



ADMINISTRATIVE REPORT

Report Date: October 20, 2015
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Meeting Date: November 17, 2015

TO: Vancouver City Council
FROM: Acting General Manager of Planning and Development Services
SUBJECT: Proposed 2016 Fees for Permitting

RECOMMENDATION

- A. THAT Council approve a 2.0% inflationary increase to compensate for increases to the City's costs for all Zoning and Development, Subdivision, Electrical, Secondary Suite, Inspection, Gas, Sign, Tree Removal, Building and Miscellaneous Permit fees, generally in accordance with Appendix A.
- B. THAT Council approve an additional increase for some fees collected under the Zoning and Development By-law, generally in accordance with Appendix A.
- C. THAT Council approve the consolidation and/or elimination of certain fee categories collected under the Zoning and Development By-law, generally in accordance with Appendix A.
- D. THAT the Director of Legal Services bring forward for enactment the necessary amendments to By-law Numbers 3507, 5208, 5563, 5585, 5664, 6510, 6553, 9958 and 10908, generally in accordance with the attached fee schedules, to be effective January 1, 2016.
- E. THAT the Director of Development Services and the Chief Building Official be directed to advise the development and building community of the Building and Development Permit changes.

REPORT SUMMARY

This report recommends adjustments to permitting fees to align with costs related to the permitting process, effective January 2016. The increases include inflationary cost increases as well as increases resulting from a comprehensive fee review.

Fees are adjusted on an annual basis to ensure consistency with City costs. As of July 2015, the increase in the 12-month average Consumer Price Index (CPI) for Metro Vancouver was 1%. Certain non-wage items, such as electricity, have increased 5.7% while natural gas, fuel and gasoline have decreased in the range of 7.7% to 18.1% over the past year. The Conference Board of Canada forecasted that the CPI for Metro Vancouver would increase by 2.2% for 2016, 2% for 2017 and 2018, and 2.1% for 2019. Based on this forecast, it is recommended that there be a 2% increase in fees for 2016 to reflect general increases in costs for these services.

After a recent comprehensive external review of the cost of permitting and inspections services in relation to corresponding revenue, it was identified that adjustments should be made to 200+ fee categories. While many of these are under further review, it was identified that zoning and some development fees are collected at rates far below the City's costs for these services; therefore, an additional 10-30% increase in many of these fee categories is also recommended. In addition, some fee categories are proposed to be either consolidated and/or eliminated.

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 #5585;
- Subdivision By-law #5208;
- Building By-law #10908;
- Electrical By-law #5563;
- Secondary Suites Inspection By-law #6553;
- Gas Fitting By-law #3507;
- Sign By-law #6510;
- Protection of Trees By-law #9958; and
- Miscellaneous Fees By-law #5664.

Amendments to the affected by-laws would be prepared by Legal Services and brought forward for enactment on December 15, 2015, generally in accordance with the attached schedules in the Appendices, to be effective on January 1, 2016.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

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

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

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

REPORT

Background/Context

It is currently 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. The City traditionally adjusts building and development fees annually according to an established index, and every five (5) years, undertakes a comprehensive review of the underlying costs associated with issuing and enforcing building and development fees and adjusts fees accordingly. The last comprehensive fee review was undertaken in 2008, however, given the recessionary economic climate at that time, fee increases were deferred and since then fees have been increased by a uniform and prescribed inflation rate.

Since the last major review took place over five years ago, an external consultant was hired this year to undertake a comprehensive fee review to:

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

Strategic Analysis

Twenty-two types of fees related to planning, development, building and related services provided by the Planning & Development Services Department (PDS) were reviewed as part of the 2015 comprehensive fee review. These are listed in Appendix B.

The fee review found that the total cost to the City of providing services to process this range of PDS permits and services exceeds permit revenues by approximately 5% (\$2M), as illustrated in Appendix C. This gap is particularly pronounced for rezonings and development permits where the costs exceed revenues by 329% and 73%, respectively. Conversely, the fee review found that the revenues generated from building and trade permits exceeds costs. The fee review also found some fees that could be consolidated and/or eliminated.

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

Permit Volumes, Service Levels and Fee Changes

Service levels, and in particular, the time to process permits for single family houses have gone up considerably since last year at this time. The higher than normal processing times are due to the extraordinary large volume of applications in the system. As of October 1, 2015, there were over 2,400 development and building permit applications in process. 895 of these permit applications are for 1 and 2 family, and laneway houses. As of October 1, 2015, the number of dwelling units approved to date is up 1,665 units over 2014.

A number of initiatives are currently underway to address the delay in processing times:

1. Additional staff are being hired to address the backlog in permit applications. The proposed fee changes outlined below will help fund new positions to reduce processing times.
2. Operational and process changes have, and will continue, to be implemented with an increased emphasis on service management. To support these changes and improvements, work will continue with the design and building/development community to receive input on other improvements which could be implemented to increase efficiencies, reduce the backlog of applications and further reduce processing times.
3. The implementation of the City's new application tracking system will provide more consistency and predictability in the processing of applications. This will lead to some further efficiency.

Proposed Fee Changes

Given the higher than normal processing times and the steps that are being undertaken to reduce these times, a phased approach towards fee changes is being proposed as follows:

1. Effective January 1, 2016, a 2% inflationary increase in all categories to compensate for increases to the City's costs;
2. Effective January 1, 2016, an additional 30% increase to all rezoning fees;
3. Effective January 1, 2016, an additional 10-15% increase to some development permit fees, but specifically excluding any increases other than inflationary to single family permits which are facing higher than normal processing times;

4. Effective January 1, 2016, consolidate fees where there is no substantive difference between current fees, and eliminate fees which have not been used for at least four years; and
5. Once processing times stabilize, report back to Council in April 2016 on a subsequent set of fee changes to the remainder of the PDS permits and services with an aim to recover costs at that point in time.

The impact of these proposed fee increases, in comparison to permit fees for other municipalities in Metro Vancouver, is shown in Appendix D. While Vancouver's fees for a CD-1 rezoning (both current and proposed) are higher than other municipalities, development permit fees are lower than those in other municipalities for a new mid-rise apartment unit and are competitive for a new 20,000 square foot retail development. There is no data from the other municipalities on whether their rezoning and development permit fees approach cost recovery or not.

Permit costs represent only about 0.25% of overall construction costs, as demonstrated in Appendix D.

Fee Consolidation/Elimination

In addition to the inflationary and cost recovery based fee changes described above, some fee categories are proposed to be either consolidated and/or eliminated. As documented in Appendices A and E, the consolidation and/or elimination of certain fee categories is proposed for streamlining and where there is no substantive difference between current fees. A total of 13 fee categories are proposed for elimination from the current "2015 Fee Schedule".

