



REPORT

Report Date: October 7, 2020
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VanRIMS No.: 08-2000-20
Meeting Date: November 4, 2020

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TO: Standing Committee on Policy and Strategic Priorities

FROM: General Manager of Development, Buildings and Licensing, General Manager of Planning, Urban Design and Sustainability, General Manager of Engineering Services, and CFO and General Manager, Finance, Risk and Supply Chain Management

SUBJECT: 2021 Fee Increases for Rezoning, Development, Building, and Other Related Permits

RECOMMENDATION

- A. THAT Council approve, in principle, the adjustment of fees for development, construction and other related matters generally in accordance with Appendix A.
- B. THAT the Director of Legal Services be instructed to bring forward for enactment the necessary amendments to the Building By-law No.12511, Electrical By-law No. 5563, Gas Fitting By-law No. 3507, Miscellaneous Fees By-law No. 5664, Noise Control By-law No. 6555, Protection of Trees By-law No. 9958, Secondary Suite Inspection By-law No. 6553, Sign Fee By-law No. 11880, Green Demolition By-law No. 11023, Subdivision By-law No. 5208; and Zoning and Development Fee By-law No. 5585, generally in accordance with Appendix A, to be effective January 1, 2021.
- C. THAT the General Manager of Development, Buildings and Licensing; General Manager of Planning, Urban Design and Sustainability; and General Manager of Engineering Services be directed to advise the development and building community of the Rezoning, Development and Building Permit fee changes.

REPORT SUMMARY

Like many businesses in Vancouver, permitting and rezoning services continue to be affected by the arrival of COVID-19. Business operations have been adjusting to deal with the pandemic and to support economic recovery. Permit and rezoning applications are also experiencing steep declines resulting in a corresponding reduction in fee revenue.

This report provides an update on permit and rezoning services, along with the following key recommendations to balance the program budget in 2021:

1. Reduce salaries by approximately \$7.2M (\$1.2M permanent reduction)
2. Increase permit and rezoning fees by 3%
3. Draw on permit reserves of approximately \$8.6M
4. Access senior government funding if appropriate

If approved by Council, amendments to the affected by-laws will be prepared by Legal Services and brought forward for enactment in November 2020, generally in accordance with the attached schedules in Appendix A, to be effective on January 1, 2021.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

In 2017, in light of permitting backlogs and significant applicant complaints, Council approved a plan to add 75 new staff over two years to support planning and development workloads, and to transfer existing development-related costs (approx. \$10M) from taxes to fees. The first phase of this plan added 42 staff. Council approved the following fee increases:

- 9% increase in most fee categories
- 19% increase in some complex development fees, along with other more significant increases in targeted areas

In 2018, Council approved the second phase of the two-year plan. The plan was refreshed based on lessons learned during 2018, and an additional 9.5 FTE positions were approved to address Council Priorities to further expedite Affordable Housing and Commercial Renovations, and to deliver the Rain City Strategy. Council approved the following fee increases:

- 12% increase in most categories
- Zero percent increase in laneway development fees
- 15% increase in some development and building fees
- 22% in some rezoning fees
- 55% for two specific rezoning fees to account for the complexity of reviews

In 2019, Council approved 25 positions (10 new RFT, 14 conversions from TFT to RFT, 1 TFT) to deliver key Council priorities such as housing affordability, permit service enhancements, and online transformation. Council also approved the following fee increases:

- 3% increase in most categories;
- Zero percent increase in Class V (Air Space) application Section 5b of the Subdivision Fees By-law;
- Specific fee adjustments to two fees that were set significantly below full cost recovery:

- Rezoning fee in Schedule 2, Section 1 of the Zoning and Development Fee By-law from \$15,680 to \$40,394; and
- Appeal fee to the Board of Variance/Parking Variance in Schedule 1, Section 6 of the Miscellaneous Fees By-law from \$531 to \$2,300.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

REPORT

Background/Context

It is Council policy that development fees and other charges be established on the basis of the cost of providing the associated services. In recent years, staff have undertaken more frequent cost reviews to align fees with service delivery.

Over the last several years, notwithstanding the current COVID-19 impact to permitting and rezoning services, application volumes have increased significantly as has the complexity associated with processing new developments. In support of the City's priorities for providing affordable housing and for building sustainable and healthy communities, numerous planning and development policy and regulation changes have been implemented to improve the quality of communities and buildings.

Since March, City services have been adjusting to manage the impacts of COVID-19. The arrival of COVID-19 has quickly changed the local business environment and customer behaviour that have directly impacted the demand for City services. These changes are having an immediate impact on City revenue resulting in an imbalance between program revenue and cost that will need to be addressed using a number of tools available to Council.

Business and Service Impact from COVID-19

Since March, applications for permits and rezoning services have dropped significantly as news of COVID-19 continues to worsen. The arrival of COVID-19 has also forced the City to drastically rethink how to conduct our business to ensure the safety of our staff and clients while operating during the pandemic. At the same time, some staff have been redeployed to assist with other citywide response and recovery initiatives.

Business Continuity of Essential Services

In March, walk-in services at the Service Centre were suspended due to COVID-19, and the business model was pivoted from "in person" based dealings to a technology enabled service delivery model. Application submission, review and decision meetings, public hearings are now facilitated through online collaboration tools, and wider public consultation is being enabled through virtual open houses.

While the shift towards more digital interactions has been well-received within the industry (featured in a recent [Globe and Mail](#) article), service levels have been impacted by the changes in tools and additional COVID-19 safety protocols. As customers take advantage of the

increased accessibility to services, general email enquiry volumes continue to rise and complexities in closing out transactions hinder ability to deliver core services in a timely manner.

