



ADMINISTRATIVE REPORT

Report Date: October 20, 2017
Contact: Kaye Krishna
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RTS No.: 12239
VanRIMS No.: 08-2000-20
Meeting Date: October 31, 2017

TO: Vancouver City Council

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

SUBJECT: 2018 Fee Increases for Rezoning, Development, Building, and Other Related Permits

RECOMMENDATION

- A. THAT Council adjust fees to improve recovery of City costs concerning development, construction and other related matters, generally in accordance with Appendix A.
- B. THAT the Director of Legal Services bring forward for enactment the necessary amendments to the Gas Fitting By-law No. 3057, the Subdivision By-law No. 5208, the Electrical By-law No. 5563, the Zoning and Development Fee By-law No. 5585, the Miscellaneous Fees By-law No. 5564, the Secondary Suite Inspection Fee By-law No. 6553, the Noise Control By-law No. 6555, the Protection of Trees By-law No. 9958, and the Building By-law No. 10908, generally in accordance with Appendix A, to be effective January 1, 2018.
- C. THAT the Director of Development Services, Director of Planning and the Chief Building Official be directed to advise the development and building community of the Building and Development Permit fee changes.

REPORT SUMMARY

Development volumes in Vancouver have increased significantly since 2008, with a trend over the past four years reaching and sustaining all-time high volumes across the development lifecycle. Rezoning, development permits, building permits and trades permits have all peaked during this time, and volumes for 2017 are projected to be among the highest in four years. During this period, the net increase in volume has been 24% while the net increase in staff has been 6%.

At the same time, the complexity of development has increased. New policies, innovative development forms, scarcity of land, and other factors have led to more conditional and complex planning and development activities which take greater effort and deeper knowledge from both staff and industry.

In 2015, a fee review evaluated and updated planning and development fees for the first time since 2008. The resultant fee changes were conservative to minimize impact on the industry, and did not account for the true staff effort or all of the development-associated costs. In the two years since the analysis was completed, volumes and complexity have increased further.

Over the past few years, staff made significant efforts to gain efficiencies in processes and development times, through reorganizing teams and changing processes as well as implementing new a technology system which has enabled online services and provided data and metrics to better track progress and outcomes. Service delivery and process times have improved in some areas as a result, but more improvements are required and staff have proposed further efforts to positively impact services and reduce planning and development times. However, staff resources are operating at maximum capacity, and staff are 'burning-out' after years of high-volume work. Without additional resources to keep up with the current workload, efficiency and transformation efforts will remain marginal and the ability to meet general service expectations will be limited.

It is therefore recommended to increase the number of development-related staff over the next two years, in order to build the city's capacity to support planning and development. To keep up only with volumes, and with no assumed efficiency, the city would have to hire 150 new employees across Planning, Urban Design, Development Services, Buildings, Engineering, and Legal Services. However, with assumed efficiencies and transformation of systems, it is recommended that the City hire 75 new staff over two years to support planning and development. The cost of these new positions is approximately \$7.4M per year for salaries and benefits. Other costs, such as space, and overhead costs associated with these new positions amount to approximately \$1.5M per year, for a total annual cost of \$8.9M. The cost impact in 2018 is \$5.2M, and will be recovered through the 2018 fee increase. For 2019 the additional staffing cost of \$3.7M will need to be recovered through future fee revenues, either through increased permit volume, new fees, or from a potential fee increase in 2019.

In addition, staff recommend a phased-in cost recovery of approximately \$10.0M of existing development-related costs currently funded from taxes, based on the principle that these services should be at full cost recovery. The previous fee review did not account for all development-related activities or costs, such as technology systems or the full contribution to the development process by Real Estate, Legal Services, Planning and Engineering staff. As part this fee review, staff recommend updating fees to ensure rezoning, permit, and other associated fees pay for the full amount of effort required to support planning and development services.

As a result of the above, it is proposed that fees be increased by 9% in most categories, with some other complex development fees increasing by 19% along with some other more significant increases in targeted areas (outlined in Appendix A). The

total percent increases include inflationary costs increases, as well as increases for staff and other development-related costs identified through the 2017 review.

Amendments to the affected by-laws would be prepared by Legal Services and brought forward for enactment in November 2017, generally in accordance with the attached schedules in Appendix A, to be effective on January 1, 2018.

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.

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

1. A 2% inflationary increase in all categories to compensate for increases to the City's costs;
2. An additional 30% increase to all rezoning fees;
3. An additional 10% to 15% increase to some development permit fees, but no increases other than inflationary increases for single family permits because these permits were facing higher than normal processing times.
4. A consolidation of fees where there is no substantive difference between current fees and elimination of fees which have not been used for at least four years; and
5. Once processing times stabilize, report back to Council on a subsequent set of fee changes.

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

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

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

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

REPORT

Background/Context

In 2015, an external consultant was hired to undertake a comprehensive review of all planning and development related fees to:

- Determine and analyze the full costs (direct and indirect) of providing development, building and related permits processing;
- Compare service costs with existing recovery levels;
- Determine an appropriate recovery rate for all fees, and where gaps exist recommend fees to more fully reflect real costs;
- Identify potential new fees and charges for services currently provided but not reflected in fees and/or charges; and
- Identify ways to simplify, where warranted, how fees are calculated.

This was the first comprehensive review of development fees since 2008. The review found the City's cost of providing services to process permits exceeded permit revenues by over 5%. To meet the City's policy of cost recovery, significant fee increases would have been required. However, factors such as the ability to pay, service levels and community benefits arising from rezonings and development led to a decision that fee increases would be more appropriately phased in over several years. For example it was calculated that rezoning fees would have to increase by over 300% for full cost recovery, whereas they were actually increased by only 30% in 2016.

The 2015 fee review lead to 19 new staff positions distributed across Urban Design, Development Services, Buildings, and Engineering. Aggressive assumptions about efficiency gains from these additional staff and from the new POSSE permitting system also contributed to the conservative fee increases. Although it took some time to onboard this staff (some were only hired in early 2017), we have recently seen some measurable increases in output over input this year. For example, approvals of low-density home permits have increased to a rate of 110% issuance (i.e. 2,201 permits were taken in and 2,414 permits were issued) in 2017. At the same time, total time to issue a "typical" low density housing permit remains longer than expected at 20-40 weeks per application, owing in part to the substantial backlog of applications that is gradually being reduced.

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

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

Increased volume and complexity, paired with the remaining backlogs and the change management associated with new technology systems and processes, has negatively impacted the ability for staff to make significant efficiency gains over the past two years. This situation has reduced customer satisfaction, staff capacity and staff morale. Increased volumes have resulted in more work-per-person, more overtime, and more staff turn-over. These conditions have also contributed to longer permit processing times and increased customer complaints. Recruitment of new staff is also challenging due to high demand for qualified people, high housing costs in Vancouver and the perceived workload excess at the City.

In light of these circumstances, incremental efficiencies and system improvements alone are not enough to make meaningful advances in service. Systemic, transformational changes are needed along with the resources to support those changes and to provide services at ongoing high levels of demand.