Implications/Related Issues/Risk (if applicable)

Stakeholder Engagement

Three information sessions on the comprehensive fee review and proposed fee changes were held on June 23, 2015, September 23, 2015, and October 29, 2015. Notices of these sessions were sent to the Urban Development Institute (UDI), the Greater Vancouver Homebuilders Association (GVHB) and the National Association of Industrial and Office Properties - Vancouver Chapter (NAIOP). In addition to these three industry groups, notice of the third session was sent to the Architectural Institute of B.C. (AIBC); Association of Professional Engineers of B.C. (APEG); Mechanical Contractors Association of B.C.; the Electrical Contractors Association of B.C.; and the Urban Land Institute British Columbia.

The purpose and scope of the comprehensive fee review was introduced at the first information session with potential directions for fee changes presented at the second information meeting. Proposed fee changes were presented at the third information meeting.

The main issues raised at these sessions and in particular, the third session, are as follows:

1. Process improvements should be made prior to any increases in permit fees.

As described above, additional staff involved in the processing of permits (project coordinators, planners, and inspectors) are being hired to help address the backlog in permit volumes and to reduce wait times. While operational and process changes will improve processing times, additional staff are needed to deal with the volume of permit applications currently in the system. As of October 1, 2015, there were over 2,400 development and building permit applications in process. 895 of these permit applications are for 1 and 2 family, and laneway houses. As of October 1, 2015, the number of dwelling units approved to date is up 1,665 units over 2014. The proposed fee increases, if approved, will help fund these new staff. There was agreement at the third fee information meeting that the proposed permit fee increases are supportable provided the revenues from increased permit fees goes towards funding of additional staff.

With respect to process improvements, operational and process changes such as refocusing the roles and responsibilities of staff, and introducing different processing streams for less complex files, have recently been implemented. Additionally, there will be an increased emphasis on service delivery and management, and the use of improved metrics to support operations and decision making. Staff will continue to engage with industry stakeholders to monitor the progress of these improvements from a customer satisfaction perspective.

2. How will any increases to fees affect community amenity contributions (CACs)?

For rezonings with a CAC, any fee increases will be absorbed into larger project costs and will generally be offset by lower CACs. There should be no impact on project viability. For rezoning projects with a fixed rate target CAC, the outcome is similar. For these projects, increased fees should not have a negative impact because these target rates were all established several years ago. As the market has risen faster than costs related to development over this period, the additional fees being proposed are not expected to have any significant effect on project viability in these areas. Upcoming updates of these fixed target CACs will take the increased fees into consideration.

When looking at a typical rezoning application and its associated project costs, it is important to put the proposed fee increases into perspective with overall project costs. For example, a typical 6-storey rezoning on Cambie Street could have gross project costs (land purchase and building costs) of about \$25 million. The proposed rezoning fee increase represents only a small fraction (i.e., approximately 0.04% or \$9,600) of these total costs.

Another key consideration is to ensure that fee increases do not deter development or harm housing affordability. Independent review by Coriolis Consulting (2014) on market impacts concluded that in general, fees and development contributions do not negatively impact affordability or the pace of redevelopment in Vancouver, and that fees and contributions had a tendency to put downward pressure on the value of properties for redevelopment. As the Province's recent CAC Guide (2014) notes "developers know that they cannot simply raise their asking prices when faced with additional costs - the selling price

is set by the market.” Affordability should not be negatively impacted as long as increased fees and development contributions do not interfere with an adequate supply of development sites.

Financial

Based on current application volume projections, these proposed increases are estimated to generate approximately \$1.7M in additional annual operating budget revenue, effective January 1, 2016.

	2% inflationary increase	Other increases	Total
<i>Rezoning</i>	\$ 29,967	\$ 449,503	\$ 479,469
<i>Development</i>	\$ 150,664	\$ 510,544	\$ 661,208
<i>All Other</i>	\$ 564,683	*	\$ 564,683
Total	\$ 745,314	\$ 960,046	\$ 1,705,360

* Once processing times stabilize, in April 2016, a report will be brought to Council on a subsequent set of fee changes to the remainder of the PDS permits and services.

CONCLUSION

It is recommended that a 2.0% increase reflecting general cost inflation be applied to most fees related to development, building, trades and related permits and approvals.

Given the significant gap between City costs to process rezoning and development permit applications and the revenues generated by these permits, it is further recommended that rezoning fees be increased by an additional 30% and some development permit fees be raised an additional 10-15%.

Because the current processing times for 1 and 2 family permits is higher than normal, no increase in permit fees, other than inflationary, are being proposed for single family permits at this time. The additional revenue from these proposed fee increases will help fund new positions to reduce processing times.

As well, operational and process changes have, and will continue, to be implemented with an increased emphasis on service delivery and management. To support these changes and improvements, work will continue with the design and building/development community to receive input on other improvements which could be implemented to increase efficiencies, reduce the backlog of applications and further reduce processing times.

It is also recommended that the City give notice to all interested parties of the increase and that Legal Services bring forward by-law changes that include the recommended fee increases and the housekeeping amendments for enactment.

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Zoning and Development Fee By-law - # 5585 Schedule 1		2015 Current Fees	2016 Proposed +2% - 17%
Development Permits			
One Family Dwelling, One Family Dwelling with Secondary Suite, Two Family Dwelling and Two-Family Dwelling with Secondary Suite			
1	For a new one family dwelling, one family dwelling with secondary suite, two family dwelling, or two family dwelling with secondary suite, and its accessory building or accessory use to an existing one or two family dwelling or one or two-family dwelling with secondary suite, where such an addition, alteration, change of use, accessory building or accessory use is equal to or greater than 60 m ² in gross floor area:		
	(a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law, except as provided in Section 1(d)	\$1,570.00	\$1,600.00
	(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	\$2,090.00	\$2,130.00
	(c) where the permit would be issued as a conditional approval after proceeding to a review by a Council-appointed advisory design panel	\$3,450.00	\$3,520.00
	(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	\$1,790.00	n/a
	(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)	\$2,180.00	n/a
1A.	Except as provided for in Section 1B, for an addition, alteration, relaxation, change of use, accessory building or accessory use to an existing one or two family dwelling or one or two-family dwelling with secondary suite where such addition, alteration, change of use, accessory building or accessory use is less than 60 m ² in gross floor area:		
	(a) where the permit would be issued as an outright approval, or where a relaxation of the required yards, building depth or maximum building height is required and where the relaxation of a required rear yard would be less than 60% of what is required by the applicable District Schedule, or where the permit would be issued as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law	\$418.00	\$426.00
	(b) in all other cases	\$824.00	\$840.00
1B.	For conversion of a one-family dwelling to a one-family dwelling with secondary suite	\$572.00	\$583.00
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	\$2,740.00	\$2,790.00
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	\$2,740.00	\$2,790.00
1E.	For a permit for a laneway house:		
	(a) where the laneway house is one-storey and there is no relaxation of siting or maximum height required	\$1,030.00	\$1,050.00
	(b) in all other cases	\$1,570.00	\$1,600.00

