



## REPORT

Report Date: July 12, 2022  
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VanRIMS No.: 08-2000-20  
Meeting Date: July 19, 2022  
[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,  
CFO and General Manager of Finance, Risk and Supply Chain  
Management

SUBJECT: 2023 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, Electrical By-law, Gas Fitting By-law, Miscellaneous Fees By-law, Noise Control By-law, Protection of Trees By-law, Secondary Suite Inspection By-law, Sign Fee By-law, Green Demolition By-law, Subdivision By-law; and Zoning and Development Fee By-law, generally in accordance with Appendix A, to be effective January 1, 2023.
- C. THAT staff 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 2023, as part of our annual fee review in advance of the 2023 budget. It also provides an update on permit and rezoning services as well as factors that are impacting permitting fee levels.

Council policy is aimed at establishing fees and charges to recover the cost of providing the associated services. Cost and revenue neutrality for the permitting program is targeted at the program level. The program is intended to recover the direct and indirect costs associated with administering the program and its services.

There are a number of ongoing projects with the objective of improving the permitting process, which are collectively referred to as Permitting Improvement Projects. As part of the Permitting Improvement Projects, staff will continue to identify opportunities to reduce complexity and increase efficiency in order to deliver customer benefits as well as bring program costs into alignment with revenues.

As with 2022, program revenues are forecast to fall short of direct and indirect costs due to the impact of significantly increased inflationary pressures on processing costs for application reviews that span multiple years, increased complexity of development applications, as well as financial uncertainty related to costs and other inflationary pressures. Of note, the City's collective agreements expire at the end of 2022; as staffing costs represent a significant portion of program costs, compensation increases impact the programs fixed costs. This, coupled with inflationary pressures, adds a layer of uncertainty to the financial outlook.

The following key recommendations to balance the program budget in 2023 are discussed in further detail within this report:

- A 5% fee increase to contribute to closing the gap between revenues and expense, while maintaining current resourcing levels and support to the Permitting Improvement Project
- An additional 3 FTEs to support the rollout of the Council approved Mechanical Permit which is offset by additional revenues (RTS14293 Jan 26, 2022)
- Draw approximately \$10.6M temporarily from the general revenue stabilization reserve; these funds will be drawn from the \$53M total funds which have been set aside within the revenue stabilization reserve to cover costs associated with processing in-stream applications received in prior years.

If approved by Council, Legal Services will draft amendments to the various by-laws and bring them forward for enactment, generally in accordance with the attached schedules in Appendix A, to be effective on January 1, 2023.

### ***COUNCIL AUTHORITY/PREVIOUS DECISIONS***

In 2021 Council directed staff to develop a plan that identifies strategies for systemic changes 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 2018 - 2019 to support planning and development workloads.

### ***CITY MANAGER'S COMMENTS***

The City Manager RECOMMENDS approval of the foregoing.