Strategic Analysis

2017 Fee Review

In 2017, the challenges of achieving significant reductions in processing times, paired with customer service and staffing issues, led to a further review of fees and associated resources. Building on the methodology developed in the 2015 fee review, staff analyzed the volume of activities that support rezonings, permit processing and other development-related services. This analysis found that activity volumes over the last eight years increased by approximately 24%. Analysis of the total staff available to manage this volume showed an increase of only 6% over the same period.

This review also found a number of development-related activities and costs that were not being recovered by fees, including staff reassigned from non-fee related functions, such as policy and area planning, to support increased application volumes. The 2018 Budget Survey results show that 70% of residents & 60% of business owners would prefer increasing user fees rather than property tax as a method to balance the City's budget, feedback that is consistent with public opinion over the past few years. For this reason, staff sought to evaluate in this year's fee review all development-related work and costs that were not fully considered in the past fee review.

While the POSSE system will lead to more consistency and predictability in application processing, full exploitation of these efficiencies will take time to be fully realized. In the near term, processing times and customer service in several areas has not improved as quickly as anticipated. Staff continue to adjust to the new technology and processes, and processing data and analytics are just now providing measurements of both staff and applicant

performance that will enable further process and service improvements. Ultimately, staff do not expect that technology and process improvements alone will make up enough efficiency gains to account for the sheer increase and sustainment of workload volume.

Permit Processing Times

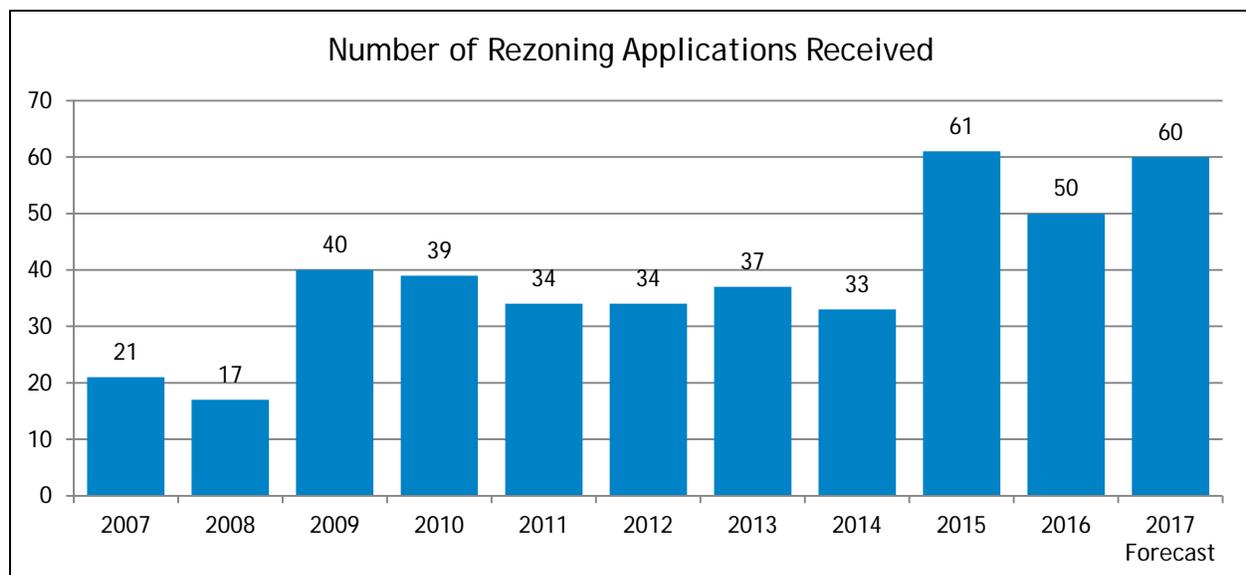
Some additional funding was provided in the 2016 budget to support activities to address permit wait times. Significant work has been undertaken on stabilizing permit processing times and on reducing the backlog of permits and applications. These include:

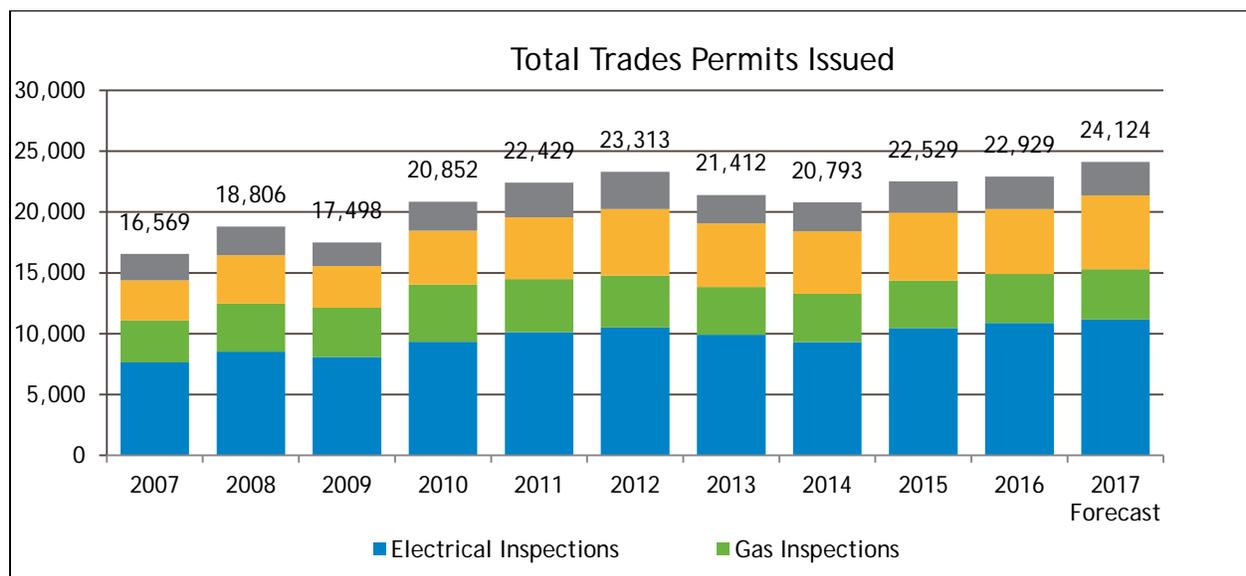
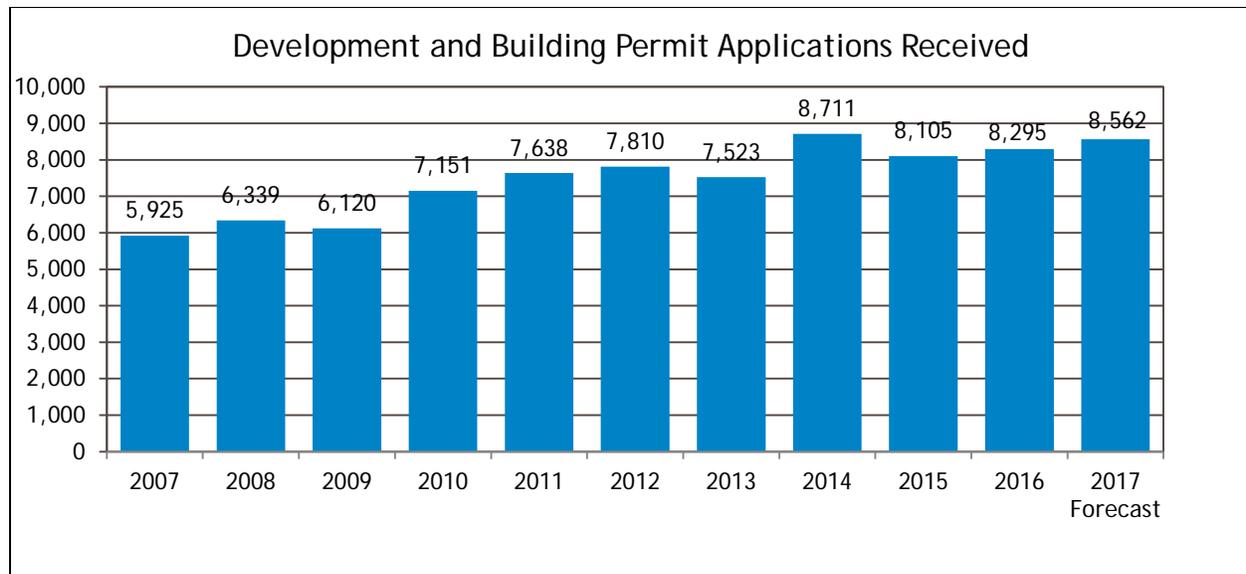
- Target setting and managing through use of better metrics, Regular management and executive decision-making meetings,
- Stricter control on submissions for completeness,
- Process changes to improve workflow and reduce redundancies,
- Completing POSSE implementation for development permits, building permits and rezoning applications, and
- Regular meetings with industry (including the Greater Vancouver Home Builders Association (GVHBA), UDI, small independent homebuilders, etc.).