Zoning and Development Fee By-law - # 5585 Schedule 1		2015 Current Fees	2016 Proposed +2% - 17%
Multiple Dwellings & Freehold Rowhouses			
2	For a multiple dwelling or freehold rowhouse, or for an addition to an existing multiple dwelling or freehold rowhouse:		
(a)	where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law:		
	Each 100 m ² of gross floor area or part up to 500 m ²	\$855.00	\$1,000.00
	For each additional 100 m ² of gross floor area or part	\$428.00	\$500.00
	Maximum fee	\$34,700.00	\$40,600.00
(b)	where the permit would be issued as a conditional approval, except as provided in Section 2 (a):		
	Each 100 m ² of gross floor area or part up to 500 m ²	\$1,160.00	\$1,360.00
	For each additional 100 m ² of gross floor area or part	\$713.00	\$834.00
	Maximum fee	\$57,710.00	\$67,520.00
Other Uses (Other Than One- or Two-family or Multiple Dwellings)			
3	For a new principal building or use, or for an addition to an existing building or use, being in all cases other than a one- or two-family dwelling and a multiple dwelling:		
(a)	where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law:		
	Each 100 m ² of gross floor area or part up to 500 m ²	\$587.00	\$687.00
	For each additional 100 m ² of gross floor area or part	\$282.00	\$330.00
	Maximum fee	\$28,860.00	\$33,770.00
(b)	where the permit would be issued as a conditional approval except as provided in Section 3 (a):		
	Each 100 m ² of gross floor area or part up to 500 m ²	\$1,030.00	\$1,205.00
	For each additional 100 m ² of gross floor area or part	\$587.00	\$687.00
	Maximum fee	\$55,280.00	\$64,680.00
Alterations, Changes of Use (Other Than One- or Two-family Dwellings)			
4	For an accessory building or accessory use to a principal building or principal use already existing, or for an alteration, relaxation, or change of use to an existing building, being in all cases other than a one- or two-family dwelling:		
(a)	where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 3.2.7 of the Zoning and Development By-law:		
	Each 100 m ² of gross floor area or part thereof	\$506.00	\$592.00
	Maximum fee	\$4,050.00	\$4,740.00

Zoning and Development Fee By-law - # 5585 Schedule 1		2015 Current Fees	2016 Proposed +2% - 17%
(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	\$713.00	\$834.00
	Maximum fee	\$5,100.00	\$5,970.00
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	\$418.00	\$426.00
	Each additional 200 m ² of site area or part	\$143.00	\$146.00
(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	\$572.00	\$583.00
	Each additional 200 m ² of site area or part	\$274.00	\$279.00
5A	For a Farmers' Market	\$534.00	\$556.00
Developments Requiring Development Permit Board Approval			
6	For an application which proceeds to the Development Permit Board:		
(a)	instead of the fees referred to in Sections 1 to 4:		
	Each 100 m ² of gross floor area or part up to 10 000 m ²	\$839.00	\$982.00
	Each additional 100 m ² of gross floor area or part over 10 000 m ²	\$160.00	\$187.00
(b)	instead of the fees referred to in Section 5:		
	Each 200 m ² of site area or part up to 1 000 m ²	\$619.00	\$693.00
	Each additional 200 m ² of site or part	\$299.00	\$335.00
Child Day Care Facility Or Social Service Centre			
7	For a child daycare facility, cultural facility or social service centre, where the applicant is an incorporated non-profit society	\$572.00	\$583.00
Demolitions			
8	For the demolition of residential rental accommodation, a building listed on the Heritage Register or a residential building located in the RS-1, RS-3, RS-3A, RS-5 and RS-6 or FSD District	\$274.00	\$321.00
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 \$570.00)	25% of the fee that would, except for this provision, apply (with a minimum fee of \$581.00)
NOTE: This fee will be deducted from the fee for an application in complete form which follows approval of a preliminary application.			

Zoning and Development Fee By-law - # 5585 Schedule 1		2015 Current Fees	2016 Proposed +2% - 17%
Partial Permits			
9A.	For each partial permit issued	10% of the fee that would, except for this provision, apply (with a minimum fee of \$269.00)	10% of the fee that would, except for this provision, apply (with a minimum fee of \$279.00)
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	\$274.00	\$279.00
	(b) all other sections of this schedule	10% of the fee that would, except for this provision, apply (with a minimum fee of \$274.00)	10% of the fee that would, except for this provision, apply (with a minimum fee of \$279.00)
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	\$274.00	\$279.00
	(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 \$274.00)	25% of the fee that would, except for this provision, apply (with a minimum fee of \$279.00)
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	\$572.00	\$583.00
13	For the renewal of a development permit issued with specified time limitations where the conditions of approval have not changed:		
	(a) for a community care facility or all uses where the applicant is a duly incorporated non-profit society	\$274.00	\$279.00
	(b) For all other uses	\$536.00	\$547.00
	NOTE: Where an application is made for the retention of identical uses on more than one site controlled by the same applicant, providing the renewals are required annually and are filed simultaneously, the applications may be combined and considered as one for the purpose of calculating the fee.		

Zoning and Development Fee By-law - # 5585 Schedule 1		2015 Current Fees	2016 Proposed +2% - 17%
Board of Variance Appeals			
14	For a permit which has been approved as the result of a successful appeal to the Board of Variance after refusal by the Director of Planning or the Development Permit Board	No Charge	No Charge
Application Following Refusal			
15	Where an application has been refused and, within 30 days of such refusal, the applicant reapplies with an application which seeks to rectify the reasons for refusal and where the application is, in the opinion of the Director of Planning, not materially different from the original application in terms of layout and design.	50% of original application fee	50% of original application fee
Changes to Form of Development in CD-1 District			
16	For a development permit application in a CD-1 district where a change to the form of development requires Council approval and where such change is not accompanied by an amendment to, or adoption of, a CD-1 By-law	\$4,158.00 plus the development application fees that would, except for this provision, apply	\$4,657.00 plus the development application fees that would, except for this provision, apply
Maintenance of Heritage Buildings			
17	For a permit for the maintenance or minor repair of a building, structure, use or site designated under the Heritage By-law or located in an HA District	\$53.00	\$54.00
Awnings			
18	For an awning where the permit will be issued combined with a building permit or a sign permit.	\$182.00	\$186.00
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	n/a
Higher Building Application Fee			
20 19	Despite any other provision in this schedule 1 to the contrary, for an application for a building that will exceed 137m	\$40,000.00	\$46,800.00