### ***REPORT***

#### ***BACKGROUND***

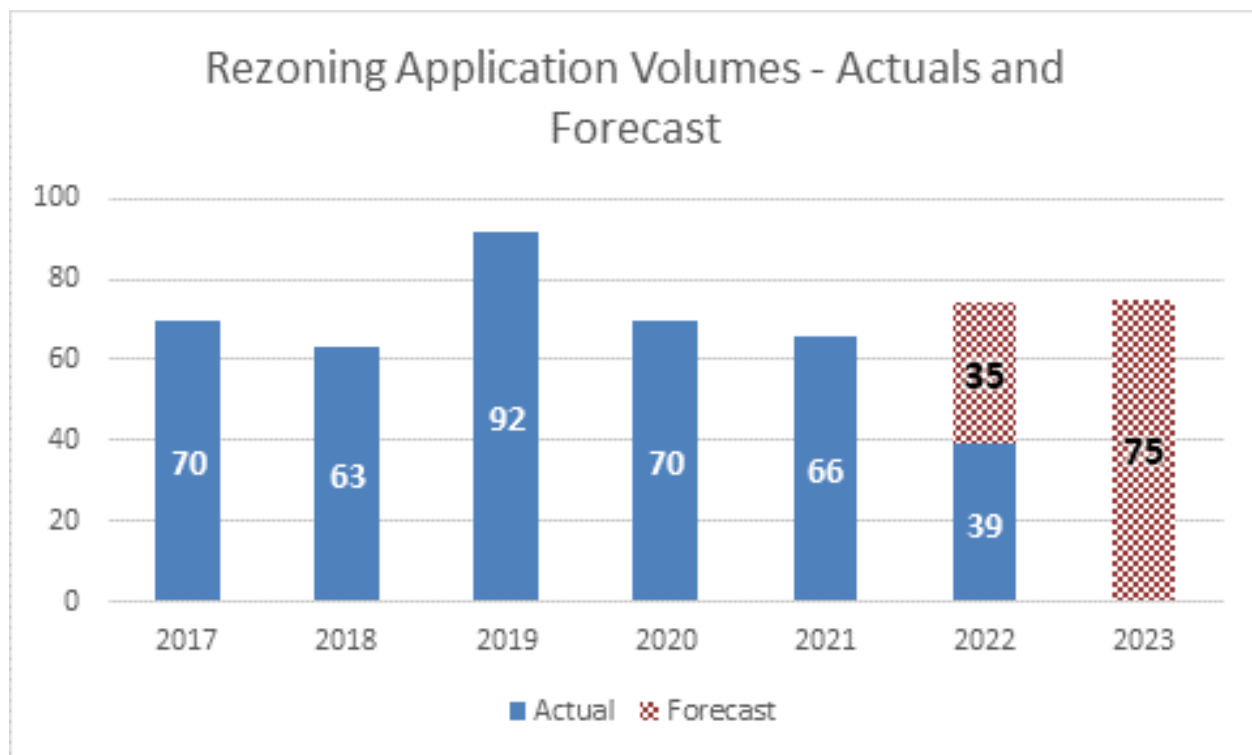
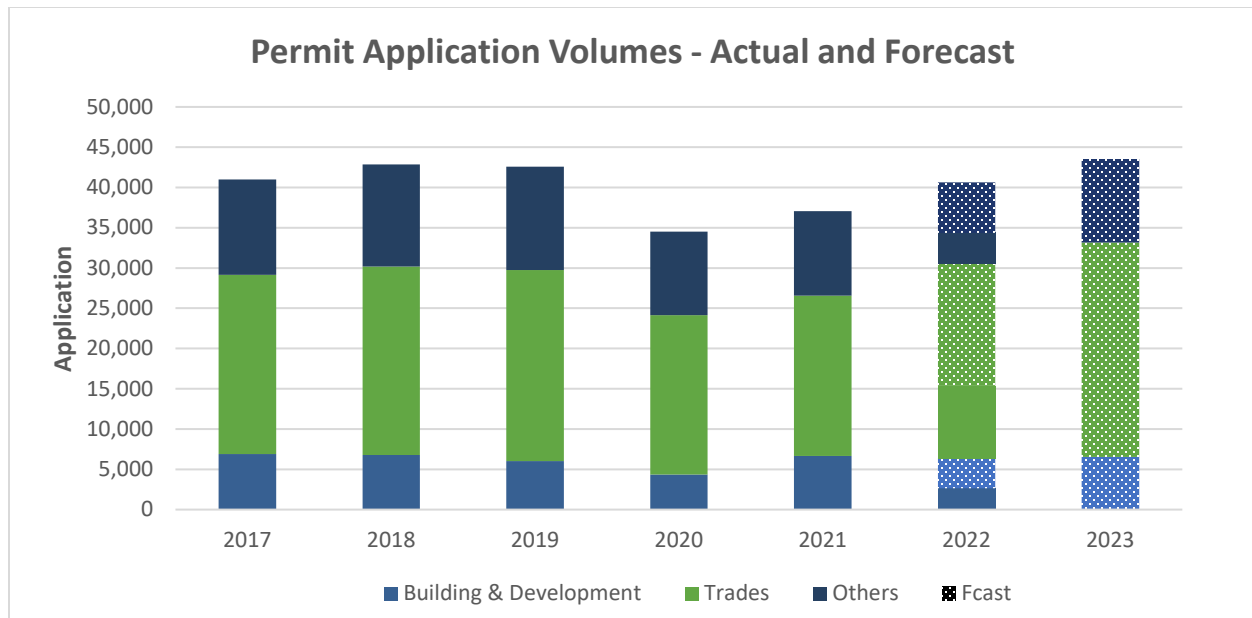
The development and building permitting program encompasses a range of services supporting development and operation in the built environment through the administration of the permitting lifecycle. Council policy requires that any fees or other charges be set based on recovering the cost of providing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