Progress has been made in permit processing. For example, the median time to issue low density permits dropped to 20 weeks, compared to a median time of 35 weeks, due to improved intake reviews and better application submissions.

Growth in Rezoning and Permit applications

Demands on the planning and development staff continue to increase. Rezoning applications have doubled over the past three years and the anticipated number of rezonings for 2018 is even higher. For every rezoning, there are multiple development permits, building permits, and trade permits, so continued high levels of rezoning applications indicate high future levels for permitting.





Permits have had all time high record volumes over the past four years, with 2017 forecasted to be the second highest on record since 2014. Based on the increases that the City has seen over the last eight years, and the expectation that similar additional increases will continue to be seen in future years, the need has been identified to add additional staff in PDS, DBL and Engineering, each of whom own part of the end-to-end approval process.

Staffing Implication and Costs

Staff analysis of current permit processing volumes produced a demand-driven estimate that identified that up to 150 new employees would be needed across PDS, DBL, Engineering, and other supporting departments (e.g., Legal Services) to keep up with demand and maintain appropriate staff-to-application ratios. However, this analysis did not consider new systems and resultant efficiencies, or transformation of processes. Taking this into consideration, it is recommended that 75 new staff be added, phased-in over two years, to support the

processing of planning and development applications. The deployment of these staff to the key departments is as follows:

Department	Proposed staff increase
PDS	26
DBL	24
Engineering	23
Human Resources	1
Legal	1
Total	75

The cost of these new positions is approximately \$7.4M annually for salaries and benefits. Other costs, such as space, and overhead costs associated with these new positions amount to approximately \$1.5M per year, for a total cost of \$8.9M. To minimise the impact on fees it is proposed to phase the recruitment of these staff over two years, with the cost impact in 2018 being \$5.2M, and the remaining cost of \$3.7M to be incurred in 2019.

Detailed review of 2015 fee review resulted in the recognition that additional costs are being incurred by the City that were not accounted for in that review. These additional costs are attributable to planning and development permitting services and should be funded through appropriate fee revenues. These costs amount to approximately \$10M and are in addition to the \$8.9M in costs related to new staff positions being added as part of this fee review. An explanation of the \$10M is provided below:

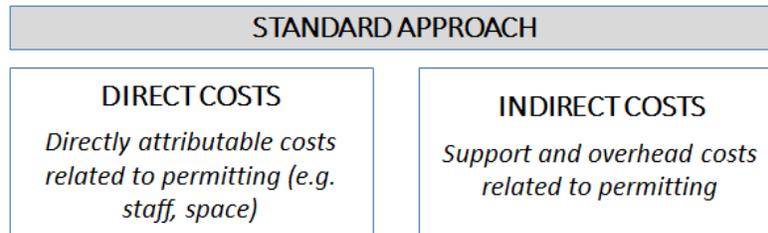
- \$4.8M relates to existing staff where time spent on permitting activities has either increased or was not considered applicable in the previous reviews. Of this total, \$2.5M relate to increased effort due to additional complexity and \$2.3M relate to policy work and CAC negotiations not included previously (only attributable portions are included as costs). These employee costs are currently funded through general taxation.
- \$1.9M relates to 17 additional staff added after the last fee review to support department reorganization and key priority initiatives.
- \$1.5M relates to the new POSSE permit processing system. This includes \$0.75M information technology staff support costs, and \$0.75M capital cost recovery of the POSSE system. These costs reflect a 50% allocation of the full cost given POSSE will be used for other non-development related activities.
- \$1.1M relates to staff added for the affordable housing pilot initiated in 2017 to create a program for fast tracking affordable housing projects.
- \$0.7M relates to operational overhead as the previous fee review did not include key overhead items such as information technology, finance, human resources and office space leasing.

Applying Standard Cost Accounting Principles for Fee Review

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. At a program level, rezoning, development, and building fees should be fully cost recovered by associated revenue.

The approach to the fee review follows standard cost accounting principles as follows:



Proposed Fee Increases - 2018 & 2019

Fees are typically adjusted annually to keep them consistent with inflation. Although the City has a policy of fees and other charges being established on the basis of cost recovery, the City must also consider other factors such as ability to pay, service levels and community benefits arising from rezonings and development. As such, it is recommended that of the \$10M of additional costs (excluding new staff positions), \$6.1M be recovered through fee revenue and \$3.9M continue to be funded from property tax revenue in 2018.

After factoring in additional anticipated permit revenue volume of \$5.4M, in order to balance program costs to program revenue in 2018, an incremental \$6.6M is required from fee increases. In order to make up the \$6.6M in 2018, it is recommended that fees be increased by 9% in most categories, with some other complex development fees increasing by 19% along with some other more significant increases in targeted areas, as described below (also see Appendix A). The recommended increases include inflation as well as increases resulting from the review.

A number of key principles were used to develop this recommendation:

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

The general 9% increase to fees (excepting rezoning & development permit fees) is expected to generate around \$3.9M of additional revenue.

