condition of issuance of a development permit, or is otherwise initiated by the owner except as arising from rezoning approval	No Fee	No Fee
5	CLASS V (Air Space) - For an application to subdivide made pursuant to Part 9 (Air Space Titles) of the Land Title Act		
	(a) for developments having a Floor Space Ratio (FSR) of 2.0 or greater	\$59,700.00	\$62,100.00
	(b) for developments having a Floor Space Ratio (FSR) of less than 2.0	\$29,800.00	\$31,000.00
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	\$3,470.00	\$3,610.00
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	\$3,470.00	\$3,610.00

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 By-law no. 9419		2008 Current Fees	2009 Proposed 4%
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 Division C of this By-law, does not exceed \$5,000 or for the first \$5,000 of the estimated cost of the work	\$108.00	\$112.00
	For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$5,000 but does not exceed \$50,000	\$8.10	\$8.10
	For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$50,000	\$4.05	\$4.05
	(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 Division C of this By-law, the fee shall be for each 10 m ² or part thereof, of STREET or of AIR SPACE part thereof, of STREET or of AIR SPACE immediately above such STREET to be occupied	\$2.22	\$2.31
	Subject to a minimum fee of	\$74.00	\$77.00
	(d) For an OCCUPANCY PERMIT not required by this By-law but requested	\$77.00	\$80.00
	(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
	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
	(f) For the demolition of a ONE-FAMILY DWELLING, which has at any time since November 1, 1986 provided RESIDENTIAL OCCUPANCY, subject to Section 3	\$1,000.00	\$1,000.00
	(g) For the repair of building walls pursuant to requirements of Part 5 of Division B for any residential building	Nil	Nil

Building By-law no. 9419		2009 Current Fees	2010 Proposed 4%
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	\$204.00	\$212.00
(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	\$213.00	\$222.00
(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	\$142.00	\$148.00
(d)	For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$142.00	\$148.00
(e)	For each inspection of a drainage tile system: For a one- or two-family residence	\$177.00	\$184.00
	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. of Division C does not exceed \$500,000	\$330.00	\$343.00
	When the estimated cost of the work exceeds \$500,000 but does not exceed \$1,000,000	\$553.00	\$575.00
	When the estimated cost of the work exceeds \$1,000,000	\$633.00	\$658.00
(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	\$173.00	\$180.00
	For all other BUILDINGS	\$348.00	\$362.00
(g)	For enabling the viewing of a plan of a BUILDING or a copy of the plan	\$28.00	\$29.00
(h)	For supplying a copy of a plan of a BUILDING, for each page	\$8.60	\$8.90
(i)	For a request to renumber a BUILDING	\$633.00	\$658.00
(j)	For the extension of a BUILDING PERMIT where requested in writing by an applicant pursuant to Article 1A.7.5.1. of Division C	50 percent of the original BUILDING PERMIT fee to a maximum of \$267.00	50 percent of the original BUILDING PERMIT fee to a maximum of \$278.00
(k)	For the extension of a building permit by Council where requested in writing by an applicant pursuant to Article 1A.7.5.2. of Division C	\$890.00	\$926.00

Building By-law no. 9419		2009 Current Fees	2010 Proposed 4%
(l)	For the issuance of a partial BUILDING PERMIT pursuant to Article 1A.6.1.6. of Division C	\$267.00	\$278.00
(m)	For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of Article 1A.2.1.3. of Division C		
	where the PERMIT relates to a ONE-FAMILY DWELLING or a SECONDARY SUITE	\$142.00	\$148.00
	plus for each hour, or part thereof, exceeding one hour	\$142.00	\$148.00
	where the PERMIT relates to any other BUILDING	\$437.00	\$454.00
	plus for each hour, or part thereof, exceeding one hour	\$222.00	\$231.00
(n)	For each RE-OCCUPANCY PERMIT after rectification of an UNSAFE CONDITION and related By-law violations	\$133.00	\$138.00
(o)	For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of new construction under Article 1.2.2.3. of Division A		
	for a single application	\$627.00	\$652.00
	for two applications	\$1,220.00	\$1,270.00
	for three or more applications	\$1,610.00	\$1,670.00
(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	\$392.00	\$408.00
	for two applications	\$739.00	\$769.00
	for three or more applications	\$962.00	\$1,000.00
(q)	For review by the equivalents review panel	\$1,920.00	\$2,000.00
(r)	For the evaluation of a resubmission or revised submission made under Clauses (o) or (p) of this Section 2	\$216.00	\$225.00
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:		
(b)	for each demolished dwelling unit that has been replaced by a dwelling unit occupied by rental tenants and not created pursuant to the Strata Property Act.		