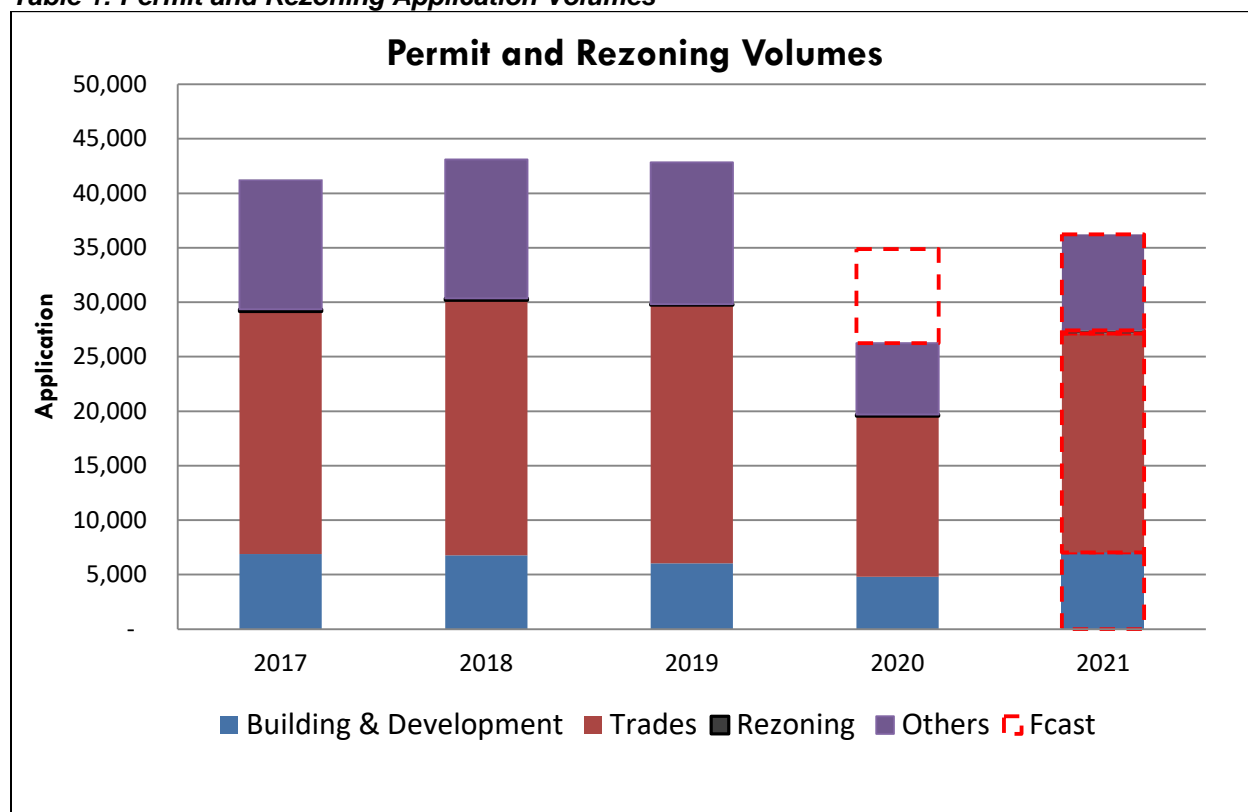
Business and Financial Impact from COVID-19

Demand for permits and rezoning services have dropped significantly since February. Year to date (September), pre-applications and enquiries continue to be strong but applications have declined by approximately 19% (\$15M) when compared to the same period last year. Permit applications did pick up steadily in May and June, particularly Building and Trade, showing signs of an early reversal from a steep downward trend. By July, applications have once again started to weaken but have stabilized in the third quarter. Staff anticipates applications will remain steady for the remaining months of 2020 with an overall 18% drop in applications.

Like many businesses in Vancouver, permitting and rezoning services have been, and will continue to be, impacted by COVID-19. The uncertainty in how this pandemic will evolve over the next 12-15 months is a challenge for staff to model out longer-term recovery scenarios. Revenue and volume projections are based on current market conditions and insights on pre-application enquiries, appointment requests and anecdotal/informal industry consultation. 2021 permit and rezoning applications is projected to be 16% lower than 2019.

Staff are continuing to monitor market and demand changes to inform forecasts that are now reviewed on a monthly basis. The speed of recovery in different sectors (housing, small businesses, etc.) and market influences will impact overall revenue assumptions.

Table 1: Permit and Rezoning Application Volumes



Note: Volumes reflect a range in complexity and effort. Rezoning applications are typically more complex involving multiple groups and requiring multiple years to complete

Permit Process Workload Maintaining

Although permit and rezoning applications have slowed significantly this year, staff resources continue to be fully allocated as workloads have not decreased due to the high volume of applications received in previous years. Permit and rezoning applications take multiple years to complete; therefore, decrease in applications does not immediately reduce workloads or overall customer wait-times. Moreover, application reviews and communication with applicants have seen an increase in turnaround times resulting from the change in our service model and the growth of more complex applications (e.g. MIRHPP).

Response and Economic Recovery Support

Resources have refocused on Council initiatives and Provincial Orders geared towards COVID-19 response and related economic recovery. Since March, some teams have shifted to support the following:

- **Emergency Operations Centre (EOC).** Staff seconded to support operations or prioritized to assist in special projects managed by the EOC.
- **Temporary Expedited Patio Program (TEPP).** Staff focused on the implementation of the TEPP. Since June, over 80 Patio Permits were issued (excluding ENG administered permits). In support of local businesses, Patio Permit are issued at no charge to the applicant. Total foregone revenue is estimated to be approximately \$115K-125K in 2020.
- **Business Support Office (BSO).** The BSO has been set up as a single point of contact for Vancouver's local businesses to provide them with various avenues for support and information for advancing and continuing their business operations and helping in driving informed business decision-during the pandemic
- **Vancouver Restart Plan.** Staff supporting the City's Response and Recovery program to provide regulatory quick start actions and planning for long-term regulatory updates to counter impacts from the pandemic.
- **Provincial Orders.** Staff duties expanded to include inspections at construction sites to ensure compliance with Provincial Orders.