Rezoning fees are recommended to be increased by 9% across all rezoning applications; however this increase is not evenly distributed across all rezoning types. Generally, two approaches are proposed to be taken to adjust these fees so that larger, more complex projects would accommodate the larger fee increases:

- The first approach is amending the Downtown Map, which has a higher base rezoning fee than the rest of City. The map amendment will add rezoning policy areas from the West End Community Plan (see "*Rezoning Policy for the West End, 2015*") within the Downtown Area. Refer to Map 1 in Appendix A for details of the new boundary. The rationale is that

rezoning projects in the West End are of a similar scale and complexity to those in the Downtown Area and they should pay equivalent fees.

- The second approach is lowering the site size threshold for fee calculations and increasing the incremental fees applied to larger sites. Staff analysis of the current fee schedule found that over 80% of all rezoning applications paid the minimum rezoning fee based on the current minimum site size threshold. Lowering the minimum size threshold and increasing the incremental fees ensures that larger, more complex rezoning projects provide fees reflective of their processing costs.

The implications for rezoning fee increases are shown in the following table:

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

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

These recommended changes to rezoning fees are expected to generate \$0.45m in additional revenue.

Development permit fees are recommended to be increased according to the following table:

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

These increases in development fees are expected to generate \$1.8m in additional revenue.

The construction value used to calculate building permit fees would be increased from \$250 to \$275 per square foot to reflect the increased cost of construction. This is expected to generate \$0.23m in additional revenue.

Building Grade fees in Engineering are recommended to be increased by 25%. This is expected to generate \$0.12m in additional revenue.

(Discretionary) Occupancy Permits, which are currently very low, would be increased by 100%. This is expected to generate \$0.09m in additional revenue.

The total of the above changes to fees equates to the \$6.6M additional revenue required to offset 2018 program costs.

Further Review of Fees: 2019

A subsequent fee review will be initiated in 2018 to examine costs and revenues for 2019. As indicated above, costs for the 75 new staff positions are being phased-in over two years. The cost impact in 2018 is \$5.2M, and will be recovered through the 2018 fee increase. For 2019 the additional staffing cost of \$3.7M will need to be recovered through future fee revenues, either through increased permit volume, new fees, or from a potential fee increase in 2019.

For 2018, \$3.9M of total permit application costs will continue to be funded from property tax revenue. This will be reviewed as part of the 2019 fee review process, and a decision made at that time about whether to continue with this practice or whether to fully recover these costs from future fee revenues.

Implications/Related Issues/Risk

Financial

Fees are traditionally adjusted on an annual basis to keep them consistent with inflation. Given the significant gap between City costs to process permit applications and the revenues generated by these permits, it is recommended that rezoning and development related fees be increased by 9% in most fee categories, with some other complex development fees increasing by 19% along with some other more significant increases in targeted areas (see Appendix A).

Based on current application volume projections, these proposed fees are projected to generate approximately \$6.6M in additional annual operating budget revenue. The new fees are recommended to be effective January 1, 2018.

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

CONCLUSION

It is recommended that rezoning and development related fees be increased by 9% in most fee categories related to rezoning, development, building, trades and related permits and approvals (with targeted additional increases in some specific areas). These fee increases would be effective January 1, 2018.

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

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Zoning and Development Fee By-law - # 5585 Schedule 1		Current Fees	2018 Proposed
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	\$1,800.00	\$1,960.00
	(b) where the permit would be issued as a conditional approval, except as provided for in Sections 1(a), 1(c) and 1C	\$2,390.00	\$2,840.00
	(c) where the permit would be issued as a conditional approval after proceeding to a review by a Council-appointed advisory design panel	\$3,940.00	\$4,690.00
1A.	Except as provided for in Section 1B, for an addition, alteration, relaxation, change of use, accessory building or accessory use to an existing one or two family dwelling or one or two-family dwelling with secondary suite where such addition, alteration, change of use, accessory building or accessory use is less than 60 m 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	\$469.00	\$511.00
	(b) in all other cases	\$924.00	\$1,007.00
1B.	For conversion of a one-family dwelling to a one-family dwelling with secondary suite	\$642.00	\$700.00
1C.	Notwithstanding Section 1, for a one-family dwelling in the RS-3, RS-3A, RS-5, RS-6 or RS-7 Districts which includes permission by the Director of Planning to increase the maximum Floor Space Ratio otherwise permitted by the District Schedule	\$3,070.00	\$3,350.00
1D.	Despite Section 1, for a two-family dwelling in the RS-7 District which includes permission by the Director of Planning to increase the maximum permitted Floor Space Ratio otherwise permitted by the District Schedule	\$3,070.00	\$3,350.00
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	\$1,150.00	\$1,250.00
	(b) in all other cases	\$1,760.00	\$1,929.00

Zoning and Development Fee By-law - # 5585 Schedule 1		Current Fees	2018 Proposed
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	\$1,020.00	\$1,112.00
	For each additional 100 m ² of gross floor area or part	\$510.00	\$556.00
	Maximum fee	\$41,400.00	\$45,100.00
(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	\$1,390.00	\$1,515.00
	For each additional 100 m ² of gross floor area or part	\$851.00	\$1,013.00
	Maximum fee	\$68,900.00	\$200,000.00
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	\$701.00	\$764.00
	For each additional 100 m ² of gross floor area or part	\$337.00	\$367.00
	Maximum fee	\$34,400.00	\$37,500.00
(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	\$1,230.00	\$1,341.00
	For each additional 100 m ² of gross floor area or part	\$701.00	\$834.00
	Maximum fee	\$66,000.00	\$200,000.00
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	\$604.00	\$658.00
	Maximum fee	\$4,830.00	\$5,265.00

