



REPORT

Report Date: October 19, 2021
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Meeting Date: November 2, 2021
Submit comments to Council

TO: Vancouver City Council

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: 2022 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, 2022.
- 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

This report recommends fee increases for Rezoning, Development, Building, and other related permits for 2022, as part of our annual fee review in advance of the 2022 budget. The report provides an update on permit and rezoning services and factors that are impacting the fee levels.

In reviewing these programs, staff noted that increased regulation and the resulting process and technology challenges mean that permit turnaround times have been extending. Other factors such as COVID-related supply chain issues in the construction industry have resulted in project slowdowns during the build/inspection phase of permits and this has further aggravated this issue. For these reasons and other fixed cost pressures, the program will not generate enough revenue in 2022 to cover its cost base.

This report provides further background on permit and rezoning services, revenues and costs, along with the following key recommendations to balance the program budget in 2022:

- Implement productivity increases to reduce costs by \$3.0M
- Increase most permit and rezoning fees by 5%
- Adjust budgeted salary and benefit costs by approximately \$6.0M to reflect typical attrition patterns
- Temporarily draw approximately \$10.0M from the general revenue stabilization reserve committed to completing permit work

If approved by Council, amendments to the various by-laws will be prepared by Legal Services and brought forward for enactment, generally in accordance with the attached schedules in Appendix A, to be effective on January 1, 2022.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

In 2021 Council directed staff to develop a medium term plan that identifies strategies for systemic changes with respect to the City's development and permit system, including but not limited to, organizational restructuring, new technology adoption, client navigation support, defined service standards, and an accountability and monitoring framework.

In 2020 Council approved a fee increase to adjust for inflation and cost increases that were necessary to continue operations during the pandemic. Additional COVID related fixed cost pressures were absorbed to transition and support staff from in-person to virtual operations.

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.

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.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager RECOMMENDS approval of the foregoing.

REPORT

BACKGROUND / CONTEXT ON PROGRAM FUNDING/ RECOVERY

The development and building permitting program encompasses a wide range of services supporting development and operation in the built environment through the administration of the permitting lifecycle. Council policy requires that any fees and other charges be set based on the cost of providing the associated services. Cost and revenue neutrality for the permitting program is targeted at the program level and is intended to recover both the direct and indirect costs associated with administering the program and its services. Although fees are collected at the point of application, obligations and associated work activities for the City may span multiple years. Staff review fees regularly to ensure that program revenues cover program costs and this is used to inform service planning and the fee setting process.

1. 2021 CONTEXT - CHALLENGES AND OPPORTUNITIES

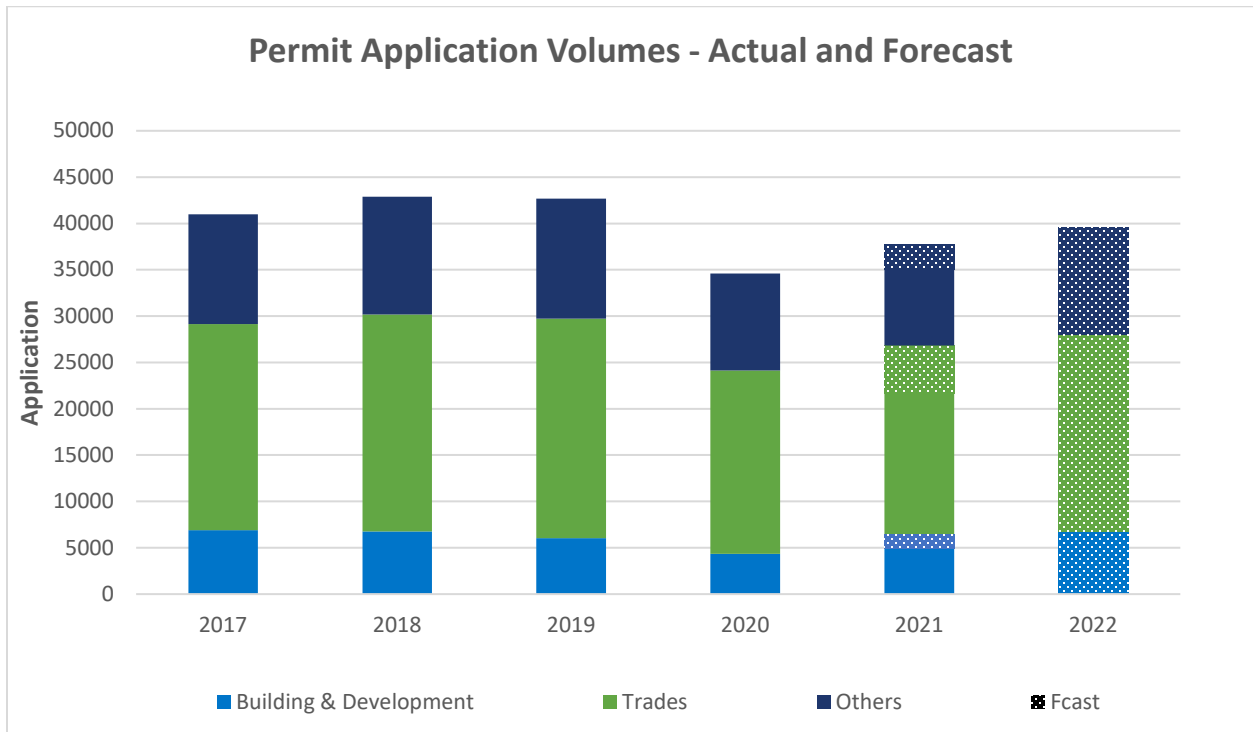
Multi Year Shift to Digitally Driven Services

Starting in 2019 with the Electronic Plans (e-Plans) project, where the City has and continues to support the full permit plan lifecycle to be done digitally, the COVID pandemic in 2020 accelerated other digital shifts related to the closure of the Development, Buildings and Licensing (DBL) Services Centre. The e-Plan and 311 Channel Shift projects provide customers with an online channel to submit enquiries and application requests with tracking. Applicants are now seeing reduced costs and time-savings related to printing, couriering, pick up, and drop-off of paper plans.

Since the program's inception, it has focused on addressing a number of key themes related to the modernization of the City's suite of permitting and licensing services including: customer centricity; digital planning and delivery optimization; data and insights focus; and information transparency and process simplification. With the recent proposal (and award) of an Interactive Digital Development Application (IDDA), the digital transformation program is well positioned to address the key themes of permit and licensing modernization over the next 2 – 3 years.