2021 Projected Costs, Investments, and Deficit

The current decline in permit applications in 2020 and 2021 has immediate impact on revenue. Additionally, fixed cost increases are contributing to a larger deficit to the program requiring a mix of tools to balance program budget.

Incremental Cost Increase

Cost increases in 2021 will primarily be from business adjustments that are necessary to continue operations during this pandemic. Additional investments (e.g. setup, hardware, licences) are necessary to transition and support staff from in-person to virtual operations. With many transactions now conducted virtually, the proliferation of credit card payments will result in extra service charges for the City to absorb. Combining with added work safety and inflationary

adjustments to the program cost base, total incremental cost increase in 2021 is approximately \$1.5M.

Business Improvement and Business Transformation Investments

Opportunities exist to achieve program efficiencies in future years through business model modernization and technology adoption. Staff propose an initial investment of \$500K to enable and support the following work:

- Funding resources to assist with essential operational process mapping and review work in order to build a knowledge base of standard operating procedures and support materials. The knowledge base will be used to identify and address inefficiencies in current unstructured complexity (procedural, application and regulatory) that is impacting timely and consistent service provision and overall applicant experience.
- Investment in industry standard tools to effectively manage virtual processes established in response to COVID-19. In 2019, the Services Centre served over 45,000 walk-in customers and handled over 60,000 calls. Due to COVID-19 in-person visits ceased in March 2020, and a sudden shift was made to digital operations. Investment in basic staff tools is required to support increases in phone and email volumes that are currently being managed using non-commercial tools. This will increase the ability for staff to respond in a timely manner and effectively manage customer enquiries and application requests.
- Fund development of a technology gap analysis, leading to a technology investment business case addressing current operational gaps (this will organically include elements of the “Business Support and Liaison Project” Motion)

Addressing Program Deficit

A number of key principles were used to develop the recommendations described in this section of the report:

- Ensure that development fees reflect actual effort and costs;
- Direct development costs to development-related services and minimize impact 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.

After factoring all costs and investments, the projected deficit for permitting and rezoning services will reach approximately \$17.2M by the end of 2021. Staff recommend a combination of savings, fees, reserves, and senior government funds to balance program budget in 2021.

- **Salary Savings.** The total expected savings from vacancies, hiring delays, and FTE reductions in 2021 will be approximately \$7.2M. Of the \$7.2M expected savings, \$1.2M is a permanent reduction from eliminating seven RFT positions and a number of re-classifications that were approved for 2020.
- **Fee Increase.** Fees are typically adjusted on an annual basis to stay consistent with inflation and changes to the cost base. Staff recommend a 3% increase in 2021 that will

generate approximately \$1.5M in additional revenue to cover the incremental cost increase as described.

- **Reserve Funding.** Permit reserves are set aside to process permits that would typically take more than one or two calendar years. A draw of approximately \$8.6M of reserves will be required to balance the 2021 program budget.
- **Senior Government Funding.** The Safe Restart BC funding program announced by the Province includes funding to offset revenue losses and to support economic resilience. While the amount the City will receive is not yet known, such funding could be used to further subsidize fees or replace any reserve transfers that will be required in 2021 to bridge the gap between permit revenues and service delivery costs. Of note, provincial restart funding is a one-time source and will not address the ongoing gap between permit fees and permit costs. This would require future fee increases or cost reductions.

Financial

Based on current application volume projections, the proposed fee increase is estimated to generate additional revenue effective January 1, 2021 to offset increased costs as noted in this report. Salary savings and permit reserves will be applied to balance program budget in 2021:

- Approximately \$1.5M of additional annual operating budget revenue from fee increase.
- Approximately \$7.2M in salary savings
- Approximately \$8.6M draw on reserve.

Legal

Council is authorized to impose permit fees pursuant to the Vancouver Charter.

CONCLUSION

To balance 2021 program budget a combination of savings, fees, reserves, and senior government funds will be applied. Fee adjustments are outlined in Appendix A.

The proposed fee increases would be effective January 1, 2021.

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 - No. 5585
Schedule 1 – Development Permits

One-Family Dwelling, One-Family Dwelling with Secondary Suite, Two-Family Dwelling, Two-Family Dwelling with Secondary Suite, and Laneway House	<u>Current Fees</u>	<u>Proposed Fees</u>
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	\$2,320.00	\$2,390.00
(b) where the permit would be issued as a conditional approval, except as provided for in Sections 1(a), 1(c) and 1C	\$3,370.00	\$3,470.00
(c) where the permit would be issued as a conditional approval after proceeding to a review by a Council-appointed advisory design panel	\$5,410.00	\$5,570.00
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	\$589.00	\$607.00
(b) in all other cases	\$1,160.00	\$1,190.00
1B. For conversion of a one-family dwelling to a one-family dwelling with secondary suite	\$808.00	\$832.00
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	\$3,860.00	\$3,980.00
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	\$3,860.00	\$3,980.00
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	\$1,290.00	\$1,330.00
(b) In all other cases	\$1,980.00	\$2,040.00