Zoning and Development Fee By-law - # 5585 Schedule 2		2014 Current Fees	2015 Proposed +32.0%
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	\$9,540.00	\$12,590.00
	For each additional 100 m ² of site area or part thereof	\$214.00	\$282.00
	Maximum fee	\$95,500.00	\$126,100.00
Text Amendments (Except CD-1)			
2	For an amendment to the text of the Zoning and Development By-law	\$19,200.00	\$25,300.00
New CD-1 (Not Contemplated in an ODP) New CD-1 or Amendment to Existing 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, - or - <i>for an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District By-Law that is not contemplated in an Official Development Plan:</i>		
	(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	\$76,600.00	\$101,100.00
	For each additional 100 m ² of site area or part thereof	\$352.00	\$465.00
	(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	\$32,000.00	\$42,200.00
	For each additional 100 m ² of site area or part thereof	\$352.00	\$465.00
	(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	\$76,600.00	\$101,100.00
	For each additional 100 m ² of site area or part thereof	\$352.00	\$465.00
	(d) where the site area is 40 000 m ² or greater:		
	For the first 40 000 m ²	\$562,300.00	\$742,200.00
	For each additional 100 m ² of site area or part thereof	\$1,160.00	\$1,530.00

Zoning and Development Fee By-law - # 5585 Schedule 2		2014 Current Fees	2015 Proposed +32.0%
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	\$76,600.00	n/a
	For each additional 100 m ² of site area or part thereof	\$352.00	n/a
	(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	\$32,000.00	n/a
	For each additional 100 m ² of site area or part thereof	\$352.00	n/a
	(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	\$76,600.00	n/a
	For each additional 100 m ² of site area or part thereof	\$352.00	n/a
	(d) where the site area is 40 000 m ² or greater:		
	For the first 40 000 m ²	\$562,300.00	n/a
	For each additional 100 m ² of site area or part thereof	\$1,160.00	n/a
New CD-1 (Contemplated in an ODP)			
New CD-1 or Amendment to Existing CD-1 (Contemplated in an ODP)			
5 4	For an amendment to the Zoning District Plan to redesignate from a zoning district to a new Comprehensive Development District that is contemplated in an Official Development Plan - or - for an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District By-Law that is contemplated in an Official Development Plan:		
	Up to 4 000 m ² site area	\$144,000.00	\$190,100.00
	For each additional 100 m ² of site area or part thereof	\$1,160.00	\$1,530.00
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	\$144,000.00	n/a
	For each additional 100 m ² of site area or part thereof	\$1,160.00	n/a

Zoning and Development Fee By-law - # 5585 Schedule 2		2015 Current Fees	2016 Proposed +32.0%
6A 5	<p>Despite sections 3, 4, 5 and 6 3 and 4 of this Schedule 2, for a site area of 40 000 m² or more, if the complexity or scope of an amendment with regard to the second or subsequent phase of a development is, in the opinion of the Director of Planning, significantly less than that of the first phase by reason of the existence of a land use policy statement or official development plan approved by Council within 10 years preceding the date of the application for the amendment, then the fee for such second or subsequent phase is to be:</p> <p>For the first 40 000 m² of site area</p> <p>For each additional 100 m² of site area or part thereof</p>	<p>\$562,300.00</p> <p>\$151.00</p>	<p>\$742,200.00</p> <p>\$199.00</p>
Reduced Fees for Large Sites with Limited Changes			
7 6	<p>Notwithstanding sections 3(d), 4(d), 5 and 6 of this schedule: 3(d) and 4 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>For the first 40 000 m² of site area</p> <p>For each additional 100 m² of site area or part thereof</p>	<p>\$133,500.00</p> <p>\$296.00</p>	<p>\$176,200.00</p> <p>\$391.00</p>
8 7	<p>Notwithstanding sections 3(d), 4(d), 5, 6 and 7 of this schedule: 3(d), 4 and 6 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>(i) the approved or existing form of development is retained on at least 75% of the site area; or</p> <p>(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>(iii) the Director of Planning determines that the application is similarly limited in scope having regard to use and form of development:</p> <p>Up to 4 000 m² site area</p> <p>For each additional 100 m² of site area or part thereof</p> <p>Maximum fee</p>	<p>\$29,100.00</p> <p>\$296.00</p> <p>\$115,900.00</p>	<p>\$38,400.00</p> <p>\$391.00</p> <p>\$153,000.00</p>

Zoning and Development Fee By-law - # 5585 Schedule 2		2015 Current Fees	2016 Proposed +32.0%
Amend CD-1 (One Section Only)			
9 8	Notwithstanding sections 4, 6 and 7 of this schedule: 3, 4 and 6 of this schedule: For an amendment to an existing CD-1 By-law where no more than one section required amendment	\$12,800.00	\$16,900.00

Building By-law - # 10908		2015 Current Fees	2016 Proposed +2.0%
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 Article 1.6.2.3. of Book I, Division C and Book II, Division C of this By-law, does not exceed \$5,000 or for the first \$5,000 of the estimated cost of the work	\$122.00	\$124.00
	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 1.9. of Book I, Division C and Book II, Division C of this By-law, the daily 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	\$2.54	\$2.59
	Subject to a minimum fee of	\$86.00	\$88.00
	(d) For an OCCUPANCY PERMIT not required by this By-law but requested	\$89.00	\$91.00
	(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 envelope pursuant to requirements of Book I, Division B, Part 5 for any residential building	Nil	Nil

Building By-law - # 10908		2015 Current Fees	2016 Proposed +2.0%
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	\$233.00	\$238.00
(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	\$245.00	\$250.00
(c)	For each special inspection of a BUILDING or structure to determine compliance with this By-law, and in respect of which no specific fee is otherwise prescribed, the fee to be based on the time actually spent in making the inspection:		
	For each hour or part thereof	\$163.00	\$166.00
(d)	For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$163.00	\$166.00
(e)	For each inspection of a drainage tile system:		
	For a one- or two-family residence	\$203.00	\$207.00
	For all other drain tile inspections:		
	When the estimated cost of the CONSTRUCTION of the BUILDING, being the valuation referred to in Article 1.6.2.3. of Book I, Division C and Book II, Division C does not exceed \$500,000	\$377.00	\$385.00
	When the estimated cost of the work exceeds \$500,000 but does not exceed \$1,000,000	\$633.00	\$646.00
	When the estimated cost of the work exceeds \$1,000,000	\$725.00	\$740.00
(f)	For a review of records pertaining to a BUILDING to provide the status of outstanding orders and other matters concerning the BUILDING:		
	For a one- or two-family residence	\$199.00	\$203.00
	For all other BUILDINGS	\$399.00	\$407.00
(g)	For enabling the viewing of a plan of a BUILDING or a copy of the plan	\$33.00	\$34.00
(h)	For supplying a copy of a plan of a BUILDING, for each page	\$9.80	\$10.00
(i)	For a request to renumber a BUILDING	\$725.00	\$740.00
(j)	For the extension of a BUILDING PERMIT where requested in writing by an applicant pursuant to Article 1.6.7.1. of Book I, Division C and Book II, Division C	50 percent of the original BUILDING PERMIT fee to a maximum of \$300.00	50 percent of the original BUILDING PERMIT fee to a maximum of \$306.00
(k)	For the extension of a building permit by Council where requested in writing by an applicant pursuant to Article 1.6.7.4. of Book I, Division C and Book II, Division C	\$1,019.00	\$1,039.00