#### **Application Volumes**

Throughout 2021 and in 2022 year to date, overall permitting application volumes have shown signs of recovery, reversing the 2020 downturn. Staff continue to observe market and demand changes to understand the extent to which recent volumes represent a shift in demand from 2020 and monitor longer-term growth in context of planning and policy changes, and economic volatility.

Building and development application volumes for 2023 are forecasted to see a 2% increase over the current year (actuals to date and estimates to year-end).

Forecasts for trades applications for 2022 and beyond factor the creation of a new Mechanical Permit. Approved by Council in January 2022 (RTS 14293) the Mechanical Permit is required for any new or replacement heating and cooling systems from July 1<sup>st</sup>, 2022 onwards. Other trades volumes for 2023 are forecasted to see a 2% increase over the current year (actuals to date and estimates to year-end).



In 2023, staff anticipate the number of rezoning application submissions to increase 10% over 2021 levels to approximately 75 rezoning applications. This anticipated increase is due to the approval of the Broadway Plan and processing of rezoning applications under the recently implemented Secured Rental Policy.

The number of pre-application requests has also increased with the recent implementation of a new policy enquiry process. The new policy enquiry process provides information to applicants

on development proposals that do not comply with rezoning policies but may otherwise support Council objectives. Additional rezoning applications are anticipated through the policy enquiry process and are factored into the forecast.

### **Application Processing Considerations**

The following items outlined in last year's report (RTS 14618) remain relevant to challenges with application processing:

- Although fees are collected at time of application, staff time associated with reviews, issuance, and inspections may in some cases span multiple years and undergo multiple iterations.
- The current delivery model is designed to be reactive to customer needs and timeframes. It relies on collaboration and cooperation between the applicant/customer team and staff throughout the application and project life cycle. Timelines are highly sensitive to customer response times and the quality of applications received.
- Requests for revisions require re-submission of application documents and can trigger additional review as key parameters change. For example, changes to the form of the building may result in additional technical reviews of floor area, building height, parking requirements, and so forth. Fee scales related to revision fees and application of such fees may not be reflective of current staff effort to process these requests.
- Resourcing strict enforcement of inactivity provisions (e.g. lapsing applications) in City By-laws (Zoning and Development By-law, Building By-law) would help contribute to timeline certainty and reduce ongoing work obligations for staff, but may also result in adverse customer and economic impacts. Instead, resources remain focused on supporting motivated in-stream applicants.

### **Shift to Digital Services**

Since the introduction of digital plan submission and reviews in September 2019, the shift towards digitally led services has focused on addressing a number of key themes related to the modernization of the City's suite of permitting services including customer centricity; digital planning and delivery optimization; data and insights orientation; and information transparency and process simplification.

The City received \$500K from the Province to support the digital transformation of our permitting processes. \$500K from the \$1M total funding approved by Council to support the Permitting Task Force has also been allocated to this initiative.