Multiple Dwellings and 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	\$1,290.00	\$1,330.00
	For each additional 100 m ² of gross floor area or part	\$642.00	\$661.00
	Maximum fee	\$52,000.00	\$53,600.00
	(b) where the permit would be issued as a conditional approval, except as provided in Section 2 (a):		
	Each 100 m ² of gross floor area or part up to 500 m ²	\$1,790.00	\$1,840.00
	For each additional 100 m ² of gross floor area or part	\$1,190.00	\$1,230.00
	Maximum fee	\$230,700.00	\$237,600.00

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	\$882.00	\$908.00
	For each additional 100 m ² of gross floor area or part	\$423.00	\$436.00
	Maximum fee	\$43,300.00	\$44,600.00
	(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	\$1,590.00	\$1,640.00
	For each additional 100 m ² of gross floor area or part	\$988.00	\$1,020.00
	Maximum fee	\$230,700.00	\$237,600.00

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	\$759.00	\$782.00
	Maximum fee	\$6,080.00	\$6,260.00
	(b) where the permit would be issued as a conditional approval, except as provided in Section 4(a):		
	Each 100 m ² of gross floor area or part thereof	\$1,100.00	\$1,130.00
	Maximum fee	\$7,860.00	\$8,100.00
	(c) where the change of use does not require a comprehensive development review or minor amendment	\$385.00	\$397.00

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	\$589.00 \$607.00
	Each additional 200 m ² of site area or part	\$201.00 \$207.00
(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	\$808.00 \$832.00
	Each additional 200 m ² of site area or part	\$385.00 \$397.00
5A.	For a Farmers' Market	\$713.00 \$734.00

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 15 000 m ²	\$1,410.00	\$1,450.00
	Each additional 100 m ² of gross floor area or part over 15 000 m ²	\$269.00	\$277.00
(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	\$890.00	\$917.00
	Each additional 200 m ² of site or part	\$431.00	\$444.00

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	\$749.00	\$771.00
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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	\$411.00	\$423.00
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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 \$856.00)	25% of the fee that would, except for this provision, apply (with a minimum fee of \$882.00)
	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	\$385.00	\$397.00
(b)	all other sections of this schedule -	10% of the fee that would, except for this provision, apply (with a minimum fee of \$706.00)	10% of the fee that would, except for this provision, apply (with a minimum fee of \$727.00)

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	\$385.00	\$397.00
(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 \$385.00)	25% of the fee that would, except for this provision, apply (with a minimum fee of \$397.00)

Extensions And Renewals

12.	For an extension of the period of validity of a development permit application or a development permit, or for a renewal of a development permit which has become void	\$808.00	\$832.00
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	\$358.00	\$369.00
(b)	for all other uses	\$757.00	\$780.00

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
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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
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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	\$5,970.00 plus the development application fees that would, except for this provision, apply	\$6,150.00 plus the development application fees that would, except for this provision, apply
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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	\$73.90	\$76.00
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Awnings

18.	For an awning where the permit will be issued combined with a building permit or a sign permit.	\$256.00	\$264.00
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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	\$60,000.00	\$61,800.00
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**Zoning and Development Fee By-law - No. 5585
Schedule 2 – Zoning By-law Amendments**

Change Zoning District (Except to CD-1)

1. For an amendment to the Zoning District Plan to re-designate from one zoning district to any other zoning district except a new Comprehensive Development District:		
Up to 2 000 m ² site area	\$40,394.00	\$41,600.00
For each additional 100 m ² of site area or part thereof	\$363.00	\$374.00
Maximum fee	\$161,700.00	\$166,600.00

Text Amendments (Except CD-1)

2. For an amendment to the text of the Zoning and Development By-law	\$32,420.00	\$33,400.00
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Map 1



New CD-1 or Amendment to Existing CD-1

3. For an amendment to the Zoning District Plan to redesignate from a zoning district to a new Comprehensive Development District		
- or -		
For an amendment, in terms of permitted uses and regulations, to an existing Comprehensive Development District By-Law:		

(a)	Within the downtown area shown on Map 1, where the site area is smaller than 8 000 m ² :		
	Up to 2 000 m ² site area	\$142,500.00	\$146,800.00
	For each additional 100 m ² of site area or part thereof	\$1,010.00	\$1,040.00
	Maximum Fee	\$216,300.00	\$222,800.00
(b)	Within 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 or where the proposed floor area is greater than 45 000 m ² :		
	For the first 8 000 m ² of site area	\$181,100.00	\$186,500.00
	For each additional 100 m ² of site area or part thereof	\$1,290.00	\$1,330.00
	Maximum Fee	\$1,545,000.00	\$1,591,400.00
(c)	Outside the downtown area shown on Map 1, where the site area is smaller than 8 000 m ² :		
	For the first 2 000 m ² of site area	\$59,400.00	\$61,200.00
	For each additional 100 m ² of site area or part thereof	\$1,010.00	\$1,040.00
	Maximum Fee	\$216,300.00	\$222,800.00
(d)	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 or where the proposed floor area is greater than 45 000 m ² :		
	For the first 8 000 m ² of site area	\$181,100.00	\$186,500.00
	For each additional 100 m ² of site area or part thereof	\$1,290.00	\$1,330.00
	Maximum Fee	\$1,545,000.00	\$1,591,400.00
(e)	Where the site area is 40 000 m ² or greater:		
	For the first 40 000 m ² of site area	\$1,545,000.00	\$1,591,400.00
	For each additional 100 m ² of site area or part thereof	\$1,960.00	\$2,020.00
	Maximum Fee	\$5,150,000.00	\$5,304,500.00

Reduced Fees for Large Sites with Limited Changes

- 4.** Despite 3(e) and 5 of this Schedule 2, for a site area of 40 000 m² or more, if the complexity or scope of an amendment 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 is to be:

For the first 40 000 m ² of site area	\$515,000.00	\$530,500.00
For each additional 100 m ² of site area or part thereof	\$515.00	\$530.00

Reduced Fees for Large Sites with Limited Minor Changes

- 5.** Notwithstanding 3(e) and 4 of this Schedule 2, for a site area of 40 000 m² or more, 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, or
- (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.