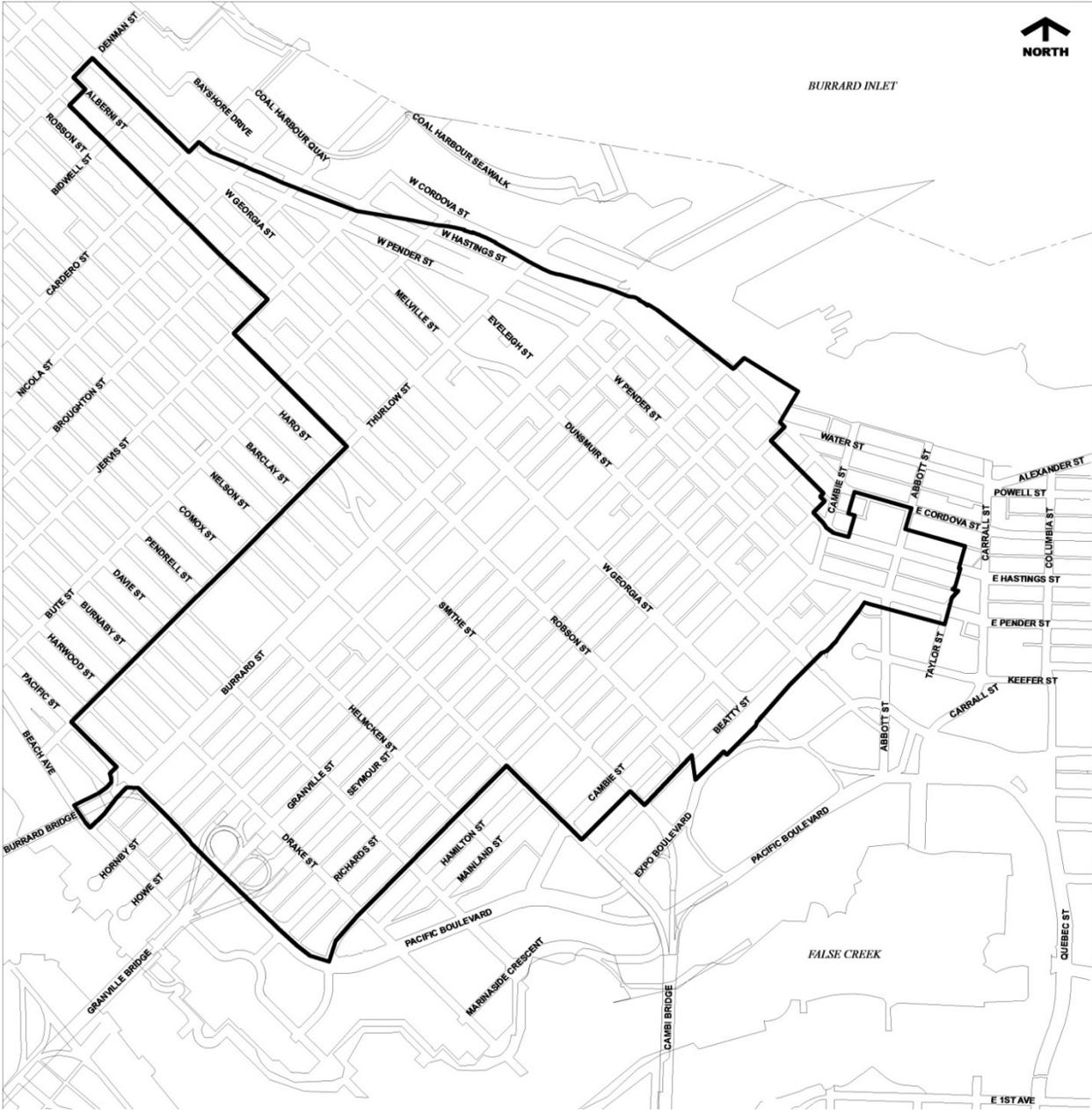
Zoning and Development Fee By-law - # 5585 Schedule 1		Current Fees	2018 Proposed
(b)	where the permit would be issued as a conditional approval, except as provided in Section 4 (a):		
	Each 100 m ² of gross floor area or part thereof	\$851.00	\$928.00
	Maximum fee	\$6,090.00	\$6,638.00
(c)	where the change of use does not require a comprehensive development review or minor amendment	\$306.00	\$334.00
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	\$469.00	\$511.00
	Each additional 200 m ² of site area or part	\$160.00	\$174.00
(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	\$642.00	\$700.00
	Each additional 200 m ² of site area or part	\$306.00	\$334.00
5A	For a Farmers' Market	\$567.00	\$618.00
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 15 000 m ²	\$1,000.00	\$1,190.00
	Each additional 100 m ² of gross floor area or part over 10 000 15 000 m ²	\$191.00	\$227.00
(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	\$707.00	\$771.00
	Each additional 200 m ² of site or part	\$342.00	\$373.00
Child Day Care Facility, Cultural 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	\$595.00	\$649.00
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	\$327.00	\$356.00

Zoning and Development Fee By-law - # 5585 Schedule 1		Current Fees	2018 Proposed
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 \$681.00)	25% of the fee that would, except for this provision, apply (with a minimum fee of \$742.00)
NOTE: This fee will be deducted from the fee for an application in complete form which follows approval of a preliminary application.			
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	\$306.00	\$334.00
	(b) all other sections of this schedule	10% of the fee that would, except for this provision, apply (with a minimum fee of \$306.00)	10% of the fee that would, except for this provision, apply (with a minimum fee of \$612.00)
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	\$306.00	\$334.00
	(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 \$306.00)	25% of the fee that would, except for this provision, apply (with a minimum fee of \$334.00)

Zoning and Development Fee By-law - # 5585 Schedule 1		Current Fees	2018 Proposed
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	\$642.00	\$700.00
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	\$285.00	\$311.00
(b)	For all other uses	\$602.00	\$656.00
	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.		
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	\$4,750.00 plus the development application fees that would, except for this provision, apply	\$5,177.00 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 or in a heritage conservation area.	\$59.00	\$64.00
Awnings			
18	For an awning where the permit will be issued combined with a building permit or a sign permit.	\$204.00	\$222.00
Higher Building Application Fee			
19	Despite any other provision in this schedule 1 to the contrary, for an application for a building that will exceed 137m, unless fee was collected under Schedule 2 during Rezoning	\$47,700.00	\$52,000.00

Zoning and Development Fee By-law - # 5585 Schedule 2		Current Fees	2018 Proposed
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	\$12,840.00	\$14,000.00
	For each additional 100 m ² of site area or part thereof	\$288.00	\$314.00
	Maximum fee	\$128,600.00	\$140,200.00
Text Amendments (Except CD-1)			
2	For an amendment to the text of the Zoning and Development By-law	\$25,800.00	\$28,100.00
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 - 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:		
(a)	Within the downtown area shown on Map 1, where the site area is smaller than 40 000 m ² :		
	Up to 4 000 2 000 m ² site area	\$103,100.00	\$113,410.00
	For each additional 100 m ² of site area or part thereof	\$474.00	\$805.00
(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 2 000 m ² of site area	\$43,000.00	\$47,300.00
	For each additional 100 m ² of site area or part thereof	\$474.00	\$805.00
(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	\$103,100.00	\$113,410.00
	For each additional 100 m ² of site area or part thereof	\$474.00	\$805.00
(d)	where the site area is 40 000 m ² or greater:		
	For the first 40 000 m ²	\$757,000.00	\$832,700.00
	For each additional 100 m ² of site area or part thereof	\$1,560.00	\$1,716.00