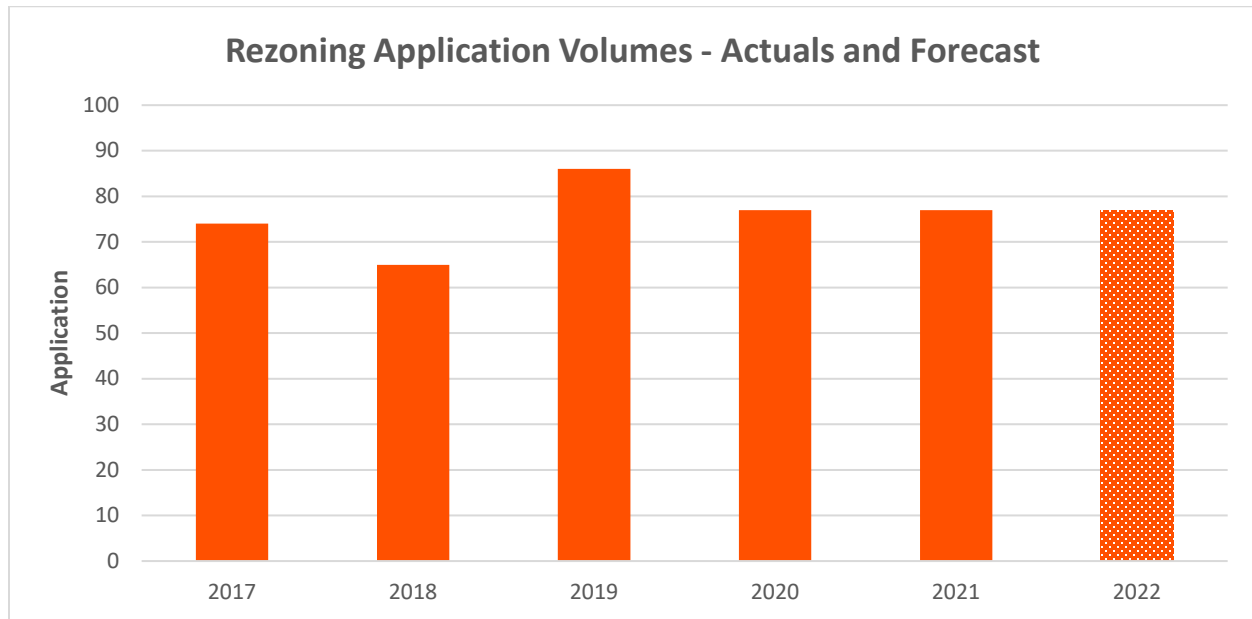
Application Volumes

Throughout 2021, new applications for permits and rezoning services have shown signs of recovery and a reversal from the 2020 downturn. Staff continue to monitor market and demand changes to better understand the extent to which 2021 volumes represent a shift in demand from 2020 and/or indicate longer-term growth in specific sectors in 2022 and beyond.



Forecasts indicate 2022 Building and Development permit applications volumes will see a 53% increase on 2020 actuals and a 2% increase over 2021 year end forecasts (actuals to date and estimates to year end).

A more modest increase of approximately 7% is expected for 2022 Trade permits, compared with 2020 actuals and a 4% increase on 2021 applications (actuals to date and forecast to year end).



In 2022, staff anticipate rezoning applications will be similar to 2020 levels with volume forecasts of 77 applications in 2021 compared to 77 applications in 2020. This reflects steady growth, but still not at Pre-COVID levels. Pre-enquiry and rezoning enquiry requests continue to be high, noting pre-enquiry discussions represent 25% of the overall workload.

Permits as Vehicle for Delivering Strategic Outcomes & Policy Objectives

Council routinely approves policy and provides direction to staff to advance goals and direction on initiatives such as housing affordability, sustainability, and urban design. The implementation of these goals and objectives is often provided through the development and construction of private and publicly owned buildings and structures, amenities and infrastructure. Delivery of these assets is governed by specific conditions attached to rezoning applications or development applications. For the past 10 to 15 years, the growing number and complexity of these conditions has complicated and slowed the review and approval process.

Each condition impacts staff, the customer, and the public's ability to understand and apply the provisions of permits, requiring higher levels of knowledge and expertise, greater need for consultation, and the balance of competing interests and trade-offs. Moreover, this complexity adds time, cost and introduces uncertainty to the project approval. Staff have not quantified the extent or impact of this added complexity.

One of the key challenges to permit modernization and the digital shift is the large spectrum of manually managed City strategies, policies and their associated permit level conditions, making it difficult to port manual practices to digital systems and workflows.

Other Complexities

Stepping away from the permit for individual buildings, the development sites that support these buildings are also becoming more complex as the requirements for redevelopment become more demanding. Engineering conditions and site conditions often require longer review times and technical analysis to evaluate excavations and foundations, proximity to critical

infrastructure, groundwater and soil conditions. These types of concerns typically require more involvement from professionals and additional oversight.

Customer Activated Philosophy

Application processing requires collaboration and cooperation by both the applicant/customer team and staff throughout the application/project life-cycle. Although fees are collected at time of application, the work necessary to review, issue, inspect and finalize a permit or development sometimes spans multiple years and undergoes multiple iterations. Overall review, approval and inspection times are highly sensitive to customer response times and the quality and thoroughness of revisions, resubmissions and completions. The current delivery model is designed to be reactive to customer needs and timeframes.

Since March 2020, COVID-19 has continued to change the local business environment and customer behaviour, and consequential impacts are being reflected in the lead times for City services. Application reviews and communication with applicants have seen an increase in turnaround times resulting from the service model changes, inactivity/customer team side pauses, increased revisions to existing permits, and increased enquiries on different uses and changes to building materials. COVID safety protocols and ongoing supply chain issues are also contributing to the extension of timelines.

City by-laws (Zoning and Development, Building By-law, etc) do include provisions to cancel inactive permits and lapse those applications that have extended beyond specified timeframes. Resourcing strict enforcement of inactivity provisions would help contribute to timeline certainty and reduce ongoing work obligations for staff, but would also result in adverse customer and economic impacts. Instead, resources remain focused on supporting motivated in-stream applicants.