For the first 40 000 m ² of site area	\$103,000.00	\$106,100.00
For each additional 100 m ² of site area or part thereof	\$258.00	\$266.00

Amend CD-1 (One Section Only)

6.	Notwithstanding sections 3, 4 and 5 of this schedule: For an amendment to an existing CD-1 By-law where no more than one section required amendment	\$23,560.00	\$24,300.00
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Higher Building Application Fee

7.	Despite any other provision in this Schedule 2 to the contrary, the additional fee for an application for a rezoning for a building that is considered under the Higher Buildings Policy amended on July 11, 2018	\$60,000.00	\$61,800.00
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Application Requiring Rezoning Advice

8.	Despite any other provision in this Schedule 2 to the contrary, the additional fee for an application for a rezoning for reviewing drawings and providing comments prior to an application made under Sections 1, 3, 4, 5 or 6.		
	(a) Within the downtown area shown on Map 1:		
	Up to 2 000 m ² of site area	\$5,780.00	\$5,950.00
	For each additional 100 m ² of site area	\$103.00	\$106.00
	Maximum fee	\$10,300.00	\$10,610.00
	(b) Outside the downtown area shown on Map 1:		
	Up to 2 000 m ² of site area	\$4,420.00	\$4,550.00
	For each additional 100 m ² of site area	\$103.00	\$106.00
	Maximum fee	\$7,730.00	\$7,960.00
	(c) Additional fee for an application for a rezoning application to review drawings and provide comments prior to an application made under Section 1, 3, 4, 5 or 6 for an incorporated non-profit society or to a governmental agency providing social housing or community services	10% of the regular fee	10% of the regular fee

Application Requiring policy, planning and consultation work

9.	Despite any other provision in this Schedule 2 to the contrary, the additional fee for an application for a rezoning for providing additional planning, policy development, site analysis and public consultation prior to an application being made under Section 1, 3, 4, 5 or 6. If the complexity or scope of a proposed rezoning, in the opinion of the Director of Planning, requires planning work including public consultation prior to determining a preferred option for rezoning, the additional fee is as follows:		
	(a) Where the site area is less than 8 000 m ²		
	For the first 2 000 m ² of site area	\$51,500.00	\$53,000.00
	For each additional 100 m ² of site area or part thereof	\$515.00	\$530.00
	Maximum Fee	\$123,600.00	\$127,300.00
	(b) 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	\$123,600.00	\$127,300.00
	For each additional 100 m ² of site area or part thereof	\$1,030.00	\$1,060.00
	Maximum Fee	\$721,000.00	\$742,600.00
	(c) Where the site area is greater than 40 000 m ²		
	For the first 40 000 m ² of site area	\$721,000.00	\$742,600.00
	For each additional 100 m ² of site area or part thereof	\$1,030.00	\$1,060.00
	Maximum Fee	\$6,180,000.00	\$6,365,400.00

Application requiring an Issues Report

10. Despite any other provision in this Schedule 2 to the contrary, the additional fee for an application for a rezoning for bringing forward a rezoning issues report. For sites where, in the opinion of the Director of Planning, Council direction is needed prior to processing a rezoning application made under Section 1, 3, 4, 5 or 6, the additional fee is	\$10,300.00	\$10,610.00
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Subdivision By-law -No. 5208
Schedule F

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 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	\$130,800.00	\$134,700.00
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 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	\$65,400.00	\$67,400.00
3. CLASS III (Minor) - For an application to subdivide pursuant to Part 7 of the Land Title Act or Section 243 of the Strata Property Act, where the site is: (i) less than 4 000 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	\$11,260.00	\$11,600.00
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	\$552.00	\$569.00
(b) where such subdivision is required by the Director of Planning or Development Permit Board as a condition of issuance of a development permit, or is otherwise initiated by the owner except as arising from rezoning approval	No Fee	No Fee
5. CLASS V (Air Space) - For an application to subdivide made pursuant to Part 9 (Air Space Titles) of the Land Title Act		
(a) for developments having a Floor Space Ratio (FSR) greater than 3.0	\$93,900.00	\$96,700.00
(b) for developments having a Floor Space Ratio (FSR) of 3.0 or less, 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	\$49,100.00
6. CLASS VI (Freehold Rowhouses) – For an application to subdivide pursuant to Section 223.2 of the Land Title Act	\$11,260.00	\$11,600.00
Plus, per freehold lot	\$1,470.00	\$1,510.00

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	\$5,730.00	\$5,900.00
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	\$5,730.00	\$5,900.00

Note: Strata Conversions and applications to subdivide strata lots also require a separate fee for a Special Inspection Application, to ensure compliance with relevant provisions of the Zoning and Development By-law and Building By-law.