Map 1 - Downtown Area



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

Zoning and Development Fee By-law - # 5585 Schedule 2		Current Fees	2018 Proposed
New CD-1 or Amendment to Existing CD-1 (Contemplated in an ODP)			
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	\$193,900.00	\$211,400.00
	For each additional 100 m ² of site area or part thereof	\$1,560.00	\$1,700.00
5	Despite sections 3 and 4 of this Schedule 2, for a site area of 40 000 m ² or more, if the complexity or scope of an amendment with regard to the second or subsequent phase of a development is, in the opinion of the Director of Planning, significantly less than that of the first phase by reason of the existence of a land use policy statement or official development plan approved by Council within 10 years preceding the date of the application for the amendment, then the fee for such second or subsequent phase is to be:		
	For the first 40 000 m ² of site area	\$757,000.00	\$825,100.00
	For each additional 100 m ² of site area or part thereof	\$203.00	\$221.00
Reduced Fees for Large Sites with Limited Changes			
6	Notwithstanding 3(d) and 4 of this schedule: For an amendment to the Zoning District Plan to redesignate from an industrial zoning district to a new Comprehensive Development District that relates to a site area of 40 000 m ² or greater provided that		
	(a) the combined total floor area, of proposed new uses and expanded retail uses, is limited to 20% or less of the total floor area,		
	(b) the use of at least 80% of the total floor area remains consistent with the existing zoning schedule and its restrictions on use and density, and		
	(c) the maximum floor space ratio for all uses combined remains the same as that in the existing zoning schedule:		
	For the first 40 000 m ² of site area	\$179,700.00	\$195,900.00
	For each additional 100 m ² of site area or part thereof	\$399.00	\$435.00
7	Notwithstanding sections 3(d), 4 and 6 of this schedule:		
	(a) For an amendment to the Zoning District Plan to redesignate from a zoning district to a new Comprehensive Development District that is contemplated in an Official Development Plan or that is <u>not</u> contemplated in an Official Development Plan but relates to a site area of 40 000 m ² or greater; or		
	(b) For an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District that is contemplated in an Official Development Plan or that is <u>not</u> contemplated in an Official Development Plan but relates to a site area of 40 000 m ² or greater; provided, in both cases,		

Zoning and Development Fee By-law - # 5585 Schedule 2		Current Fees	2018 Proposed
(i)	the approved or existing form of development is retained on at least 75% of the site area; or		
(ii)	the floor space ratio of buildings already existing on the site is not increased by more than 25% or 0.5, whichever is the greater; or		
(iii)	the Director of Planning determines that the application is similarly limited in scope having regard to use and form of development:		
	Up to 4 000 m ² site area	\$39,200.00	\$42,700.00
	For each additional 100 m ² of site area or part thereof	\$399.00	\$435.00
	Maximum fee	\$156,100.00	\$170,100.00
Amend CD-1 (One Section Only)			
8	Notwithstanding sections 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	\$17,200.00	\$18,750.00
Higher Building Application Fee			
9	Despite any other provision in this schedule 2 to the contrary, the additional fee for an application for a rezoning for a building that will exceed 137m	\$47,700.00	\$52,000.00
Application for Rezoning Advice			
10	(a) Fee for reviewing drawings and providing comments pursuant to application for rezoning advice where application for rezoning has not yet been made	\$3,320.00	\$3,620.00
	(b) Fee for reviewing drawings and providing comments to an incorporated non-profit society pursuant to application for rezoning advice where application for rezoning has not yet been made	\$332.00	\$362.00
<hr/>			
Secondary Suite Inspection Fee By-law - # 6553		Current Fees	2018 Proposed
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	\$169.00	\$184.00
(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	\$507.00	\$552.00
<hr/>			

Building By-law - # 10908		Current Fees	2018 Proposed
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 Clauses (b)(i) and (b)(ii) for the CONSTRUCTION of any BUILDING, or part thereof:		
	When the estimated cost of the work, being the valuation referred to in Article 1.6.2.3. of Book I, Division C and Book II, Division C of this By-law, does not exceed \$5,000 or for the first \$5,000 of the estimated cost of the work	\$126.00	\$137.00
	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	\$8.80
	For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$50,000	\$4.05	\$4.40
	(b)(i) For the installation, CONSTRUCTION, re- construction, ALTERATION or repair of, or ADDITION to, any CHIMNEY, FIREPLACE, INCINERATOR, VENTILATING SYSTEM, AIR- CONDITIONING SYSTEM, or HEATING SYSTEM, the fee shall be in accordance with Clause (a), except that a fee shall not be charged when the cost of such work is less than \$500.		
	(b)(ii) For the installation, CONSTRUCTION, re- construction, ALTERATION or repair of, or ADDITION to, any PHOTOVOLTAIC PANELS, and related roof ALTERATION or repair	\$100.00	\$100.00
	(c) For a permit for temporary OCCUPANCY of a part of a STREET, or of the AIR SPACE immediately ABOVE a part of a STREET, in accordance with Section 1.9. of Book I, Division C and Book II, Division C of this By-law, the daily fee for occupancy other than for a portable toilet shall be for each 10 m2 or part thereof, of STREET or of AIR SPACE part thereof, of STREET or of AIR SPACE immediately above such STREET to be occupied	\$2.64	\$2.90
	Subject to a minimum fee of	\$90.00	\$98.00
	Flat rate for each portable toilet	\$90.00	\$98.00
	(d) For an OCCUPANCY PERMIT not required by this By-law but requested	\$102.00	\$204.00
	(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		Current Fees	2018 Proposed
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	\$255.00	\$278.00
(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	\$255.00	\$278.00
(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	\$169.00	\$184.00
(d)	For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$169.00	\$184.00
(e)	For each inspection of a drainage tile system:		
	For a one- or two-family residence	\$169.00	\$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 1.6.2.3. of Book I, Division C and Book II, Division C does not exceed \$500,000	\$339.00	\$370.00
	When the estimated cost of the work exceeds \$500,000 but does not exceed \$1,000,000	\$677.00	\$738.00
	When the estimated cost of the work exceeds \$1,000,000	\$847.00	\$923.00
(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	\$217.00	\$237.00
	For all other BUILDINGS	\$436.00	\$475.00
(g)	To access plans (electronic or on microfilm) or documents for viewing or copying	\$37.00	\$40.30
(h)	For each microfilm image or electronic file copied	\$10.20	\$11.20
(i)	For a request to renumber a BUILDING	\$806.00	\$879.00
(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 \$312.00	50 percent of the original BUILDING PERMIT fee to a maximum of \$340.00

Building By-law - # 10908		Current Fees	2018 Proposed
(k)	For the extension of a building permit by Council where requested in writing by an applicant pursuant to Article 1.6.7.4. of Book I, Division C and Book II, Division C	\$2,040.00	\$2,220.00
(l)	For review of plans, specifications, building materials, procedures or design methods for the purpose of revisions to an application or a permit in accordance with Article 1.5.2.13. and Section 1.6.6. of Book I, Division C and Book II, Division C		
	where the PERMIT relates to a ONE-FAMILY DWELLING or a SECONDARY SUITE	\$169.00	\$184.00
	plus for each hour, or part thereof, exceeding one hour	\$169.00	\$184.00
	where the PERMIT relates to any other BUILDING	\$510.00	\$556.00
	plus for each hour, or part thereof, exceeding one hour	\$255.00	\$278.00
(m)	For each RE-OCCUPANCY PERMIT after rectification of an UNSAFE CONDITION and related By-law violations	\$169.00	\$338.00
(n)	For review of plans, specifications, building materials, procedures or design methods for the purpose of acceptance of an alternative solution for new construction under Article 2.3.2.1. Book I, Division C		
	for each application	\$714.00	\$778.00
(o)	For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of acceptance of existing conditions with mitigating features		
	for each application	\$408.00	\$445.00
(p)	For review by the Alternative Solution Review panel	\$2,280.00	\$2,490.00
(q)	For the evaluation of a resubmission or revised submission made under Clauses (n) or (o) of this Section 2	\$255.00	\$278.00
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	Current Fees	2018 Proposed
	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	\$169.00	\$184.00
	Each additional FIXTURE	\$53.00	\$57.80
	Note: For the purpose of this schedule the following shall also be considered as FIXTURES:		
	<ul style="list-style-type: none"> • 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	\$248.00	\$270.00
	For each 30 metres of piping or part thereof, exceeding the first 30 metres	\$69.00	\$75.00
	Connection of the City water supply to any hydraulic equipment	\$94.00	\$102.00
2	INSPECTIONS OF FIRELINE SYSTEMS:		
	Hydrant & Sprinkler System:		
	First two inspections for each 30 m of water supply pipe or part thereof	\$248.00	\$270.00
	Each additional inspection for each 30 m of water supply pipe or part thereof	\$102.00	\$111.00
	Sprinklers:		
	First head, one- or two-family dwelling	\$282.00	\$307.00
	First head, all other buildings	\$599.00	\$653.00
	First head, renovations to existing sprinkler systems	\$174.00	\$190.00
	Each additional head, all buildings (no limit on number)	\$3.10	\$3.40
	Firelines:		
	Hose Cabinets	\$32.60	\$35.50
	Hose Outlets	\$32.60	\$35.50
	Wet & Dry Standpipes	\$32.60	\$35.50
	Standpipes	\$32.60	\$35.50
	Dual Check Valve In-flow Through Devices	\$32.60	\$35.50
	Backflow Preventer	\$169.00	\$184.00