Building By-law - # 10908		2015 Current Fees	2016 Proposed +2.0%
(l)	For review of plans, specifications, building materials, procedures or design methods for the purpose of revisions to an application or a permit in accordance with Article 1.5.2.13. and Section 1.6.6. of Book I, Division C and Book II, Division C	\$163.00	\$166.00
	where the PERMIT relates to a ONE-FAMILY DWELLING or a SECONDARY SUITE	\$163.00	\$166.00
	plus for each hour, or part thereof, exceeding one hour	\$163.00	\$166.00
	where the PERMIT relates to any other BUILDING	\$500.00	\$510.00
	plus for each hour, or part thereof, exceeding one hour	\$254.00	\$259.00
(m)	For each RE-OCCUPANCY PERMIT after rectification of an UNSAFE CONDITION and related By-law violations	\$152.00	\$155.00
(n)	For review of plans, specifications, building materials, procedures or design methods for the purpose of acceptance of an alternative solution for new construction under Article 2.3.2.1. Book I, Division C		
	for a single application	\$718.00	\$732.00
	for two applications	\$1,400.00	\$1,430.00
	for three or more applications	\$1,850.00	\$1,890.00
(o)	For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of acceptance of existing conditions with mitigating features		
	for a single application	\$449.00	\$458.00
	for two applications	\$847.00	\$864.00
	for three or more applications	\$1,100.00	\$1,120.00
(p)	For review by the Alternative Solution Review panel	\$2,200.00	\$2,240.00
(q)	For the evaluation of a resubmission or revised submission made under Clauses (n) or (o) of this Section 2	\$248.00	\$253.00
3	Upon written application of the payor and on the advice of the Acting General Manager of Community Services, the Director of Finance shall refund to the payor, or a designate of the payor, the fees paid pursuant to Clauses (e) and (f) of Section 1:		
(a)	for all demolished dwelling units in a building that will be replaced by a social housing or co-operative development that has received a Project Commitment Letter from the British Columbia Housing Management Commission or the Canada Mortgage and Housing Corporation; and		
(b)	for each demolished dwelling unit that has been replaced by a dwelling unit occupied by rental tenants and not created pursuant to the Strata Property Act.		

Building By-law - # 10908

	2015 Current Fees	2016 Proposed +2.0%
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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	\$163.00	\$166.00
Each additional FIXTURE	\$51.00	\$52.00

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	\$231.00	\$236.00
For each 30 metres of piping or part thereof, exceeding the first 30 metres	\$65.00	\$66.00
Connection of the City water supply to any hydraulic equipment	\$88.00	\$90.00

2 INSPECTIONS OF FIRELINE SYSTEMS:

Hydrant & Sprinkler System:

First two inspections for each 30 m of water supply pipe or part thereof	\$231.00	\$236.00
Each additional inspection for each 30 m of water supply pipe or part thereof	\$96.00	\$98.00

Sprinklers:

First head, one- or two-family dwelling	\$263.00	\$268.00
First head, all other buildings	\$559.00	\$570.00
First head, renovations to existing sprinkler systems	\$163.00	\$166.00
Each additional head, all buildings (no limit on number)	\$2.75	\$2.80

Firelines:

Hose Cabinets	\$30.60	\$31.20
Hose Outlets	\$30.60	\$31.20
Wet & Dry Standpipes	\$30.60	\$31.20
Standpipes	\$30.60	\$31.20
Dual Check Valve In-flow Through Devices	\$30.60	\$31.20
Backflow Preventer	\$156.00	\$159.00

	2015 Current Fees	2016 Proposed +2.0%
Building By-law - # 10908		
Wet & Dry Line Outlets:		
Each connection	\$30.60	\$31.20
NOTE: A Siamese connection shall be considered as two dry line outlets.		
Each Fire Pump	\$246.00	\$251.00
Each Fire Hydrant	\$75.00	\$77.00
3 RE-INSPECTIONS		
Each re-inspection due to faulty work or materials	\$163.00	\$166.00
4 SPECIAL INSPECTIONS		
Each inspection to establish fitness of any existing fixture for each hour or part thereof	\$163.00	\$166.00
An inspection outside normal working hours and at a minimum inspection time of four (4) hours, including traveling time, for each hour or part thereof	\$233.00	\$238.00
5 BUILDING SEWER INSPECTIONS		
First two inspections for each 30 m of BUILDING SEWER or part thereof	\$203.00	\$207.00
Each additional inspection for each 30 m of BUILDING SEWER or part thereof	\$104.00	\$106.00

	2015 Current Fees	2016 Proposed +2.0%
Protection of Trees By-law - # 9958		
4.3 (c) a non-refundable application fee of:		
(i) \$66.00 for a tree permit to remove the first tree in a 12 month period, and	\$65.00	\$66.00
(ii) \$190.00 to remove each subsequent tree during that same 12 month period; and	\$186.00	\$190.00

	2015 Current Fees	2016 Proposed +2.0%
Secondary Suite Inspection Fee By-law - # 6553		
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	\$163.00	\$166.00
(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	\$489.00	\$498.00

Gas Fitting By-law - #3507

	2015	2016
	Current Fees	Proposed +2.0%

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	\$163.00	\$166.00
Each additional appliance	\$51.00	\$52.00
Each replacement water heater or gas range	\$90.00	\$92.00

Where piping only is being installed, see "Piping Permits" below.

Commercial and Industrial Installations

Fee for each appliance, based on BTU/hour input rating:

65,000 or less	\$197.00	\$201.00
65,001 to 200,000	\$210.00	\$214.00
200,001 to 409,000	\$240.00	\$245.00
Over 409,000	\$292.00	\$298.00

in addition to all costs incurred by the inspector.

