

EXPLANATION

Building By-law amending By-law Re: Fee increases

The attached By-law will implement Council's resolution of July 24, 2018 to amend the Building By-law to increase fees for 2019.

Director of Legal Services
September 18, 2018

116

BY-LAW NO.

**A By-law to amend
Building By-law No. 10908 to increase fees**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of Building By-law No. 10908.
2. Council strikes Appendix A (Schedule of Fees) attached to the Building By-law, and substitutes for it the Appendix A (Schedule of Fees) attached to this By-law.
3. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
4. This By-law is to come into force and take effect on January 1, 2019.

ENACTED by Council this _____ day of _____, 2018

Mayor

City Clerk

**APPENDIX A
SCHEDULE OF FEES**

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 \$158.00
- For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$5,000 but does not exceed \$50,000 \$10.10
- For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$50,000 \$5.10
- (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
- (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 \$3.20
- Subject to a minimum fee of \$110.00
- Flat rate for each portable toilet \$110.00
- (d) For an OCCUPANCY PERMIT not required by this By-law but requested \$228.00

**APPENDIX A
SCHEDULE OF FEES**

(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	\$1,150.00
	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	\$1,150.00
(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	\$1,150.00
(g)	For the repair of building envelope pursuant to requirements of Book I, Division B, Part 5 for any residential building	Nil
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	\$311.00
(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	\$311.00
(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	\$206.00
(d)	For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$206.00
(e)	For each inspection of a drainage tile system:	
	For a one- or two-family residence	\$212.00

**APPENDIX A
SCHEDULE OF FEES**

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	\$414.00
	When the estimated cost of the work exceeds \$500,000 but does not exceed \$1,000,000	\$827.00
	When the estimated cost of the work exceeds \$1,000,000	\$1,034.00
(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	\$265.00
	For all other BUILDINGS	\$532.00
(g)	To access plans (electronic or on microfilm) or documents for viewing or copying	\$45.10
(h)	For each microfilm image or electronic file copied	\$12.40
(i)	For a request to renumber a BUILDING	\$984.00
(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 \$380.00
(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	\$2,490.00
(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	\$206.00

**APPENDIX A
SCHEDULE OF FEES**

	plus for each hour, or part thereof, exceeding one hour	\$206.00
	where the PERMIT relates to any other BUILDING	\$623.00
	plus for each hour, or part thereof, exceeding one hour	\$311.00
(m)	For each RE-OCCUPANCY PERMIT after rectification of an UNSAFE CONDITION and related By-law violations	\$379.00
(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	\$871.00
(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	\$498.00
(p)	For review by the Alternative Solution Review panel	\$2,790.00
(q)	For the evaluation of a resubmission or revised submission made under Clauses (n) or (o) of this Section 2	\$311.00
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.	

**APPENDIX A
SCHEDULE OF FEES**

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 \$206.00

Each additional FIXTURE \$64.70

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 \$302.00

For each 30 metres of piping or part thereof, exceeding the first 30 metres \$84.00

Connection of the City water supply to any hydraulic equipment \$114.00

2 INSPECTIONS OF FIRELINE SYSTEMS:

Hydrant & Sprinkler System:

First two inspections for each 30 m of water supply pipe or part thereof \$302.00

Each additional inspection for each 30 m of water supply pipe or part thereof \$124.00

Sprinklers:

First head, one- or two-family dwelling \$344.00

**APPENDIX A
SCHEDULE OF FEES**

	First head, all other buildings	\$731.00
	First head, renovations to existing sprinkler systems	\$213.00
	Each additional head, all buildings (no limit on number)	\$3.80
	Firelines:	
	Hose Cabinets	\$39.80
	Hose Outlets	\$39.80
	Wet & Dry Standpipes	\$39.80
	Standpipes	\$39.80
	Dual Check Valve In-flow Through Devices	\$39.80
	Backflow Preventer	\$206.00
	Wet & Dry Line Outlets:	
	Each connection	\$39.80
	NOTE: A Siamese connection shall be considered as two dry line outlets.	
	Each Fire Pump	\$321.00
	Each Fire Hydrant	\$99.00
3	REINSPECTIONS	
	For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$206.00
4	SPECIAL INSPECTIONS	
	Each inspection to establish fitness of any existing fixture for each hour or part thereof	\$206.00
	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	\$311.00
5	BUILDING SEWER INSPECTIONS	