Building By-law - # 10908		Current Fees	2018 Proposed
Wet & Dry Line Outlets:			
	Each connection	\$32.60	\$35.50
NOTE: A Siamese connection shall be considered as two dry line outlets.			
	Each Fire Pump	\$263.00	\$287.00
	Each Fire Hydrant	\$81.00	\$88.00
3	REINSPECTIONS		
	For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$169.00	\$184.00
4	SPECIAL INSPECTIONS		
	Each inspection to establish fitness of any existing fixture for each hour or part thereof	\$169.00	\$184.00
	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	\$255.00	\$278.00
5	BUILDING SEWER INSPECTIONS		
	First two inspections for each 30 m of BUILDING SEWER or part thereof	\$248.00	\$270.00
	Each additional inspection for each 30 m of BUILDING SEWER or part thereof	\$102.00	\$111.00

Protection of Trees By-law - # 9958		Current Fees	2018 Proposed
4.4 (c)	a non-refundable application fee of:		
	(i) \$67.00 for a tree permit to remove the first tree in a 12 month period, and	\$67.00	\$73.00
	(ii) \$194.00 to remove each subsequent tree during that same 12 month period; and	\$194.00	\$211.00

Miscellaneous Fees By-law - # 5664		Current Fees	2018 Proposed
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 For each additional 100 m ² (1,080 sq. ft.) of site area, or part thereof Maximum fee	\$27,600.00 \$268.00 \$110,100.00	\$30,100.00 \$292.00 \$120,000.00
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	\$41,500.00	\$45,200.00
3	Amend a Regional or Provincial Land Use Designation For an amendment of a regional or provincial land use designation	\$2,790.00	\$3,040.00
4	Research Requests For research requests: (a) Research requests requiring up to a maximum of 2 hours of staff time (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	\$224.00 \$112.00	\$244.00 \$122.00
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	\$435.00	\$474.00
7	Approved Use 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 (b) Commercial (one unit only) (c) Commercial and/or mixed use (all units) requiring up to a maximum of 2 hours of staff time For each additional hour or part thereof beyond the 2 hours referred in Clause (c) above	\$51.00 \$51.00 \$224.00 \$112.00	\$55.60 \$55.60 \$244.00 \$122.00
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 (b) Each additional copy	\$49.50 \$9.70	\$54.00 \$10.60

Miscellaneous Fees By-law - # 5664		Current Fees	2018 Proposed
9	<p>File Research Environmental</p> <p>Provide written information as to whether <i>the</i> City records indicate that a property has any contamination or environmental issues</p>	\$224.00	\$244.00
10	<p>Building Grades</p> <p>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:</p> <p>(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:</p> <p style="padding-left: 40px;">Length of property abutting street or lane, or both, is</p> <p style="padding-left: 80px;">Up to 31 m</p> <p style="padding-left: 80px;">Over 31 m and up to 90 m</p> <p style="padding-left: 80px;">Over 90 m and up to 150 m</p> <p style="padding-left: 80px;">Over 150 m and up to 300 m</p> <p style="padding-left: 80px;">Over 300 m</p> <p>(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:</p> <p style="padding-left: 40px;">Length of property abutting street or lane, or both, is</p> <p style="padding-left: 80px;">Up to 31 m</p> <p style="padding-left: 80px;">Over 31 m and up to 90 m</p> <p style="padding-left: 80px;">Over 90 m and up to 150 m</p> <p style="padding-left: 80px;">Over 150 m and up to 300 m</p> <p style="padding-left: 80px;">Over 300 m</p>	<p>\$1,148.00</p> <p>\$1,377.00</p> <p>\$1,938.00</p> <p>\$2,856.00</p> <p>\$4,233.00</p> <p>\$342.00</p> <p>\$459.00</p> <p>\$571.00</p> <p>\$801.00</p> <p>\$1,260.00</p>	<p>\$1,440.00</p> <p>\$1,720.00</p> <p>\$2,420.00</p> <p>\$3,570.00</p> <p>\$5,290.00</p> <p>\$430.00</p> <p>\$570.00</p> <p>\$710.00</p> <p>\$1,000.00</p> <p>\$1,580.00</p>
11	<p>Traffic Management Plan Review</p> <p>(a) Where the review is less than 1 hour of staff time</p> <p>(b) Where the review is 1 to 15 hours of staff time</p> <p>(c) Where the review is over 15 hours of staff time</p>	<p>\$ 51.00</p> <p>\$510.00</p> <p>\$1,428.00</p>	<p>\$ 55.60</p> <p>\$556.00</p> <p>\$1,560.00</p>
12	<p>Discharge of a Registered Encumbrance</p> <p>(a) Where the review is less than 2 hours of staff time</p> <p>(b) Where the review is more than 2 hours of staff time</p>	<p>\$204.00</p> <p>\$510.00</p>	<p>\$222.00</p> <p>\$556.00</p>
13	<p>Road Closure Fee</p>	\$8,568.00	\$9,340.00

Gas Fitting By-law - #3507	Current Fees	2018 Proposed
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	\$169.00	\$184.00
Each additional appliance	\$53.00	\$58.00
Each replacement water heater or gas range	\$94.00	\$102.00
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	\$215.00	\$234.00
65,001 to 200,000	\$230.00	\$251.00
200,001 to 409,000	\$262.00	\$286.00
Over 409,000	\$319.00	\$348.00
in addition to all costs incurred by the inspector.		
Vent or Gas Value or Furnace Plenum (no appliances)		
One, two or three units	\$169.00	\$184.00
Each additional unit	\$53.00	\$58.00
Piping Permits (no appliances)		
For first 60 m of house piping or part thereof	\$169.00	\$184.00
Every 30 m or part thereof exceeding the first 60 m	\$65.00	\$71.00
Reinspections		
For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$169.00	\$184.00
Special Inspections		
To establish the fitness of any existing installations, for each hour or part thereof	\$169.00	\$184.00
If conducted with a Plumbing Inspection, for each hour of part thereof	\$169.00	\$184.00
If outside normal working hours, and at a minimum inspection time of four (4) hours, including traveling time, for each hour or part thereof	\$255.00	\$278.00