### **Permitting Task Force**

Since April 2021, the Permitting Task Force has focused on reducing the permit backlog; targeting smaller scale projects such as less complex residential and commercial renovations, along with new low-density housing and standalone laneway homes. As presented to Council on June 7, 2022 (RTS 14988), industry engagement and partnerships have led to the identification, validation, and ongoing implementation of the following permitting initiatives:

- Simplifying application requirements
- Rationalizing the review process
- Reducing barriers for commercial renovations
- Improving customer service

- Implementing dedicated processing streams
- Better utilization of staff resources
- Regulatory reform

The Task Force focused on readily actionable opportunities that would have an immediate impact on permit processing. A longer-term, integrated program of work has been initiated for the next phase of improvements.

## **2023 PROJECTED COSTS**

Cost increases include inflationary pressures and the uncertainty associated with the fact that the City is without collective agreements for all of its bargaining units. \$2.4M has been added to the program cost base to account for this uncertainty.

In addition, the program is generating a shortfall in revenue relative to total direct and indirect costs due to the following factors:

- 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.
- When permit completion work spans multiple years, the cost of completing the permit increases with time. Funding is set aside in city reserves for this work in process. However, if the work takes longer than expected because of city or applicant delays then the amount set aside in reserves may not be sufficient to complete this work. Also, limitations inherent in the City's permitting systems make it challenging to align the timing of revenue recognition with the actual work and cost associated with processing individual permits.

There are a number of ongoing projects with the objective of improving the permitting process, which are collectively referred to as Permitting Improvement Projects. As part of the Permitting Improvement Projects, staff will continue to identify opportunities to reduce process complexity and increase efficiency in order to bring program costs into alignment with revenues. In the near term, the program deficit will be addressed through a combination of fee increases and the use of reserves.

## **Recommendation: Addressing the Program Deficit**

### **(a) Increased throughput of permit applications**

The Permitting Modernization Taskforce has implemented a number of regulatory and process improvements to the program. Initiatives already implemented include the revised process for collecting energy data; rationalizing review processes, shift of onus on landscape maintenance during the construction process; and simplification of change of use conditions, which are all contributing to longer term productivity gains.

There are several other complementary initiatives underway, including Regulation Redesign (reformatting of the Zoning and Development By-law to make it clearer, make information easier to find and easier to administer). Development Process Redesign is also undertaking a comprehensive review of rezoning and development permit processes to modernize, simplify, and clarify these the regulatory framework. Engineering Services is advancing initiatives to

improve their permit review times and find efficiencies in the Development Permit stream, acknowledging engineering development permit reviews are a significant portion of and a critical path for many permits.

These initiatives are coordinated under the Permitting Improvement Projects and are intended to deliver material long-term payoffs. Progress on improvements will be monitored and tangible gains will be reported in future years. In order to support the Permitting Improvement Projects work current resourcing levels will need to be maintained. Staff will continue to assess productivity improvements to offset program costs.

**(b) Fees:**

The program typically raises fees to fund program cost escalation (e.g. salary increments), or sometimes over and above cost escalation to fund service level increases.

Fees are adjusted on an annual basis to stay consistent with cost escalation. The regular fee process includes a comprehensive review periodically (approx. every 5 years). Planning is underway for such a review.

Staff recommend a 5% increase in 2023 that will generate approximately \$2.8M in additional revenue to maintain existing resources to support permitting program transformation.

**(c) General Revenue stabilization reserves:**

A temporary draw from the stabilization reserve of \$10.6 million is recommended to balance the program budget in 2023. There is currently \$53M set aside within the stabilization reserve to cover the cost associated with processing permit applications received in prior years. These funds comprise permitting program surpluses that were added to the reserve in prior years.

***Legal***

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

***CONCLUSION***

In order to balance the 2023 program budget for Rezoning, Development, Building and other related permits, staff is recommending that a combination of fees and reserves be applied, alongside implementation of productivity increases. Fee adjustments are outlined in Appendix B.

The proposed fee increases would be effective January 1, 2023.