Building By-law no. 9419

**2009
Current Fees** **2010
Proposed 4%**

PART B - PLUMBING

Every applicant for a Plumbing PERMIT shall, at the time of application, pay to the City the fees set out hereunder:

1 INSTALLATIONS

For the Installation of:

One, two or three FIXTURES	\$133.00	\$138.00
Each additional FIXTURE	\$48.00	\$50.00

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	\$202.00	\$210.00
For each 30 metres of piping or part thereof, exceeding the first 30 metres	\$57.00	\$59.00
Connection of the City water supply to any hydraulic equipment	\$76.00	\$79.00

2 INSPECTIONS OF FIRELINE SYSTEMS:

Hydrant & Sprinkler System:

First two inspections for each 30 m of water supply pipe or part thereof	\$202.00	\$210.00
Each additional inspection for each 30 m of water supply pipe or part thereof	\$84.00	\$87.00

Sprinklers:

First head, one- or two-family dwelling	\$229.00	\$238.00
First head, all other buildings	\$488.00	\$508.00
Each additional head, all buildings (no limit on number)	\$2.30	\$2.40

Firelines:

Hose Cabinets	\$26.00	\$27.00
Hose Outlets	\$26.00	\$27.00
Wet & Dry Standpipes	\$26.00	\$27.00
Standpipes	\$26.00	\$27.00
Dual Check Valve In-flow Through Devices	\$26.00	\$27.00
Backflow Preventer	\$136.00	\$141.00

Building By-law no. 9419		2009 Current Fees	2010 Proposed 4%
Wet & Dry Line Outlets:			
	Each connection	\$26.00	\$27.00
NOTE: A Siamese connection shall be considered as two dry line outlets.			
	Each Fire Pump	\$214.00	\$223.00
	Each Fire Hydrant	\$66.00	\$69.00
3	RE-INSPECTIONS		
	Each re-inspection due to faulty work or materials	\$142.00	\$148.00
4	SPECIAL INSPECTIONS		
	Each inspection to establish fitness of any existing fixture for each hour or part thereof	\$142.00	\$148.00
	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	\$204.00	\$212.00
5	BUILDING SEWER INSPECTIONS		
	First two inspections for each 30 m of BUILDING SEWER or part thereof	\$177.00	\$184.00
	Each additional inspection for each 30 m of BUILDING SEWER or part thereof	\$90.00	\$94.00
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 Article 2.2.2.2. of Division C or otherwise:			
Length of property abutting street or lane, or both			
	0 to 31 m	\$745.00	\$775.00
	over 31 m to 90 m	\$1,480.00	\$1,540.00
	over 90 m to 150 m	\$2,220.00	\$2,310.00
	over 150 m to 300 m	\$3,220.00	\$3,350.00
	over 300 m	\$4,440.00	\$4,620.00