Subdivision By-law - # 5208	Current Fees	2018 Proposed
Every applicant for subdivision shall at the time of application pay the applicable fee set out below.		
1	<p>CLASS I (Major) - For an application to subdivide pursuant to Part 7 of the Land Title Act or Section 243 of the Strata Property Act, where the site is: (i) more than 40 000 m² in area; or (ii) where the site is between 10 000 m² and 40 000 m² in area and the subdivision is reasonably likely to require that legal agreements be registered on title as a condition of subdivision approval; but in either case where the subdivision is not described in Section 4.5(a), (b) or (c) of this By-law</p>	<p>\$104,000.00 \$113,400.00</p>
2	<p>CLASS II (Intermediate) - For an application to subdivide pursuant to Part 7 of the Land Title Act or Section 243 of the Strata Property Act, where the site is between 4 000 m² and 10 000 m² in area and the subdivision is reasonably likely to require that legal agreements be registered on title as a condition of subdivision approval, but where the subdivision is not described in Section 4.5(a), (b) or (c) of this By-law or in Class I</p>	<p>\$52,000.00 \$56,700.00</p>
3	<p>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 m² in area; or (ii) where the subdivision is unlikely to require that legal agreements be registered on title as a condition of subdivision approval; but in either case where the subdivision is not described in section 4.5(a) or (b) of this By-law or in Class I or II</p>	<p>\$8,950.00 \$9,760.00</p>
4	<p>CLASS IV (Dedication) - For an application to subdivide as described in Section 4.5(a) or (b) of this By-law</p>	
	(a) where such subdivision is required as a condition of enactment of a zoning by-law, or is otherwise required by the City Engineer	<p>\$439.00 \$479.00</p>
	(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	<p>No Fee No Fee</p>
5	<p>CLASS V (Air Space) - For an application to subdivide made pursuant to Part 9 (Air Space Titles) of the Land Title Act</p>	
	(a) for developments having a Floor Space Ratio (FSR) of 3.0 or greater	<p>\$74,700.00 \$81,400.00</p>
	(b) for developments having a Floor Space Ratio (FSR) of less than 3.0 or smaller, or where the application is solely for the purpose of creating air space parcels to secure separate tenure for public benefits such as libraries, theatres and other cultural amenities, for-profit affordable rental housing, social housing or day care	<p>\$39,100.00 \$42,600.00</p>
6	<p>CLASS VI (Freehold Rowhouses) - For an application to subdivide pursuant to Section 223.2 of the Land Title Act</p>	<p>\$8,950.00, \$9,760.00,</p>
	Plus, per freehold lot	<p>\$1,170.00 \$1,280.00</p>
7	<p>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</p>	<p>\$4,550.00 \$4,960.00</p>
8	<p>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</p>	<p>\$4,550.00 \$4,960.00</p>

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.

Electrical By-law - # 5563		Current Fees	2018 Proposed
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: 20px;">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: 20px;">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: 20px;">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: 20px;">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: 20px;">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: 20px;">plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000,000</p>	<p>\$63.20</p> <p>\$85.70</p> <p>\$111.20</p> <p>\$145.00</p> <p>\$145.00</p> <p>\$47.90</p> <p>\$662.00</p> <p>\$26.00</p> <p>\$1,870.00</p> <p>\$15.80</p> <p>\$2,770.00</p> <p>\$11.00</p> <p>\$7,780.00</p> <p>\$8.50</p> <p>\$12,810.00</p> <p>\$3.50</p>	<p>\$69.00</p> <p>\$93.00</p> <p>\$121.00</p> <p>\$158.00</p> <p>\$158.00</p> <p>\$52.00</p> <p>\$722.00</p> <p>\$28.00</p> <p>\$2,040.00</p> <p>\$17.00</p> <p>\$3,020.00</p> <p>\$12.00</p> <p>\$8,480.00</p> <p>\$9.00</p> <p>\$13,960.00</p> <p>\$4.00</p>
2	<p>The temporary power permit shall be valid for one year and the fee shall be:</p> <p>(a) for single and two-family dwellings</p> <p>(b) for all other uses where the temporary power is supplied from a power source not exceeding 750 V</p> <p>(c) for all other uses where the temporary power is supplied from a voltage power exceeding 750V</p>	<p>\$343.00</p> <p>\$363.00</p> <p>\$997.00</p>	<p>\$374.00</p> <p>\$396.00</p> <p>\$1,090.00</p>
3	<p>The City Electrician may issue an annual permit where one person, firm or corporation has more than one site, the fee for an annual permit for any one building or site shall be as follows:</p> <p>Total service rating up to and including the first 500 kVA</p> <p>For 10 kVA or part thereof exceeding the first 500 kVA</p> <p>Subject to a maximum fee of</p>	<p>\$349.00</p> <p>\$6.90</p> <p>\$4,410.00</p>	<p>\$380.00</p> <p>\$8.00</p> <p>\$4,810.00</p>

Electrical By-law - # 5563		Current Fees	2018 Proposed
4.	Fees for an Electrical Permit for the Entertainment and Film Industry		
(a)	For an annual permit for filming in a single location	\$520.00	\$567.00
(b)	For an annual permit for filming in multiple locations	\$997.00	\$1,090.00
(c)	For a temporary permit for filming in a single or multiple locations		
	for up to 14 days	\$169.00	\$184.00
	for 15 to 30 days	\$339.00	\$370.00
	for 31 to 60 days	\$508.00	\$554.00
	for 61 to 90 days	\$847.00	\$923.00
5	The fee for staff time spent inspecting of electrical work or reviewing resubmitted or amended plans to determine compliance with this By-law, if a permit holder deviates from approved plans, for each hour or part thereof	\$169.00	\$184.00
6	The fee for an inspection of electrical work where errors or omissions were found at a previous inspection shall be	\$169.00	\$184.00
7	The fee for inspection and plan review outside normal working hours and at a minimum inspection and review time of four (4) hours, including traveling time, shall be for each hour or part thereof	\$243.00	\$265.00
8	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	\$85.70	\$93.00
(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	\$169.00	\$184.00
	for 15 to 30 days	\$338.00	\$368.00
	for 31 to 60 days	\$507.00	\$553.00
	for 61 to 90 days	\$845.00	\$921.00
(c)	Where each installation is supplied from a High Voltage power source	\$1,017.00	\$1,110.00

Noise Control By-law - #6555 Schedule E		Current Fees	2018 Proposed
For an application for an exception to the noise by-law:			
(i)	for an application submitted at least five working days prior to the date of the proposed activity, and	\$151.00	\$165.00
(ii)	for an application submitted less than five working days prior to the date of the proposed activity	\$302.00	\$329.00