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
<b>2017</b>	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"> <li>• 9% increase in most fee categories</li> <li>• 19% increase in some complex development fees, along with other more significant increases in targeted areas</li> </ul>
<b>2018</b>	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"> <li>• 12% increase in most categories</li> <li>• Zero percent increase in laneway development fees</li> <li>• 15% increase in some development and building fees</li> <li>• 22% in some rezoning fees</li> <li>• 55% for two specific rezoning fees to account for the complexity of reviews</li> </ul>
<b>2019</b>	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"> <li>• 3% increase in most categories</li> <li>• Zero percent increase in Class V (Air Space) application Section 5b of the Subdivision Fees By-law</li> <li>• Specific fee adjustments to two fees that were set significantly below full cost recovery: <ul style="list-style-type: none"> <li>○ Rezoning fee in Schedule 2, Section 1 of the Zoning and Development Fee By-law from \$15,680 to \$40,394</li> <li>○ 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</li> </ul> </li> </ul>
<b>2020</b>	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"> <li>• 3% increase in most categories</li> </ul>
<b>2021</b>	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,	<ul style="list-style-type: none"> <li>• 5% Fee Increase in most categories</li> </ul>



	including but not limited to organizational restructuring; new technology adoption; client navigation support; defined service standards; and an accountability and monitoring framework.	
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Note: 2022 Fees represent any current fees in effect and other updates to date approved for implementation in 2022, including Broadway Plan (RTS 14877) and Regulation Redesign – Draft Updated Zoning and Development By-law (RTS 14897)

<b>Zoning and Development Fee By-law - No. 5585 Schedule 1</b>		<b>2022 Fees</b>	<b>2023 Fees (Proposed)</b>
	<b>Single Detached House, Single Detached House with Secondary Suite, Duplex, Duplex with Secondary Suite, and Laneway House</b>		
1	For a single detached house, single detached house with secondary suite, duplex, or duplex with secondary suite, and its accessory building or accessory use to an existing single detached house or duplex or single detached house or duplex with secondary suite, where such an addition, alteration, change of use, accessory building or accessory use is equal to or greater than 60 m <sup>2</sup> in gross floor area		
	(a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 5.2.3 of the Zoning and Development By-law	\$2,510.00	\$2,640.00
	(b) where the permit would be issued as a conditional approval, except as provided for in Sections 1 (a), 1 (c) and 1C	\$3,640.00	\$3,820.00
	(c) where the permit would be issued as a conditional approval after proceeding to a review by a Council-appointed advisory design panel	\$5,850.00	\$6,140.00
1A.	Except as provided for in Section 1B, for an addition, alteration, relaxation, change of use, accessory building or accessory use to an existing single detached house or duplex or single detached house or duplex with secondary suite where such addition, alteration, change of use, accessory building or accessory use is less than 60 m <sup>2</sup> 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 5.2.3 of the Zoning and Development By-law	\$637.00	\$669.00
	(b) in all other cases	\$1,250.00	\$1,310.00
1B.	For conversion of a single detached house to a single detached house with secondary suite	\$874.00	\$918.00
1C.	Notwithstanding Section 1, for a single detached house in the RS-3, RS-3A, RS-5, RS-6 or RS-7 Districts which includes permission by the Director of Planning to increase	\$4,180.00	\$4,390.00

Council will replace the maps in the Zoning and Development Fee By-law as follows.