Vent or Gas Value or Furnace Plenum (no appliances)

One, two or three units	\$163.00	\$166.00
Each additional unit	\$51.00	\$52.00

Piping Permits (no appliances)

For first 60 m of house piping or part thereof	\$166.00	\$169.00
Every 30 m or part thereof exceeding the first 60 m	\$60.00	\$61.00

Re-inspections

Each inspection due to faulty work or materials	\$163.00	\$166.00
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Special Inspections

To establish the fitness of any existing installations, for each hour or part thereof	\$163.00	\$166.00
If conducted with a Plumbing Inspection, for each hour of part thereof	\$163.00	\$166.00
If outside normal working hours, and at a minimum inspection time of four (4) hours, including traveling time, for each hour or part thereof	\$233.00	\$238.00

Electrical By-law - # 5563		2015 Current Fees	2016 Proposed +2.0%
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	\$61.00	\$62.00
	When the estimated cost exceeds \$250 but does not exceed \$500	\$82.00	\$84.00
	When the estimated cost exceeds \$500 but does not exceed \$700	\$107.00	\$109.00
	When the estimated cost exceeds \$700 but does not exceed \$1,000	\$139.00	\$142.00
	When the estimated cost exceeds \$1,000 but does not exceed \$10,000	\$139.00	\$142.00
	plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000	\$46.50	\$47.00
	When the estimated cost exceeds \$10,000 but does not exceed \$50,000	\$636.00	\$649.00
	plus for every \$1,000 of the estimated costs, or part thereof, over \$10,000	\$25.00	\$25.50
	When the estimated cost exceeds \$50,000 but does not exceed \$100,000	\$1,790.00	\$1,830.00
	plus for every \$1,000 of the estimated costs, or part thereof, over \$50,000	\$15.00	\$15.50
	When the estimated cost exceeds \$100,000 but does not exceed \$500,000	\$2,670.00	\$2,720.00
	plus for every \$1,000 of the estimated costs, or part thereof, over \$100,000	\$10.50	\$10.75
	When the estimated cost exceeds \$500,000 but does not exceed \$1,000,000	\$7,480.00	\$7,630.00
	plus for every \$1,000 of the estimated cost, or part thereof, over \$500,000	\$8.25	\$8.35
	When the estimated cost exceeds \$1,000,000	\$12,310.00	\$12,560.00
	plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000,000	\$3.05	\$3.45
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	\$165.00	\$168.00
	(b) for all other uses, for a permit valid for one year	\$349.00	\$356.00
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	\$500.00	\$510.00
	Each 100 h.p. or part thereof exceeding the first 1,000 h.p.	\$49.40	\$50.40
	Subject to a maximum fee of	\$4,240.00	\$4,320.00

Electrical By-law - # 5563		2015 Current Fees	2016 Proposed +2.0%
3A	Fees for an Electrical Permit for the Entertainment and Film Industry		
(a)	For an annual permit for filming in a single location	\$500.00	\$510.00
(b)	For an annual permit for filming in multiple locations	\$977.00	\$997.00
(c)	For a temporary permit for filming in a single or multiple locations		
	for up to 14 days	\$163.00	\$166.00
	for 15 to 30 days	\$326.00	\$332.00
	for 31 to 60 days	\$489.00	\$498.00
	for 61 to 90 days	\$815.00	\$830.00
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	\$163.00	\$166.00
5	The fee for an inspection of electrical work where errors or omissions were found at a previous inspection shall be	\$163.00	\$166.00
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	\$233.00	\$238.00
7	Fees for an Electrical Permit for installations related to tents and similar structures		
(a)	Where each installation that is supplied from a portable single-phase generator rated at not more than 5 kW	\$82.00	\$84.00
(b)	Where each installation that is supplied from a portable generator rated at more than 5 kW or from any other temporary or permanent power source not exceeding 750 V		
	for up to 14 days	\$163.00	\$166.00
	for 15 to 30 days	\$326.00	\$332.00
	for 31 to 60 days	\$489.00	\$498.00
	for 61 to 90 days	\$815.00	\$830.00
(c)	Where each installation is supplied from a High Voltage power source	\$977.00	\$997.00

Subdivision By-law - # 5208		2015 Current Fees	2016 Proposed +2.0%
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	\$91,200.00	\$93,000.00
2	CLASS II (Intermediate) - For an application to subdivide pursuant to Part 7 of the Land Title Act or Section 243 of the Strata Property Act, where the site is between 4 000 m ² and 10 000 m ² in area and the subdivision is reasonably likely to require that legal agreements be registered on title as a condition of subdivision approval, but where the subdivision is not described in Section 4.5(a), (b) or (c) of this By-law or in Class I	\$45,600.00	\$46,500.00
3	CLASS III (Minor) - For an application to subdivide pursuant to Part 7 of the Land Title Act or Section 243 of the Strata Property Act, where the site is: (i) less than 4 000 m ² in area; or (ii) where the subdivision is unlikely to require that legal agreements be registered on title as a condition of subdivision approval; but in either case where the subdivision is not described in section 4.5(a) or (b) of this By-law or in Class I or II	\$7,830.00	\$7,990.00
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	\$385.00	\$393.00
	(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	\$68,400.00	\$69,800.00
	(b) for developments having a Floor Space Ratio (FSR) of less than 2.0	\$34,200.00	\$34,900.00
6	CLASS VI (Freehold Rowhouses) – For an application to subdivide pursuant to Section 223.2 of the Land Title Act	\$7,830.00,	\$7,990.00,
	plus \$1,000 per freehold lot	\$1,030.00	\$1,050.00
7	RECLASSIFICATION - For an application to change from one sub-area to another sub-area in the RS-1, RS-3, RS-3A, RS-5, or RS-6 Zoning District	\$3,980.00	\$4,060.00
8	STRATA APPLICATIONS - For an application to convert an existing building to strata title ownership pursuant to Section 242 of the Strata Property Act; or amend Strata Plans pursuant to Part 15 of the Strata Property Act; or for Phased Strata applications made pursuant to Section 13 of the Strata Property Act	\$3,980.00	\$4,060.00
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.			

Sign By-law - # 6510		2015 Current Fees	2016 Proposed +2.0%
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	\$91.50	\$93.00
	(b) For each sign requiring an electrical connection plus	\$91.50	\$93.00
	(c) For each sign incorporating a supporting structure plus	\$91.50	\$93.00
	(d) For a billboard, free-standing sign or parking lot advertising sign	\$91.50	\$93.00
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	\$91.50	\$93.00
	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	\$441.00	\$450.00
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 Licences 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>	\$55.60	\$56.70
13.5	<p>Amendment Application Fee</p>		
	13.5.1 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	\$6,540.00	\$6,670.00
	(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	\$9,820.00	\$10,020.00

Sign By-law - # 6510		2015 Current Fees	2016 Proposed +2.0%
(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	\$163.00	\$166.00
(ii)	To assign a Comprehensive Development District to an existing sign schedule with different sign regulations than currently apply to the site	\$1,630.00	\$1,660.00
(iii)	To assign a Comprehensive Development District to a new schedule to be created	\$9,820.00	\$10,020.00
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 - # 5664		2015 Current Fees	2016 Proposed +2.0%
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	\$26,600.00	\$27,100.00
	For each additional 100 m ² (1,080 sq. ft.) of site area, or part thereof	\$258.00	\$263.00
	Maximum fee	\$105,800.00	\$107,900.00
2	Amend an Official Development Plan (ODP) and Area Development Plan (ADP)		
	For an amendment to the text of an Official Development Plan and any associated Area Development Plan	\$39,900.00	\$40,700.00
3	Amend a Regional or Provincial Land Use Designation		
	For an amendment of a regional or provincial land use designation	\$2,690.00	\$2,740.00
4	Research Requests		
	For research requests:		
(a)	Research requests requiring up to a maximum of 2 hours of staff time	\$202.00	\$206.00
(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	\$100.00	\$102.00