Revisions to applications typically result in resubmissions. Those resubmissions usually require additional reviews as key parameters change. For example, the number or size of residential units impacts the parking layout and parking requirements, and revisions to how the development interfaces with the public realm. Fee scales related to revision fees and application of such fees may not be reflective of current staff effort to process these requests.

2. 2022 PROJECTED COSTS AND FINANCIAL DEFICIT

Program resources in 2022 will remain at the same level as 2021, and resources will be reallocated within existing budgets to support transformation and improved 311 customer service. Cost increases in 2021-2022 are primarily related to changes to the program cost base resulting from recent collective agreements that included salary increases for both 2020 and 2021. These adjustments were suspended in 2020 in response to the fiscal uncertainty created by the pandemic. Since this is a retrospective catch-up, the permitting program will absorb twice the typical annual adjustment and staff are forecasting a \$2.8M impact in 2022.

In addition, the program is not generating revenues equal to its cost base. The following factors contribute to this:

- Throughput from permit issuance is challenged due to a mix of strategy and policy condition complexity; imbalance between 24/7 digital access and fulfilment efforts limited

to standard office hours; and needed improvements in technology, process and data services

- Application completeness or quality is not always clear when taking in an application and starting its review; this can cause multiple review iterations for one project and only 1-2 for another.
- Permit completion: the inspection/build part of the process, which is reliant on the customer, has been taking longer with COVID related supply chain issues reported as a factor.
- In the past, the City estimated unearned revenue (revenue received vs uncompleted work) at the end of each year. Staff moved the estimated amount to a reserve, to ensure funding was available to complete work in backlog. With Public Sector Accounting Board requirements in 2023, there will be more specific methods of estimating the unearned revenue. As backlogs have grown above the levels of earlier years, the unearned revenue has grown in the past few years.

As part of the transformation project, staff will identify opportunities to reduce complexity and increase efficiency in order to bring program costs in alignment with revenues. In the near term, the program deficit will be addressed through a combination of reducing salary costs to reflect attrition patterns as well as use of reserves.

Recommendation: Addressing the Program Deficit

(a) Increased productivity:

Transformation of the permitting program results in increased processing and throughput and increased revenue.

The Permitting Modernization Taskforce has already proposed and received approval for several regulatory and process improvements to the program. Initiatives already implemented such as the revised process for collecting energy data, temporary relaxation of the Protection of Trees Bylaw; shift of onus on landscape maintenance during the construction process; and simplification of change of use conditions are all expected to contribute to longer term productivity gains.

Other complementary initiatives underway include Regulation Redesign. Development Process Redesign is also undertaking a comprehensive review of rezoning and development permit processes to modernize, simplify and clarify these processes and the regulatory framework.

Factoring in these initiatives, and the knowledge that there are more improvements in the pipeline, staff is forecasting \$3M in increased throughput (revenues) and/or cost reductions.

Further definition of the program boundaries and structure would help inform appropriate measurements for productivity and could reveal opportunities to eliminate process steps and redirect elements of the program's core cost base towards valued add/revenue generating activities.

(b) Fees:

The program typically raises fees to fund program cost escalation (e.g. salary increments), or sometimes over and above cost escalation to deliver service level increases. Fee increases over and above cost escalation have a negative impact on customer sentiment. They also

increase the risk of work being done without permits, when fees are considered prohibitively expensive.

Fees are adjusted on an annual basis to stay consistent with cost escalation. Staff recommend a 5% increase in 2022 that will generate approximately \$3.0M in additional revenue to cover incremental cost increases related to salary and benefits increases.

In addition, the fee for owner initiated policy amendment requests for large sites as part of the rezoning process has been determined to significantly under recover costs. These relate to a small number (one/year) of large sites over 2 acres, where the land owner/developer is seeking planning work (supported by Council's priorities) in advance of a local planning initiative. The fee is to cover the cost of a dedicated staff team to undertake the work for a prescribed length of time. A fee increase is proposed to Schedule 2, Section 9 of the Zoning and Development Fee By-law. This fee is borne by larger land owners/developers with the ability to pay and will align the revenue with the costs of the work undertaken.

New Fees

The introduction of new fees and changing the structure of existing fees has been considered for this fee review, however, due to legal constraints on the City's authority to impose new fees, careful analysis is required before the current fee structure can be overhauled. Changes to the fee structure will continue to be assessed for 2023 and beyond.

Staff recommend Council approve one new fee in 2022 and it is described below.

Staff in DBL process requests from customers (e.g. Realtors, Architects, Engineers, Property Owners, etc.) for copies of documents and property research letters (also referred to as comfort letters). The City's costs for this work are recoverable through user fees established under Miscellaneous Fees By-law No. 5664.

Customers sometimes require expedited service due to tight deadlines (e.g. closing a real estate deal), and will ask staff to complete their requests ahead of those already in our queue. Customers offer to pay additional fees to have their request expedited, but staff has to deny the requests to avoid creating inequity in our process, resulting in undesirable consequences for customers.

Council is requested to approve a new fee of \$218.00 to be charged per hour when an applicant requests in writing that their request for a property research letter or document request be expedited and carried out outside of regular operating hours. Staff will only complete these requests outside of regular operating hours, so there will be no negative impact on requests already in our queue. Thus, this new fee will provide customers an avenue to expedite time-sensitive requests without unfairly delaying other requests in our queue. Further, as this fee will enable staff to complete some requests outside of our regular queue, we anticipate an overall improvement to our processing service level agreement.

(c) Reduced salary costs:

The expenditure budget for salary costs will be adjusted in 2022 salary costs to reflect recent attrition patterns and will be approximately \$6.0M. It will be managed internally without significantly impacting permit review and completion times.

(d) General Revenue stabilization reserves:

To reduce the burden of fee increases on applicants as staff work through the changes noted above, a one-time use of the stabilization reserve of \$10 million will balance the program budget in 2022 from the balance that was set aside in the reserve for permit work to be completed. Of the \$10 million amount drawn from reserve, \$5 million relates to a gap between earned revenue and expenses that would need to be replenished from future fee revenues as part of the ongoing transformation work.

Financial

Based on current application volume projections, the proposed fee increase is estimated to generate additional revenue effective January 1, 2022, to offset increased costs as noted in this report. Salary savings and permit reserves will be applied to balance the program budget in 2022:

- Approximately \$3.0M of additional annual operating budget revenue from fee increase.
- Adjust budgeted salary and benefit costs by approximately \$6.0M to reflect typical attrition patterns
- Temporarily draw approximately \$10.0M from the general revenue stabilization reserve
- Implement productivity increases to reduce costs by \$3.0M

Legal

Council is authorized to impose permit fees, by by-law, pursuant to the Vancouver Charter.