Electrical By-law no. 5563		2009 Current Fees	2010 Proposed 4%
1	<p>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:</p> <p>When the estimated cost does not exceed \$250</p> <p>When the estimated cost exceeds \$250 but does not exceed \$500</p> <p>When the estimated cost exceeds \$500 but does not exceed \$700</p> <p>When the estimated cost exceeds \$700 but does not exceed \$1,000</p> <p>When the estimated cost exceeds \$1,000 but does not exceed \$10,000</p> <p style="padding-left: 40px;">plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000</p> <p>When the estimated cost exceeds \$10,000 but does not exceed \$50,000</p> <p style="padding-left: 40px;">plus for every \$1,000 of the estimated costs, or part thereof, over \$10,000</p> <p>When the estimated cost exceeds \$50,000 but does not exceed \$100,000</p> <p style="padding-left: 40px;">plus for every \$1,000 of the estimated costs, or part thereof, over \$50,000</p> <p>When the estimated cost exceeds \$100,000 but does not exceed \$500,000</p> <p style="padding-left: 40px;">plus for every \$1,000 of the estimated costs, or part thereof, over \$100,000</p> <p>When the estimated cost exceeds \$500,000 but does not exceed \$1,000,000</p> <p style="padding-left: 40px;">plus for every \$1,000 of the estimated cost, or part thereof, over \$500,000</p> <p>When the estimated cost exceeds \$1,000,000</p> <p style="padding-left: 40px;">plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000,000</p>		
		\$53.00	\$55.00
		\$70.00	\$73.00
		\$93.00	\$97.00
		\$121.00	\$126.00
		\$121.00	\$126.00
		\$46.45	\$46.45
		\$556.00	\$578.00
		\$24.25	\$24.25
		\$1,565.00	\$1,628.00
		\$14.75	\$14.75
		\$2,335.00	\$2,428.00
		\$10.10	\$10.10
		\$6,536.00	\$6,797.00
		\$8.10	\$8.10
		\$10,748.00	\$11,178.00
		\$3.05	\$3.05
2	<p>The fee for a temporary power permit shall be:</p> <p>(a) for single and two-family dwellings only, for a permit valid for six (6) months</p> <p>(b) for all other uses, for a permit valid for one year</p>		
		\$144.00	\$150.00
		\$304.00	\$316.00
3	<p>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:</p> <p>Connected load - 1,000 h.p. or less</p> <p>Each 100 h.p. or part thereof exceeding the first 1,000 h.p.</p> <p>Subject to a maximum fee of</p>		
		\$437.00	\$454.00
		\$43.20	\$44.90
		\$3,700.00	\$3,850.00

Electrical By-law no. 5563		2009 Current Fees	2010 Proposed 4%
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	\$142.00	\$148.00
5	The fee for an inspection of electrical work where errors or omissions were found at a previous inspection shall be	\$142.00	\$148.00
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	\$204.00	\$212.00

Secondary Suite Inspection Fee By-law no. 6553		2009 Current Fees	2010 Proposed 4%
3	Where an application for a special inspection of a suite is made		
(a)	within 60 days of the notification date, the applicant shall pay a fee, including all the inspections referred to in section 1, of	\$142.00	\$148.00
(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	\$426.00	\$444.00

Private Property Tree By-law no. 7347		2009 Current Fees	2010 Proposed 4%
12B.	A non-refundable application fee of \$59 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 \$59 for the first tree	\$57.00	\$59.00
	and \$168 for each subsequent tree.	\$162.00	\$168.00

Gas Fitting By-law no. 3507	2009 Current Fees	2010 Proposed 4%
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	\$139.00	\$145.00
Each additional appliance	\$50.80	\$52.80
Each replacement water heater or gas range	\$78.70	\$81.80
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	\$171.00	\$178.00
65,001 to 200,000	\$184.00	\$191.00
200,001 to 409,000	\$210.00	\$218.00
Over 409,000	\$255.00	\$265.00
in addition to all costs incurred by the inspector.		
Vent or Gas Value or Furnace Plenum (no appliances)		
One, two or three units	\$139.00	\$145.00
Each additional unit	\$50.80	\$52.80
Piping Permits (no appliances)		
For first 60 m of house piping or part thereof	\$145.00	\$151.00
Every 30 m or part thereof exceeding the first 60 m	\$52.80	\$54.90
Re-inspections		
Each inspection due to faulty work or materials	\$142.00	\$148.00
Special Inspections		
To establish the fitness of any existing installations, for each hour or part thereof	\$142.00	\$148.00
If conducted with a Plumbing Inspection, for each hour of part thereof	\$142.00	\$148.00
If outside normal working hours, and at a minimum inspection time of four (4) hours, including traveling time, for each hour or part thereof	\$204.00	\$212.00