Building By-law - No. 12511

PART A – BUILDING

1.	The fees hereinafter specified shall be paid to the City with respect to and upon the application for the issue of a PERMIT as follows:		
(a)	Except as provided for in Clause (b) for the CONSTRUCTION of any BUILDING, or part thereof: When the estimated cost of the work, being the valuation referred to in Article 1.6.2.3. of Book I, Division C and Book II, Division C of this By-law, does not exceed \$5,000 or for the first \$5,000 of the estimated cost of the work	\$163.00	\$168.00
	For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$5,000 but does not exceed \$50,000	\$10.40	\$10.70
	For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$50,000	\$5.25	\$5.40
(b)	For the installation, CONSTRUCTION, re- construction, ALTERATION or repair of, or ADDITION to: (i) 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 (ii) any PHOTOVOLTAIC PANELS, and related roof ALTERATION or repair	\$103.00	\$106.00
(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 shall be for each 10 m ² or part thereof, of STREET or of AIR SPACE part thereof, of STREET or of AIR SPACE immediately above such STREET to be occupied	\$3.30	\$3.40
	Subject to a minimum fee of	\$113.00	\$116.00
	Flat fee for each portable toilet	\$113.00	\$116.00
(d)	For an OCCUPANCY PERMIT not required by this By-law but requested	\$235.00	\$242.00

(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	\$1,180.00	\$1,220.00
	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	\$1,180.00	\$1,220.00
(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	\$1,180.00	\$1,220.00
(g)	For the repair of building walls pursuant to requirements of Book I, Division B, Part 5 for any residential building	Nil	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	\$320.00	\$330.00
(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	\$320.00	\$330.00
(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	\$212.00	\$218.00
(d)	For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$212.00	\$218.00
(e)	For each inspection of a drainage tile system: For a one- or two-family residence	\$218.00	\$225.00
	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	\$426.00	\$439.00
	When the estimated cost of the work exceeds \$500,000 but does not exceed \$1,000,000	\$852.00	\$878.00
	When the estimated cost of the work exceeds \$1,000,000	\$1,070.00	\$1,100.00
(f)	For the special search of records pertaining to a BUILDING to advise on the status of outstanding orders and other matters concerning the BUILDING: For a residential building containing not more than 2 principal dwelling units	\$273.00	\$281.00
	For all other BUILDINGS	\$548.00	\$564.00
(g)	To access plans (electronic or on microfilm) or documents for viewing or copying	\$46.50	\$47.90
(h)	For each microfilm image or electronic file copied	\$12.80	\$13.20
(i)	For a request to renumber a BUILDING	\$1,014.00	\$1,040.00

(j)	For the extension of a BUILDING PERMIT where requested in writing by an applicant pursuant to Article 1.6.7.2. of Book I, Division C and Book II, Division C	50% of the original BUILDING PERMIT fee to a maximum of \$391.00	50% of the original BUILDING PERMIT fee to a maximum of \$403.00
(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	\$2,560.00	\$2,640.00
(l)	For an evaluation 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	\$212.00	\$218.00
	plus for each hour, or part thereof, exceeding one hour	\$212.00	\$218.00
	where the PERMIT relates to any other BUILDING	\$642.00	\$661.00
	plus for each hour, or part thereof, exceeding one hour	\$320.00	\$330.00
(m)	For each RE-OCCUPANCY PERMIT after rectification of an UNSAFE CONDITION and related By-law violations	\$390.00	\$402.00
(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. of Book 1, Division C for each application	\$897.00	\$924.00
(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	\$513.00	\$528.00
(p)	For review by the alternative solution review panel	\$2,870.00	\$2,960.00
(q)	For the evaluation of a resubmission or revised submission made under Clauses (n) or (o) of this Section 2	\$320.00	\$330.00
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.		

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	\$212.00	\$218.00
Each additional FIXTURE	\$66.60	\$68.60

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 m of piping or part thereof	\$311.00	\$320.00
For each 30 m of piping or part thereof, exceeding the first 30 m	\$86.50	\$89.10
Connection of the City water supply to any hydraulic equipment	\$117.00	\$121.00

2. INSPECTIONS OF FIRELINE SYSTEMS:

Hydrant & Sprinkler System:

First two inspections for each 30 m of water supply pipe or part thereof	\$311.00	\$320.00
Each additional inspection for each 30 m of water supply pipe or part thereof	\$128.00	\$132.00

Sprinklers:

First head, one- or two-family dwelling	\$354.00	\$365.00
First head, all other buildings	\$753.00	\$776.00
First head, renovations to existing sprinkler systems	\$219.00	\$226.00
Each additional head, all buildings (no limit on number)	\$3.90	\$4.00

Firelines:

Hose Cabinets	\$41.00	\$42.20
Hose Outlets	\$41.00	\$42.20
Wet & Dry Standpipes	\$41.00	\$42.20
Standpipes	\$41.00	\$42.20
Dual Check Valve In-flow Through Devices	\$41.00	\$42.20
Backflow Preventer	\$212.00	\$218.00

Wet & Dry Line Outlets:

Each connection	\$41.00	\$42.20
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NOTE: A Siamese connection shall be considered as two dry line outlets.

Each Fire Pump	\$331.00	\$341.00
Each Fire Hydrant	\$102.00	\$105.00

3. REINSPECTIONS

For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$212.00	\$218.00
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4. SPECIAL INSPECTIONS

Each inspection to establish fitness of any existing fixture for each hour or part thereof	\$212.00	\$218.00
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	\$320.00	\$330.00

5. BUILDING SEWER INSPECTIONS

First two inspections for each 30 m of BUILDING SEWER or part thereof	\$311.00	\$320.00
Each additional inspection for each 30 m of BUILDING SEWER or part thereof	\$128.00	\$132.00

PART C – OPERATING PERMITS

Every applicant for an OPERATING PERMIT shall, at the time of application, pay to the City the fee set out hereunder:

For the first OPERATING PERMIT relating to equipment or systems in a BUILDING	n/a	\$250 (fee not in effect until January 2022)
For each additional OPERATING PERMIT relating to equipment or systems in the same BUILDING	n/a	\$100 (fee not in effect until January 2022)