CONCLUSION

In order to balance the 2022 program budget for Rezoning, Development , Building an other related permits, staff is recommending that a combination of savings, fees, reserves, and productivity increases be applied. Fee adjustments are outlined in Appendix B.

The proposed fee increases would be effective January 1, 2022.

Staff also recommend 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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Historical Decisions Related to Annual Fee increases

Year	Context	Fee Increase
2017	First phase of a two-year plan. 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.	<ul style="list-style-type: none"> • 9% increase in most fee categories • 19% increase in some complex development fees, along with other more significant increases in targeted areas
2018	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:	<ul style="list-style-type: none"> • 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 •
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:	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ○ Rezoning fee in Schedule 2, Section 1 of the Zoning and Development Fee By-law from \$15,680 to \$40,394 ○ 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 •
2020	Council approved a fee increase to adjust for inflation and cost increases that were necessary to continue operations during the pandemic. Additional investments were made in 2020/2021 to transition and support staff from in-person to virtual operations.	<ul style="list-style-type: none"> • 3% increase in most categories

Zoning and Development Fee By-law - No. 5585		2021	2022
Schedule 1 – Development Permits		Current Fees	Proposed Fees
	One-Family dwelling, One-Family Dwelling with Secondary Suite, Two-Family Dwelling, Two-Family Dwelling with Secondary Suite, and Laneway House		
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 5.2.5 of the Zoning and Development By-law	\$2,390.00	\$2,510.00
	(b) where the permit would be issued as a conditional approval, except as provided for in Sections 1 (a), 1 (c) and 1C	\$3,470.00	\$3,640.00
	(c) where the permit would be issued as a conditional approval after proceeding to a review by a Council-appointed advisory design panel	\$5,570.00	\$5,850.00
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 5.2.5 of the Zoning and Development By-law	\$607.00	\$637.00
	(b) in all other cases	\$1,190.00	\$1,250.00
1B.	For conversion of a one-family dwelling to a one-family dwelling with secondary suite	\$832.00	\$874.00
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	\$3,980.00	\$4,180.00
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	\$3,980.00	\$4,180.00
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	\$1,330.00	\$1,400.00
	(b) in all other cases	\$2,040.00	\$2,140.00
	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 5.2.5 of the Zoning and Development By-law:		
	Each 100 m ² of gross floor area or part up to 500 m ²	\$1,330.00	\$1,400.00
	For each additional 100 m ² of gross floor area or part	\$661.00	\$694.00

Zoning and Development Fee By-law - No. 5585		2021	2022
Schedule 1 – Development Permits		Current Fees	Proposed Fees
	Maximum fee	\$53,600.00	\$56,300.00
(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	\$1,840.00	\$1,930.00
	For each additional 100 m ² of gross floor area or part	\$1,230.00	\$1,290.00
	Maximum fee	\$237,600.00	\$249,500.00
	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 5.2.5 of the Zoning and Development By-law:		
	Each 100 m ² of gross floor area or part up to 500 m ²	\$908.00	\$953.00
	For each additional 100 m ² of gross floor area or part	\$436.00	\$458.00
	Maximum fee	\$44,600.00	\$46,800.00
(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	\$1,640.00	\$1,720.00
	For each additional 100 m ² of gross floor area or part	\$1,020.00	\$1,070.00
	Maximum fee	\$237,600.00	\$249,500.00
	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 5.2.5 of the Zoning and Development By-law:		
	Each 100 m ² of gross floor area or part thereof	\$782.00	\$821.00
	Maximum fee	\$6,260.00	\$6,570.00
(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	\$1,130.00	\$1,190.00
	Maximum fee	\$8,100.00	\$8,510.00
(c)	Where the change of use does not require a comprehensive development review or minor amendment	\$397.00	\$417.00
	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 5.2.5 of the Zoning and Development By-law:		
	Each 200 m ² of site area or part up to 1 000 m ²	\$607.00	\$637.00
	Each additional 200 m ² of site area or part	\$207.00	\$217.00
(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	\$832.00	\$874.00
	Each additional 200 m ² of site area or part	\$397.00	\$417.00
5A	For a Farmers' Market	\$734.00	\$771.00

Zoning and Development Fee By-law - No. 5585		2021	2022
Schedule 1 – Development Permits		Current Fees	Proposed Fees
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	\$1,450.00	\$1,520.00
	Each additional 100 m ² of gross floor area or part over 15 000 m ²	\$277.00	\$291.00
	(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	\$917.00	\$963.00
	Each additional 200 m ² of site or part	\$444.00	\$466.00
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	\$771.00	\$810.00
Demolitions			
8	For the demolition of residential rental accommodation, a building listed on the Heritage Register or a residential building located in the RS-1, RS-3, RS-3A, RS-5 and RS-6 or FSD District	\$423.00	\$444.00
Preliminary Applications			
9	For an application in preliminary form only 25% of the fee that would, except for this provision, apply with a minimum fee of NOTE: This fee will be deducted from the fee for an application in complete form which follows approval of a preliminary application.	\$882.00	\$926.00
Revisions			
10	For the second revision and every subsequent revision of drawings which are required because of non-compliance with the Zoning and Development By-law, or because there is insufficient information to satisfactorily process the permit, or because the applicant wishes to alter the use or form of development and where less than 15% of the gross floor area or building exterior is altered or less than 15% of the gross floor area is changed in use: where the permit is to be issued under:		
	(a) sections 1 and 7 of this schedule	\$397.00	\$417.00
	(b) all other sections of this schedule	10% of the fee that would, except for this provision, apply with a minimum fee of \$727.00	10% of the fee that would, except for this provision, apply with a minimum fee of \$763.00
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	\$397.00	\$417.00