**APPENDIX A
SCHEDULE OF FEES**

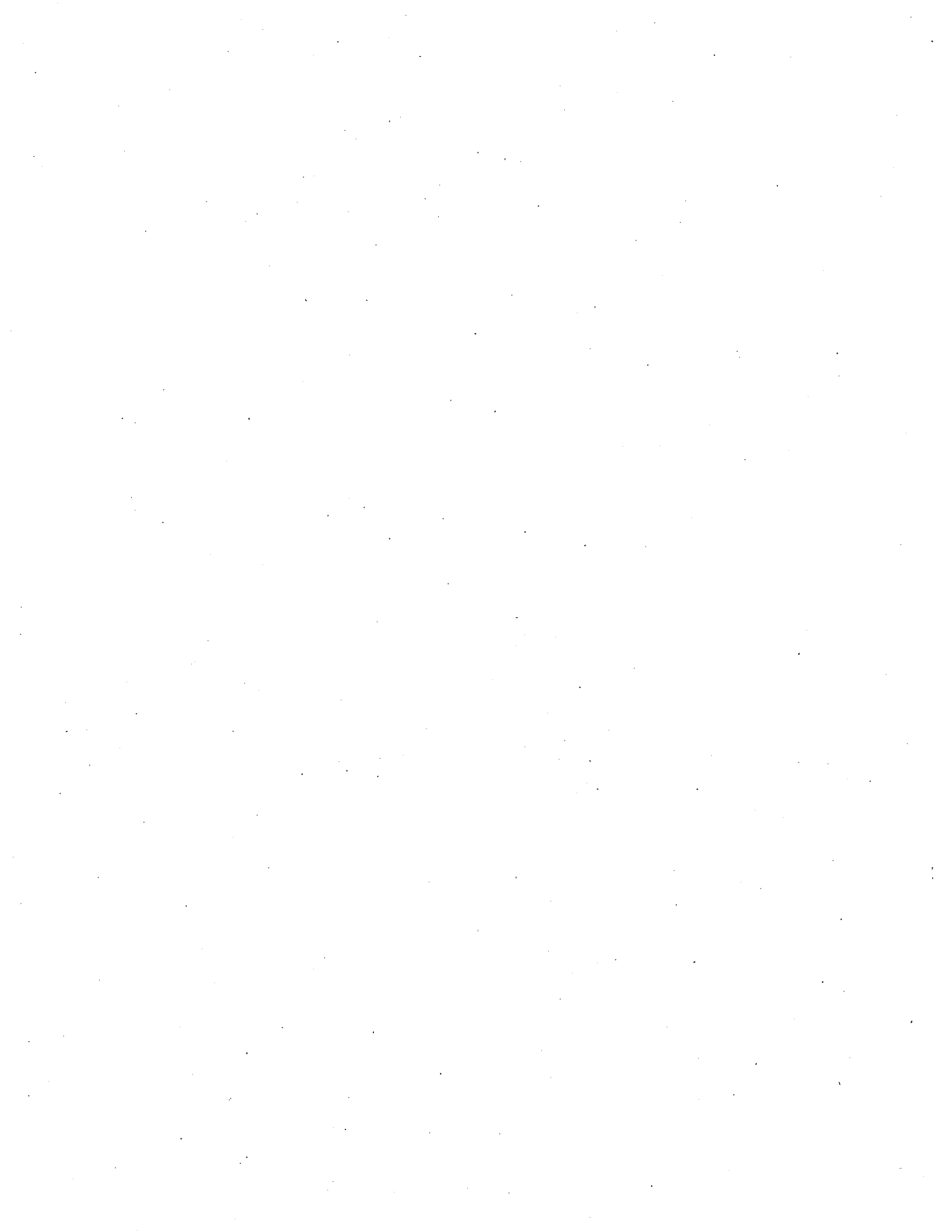
First two inspections for each 30 m of BUILDING SEWER or part thereof	\$302.00
Each additional inspection for each 30 m of BUILDING SEWER or part thereof	\$124.00

EXPLANATION

Electrical By-law amending By-law Re: 2019 Fee increases

The attached By-law will implement Council's resolution of July 24, 2018 to amend the Electrical By-law to increase fees for 2019.

Director of Legal Services
September 18, 2018



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BY-LAW NO.