Miscellaneous Fees By-law - # 5664		2015 Current Fees	2016 Proposed +2.0%
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	\$418.00	\$426.00
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	\$43.20	\$44.10
	(b) Commercial (one unit only)	\$43.20	\$44.10
	(c) Commercial and/or mixed use (all units) requiring up to a maximum of 2 hours of staff time	\$202.00	\$206.00
	For each additional hour or part thereof beyond the 2 hours referred in Clause (c) above	\$100.00	\$102.00
8	Producing Permit/Document Copies Provide paper copies of permits or specific documents from either microfiche or our images database.		
	(a) 1 to 3 paper copies	\$43.20	\$44.10
	(b) Each additional copy	\$8.80	\$9.00
9	File Research Environmental Provide written information as to whether a property has any contamination or environmental issues	\$202.00	\$206.00
10	Building Grades The following fees shall be paid to the City for the review of design elevations of streets or lanes where they adjoin a building site, as required with a Development and/or Building Permit application:		
	(a) Where City of Vancouver Staff are required to complete a survey for the purpose of calculating the design elevations of the required streets and lanes:		
	Length of property abutting street or lane, or both, is		
	Up to 31 m	\$1,030.00	\$1,051.00
	Over 31 m and up to 90 m	\$1,236.00	\$1,261.00
	Over 90 m and up to 150 m	\$1,751.00	\$1,786.00
	Over 150 m and up to 300 m	\$2,576.00	\$2,628.00
	Over 300 m	\$3,812.00	\$3,888.00
	(b) Where the applicant provides approved building grade survey information to the City for the purpose of calculating the design elevations of the required streets and lanes:		
	Length of property abutting street or lane, or both, is		
	Up to 31 m	\$309.00	\$315.00
	Over 31 m and up to 90 m	\$412.00	\$420.00
	Over 90 m and up to 150 m	\$515.00	\$525.00
	Over 150 m and up to 300 m	\$721.00	\$735.00
	Over 300 m	\$1,133.00	\$1,156.00

22 Permit Types Administered

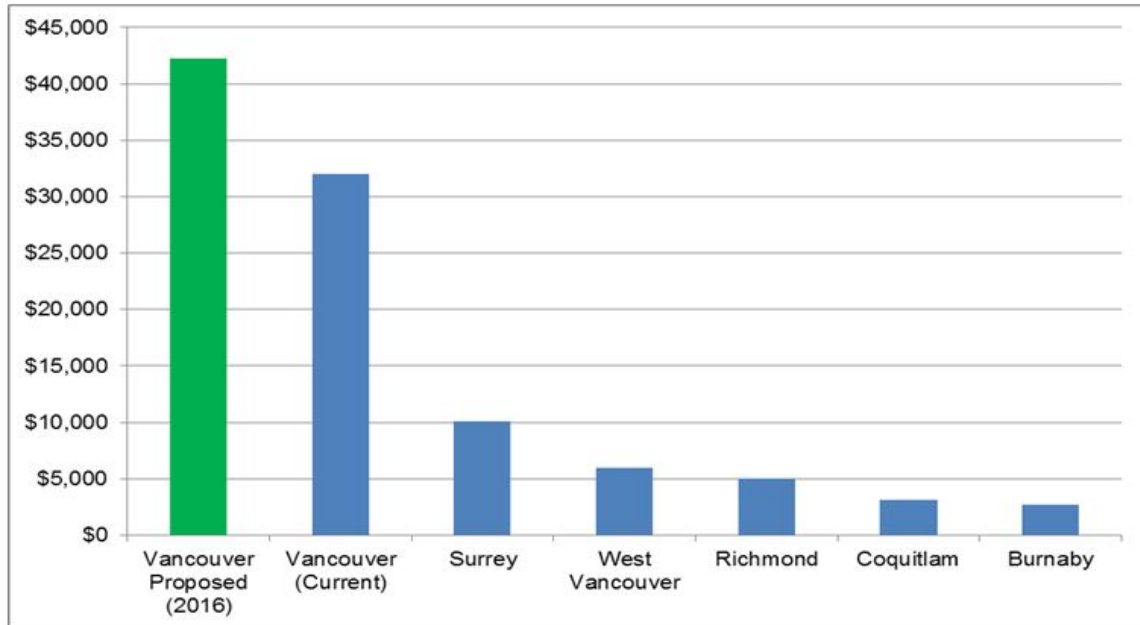
1. Development
2. Building
3. Combined Development & Building
4. Alternative Solution
5. Electrical
6. Gas
7. Plumbing
8. Fire Sprinkler
9. Sewer
10. Drain Tile
11. Rezoning (non-permit)
12. Tree Removal
13. Fire
14. Special Inspection
15. Sign
16. Awning
17. Occupancy
18. Single Room Accommodation
19. Single Resident Accommodation Exemption
20. Subdivision (non-permit)
21. Pilot Project
22. Miscellaneous

Permit Costs in Relation to Permit Revenues

Permit/Service Types	Total Costs: Direct + Indirect	2015 Projected Revenues	Variance (\$)	Variance (%)
Rezoning	\$ 6,434,300	\$ 1,498,342	\$ 4,935,958	-329%
Development	\$ 13,052,199	\$ 7,533,208	\$ 5,518,991	-73%
Subdivision	\$ 1,218,545	\$ 923,770	\$ 294,775	-32%
Miscellaneous	\$ 510,844	\$ 471,692	\$ 39,152	-8%
Building	\$ 10,746,274	\$ 13,524,116	\$ (2,777,842)	21%
Sprinkler Permit	\$ 858,855	\$ 1,126,257	\$ (267,402)	24%
Alternative Solutions	\$ 190,294	\$ 249,413	\$ (59,118)	24%
Gas	\$ 455,807	\$ 706,424	\$ (250,617)	35%
Electrical	\$ 2,851,271	\$ 5,238,478	\$ (2,387,207)	46%
Tree Removal	\$ 231,557	\$ 623,997	\$ (392,440)	63%
Plumbing (including sewer)	\$ 1,493,442	\$ 4,577,129	\$ (3,083,687)	67%
Other	\$ 1,257,629	\$ 792,871	\$ 464,758	-59%
Total	\$ 39,301,018	\$ 37,265,697	\$ 2,035,321	-5.46%