Zoning and Development Fee By-law - No. 5585		2021	2022
Schedule 1 – Development Permits		Current Fees	Proposed Fees
(b)	25% of the fee that would, except for this provision, apply (with a minimum fee of 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	\$397.00	\$417.00
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	\$832.00	\$874.00
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	\$369.00	\$387.00
(b)	for all other uses	\$780.00	\$819.00
NOTE: Where an application is made for the retention of identical uses on more than one site controlled by the same applicant, providing the renewals are required annually and are filed simultaneously, the applications may be combined and considered as one for the purpose of calculating the fee.			
Board of Variance Appeals			
14	For a permit which has been approved as the result of a successful appeal to the Board of Variance after refusal by the Director of Planning or the Development Permit Board	No Charge	No Charge
Application Following Refusal			
15	Where an application has been refused and, within 30 days of such refusal, the applicant reapplies with an application which seeks to rectify the reasons for refusal and where the application is, in the opinion of the Director of Planning, not materially different from the original application in terms of layout and design.	50% of original application fee	50% of original application fee
Changes to Form of Development in CD-1 District			
16	For a development permit application in a CD-1 district where a change to the form of development requires Council approval and where such change is not accompanied by an amendment to, or adoption of, a CD-1 By-law	\$6,150.00	\$6,460.00
Maintenance of Heritage Buildings			
17	For a permit for the maintenance or minor repair of a building, structure, use or site designated under the Heritage By-law or located in an HA District or in a heritage conservation area	\$76.00	\$80.00
Awnings			
18	For an awning where the permit will be issued combined with a building permit or a sign permit.	\$264.00	\$277.00
Higher Building Application Fee			
19	Despite any other provision in this schedule 1 to the contrary, for an application, unless fee was collected under Schedule 2 during Rezoning	\$61,800.00	\$64,900.00

Zoning and Development Fee By-law - No. 5585 Schedule 2		2021 Current Fees	2022 Proposed Fees
	Change Zoning District (Except to CD-1)		
1	For an amendment to the Zoning District Plan to redesignate from one zoning district to any other zoning district except a new Comprehensive Development District: Up to 2 000 m ² site area For each additional 100 m ² of site area or part thereof Maximum fee	\$41,600.00 \$374.00 \$166,600.00	\$43,700.00 \$393.00 \$174,900.00
	Text Amendments (Except CD-1)		
2	For an amendment to the text of the Zoning and Development By-law	\$33,400.00	\$35,100.00
	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 For each additional 100 m ² of site area or part thereof Maximum fee	\$146,800.00 \$1,040.00 \$222,800.00	\$154,100.00 \$1,090.00 \$233,900.00
	(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 For each additional 100 m ² of site area or part thereof Maximum fee	\$186,500.00 \$1,330.00 \$1,591,400.00	\$195,800.00 \$1,400.00 \$1,671,000.00
	(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 For each additional 100 m ² of site area or part thereof Maximum fee	\$61,200.00 \$1,040.00 \$222,800.00	\$64,300.00 \$1,090.00 \$233,900.00
	(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 For each additional 100 m ² of site area or part thereof Maximum fee	\$186,500.00 \$1,330.00 \$1,591,400.00	\$195,800.00 \$1,400.00 \$1,671,000.00
	(e) Where the site area is 40 000 m ² or greater: For the first 40 000 m ² For each additional 100 m ² of site area or part thereof Maximum fee	\$1,591,400.00 \$2,020.00 \$5,304,500.00	\$1,671,000.00 \$2,120.00 \$5,569,700.00
	Reduced Fees for Large Sites with Limited Changes		
4	Despite sections 3 (e) and 5 of this Schedule 2, for a site area of 40,000 m ² 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, then the fee is to be: For the first 40 000 m ² of site area For each additional 100 m ² of site area or part thereof	\$530,500.00 \$530.00	\$557,000.00 \$557.00

Zoning and Development Fee By-law - No. 5585 Schedule 2		2021 Current Fees	2022 Proposed Fees
5	<p>Reduced Fees for Large Sites with Limited Minor Changes Notwithstanding sections 3 (e) and 4 of this Schedule 2, for a site area of 40,000 m² or more, provided that:</p> <p>(a) the combined total floor area, of proposed new uses and expanded retail uses, is limited to 20% or less of the total floor area, or</p> <p>(b) the use of at least 80% of the total floor area remains consistent with the existing zoning schedule and its restrictions on use and density</p> <p>For the first 40 000 m2 of site area</p> <p>For each additional 100 m2 of site area or part thereof</p>	<p>\$106,100.00</p> <p>\$266.00</p>	<p>\$111,400.00</p> <p>\$279.00</p>
6	<p>Amend CD-1 (One Section Only) Notwithstanding sections 3, 4 and 6 of this schedule: For an amendment to an existing CD-1 By-law where no more than one section required amendment</p>	<p>\$24,300.00</p>	<p>\$25,500.00</p>
7	<p>Higher Building Application Fee 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</p>	<p>\$61,800.00</p>	<p>\$64,900.00</p>
8	<p>Application for Rezoning Advice 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.</p> <p>(a) Within the downtown area shown on Map 1: Up to 2,000 m² site area</p> <p>For each additional 100 m² of site area or part thereof</p> <p>Maximum Fee</p> <p>(b) Outside the downtown area shown on Map 1: Up to 2,000 m² site area</p> <p>For each additional 100 m² of site area or part thereof</p> <p>Maximum Fee</p> <p>(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</p> <p>of the regular fee</p>	<p>\$5,950.00</p> <p>\$106.00</p> <p>\$10,610.00</p> <p>\$4,550.00</p> <p>\$106.00</p> <p>\$7,960.00</p> <p>10%</p>	<p>\$6,250.00</p> <p>\$111.00</p> <p>\$11,140.00</p> <p>\$4,780.00</p> <p>\$111.00</p> <p>\$8,360.00</p> <p>10%</p>
9	<p>Application Requiring Policy, Planning and Consultation Work¹ 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 as part of an application 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:</p> <p>(a) Where the site area is less than 8,000 m²</p> <p>For the first 2,000 m² of site area</p> <p>For each additional 100 m² of site area or part thereof</p> <p>Maximum fee</p>	<p>\$53,000.00</p> <p>\$530.00</p> <p>\$127,300.00</p>	<p>\$73,140.00</p> <p>\$731.40</p> <p>\$175,674.00</p>

Zoning and Development Fee By-law - No. 5585 Schedule 2		2021 Current Fees	2022 Proposed Fees
(b)	Where the site area is 8,000 m ² or greater but smaller than 40,000 m ²		\$0.00
	For the first 8,000 m ² of site area	\$127,300.00	\$175,674.00
	For each additional 100 m ² of site area or part thereof	\$1,060.00	\$1,462.80
	Maximum fee	\$742,600.00	\$1,024,788.00
(c)	Where the site area is greater than 40,000 m ²		\$0.00
	For the first 40,000 m ² of site area	\$742,600.00	\$1,024,788.00
	For each additional 100 m ² of site area or part thereof	\$1,060.00	\$1,462.80
	Maximum fee	\$6,365,400.00	\$8,784,252.00
	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:	\$10,610.00	\$11,140.00

¹ 38% increase applied as described in the report.