**A By-law to amend
Electrical By-law No. 5563 Regarding Fees for 2019**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of Electrical By-law No. 5563.
2. Council strikes Schedule A of the Electrical By-law, and substitutes for it Schedule A attached to this By-law as Appendix A.
3. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
4. This By-law is to come into force and take effect on January 1, 2019.

ENACTED by Council this _____ day of _____, 2018

Mayor

City Clerk

APPENDIX A

SCHEDULE A

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	\$77.00
When the estimated cost exceeds \$250 but does not exceed \$500	\$104.00
When the estimated cost exceeds \$500 but does not exceed \$700	\$136.00
When the estimated cost exceeds \$700 but does not exceed \$1,000	\$177.00
When the estimated cost exceeds \$1,000 but does not exceed \$10,000	\$177.00
plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000	\$58.20
When the estimated cost exceeds \$10,000 but does not exceed \$50,000	\$809.00
plus for every \$1,000 of the estimated costs, or part thereof, over \$10,000	\$31.40
When the estimated cost exceeds \$50,000 but does not exceed \$100,000	\$2,280.00
plus for every \$1,000 of the estimated costs, or part thereof, over \$50,000	\$19.00
When the estimated cost exceeds \$100,000 but does not exceed \$500,000	\$3,380.00
plus for every \$1,000 of the estimated costs, or part thereof, over \$100,000	\$13.40
When the estimated cost exceeds \$500,000 but does not exceed \$1,000,000	\$9,500.00
plus for every \$1,000 of the estimated cost, or part thereof, over \$500,000	\$10.10

	When the estimated cost exceeds \$1,000,000	\$15,640.00
	plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000,000	\$4.50
2	The temporary power permit shall be valid for one year and the fee shall be:	
	(a) for single and two-family dwellings	\$419.00
	(b) for all other uses where the temporary power is supplied from a power source not exceeding 750 V	\$444.00
	(c) for all other uses where the temporary power is supplied from a voltage power exceeding 750V	\$1,220.00
3	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:	
	Total service supply or power supply rating up to and including the first 500 kVA	\$426.00
	For 10 kVA or part thereof exceeding the first 500 kVA	\$9.00
	Subject to a maximum fee of	\$5,390.00
4.	Fees for an Electrical Permit for the Entertainment and Film Industry	
	(a) For an annual permit for filming in a single location	\$635.00
	(b) For an annual permit for filming in multiple locations	\$1,220.00
	(c) For a temporary permit for filming in a single or multiple locations	
	for up to 14 days	\$206.00
	for 15 to 30 days	\$414.00
	for 31 to 60 days	\$620.00
	for 61 to 90 days	\$1,034.00
5	The fee for staff time spent inspecting of electrical work or reviewing resubmitted or amended drawings or plans to determine compliance with this By-law, if a permit holder deviates from approved drawings or plans, for each hour or part thereof	\$206.00
6	The fee for an inspection of electrical work where errors or omissions were found at a previous inspection shall be	\$206.00

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	\$297.00
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	\$104.20
	(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	\$206.00
	for 15 to 30 days	\$412.00
	for 31 to 60 days	\$619.00
	for 61 to 90 days	\$1,032.00
	(c) Where each installation is supplied from a High Voltage power source	\$1,240.00
9	The fee for an application for special permission pursuant to Section 4.9 shall be	\$189.00
10	For electrical equipment in trade shows that has not been approved in accordance with the provisions of the Electrical By-law, the fee for an application to display or energize for up to 14 days	\$189.00

EXPLANATION

Gas Fitting By-law amending By-law Re: 2019 Fee increases

The attached By-law will implement Council's resolution of July 24, 2018 to amend the Gas Fitting By-law to increase fees.

Director of Legal Services
September 18, 2018

APPENDIX A
FEE SCHEDULE

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	\$206.00
Each additional appliance	\$65.00
Each replacement water heater or gas range	\$114.00

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	\$262.00
65,001 to 200,000	\$281.00
200,001 to 409,000	\$320.00
Over 409,000	\$390.00

in addition to all costs incurred by the inspector.