<b>Zoning and Development Fee By-law - No. 5585 Schedule 1</b>		<b>2022 Fees</b>	<b>2023 Fees (Proposed)</b>
	the maximum floor space ratio otherwise permitted by the District Schedule		
1D.	Despite Section 1, for a duplex 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	\$4,180.00	\$4,390.00
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	\$1,400.00	\$1,470.00
	(b) in all other cases	\$2,140.00	\$2,250.00
2	<b>Multiple Dwellings and Freehold Rowhouses</b> 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 5.2.3 of the Zoning and Development By-law: Each 100 m <sup>2</sup> of gross floor area or part up to 500 m <sup>2</sup> For each additional 100 m <sup>2</sup> of gross floor area or part Maximum fee	\$1,400.00 \$694.00 \$56,300.00	\$1,470.00 \$729.00 \$59,100.00
	(b) where the permit would be issued as a conditional approval, except as provided in Section 2(a): Each 100 m <sup>2</sup> of gross floor area or part up to 500 m <sup>2</sup> For each additional 100 m <sup>2</sup> of gross floor area or part Maximum fee	\$1,930.00 \$1,290.00 \$249,500.00	\$2,030.00 \$1,350.00 \$262,000.00
3	<b>Other Uses (Other Than Single Detached Houses, Duplexes or Multiple Dwellings)</b> For a new principal building or use, or for an addition to an existing building or use, being in all cases other than a single detached house or duplex and a multiple dwelling:		
	(a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 5.2.3 of the Zoning and Development By-law: Each 100 m <sup>2</sup> of gross floor area or part up to 500 m <sup>2</sup> For each additional 100 m <sup>2</sup> of gross floor area or part Maximum fee	\$953.00 \$458.00 \$46,800.00	\$1,000.00 \$481.00 \$49,100.00

Council will replace the maps in the Zoning and Development Fee By-law as follows.

<b>Zoning and Development Fee By-law - No. 5585 Schedule 1</b>		<b>2022 Fees</b>	<b>2023 Fees (Proposed)</b>
	(b) where the permit would be issued as a conditional approval except as provided in Section 3(a): Each 100 m <sup>2</sup> of gross floor area or part up to 500 m <sup>2</sup>		
		\$1,720.00	\$1,810.00
	For each additional 100 m <sup>2</sup> of gross floor area or part	\$1,070.00	\$1,120.00
	Maximum fee	\$249,500.00	\$262,000.00
	<b>Alterations, Changes of Use (Other Than Single Detached Houses, Duplexes)</b>		
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 single detached house or duplex:		
	(a) where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 5.2.3 of the Zoning and Development By-law: Each 100 m <sup>2</sup> of gross floor area or part thereof	\$821.00	\$862.00
	Maximum fee	\$6,570.00	\$6,900.00
	(b) where the permit would be issued as a conditional approval, except as provided in Section 4(a): Each 100 m <sup>2</sup> of gross floor area or part thereof	\$1,190.00	\$1,250.00
	Maximum fee	\$8,510.00	\$8,940.00
	(c) Where the change of use does not require a comprehensive development review or minor amendment	\$417.00	\$438.00
	<b>Outdoor Uses</b>		
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 5.2.3 of the Zoning and Development By-law: Each 200 m <sup>2</sup> of site area or part up to 1 000 m <sup>2</sup>	\$637.00	\$669.00
	Each additional 200 m <sup>2</sup> of site area or part	\$217.00	\$228.00
	(b) where the permit would be issued as a conditional approval, except as provided in Section 5(a): Each 200 m <sup>2</sup> of site area or part up to 1 000 m <sup>2</sup>	\$874.00	\$918.00
	Each additional 200 m <sup>2</sup> of site area or part	\$417.00	\$438.00
5A	For a Farmers' Market	\$771.00	\$810.00
	<b>Developments Requiring Development Permit Board Approval</b>		

Council will replace the maps in the Zoning and Development Fee By-law as follows.