Green Demolition By-law 11023

SECURITY DEPOSIT CONDITION

5.1 Every demolition permit subject to a green demolition condition must include a condition, imposed by the Chief Building Official, requiring the permit holder to provide to the City, immediately upon issuance of the permit, security in the form of cash or other legal instrument acceptable to the City in the amount of	\$14,650.00	\$14,650.00
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OTHER PERMIT CONDITIONS

6.1 A fee must be paid before a demolition permit subject to a green demolition condition may be issued.	\$350.00	\$360.00
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Electrical By-law - No. 5563
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	\$79.30	\$71.70
When the estimated cost exceeds \$250 but does not exceed \$500	\$107.00	\$110.20
When the estimated cost exceeds \$500 but does not exceed \$700	\$140.00	\$144.20
When the estimated cost exceeds \$700 but does not exceed \$1,000	\$182.00	\$187.50
When the estimated cost exceeds \$1,000 but does not exceed \$10,000	\$182.00	\$187.50
plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000	\$59.90	\$61.70
When the estimated cost exceeds \$10,000 but does not exceed \$50,000	\$833.00	\$858.00
plus for every \$1,000 of the estimated cost, or part thereof, over \$10,000	\$32.30	\$33.30
When the estimated cost exceeds \$50,000 but does not exceed \$100,000	\$2,350.00	\$2,420.00
plus for every \$1,000 of the estimated costs, or part thereof, over \$50,000	\$19.60	\$20.20
When the estimated cost exceeds \$100,000 but does not exceed \$500,000	\$3,480.00	\$3,580.00
plus for every \$1,000 of the estimated costs, or part thereof, over \$100,000	\$13.80	\$14.20
When the estimated cost exceeds \$500,000 but does not exceed \$1,000,000	\$9,790.00	\$10,080.00
plus for every \$1,000 of the estimated cost, or part thereof, over \$500,000	\$10.40	\$10.70
When the estimated cost exceeds \$1,000,000	\$16,110.00	\$16,590.00
plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000,000	\$4.60	\$4.70

- 2. The temporary power permit shall be valid for one year and the fee shall be:**

(a) for single and two-family dwellings	\$432.00	\$445.00
(b) for installation, construction, alteration, repair or maintenance of temporary electrical equipment (such as electric crane or hoist; security alarm or camera; generator; transformer; motor; etc.), and	\$212.00	\$218.00
(c) for all other uses where the temporary power is supplied from a voltage power not exceeding 750V	\$457.00	\$471.00
(d) for all other uses where the temporary power is supplied from a voltage power exceeding 750V	\$1,260.00	\$1,300.00

3. The fee for an annual permit for any one building or site shall be as follows:		
(a) For section 5.14(b), or section 5.14(b) in combination with section 5.14(a),(c), and/or (d): Total service supply or power supply rating up to and including the first 500 kVA"	\$439.00	\$452.00
For 15 kVA or part thereof exceeding the first 500 kVA	\$9.30	\$9.60
Subject to a maximum fee of	\$5,550.00	\$5,720.00
(b) For section 5.14(c), or section 5.14(c) in combination with section 5.14(a) and/or section 5.14(d), when the supply rating is 500 kVA or less	\$439.00	\$452.00
(c) For section 5.14(a) and/or section 5.14(d)	\$212.00	\$218.00
4. The Fees for an Electrical Permit for the Entertainment and Film Industry		
(a) For an annual permit for filming in a single location	\$654.00	\$674.00
(b) For an annual permit for filming in multiple locations	\$1,260.00	\$1,300.00
(c) For a Temporary permit for filming in single or multiple locations for up to 14 days	\$212.00	\$218.00
for 15 to 30 days	\$426.00	\$439.00
for 31 to 60 days	\$639.00	\$658.00
for 61 to 90 days	\$1,070.00	\$1,100.00
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	\$212.00	\$218.00
6. The fee for an inspection of electrical work where errors or omissions were found at a previous inspection shall be	\$212.00	\$218.00
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	\$306.00	\$315.00
8. The City Electrician may charge the following fees for an Electrical Permit for a temporary special event		
(a) For equipment 5 kW or less	\$107.00	\$110.00
(b) For equipment more than 5 kW but not exceeding 750 V for up to 14 days	\$212.00	\$218.00
for 15 to 30 days	\$424.00	\$437.00
for 31 to 60 days	\$638.00	\$657.00
for 61 to 90 days	\$1,060.00	\$1,090.00
(c) For equipment supplied from a High Voltage power source	\$1,280.00	\$1,320.00
9. The fee for an application for special permission pursuant to Section 4.9 shall be	\$195.00	\$201.00

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 for permission to display or energize for up to 14 days	\$195.00	\$201.00
11.	The fee for an interim permit pursuant to Section 5.16 shall be	\$182.00	\$187.50
12.	The administration fees pursuant to Section 5.20 and 5.27 shall be		
	(a) the first \$79.30 of the permit fee when no plan review performed	\$79.30	\$81.70
	(b) the first \$212.00 of the permit fee when plan review performed	\$212.00	\$218.00
13.	The fee for a permit amendment review pursuant to Section 5.22 shall be	\$79.30	\$81.70

Gas Fitting By-law - No. 3507

Installations:

One, two or three appliances	\$212.00	\$218.00
Each additional appliance	\$67.00	\$69.00
Each replacement water heater, gas range, furnace or boiler	\$117.00	\$121.00
Each additional gas meter of a multifamily dwelling (same appliance count)	\$50.00	\$51.50

Piping Permits (no appliances):

For first 60 m of piping or part thereof	\$212.00	\$218.00
Every 30 m or part thereof exceeding the first 60 m	\$81.90	\$84.40