Subdivision By-law - # 5208 Schedule F		2021 Current Fees	2022 Proposed 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	\$134,700.00	\$141,400.00
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	\$67,400.00	\$70,800.00
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	\$11,600.00	\$12,200.00

Subdivision By-law - # 5208		2021	2022
Schedule F		Current Fees	Proposed Fees
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	\$569.00	\$597.00
	(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	\$96,700.00	\$101,500.00
	(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; and day care	\$49,100.00	\$51,600.00
6	CLASS VI (Freehold Rowhouses) - For an application to subdivide pursuant to Section 223.2 of the Land Title Act, plus per freehold lot.	\$11,600.00	\$12,200.00
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	\$1,510.00	\$1,590.00
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	\$5,900.00	\$6,200.00
	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.	\$5,900.00	\$6,200.00

Building By-law - No. 12511		2021	2022
		Current Fees	Proposed 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 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	\$168.00	\$176.00
	For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$5,000 but does not exceed \$50,000	\$10.70	\$11.20
	For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$50,000	\$5.40	\$5.70
	(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	\$106.00	\$111.00
	(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 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	\$3.40	\$3.60
	Subject to a minimum fee of	\$116.00	\$122.00
	Flat rate for each portable toilet	\$116.00	\$122.00
	(d) For an OCCUPANCY PERMIT not required by this By-law but requested	\$242.00	\$254.00
	(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	\$1,220.00	\$1,280.00
	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	\$1,220.00	\$1,280.00
	(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	\$1,220.00	\$1,280.00
	(g) For the repair of building envelope 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	\$330.00	\$347.00

Building By-law - No. 12511		2021	2022
		Current Fees	Proposed Fees
(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	\$330.00	\$347.00
(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	\$218.00	\$229.00
(d)	For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$218.00	\$229.00
(e)	For each inspection of a drainage tile system: For a one- or two-family residence	\$225.00	\$236.00
	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	\$439.00	\$461.00
	When the estimated cost of the work exceeds \$500,000 but does not exceed \$1,000,000	\$878.00	\$922.00
	When the estimated cost of the work exceeds \$1,000,000	\$1,100.00	\$1,160.00
(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 <i>dwelling units</i>	\$281.00	\$295.00
	For all other BUILDINGS	\$564.00	\$592.00
(g)	To access plans (electronic or on microfilm) or documents for viewing or copying.	\$47.90	\$50.30
(h)	For each microfilm image or electronic file copied	\$13.20	\$13.90
(i)	For a request to renumber a BUILDING	\$1,040.00	\$1,090.00
(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 \$403.00	50 % of the original BUILDING PERMIT fee to a maximum of \$423.00
(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	\$2,640.00	\$2,770.00
(l)	For 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	\$218.00	\$229.00
	plus for each hour, or part thereof, exceeding one hour where the PERMIT relates to any other BUILDING	\$218.00	\$229.00
	plus for each hour, or part thereof, exceeding one hour	\$661.00	\$694.00
	plus for each hour, or part thereof, exceeding one hour	\$330.00	\$347.00
(m)	For each RE-OCCUPANCY PERMIT after rectification of an UNSAFE CONDITION and related By-law violations	\$402.00	\$422.00
(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 I, Division C for each application	\$924.00	\$970.00
(o)	For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of acceptance of existing conditions		

Building By-law - No. 12511		2021	2022
		Current Fees	Proposed Fees
	for each application	\$528.00	\$554.00
(p)	For review by the Alternative Solution Review Panel	\$2,960.00	\$3,110.00
(q)	For the evaluation of a resubmission or revised submission made under Clauses (n) or (o) of this Section 2	\$330.00	\$347.00
3	Upon written application of the payor and on the advice of the General Manager of Community Services, the Director of Finance shall refund to the payor, or a designate of the payor, the fees paid pursuant to Clauses (e) and (f) of Section 1:		
(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	\$218.00	\$229.00
	Each additional FIXTURE	\$68.60	\$72.00
Note: For the purpose of this schedule the following shall also be considered as FIXTURES:			
Every "Y" intended for future connection;			
Every ROOF DRAIN, swimming pool, dishwasher, and interceptor;			
Every vacuum breaker in a lawn sprinkler system; and			
Every back-flow preventer.			
Alteration of Plumbing (no FIXTURES involved):			
	For each 30 metres of piping or part thereof	\$320.00	\$336.00
	For each 30 metres of piping or part thereof, exceeding the first 30 metres	\$89.10	\$93.60
	Connection of the City water supply to any hydraulic equipment	\$121.00	\$127.00
2 INSPECTIONS OF FIRELINE SYSTEMS:			
Hydrant & Sprinkler System:			
	First two inspections for each 30 m of water supply pipe or part thereof	\$320.00	\$336.00
	Each additional inspection for each 30 m of water supply pipe or part thereof	\$132.00	\$139.00
Sprinklers:			
	First head, one- or two-family dwelling	\$365.00	\$383.00
	First head, all other buildings	\$776.00	\$815.00
	First head, renovations to existing sprinkler systems	\$226.00	\$237.00
	Each additional head, all buildings (no limit on number)	\$4.00	\$4.20
Firelines:			
	Hose Cabinets	\$42.20	\$44.30
	Hose Outlets	\$42.20	\$44.30
	Wet & Dry Standpipes	\$42.20	\$44.30
	Standpipes	\$42.20	\$44.30
	Dual Check Valve In-flow Through Devices	\$42.20	\$44.30
	Backflow Preventer	\$218.00	\$229.00
Wet & Dry Line Outlets:			

Building By-law - No. 12511		2021	2022
		Current Fees	Proposed Fees
	Each connection	\$42.20	\$44.30
	NOTE: A Siamese connection shall be considered as two dry line outlets.		
	Each Fire Pump	\$341.00	\$358.00
	Each Fire Hydrant	\$105.00	\$110.00
3	REINSPECTIONS		
(a)	For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$218.00	\$229.00
4	SPECIAL INSPECTIONS		
	Each inspection to establish fitness of any existing fixture for each hour or part thereof	\$218.00	\$229.00
	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	\$330.00	\$347.00
5	BUILDING SEWER INSPECTIONS		
	First two inspections for each 30 m of BUILDING SEWER or part thereof	\$320.00	\$336.00
	Each additional inspection for each 30 m of BUILDING SEWER or part thereof	\$132.00	\$139.00
	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 each OPERATING PERMIT relating to equipment or systems in a BUILDING	N/A	\$175.00 ²

² New fee effective January 1st 2022. Previously approved.