Rezoning Fee Comparison

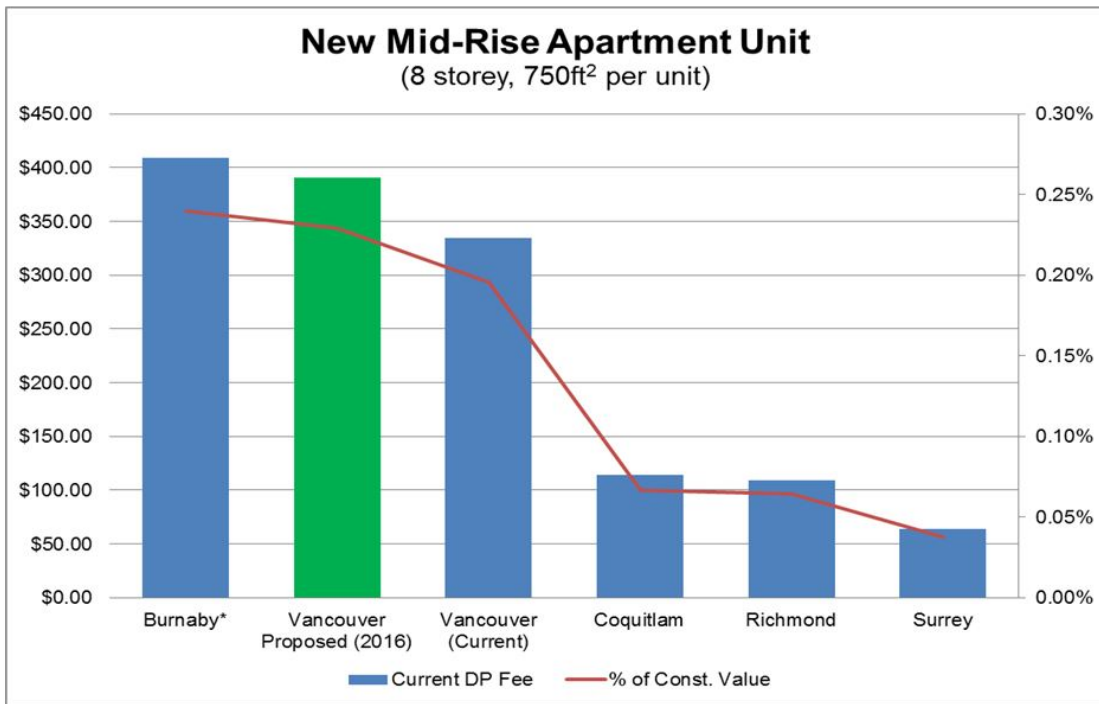
Comprehensive Development Rezoning (outside ODP)



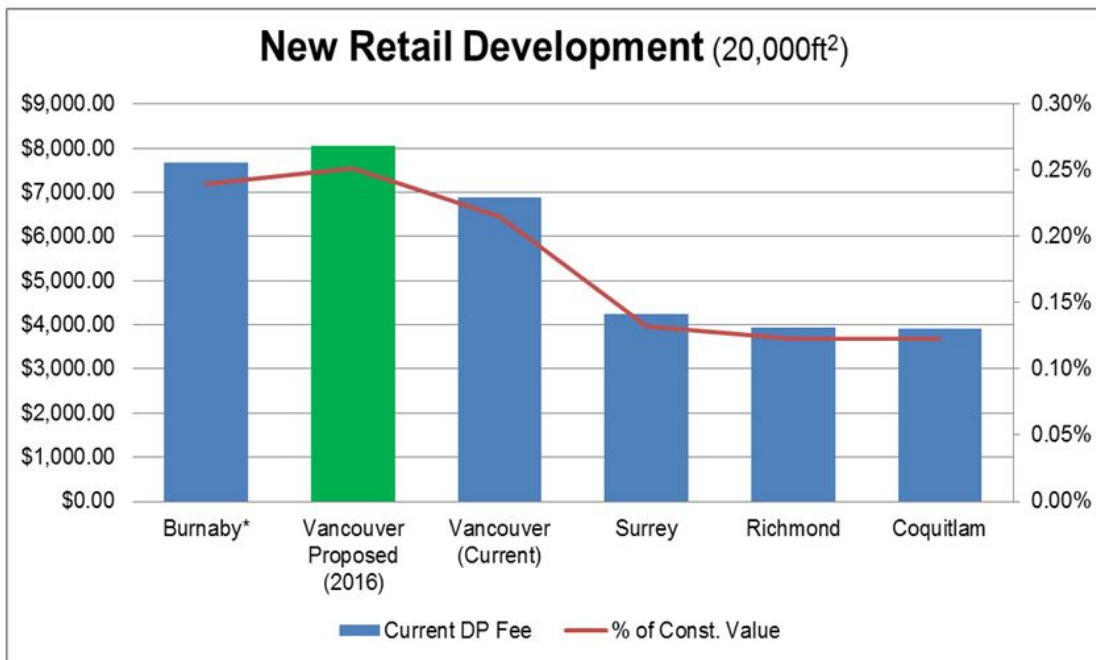
Source: [Hemson Consulting Ltd.](#), based on Altus Construction Costing Guide 2015

Rezoning scenario based on mid-rise apartment development (48,000ft² GFA on a 800m² site)

Development Permit Fee Comparisons



Source: [Hemson Consulting Ltd.](#), based on Altus Construction Costing Guide 2015
 Cost per Unit based on a 48,000ft² GFA development with 64 units
 (*): Burnaby requires a 'pre-application meeting fee' instead of Development Permit fee.



Source: [Hemson Consulting Ltd.](#), based on Altus Construction Costing Guide 2015
 (*): Burnaby requires a 'pre-application meeting fee' instead of Development Permit fee.

Recommended Fee Category Consolidations

For January 1, 2016:

By-law and Fee Category	Rationale
Zoning & Development By-law - Schedule 1: <ul style="list-style-type: none"> - Consolidate fees 1(a) and 1(d) - Consolidate fees 1(b) and 1(e) 	No substantive difference between current fees (streamlining)
Zoning & Development By-law - Schedule 1: <ul style="list-style-type: none"> - Eliminate fee 19 	Metric is seldom used; eliminates need for separate fees
Zoning & Development By-law - Schedule 2: <ul style="list-style-type: none"> - Consolidate all fees in 3 & 4 - Consolidate all fees 5 & 6 	No substantive difference between current fees (streamlining)

For further review in 2016:

- Replace tiered approach to Electrical Permit fees with a uniform rate per estimated cost
- Replace Building By-law fee 2(j) with a flat fee
- Replace Building By-law fee 2(d) with a tiered fee with increasingly higher fees for subsequent re-inspections
- Introduce subsidized fees for solar panel and renewable energy system installations