Reinspections:

For each reinspection	\$212.00	\$218.00
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Noise Control By-law - No. 6555
Schedule E

For an application under section 17 of the within Noise Control By-law, a non-refundable application fee of:

(i) for an application submitted at least five working days prior to the date of the proposed activity	\$191.00	\$197.00
(ii) for an application submitted less than five working days prior to the date of the proposed activity.	\$379.00	\$390.00

Secondary Suite Inspection Fee By-law - No. 6553

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	\$212.00	\$218.00
	or		
(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	\$637.00	\$656.00

Protection of Trees By-law - No. 9958

With the tree permit application, the applicant must submit all information, certificates, and fees required under this By-law for issuance of the tree permit including a non-refundable application fee

(i)	for a tree permit to remove the first tree in a 12 month period	\$84.50	\$87.00
(ii)	to remove each subsequent tree during that same 12 month period	\$243.00	\$250.00

Sign Fee By-law - No. 11880
Schedule 1

1.1 Permit Application Fee

(a)	For each sign requiring a permit, other than a billboard, including one building field inspection	\$339.00	\$349.00
(b)	For each sign subject to Part 15 Director of Planning Review, including one building field inspection	\$800.00	\$824.00
(c)	For each billboard sign, including one building field inspection	\$800.00	\$824.00
(d)	For each sign requiring an electrical connection, including one electrical field inspection	\$172.00	\$177.00
(e)	For a change of scope to require Part 15 Director of 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

	\$195.00	\$201.00
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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

Where a sign permit has been issued and must be revised, the fee for review by City staff

	\$51.90/hour	\$53.50/hour
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1.5 Sign By-law Amendment Application Fees

Amendment to Schedule A	\$692.00	\$713.00
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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

Minor Sign By-law Amendment

For an application to initiate an amendment to the Sign By-law for each sign requiring a minor amendment	\$3,460.00	\$3,560.00
For every additional sign requiring a minor amendment under the same application	\$692.00	\$713.00

Major Sign By-law Amendment

For an application to initiate an amendment to the Sign By-law for one sign requiring a major amendment	\$7,850.00	\$8,090.00
For every additional sign requiring a major amendment under the same application	\$1,570.00	\$1,620.00

By-law Amendment for new Sign District

For an application to initiate amendments to the Sign By-law to create a new Sign District	\$23,070.00	\$23,760.00
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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	at cost
(b) Daily storage fee	\$28.80	\$29.70

Miscellaneous Fees By-law - No. 5664
Schedule 1

Adopt or Amend an Area Development Plan (ADP)

1. For adoption or amendment of an Area Development Plan:		
Up to 0.4 ha (43,128 sq. ft.) site area	\$34,700.00	\$35,700.00
For each additional 100 m ² (1,080 sq. ft.) of site area, or part thereof	\$337.00	\$347.00
Maximum fee	\$138,400.00	\$142,600.00

Amend an Official Development Plan (ODP) and Area Development Plan (ADP)

2. For an amendment to the text of an Official Development Plan and any associated Area Development Plan	\$52,100.00	\$53,700.00
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Amend a Regional or Provincial Land Use Designation

3. For an amendment of a regional or provincial land use designation	\$3,500.00	\$3,610.00
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Research Requests

4. For research requests:		
(a) Research requests requiring up to a maximum of 2 hours of staff time	\$281.00	\$289.00
(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	\$141.00	\$145.00

Site Profile Review

5. For each review of a site profile	\$100.00	\$100.00
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Appeal to Board of Variance/Parking Variance Board

6. For the filing of an appeal	\$2,300.00	\$2,370.00
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Approved Use Research Requests

7. Provide written information on the approved use of a building in accordance with the Zoning & Development and Vancouver Building Bylaws		
(a) Residential	\$64.20	\$66.10
(b) Commercial (one unit only)	\$64.20	\$66.10
(c) Commercial and/or mixed use (all units) requiring up to a maximum of 2 hours of staff time	\$281.00	\$289.00
For each additional hour or part thereof beyond the 2 hours referred in Clause (c) above	\$141.00	\$145.00

Producing Permit/Document Copies

8. Provide paper copies of permits or specific documents from either microfiche or our images database		
(a) 1 to 3 paper copies	\$62.30	\$64.20
(b) Each additional copy	\$12.30	\$12.70

File Research Environmental

9. Provide written information as to whether the City records indicate that a property has any contamination or environmental issues	\$281.00	\$289.00
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Building Grades

10. 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	\$1,660.00	\$1,710.00
Over 31 m and up to 90 m	\$1,990.00	\$2,050.00
Over 90 m and up to 150 m	\$2,790.00	\$2,870.00
Over 150 m and up to 300 m	\$4,120.00	\$4,240.00
Over 300 m	\$6,100.00	\$6,280.00
(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	\$496.00	\$511.00
Over 31 m and up to 90 m	\$657.00	\$677.00
Over 90 m and up to 150 m	\$819.00	\$844.00
Over 150 m and up to 300 m	\$1,150.00	\$1,180.00
Over 300 m	\$1,820.00	\$1,870.00

11. Traffic Management Plan Review		
(a) Where the review is less than 1 hour of staff time	\$64.20	\$66.10
(b) Where the review is 1 to 15 hours of staff time	\$642.00	\$661.00
(c) Where the review is over 15 hours of staff time	\$1,802.00	\$1,860.00
12. Discharge of Registered Encumbrance		
(a) Where the review requires up to 2 hours of staff time	\$256.00	\$264.00
(b) Where the review requires more than 2 hours of staff time	\$642.00	\$661.00
13. Road Closure Fee	\$10,773.00	\$11,100.00