Green Demolition By-law 11023		2021	2022
		Current Fees	Proposed Fees
	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
	OTHER PERMIT CONDITIONS		
6.1	A fee must be paid before a demolition permit subject to a green demolition condition may be issued.	\$360.00	\$380.00

Electrical By-law - # 5563		2021	2022
Schedule A		Current Fees	Proposed Fees
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		

Electrical By-law - # 5563		2021	2022
Schedule A		Current Fees	Proposed Fees
	be payable to the City and shall accompany every application for a permit for electrical work:		
	When the estimated cost does not exceed \$250	\$81.70	\$85.80
	When the estimated cost exceeds \$250 but does not exceed \$500	\$110.20	\$115.70
	When the estimated cost exceeds \$500 but does not exceed \$700	\$144.20	\$151.40
	When the estimated cost exceeds \$700 but does not exceed \$1,000	\$187.50	\$196.90
	When the estimated cost exceeds \$1,000 but does not exceed \$10,000	\$187.50	\$196.90
	plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000	\$61.70	\$64.80
	When the estimated cost exceeds \$10,000 but does not exceed \$50,000	\$858.00	\$900.90
	plus for every \$1,000 of the estimated costs, or part thereof, over \$10,000	\$33.30	\$35.00
	When the estimated cost exceeds \$50,000 but does not exceed \$100,000	\$2,420.00	\$2,540.00
	plus for every \$1,000 of the estimated costs, or part thereof, over \$50,000	\$20.20	\$21.20
	When the estimated cost exceeds \$100,000 but does not exceed \$500,000	\$3,580.00	\$3,760.00
	plus for every \$1,000 of the estimated costs, or part thereof, over \$100,000	\$14.20	\$14.90
	When the estimated cost exceeds \$500,000 but does not exceed \$1,000,000	\$10,080.00	\$10,580.00
	plus for every \$1,000 of the estimated cost, or part thereof, over \$500,000	\$10.70	\$11.20
	When the estimated cost exceeds \$1,000,000	\$16,590.00	\$17,420.00
	plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000,000	\$4.70	\$4.90
2	The temporary power permit shall be valid for one year and the fee shall be:		
	(a) for single and two-family dwellings	\$445.00	\$467.00
	(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	\$218.00	\$229.00
	(c) for all other uses where the temporary power is supplied from a power source not exceeding 750 V	\$471.00	\$495.00
	(d) for all other uses where the temporary power is supplied from a voltage power exceeding 750 V	\$1,300.00	\$1,370.00
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	\$452.00	\$475.00
	For 15 kVA or part thereof exceeding the first 500 kVA	\$9.60	\$10.10
	Subject to a maximum fee of	\$5,720.00	\$6,010.00
	(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	\$452.00	\$475.00
	(c) For section 5.14(a) and/or section 5.14(d)	\$218.00	\$229.00
4	Fees for an Electrical Permit for the Entertainment and Film Industry		

Electrical By-law - # 5563 Schedule A		2021 Current Fees	2022 Proposed Fees
	(a) For an annual permit for filming in a single location	\$674.00	\$708.00
	(b) For an annual permit for filming in multiple locations	\$1,300.00	\$1,370.00
	(c) For a Temporary permit for filming in single or multiple locations		
	for up to 14 days	\$218.00	\$229.00
	for 15 to 30 days	\$439.00	\$461.00
	for 31 to 60 days	\$658.00	\$691.00
	for 61 to 90 days	\$1,100.00	\$1,160.00
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	\$54.50	\$57.00
6	The fee for an inspection of electrical work where errors or omissions were found at a previous inspection shall be	\$218.00	\$229.00
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	\$315.00	\$331.00
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	\$110.00	\$116.00
	(b) For equipment more than 5 kW but not exceeding 750 V		
	for up to 14 days	\$218.00	\$229.00
	for 15 to 30 days	\$437.00	\$459.00
	for 31 to 60 days	\$657.00	\$690.00
	for 61 to 90 days	\$1,090.00	\$1,140.00
	(c) For equipment supplied from a High Voltage power source	\$1,320.00	\$1,390.00
9	The fee for an application for special permission pursuant to Section 4.9 shall be	\$201.00	\$211.00
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	\$201.00	\$211.00
11	The fee for an interim permit pursuant to Section 5.16 shall be	\$187.50	\$196.90
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	\$81.70	\$85.80
	(b) the first \$212.00 of the permit fee when plan review performed	\$218.00	\$229.00
13	The fee for a permit amendment review pursuant to Section 5.22 shall be	\$81.70	\$85.80

Gas Fitting By-law - #3507		2021	2022
APPENDIX A - FEE SCHEDULE		Current Fees	Proposed Fees
<u>Installations:</u>			
	One, two or three appliances	\$218.00	\$229.00
	Each additional appliance	\$69.00	\$72.50
	Each replacement water heater, gas range, furnace or boiler	\$51.50	\$51.50
	Each additional gas meter of a multifamily dwelling (same appliance count)	\$51.50	\$54.10
<u>Piping Permits</u> (no appliances):			
	For first 60 m of piping or part thereof	\$218.00	\$229.00
	Every 30 m or part thereof exceeding the first 60 m	\$84.40	\$88.60
<u>Re-inspections</u>			
	For each re-inspection	\$218.00	\$229.00
Noise Control By-law #6555 - Schedule E		2021	2022
		Current Fees	Proposed Fees
Application under section 17 of the 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	\$197.00	\$207.00
(ii)	for an application submitted less than five working days prior to the date of the proposed activity	\$390.00	\$410.00
Secondary Suite Inspection Fee By-law - #6553		2021	2022
		Current Fees	Proposed Fees
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 ; or	\$218.00	\$229.00
(b)	more than 60 days after the notification date, the applicant shall pay a fee, including all the inspections referred to in section 1, of	\$656.00	\$689.00
Protection of Trees By-law # 9958		2021	2022
		Current Fees	Proposed Fees
4.4(c)	A non-refundable application fee of:		
(i)	for a tree permit to remove the first tree in a 12 month period	\$87.00	\$91.00
(ii)	to remove each subsequent tree during that same 12 month period	\$250.00	\$263.00