Vent or Gas Value or Furnace Plenum (no appliances)

One, two or three units	\$206.00
Each additional unit	\$65.00

Piping Permits (no appliances)

For first 60 m of house piping or part thereof	\$206.00
Every 30 m or part thereof exceeding the first 60 m	\$79.50

Reinspections

For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$206.00
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Special Inspections

To establish the fitness of any existing installations, for each hour or part thereof	\$206.00
If conducted with a Plumbing Inspection, for each hour of part thereof	\$206.00
If outside normal working hours, and at a minimum inspection time of four (4) hours, including traveling time, for each hour or part thereof	\$311.00

EXPLANATION

Miscellaneous Fees By-law amending By-law Re: 2019 Fee increases

The attached By-law will implement Council's resolution of July 24, 2018 to amend the Miscellaneous Fees By-law to increase fees for 2019.

Director of Legal Services
September 18, 2018

APPENDIX A

Schedule 1

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	\$33,700.00
	For each additional 100 m ² (1,080 sq. ft.) of site area, or part thereof	\$327.00
	Maximum fee	\$134,400.00
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	\$50,600.00
3	Amend a Regional or Provincial Land Use Designation	
	For an amendment of a regional or provincial land use designation	\$3,400.00
4	Research Requests	
	For research requests:	
	(a) Research requests requiring up to a maximum of 2 hours of staff time	\$273.00
	(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	\$137.00
5	Site Profile Review	
	For each review of a site profile	\$100.00
6	Appeal to Board of Variance/Parking Variance Board	
	For the filing of an appeal	\$531.00

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 | \$62.30 |
| (b) Commercial (one unit only) | \$62.30 |
| (c) Commercial and/or mixed use (all units) requiring up to a maximum of 2 hours of staff time | \$273.00 |
| For each additional hour or part thereof beyond the 2 hours referred in Clause (c) above | \$137.00 |

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 | \$60.50 |
| (b) Each additional copy | \$11.90 |

9 **File Research Environmental**

Provide written information as to whether the City records indicate that a property has any contamination or environmental issues

\$273.00

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	\$1,610.00
Over 31 m and up to 90 m	\$1,930.00
Over 90 m and up to 150 m	\$2,710.00
Over 150 m and up to 300 m	\$4,000.00

	Over 300 m	\$5,920.00
(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	\$482.00
	Over 31 m and up to 90 m	\$638.00
	Over 90 m and up to 150 m	\$795.00
	Over 150 m and up to 300 m	\$1,120.00
	Over 300 m	\$1,770.00
11	Traffic Management Plan Review	
(a)	Where the review is less than 1 hour of staff time	\$62.30
(b)	Where the review is 1 to 15 hours of staff time	\$623.00
(c)	Where the review is over 15 hours of staff time	\$1,750.00
12	Discharge of a Registered Encumbrance	
(a)	Where the review is less than 2 hours of staff time	\$249.00
(b)	Where the review is more than 2 hours of staff time	\$623.00
13	Road Closure Fee	\$10,460.00

EXPLANATION

**A By-law to amend the Noise Control By-law
regarding 2019 Fee Increase**

Enactment of the attached By-law will implement Council's resolution of July 24, 2018, to increase fees for 2019.

Director of Legal Services
September 18, 2018

APPENDIX A

Schedule E

Application under section 17 of the within Noise Control By-law

The application noted in section 17(1) shall be in writing and submitted to the Director of Licences and Inspections at least five working days prior to the date of the proposed activity, and shall contain:

- (a) the name, address, and telephone number of the applicant;
- (b) the address of the construction site;
- (c) the building permit number, if applicable;
- (d) the reason(s) the exception is sought;
- (e) a description of the source(s) of noise in respect of which the exception is sought;
- (f) the exact period of time for which the exception is desired;
- (g) the reason(s) why the exception should be given;
- (h) a statement of the measures planned or presently being taken to minimize the sound or noise; and
- (i) a non-refundable application fee of:
 - (i) for an application submitted at least five working days prior to the date of the proposed activity \$185.00
 - (ii) for an application submitted less than five working days prior to the date of the proposed activity \$368.00

EXPLANATION

**Protection of Trees By-law amending By-law
Re: 2019 Fee increases**

The attached By-law will implement Council's resolution of July 24, 2018 to amend the Protection of Trees By-law to increase fees for 2019.

Director of Legal Services
September 18, 2018



EXPLANATION

**Secondary Suite Inspection Fee By-law
amending By-law
Re: 2019 Fee increases**

The attached By-law will implement Council's resolution of July 24, 2018 to amend the Secondary Suite Inspection Fee By-law to increase fees.