Sign By-law no. 6510		2009 Current Fees	2010 Proposed 4%
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	\$79.90	\$83.10
	(b) For each sign requiring an electrical connection plus	\$79.90	\$83.10
	(c) For each sign incorporating a supporting structure plus	\$79.90	\$83.10
	(d) For a billboard, free-standing sign or parking lot advertising sign	\$79.90	\$83.10
13.2	<p>Additional Inspection Fee</p>		
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	\$79.90	\$83.10
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	\$386.00	\$401.00
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>		
13.4	<p>Registration Fee</p> <p>Where a fascia 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:</p> <p>For each sign face</p>	\$48.60	\$50.50
13.5	<p>Amendment Application Fee</p>		
13.5.1	<p>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.</p>		
	(a) For an amendment, other than Schedule E, where no more than one section requires amendment	\$5,720.00	\$5,950.00
	(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	\$8,570.00	\$8,910.00

Sign By-law no. 6510		2009 Current Fees	2010 Proposed 4%
(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	\$142.00	\$148.00
(ii)	To assign a Comprehensive Development District to an existing sign schedule with different sign regulations than currently apply to the site	\$1,420.00	\$1,480.00
(iii)	To assign a Comprehensive Development District to a new schedule to be created	\$8,570.00	\$8,910.00
13.5.2	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.		
13.5.3	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.		

Miscellaneous Fees By-law no. 5664		2009 Current Fees	2010 Proposed 4%
1	Adopt or Amend an Area Development Plan (ADP) For adoption or amendment of an Area Development Plan:		
	Up to 0.4 ha (43,128 sq. ft.) site area	\$23,200.00	\$24,100.00
	For each additional 100 m ² (1,080 sq. ft.) of site area, or part thereof	\$225.00	\$234.00
	Maximum fee	\$92,400.00	\$96,100.00
2	Amend an Official Development Plan (ODP) and Area Development Plan (ADP) For an amendment to the text of an Official Development Plan and any associated Area Development Plan	\$34,800.00	\$36,200.00
3	Amend a Regional or Provincial Land Use Designation For an amendment of a regional or provincial land use designation	\$2,350.00	\$2,440.00
4	Research Requests For research requests:		
(a)	Research requests requiring up to a maximum of 2 hours of staff time	\$176.00	\$183.00
(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	\$87.40	\$90.90

Miscellaneous Fees By-law no. 5664		2009 Current Fees	2010 Proposed 4%*
5	Site Profile Review* For each review of a site profile	\$100.00	\$100.00
6	Appeal to Board of Variance/Parking Variance Board* For the filing of an appeal	\$275.00	\$380.00
7	Legality Research Requests Provide written information on the approved use of a building in accordance with the Zoning & Development and Vancouver Building By-laws		
	(a) Residential	\$37.80	\$39.30
	(b) Commercial (one unit only)	\$37.80	\$39.30
	(c) Commercial and/or mixed use (all units) requiring up to a maximum of 2 hours of staff time	\$176.00	\$183.00
	For each additional hour or part thereof beyond the 2 hours referred in Clause (c) above	\$87.40	\$90.90
8	Producing Permit/Document Copies Provide paper copies of permits or specific documents from either microfiche or our images database.		
	(a) 1 to 3 paper copies	\$37.80	\$39.30
	(b) Each additional copy	\$7.60	\$7.90
9	File Research Environmental Provide written information as to whether a property has any contamination or environmental issues.	\$176.00	\$183.00

*Notes: Board of Variance fee increase is other than 4%, Site Profile Fee is mandated by Provincial Government