Sign Fee By-law - # 11880		2021	2022
		Current Fees	Proposed Fees
1.1	Permit Application Fee		
	(a) For each sign requiring a permit, other than a billboard, including one building field inspection	\$349.00	\$366.00
	(b) For each sign subject to Part 15 Director of Planning Review, including one building field inspection	\$824.00	\$865.00
	(c) For each billboard sign, including one building field inspection	\$824.00	\$865.00
	(d) For each sign requiring electrical connection, including one electrical field inspection	\$177.00	\$186.00
	(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	\$201.00	\$211.00
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 Where a sign permit has been issued and must be revised, the fee for review by city staff	\$53.50	\$56.20
1.5	Sign By-Law Amendment Application Fees Amendment to Schedule A or Schedule B For an application to initiate an amendment to Schedule A or Schedule B only to assign a new Comprehensive Development District to a Sign District Schedule at the time of re-zoning	\$713.00	\$749.00
	<u>Minor Sign By-Law Amendment</u> For an application to initiate an amendment to the Sign By-Law for each sign requiring a <i>minor amendment</i>	\$3,560.00	\$3,740.00
	For every additional sign requiring a <i>minor amendment</i> under the same application	\$713.00	\$749.00
	<u>Major Sign By-Law Amendment</u> For an application to initiate an amendment to the Sign By-Law for each sign requiring a <i>major amendment</i>	\$8,090.00	\$8,490.00
	For every additional sign requiring a <i>major amendment</i> under the same application	\$1,620.00	\$1,700.00
	<u>By-Law Amendment for new Sign District</u> For an application to initiate amendments to the Sign By-Law to create a new Sign District	\$23,760.00	\$24,950.00
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	At Cost
	(b) Daily storage fee	\$29.70	\$31.20

Miscellaneous Fees By-law - #5664		2021	2022
Schedule 1		Current Fees	Proposed Fees
	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	\$35,700.00	\$37,500.00
	For each additional 100 m ² (1,080 sq. ft.) of site area, or part thereof	\$347.00	\$364.00
	Maximum fee	\$142,600.00	\$149,700.00
	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	\$53,700.00	\$56,400.00
	Amend a Regional or Provincial Land Use Designation		
3	For an amendment of a regional or provincial land use designation	\$3,610.00	\$3,790.00
	Site Profile Review <i>(previously section 5)</i>		
4	For each review of a site profile	\$100.00	\$100.00
	Appeal to Board of Variance/Parking Variance Board <i>(previously section 6)</i>		
5	For the filing of an appeal	\$2,370.00	\$2,490.00
	Approved Use Research Requests <i>(previously section 7)</i>		
6	Provide written information on the approved use of a building in accordance with the Zoning & Development and Vancouver Building By-laws		
(a)	Residential	\$66.10	\$69.40
(b)	Commercial (one unit only)	\$66.10	\$69.40
(c)	Commercial and/or mixed use (all units) requiring up to a maximum of 2 hours of staff time	\$289.00	\$303.00
	For each additional hour or part thereof beyond the 2 hours referred in Clause above	\$145.00	\$152.00
	File Research Environmental <i>(previously section 9)</i>		
7	Provide written information as to whether the City records indicate that a property has any contamination or environmental issues.	\$289.00	\$303.00
	Building Grades <i>(previously section 10)</i>		
8	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	\$1,710.00	\$1,800.00
	Over 31 m and up to 90 m	\$2,050.00	\$2,150.00
	Over 90 m and up to 150 m	\$2,870.00	\$3,010.00
	Over 150 m and up to 300 m	\$4,240.00	\$4,450.00
	Over 300 m	\$6,280.00	\$6,590.00
(b)	Where the applicant provides approved building grade survey information to the City for the purpose of		

Miscellaneous Fees By-law - #5664		2021	2022
Schedule 1		Current Fees	Proposed Fees
	calculating the design elevations of the required streets and lanes: Length of property abutting street or lane, or both, is		
	Up to 31 m	\$511.00	\$537.00
	Over 31 m and up to 90 m	\$677.00	\$711.00
	Over 90 m and up to 150 m	\$844.00	\$886.00
	Over 150 m and up to 300 m	\$1,180.00	\$1,240.00
	Over 300 m	\$1,870.00	\$1,960.00
	Traffic Management Plan Review <i>(previously section 11)</i>		
9	(a) Where the review is less than 1 hour of staff time	\$66.10	\$69.40
	(b) Where the review is 1 to 15 hours of staff time	\$661.00	\$694.00
	(c) Where the review is over 15 hours of staff time	\$1,860.00	\$1,950.00
	Discharge of a Registered Encumbrance <i>(previously section 12)</i>		
10	(a) Where the review requires up to 2 hours of staff time	\$264.00	\$277.00
	(b) Where the review requires more than 2 hours of staff time	\$661.00	\$694.00
11	Road Closure Fee <i>(previously section 13)</i>	\$11,100.00	\$11,660.00
	Producing Permit/Document Copies <i>(previously section 8)</i>		
12	The following application fee will be paid to the City for providing 1 to 4 paper or electronic copies of permits or specific documents from either microfiche or our images database.		
	(a) Residential (1 or 2 Family Dwelling)	\$64.20 ³	\$64.80
	(b) One Unit in a Commercial Building	\$64.20 ³	\$64.80
	(c) All other Buildings	\$64.20 ³	\$132.00
	(d) For each additional copy beyond the 4 documents referred in this section above	\$12.70	\$13.30
	Research Requests <i>(previously section 4)</i>		
13	For applications referred to in section 12, and other research requests, that require extensive research (more than one hour of staff time):		
	(a) Research requests requiring up to a maximum of 2 hours of staff time	\$289.00	\$303.00
	(b) For each additional hour or part thereof beyond the 2 hours referred to in (a) above	\$145.00	\$152.00
	For a property research letter or document request under section 12 or 13, where an applicant requests in writing that the review be carried out during overtime:		
	For each hour or part thereof	N/A ⁴	\$218.00

³All document copy requests were processed using one fee in 2021. Moving forward a more equitable fee structure based on building type will be used to better align with resource effort and support accurate cost recovery.

⁴New fee factored as part of this report.