Director of Legal Services
September 18, 2018

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BY-LAW NO.

**A By-law to amend
Secondary Suite Inspection Fee By-law No. 6553
Regarding Fees for 2019**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of Secondary Suite Inspection Fee By-law No. 6553.
2. Council strikes section 3, and substitutes:
 - "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 \$206.00; or
 - (b) more than 60 days after the notification date, the applicant shall pay a fee, including all of the inspections referred to in section 1, of \$618.00."
3. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
4. This By-law is to come into force and take effect on January 1, 2019.

ENACTED by Council this _____ day of _____, 2018

Mayor

City Clerk

EXPLANATION

**Sign Fee By-law amending By-law
Re: 2019 Fee increases**

The attached By-law will implement Council's resolution of July 24, 2018 to amend the Sign Fee By-law to increase fees for 2019.

Director of Legal Services
September 18, 2018

SCHEDULE A

Fees and Charges

		Current Fees
1.1	Permit Application Fee	
(a)	For each sign requiring a permit, other than a billboard, including one building field inspection	\$329.00
(b)	For each sign subject to Part 15 Director of Planning Review, including one building field inspection	\$777.00
(c)	For each billboard sign, including one building field inspection	\$777.00
(d)	For each sign requiring electrical connection, including one electrical field inspection	\$167.00
(e)	For a change of scope to require Part 15 Director on Planning Review, the additional fee is the difference between the fees set out in subsections (a) and (b) above	
1.2	Re-Inspection Fee	
	Where a re-inspection is required to finalize approval of the installation of a sign after any field inspection, fee for each additional inspection or re-inspection	\$189.00
1.3	Fee for Sign Erected without Permit	
	If a sign has been erected for which a sign permit is required, before a sign permit has been issued the fee is double the applicable fee or fees under section 1.1	
1.4	Fee for Revisions to Sign Permit	per hour
	Where a sign permit has been issued and must be revised, the fee for review by city staff	\$50.40
1.5	Sign By-Law Amendment Application Fees	
	Amendment to Schedule A	
	For an application to initiate an amendment to Schedule A only to assign a new Comprehensive Development District to a Sign District Schedule at the time of re-zoning	\$672.00

Minor Sign By-Law Amendment

For an application to initiate an amendment to the Sign By-Law for each sign requiring a *minor amendment* \$3,360.00

For every additional sign requiring a *minor amendment* under the same application \$672.00

Major Sign By-Law Amendment

For an application to initiate an amendment to the Sign By-Law for each sign requiring a *major amendment* \$7,620.00

For every additional sign requiring a *major amendment* under the same application \$1,520.00

By-Law Amendment for new Sign District

For an application to initiate amendments to the Sign By-Law to create a new Sign District \$22,400.00

1.6 Fees for Removal and Storage of Unsafe Signs

(a) Fee for removal and transportation of signs that are certified by the City Building Inspector to be structurally unsafe At cost

(b) Daily storage fee \$28.00

EXPLANATION

**A By-law to amend the Subdivision By-law
Re: 2019 fee increases**

Enactment of the attached By-law will implement Council's resolution of July 24, 2018, to increase fees for 2019.

Director of Legal Services
September 18, 2018

46

BY-LAW NO.

**A By-law to amend
Subdivision By-law No. 5208 Regarding Fees for 2019**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of Subdivision By-law No. 5208.
2. Council strikes Schedule F (Fees) of the Subdivision By-law, and substitutes for it Schedule F attached to this By-law as Appendix A.
3. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
4. This By-law is to come into force and take effect on January 1, 2019.

ENACTED by Council this _____ day of _____, 2018

Mayor

City Clerk

APPENDIX A

Schedule F Fees

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 | \$127,000.00 |
| 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 | \$63,500.00 |
| 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 | \$10,930.00 |
| 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 | \$536.00 |
| | (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 |

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 3.0 or greater	\$91,200.00
	(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	\$47,700.00
6	CLASS VI (Freehold Rowhouses) – For an application to subdivide pursuant to Section 223.2 of the Land Title Act	\$10,930.00
	Plus, per freehold lot	\$1,430.00
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	\$5,560.00
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	\$5,560.00

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.