<b>Zoning and Development Fee By-law - No. 5585 Schedule 1</b>		<b>2022 Fees</b>	<b>2023 Fees (Proposed)</b>
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 <sup>2</sup> of gross floor area or part up to 15 000 m <sup>2</sup>	\$1,520.00	\$1,600.00
	Each additional 100 m <sup>2</sup> of gross floor area or part over 15 000 m <sup>2</sup>	\$291.00	\$306.00
	(b) instead of the fees referred to in Section 5:		
	Each 200 m <sup>2</sup> of site area or part up to 1 000 m <sup>2</sup>	\$963.00	\$1,010.00
	Each additional 200 m <sup>2</sup> of site or part	\$466.00	\$489.00
	<b>Child Day Care Facility, Cultural Facility or Social Service Centre</b>		
7	For a child daycare facility, cultural facility or social service centre, where the applicant is an incorporated non-profit society	\$810.00	\$851.00
	<b>Demolitions</b>		
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	\$444.00	\$466.00
	<b>Preliminary Applications</b>		
9	For an application in preliminary form only	25% of the fee that would, except for this provision, apply (with a minimum fee of)	25% of the fee that would, except for this provision, apply (with a minimum fee of)
		\$926.00	\$972.00
	NOTE: This fee will be deducted from the fee for an application in complete form which follows approval of a preliminary application.		
	<b>Revisions</b>		
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	\$417.00	\$438.00

Council will replace the maps in the Zoning and Development Fee By-law as follows.

<b>Zoning and Development Fee By-law - No. 5585 Schedule 1</b>		<b>2022 Fees</b>	<b>2023 Fees (Proposed)</b>
(b) all other sections of this schedule		10% of the fee that would, except for this provision, apply with a minimum fee of \$763.00	10% of the fee that would, except for this provision, apply with a minimum fee of \$801.00
<b>Minor Amendments</b>			
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	\$417.00	\$438.00
	(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 \$417.00	25% of the fee that would, except for this provision, apply with a minimum fee of \$438.00
<b>Extensions And Renewals</b>			
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	\$874.00	\$918.00
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	\$387.00	\$406.00
	(b) for all other uses	\$819.00	\$860.00
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.			
<b>Board of Variance Appeals</b>			
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
<b>Application Following Refusal</b>			

Council will replace the maps in the Zoning and Development Fee By-law as follows.

<b>Zoning and Development Fee By-law - No. 5585 Schedule 1</b>		<b>2022 Fees</b>	<b>2023 Fees (Proposed)</b>
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
16	<b>Changes to Form of Development in CD-1 District</b> 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	\$6,460.00	\$6,780.00
17	<b>Maintenance of Heritage Buildings</b> 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	\$80.00	\$84.00
18	<b>Awnings</b> For an awning where the permit will be issued combined with a building permit or a sign permit.	\$277.00	\$291.00
19	<b>Higher Building Application Fee</b> Despite any other provision in this schedule 1 to the contrary, for an application, unless fee was collected under Schedule 2 during Rezoning	\$64,900.00	\$68,100.00

Council will replace the maps in the Zoning and Development Fee By-law as follows.

	<b>Zoning and Development Fee By-law - No. 5585 Schedule 2</b>	<b>2022 Fees</b>	<b>Proposed Fees (2023)</b>
	<b>Change Zoning District (Except to CD-1)</b>		
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 <sup>2</sup> site area	\$43,700.00	\$45,900.00
	For each additional 100 m <sup>2</sup> of site area or part thereof	\$393.00	\$413.00
	Maximum fee	\$174,900.00	\$183,600.00
	<b>Text Amendments (Except CD-1)</b>		
2	For an amendment to the text of the Zoning and Development By-law	\$33,400.00	\$35,100.00
	<b>New CD-1 or Amendment to Existing CD-1</b>		
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 or the Broadway area shown on Map 2, where the site area is smaller than 8,000 m <sup>2</sup> :		
	Up to 2 000 m <sup>2</sup> site area	\$154,100.00	\$161,800.00
	For each additional 100 m <sup>2</sup> of site area or part thereof	\$1,090.00	\$1,140.00
	Maximum fee	\$233,900.00	\$245,600.00
	(b) Within the downtown area shown on Map 1 or the Broadway area shown on Map 2, where the site area is 8,000 m <sup>2</sup> or greater but smaller than 40,000 m <sup>2</sup> or where the proposed floor area is greater than 45,000 m <sup>2</sup> :		
	For the first 8 000 m <sup>2</sup> of site area	\$195,800.00	\$205,600.00
	For each additional 100 m <sup>2</sup> of site area or part thereof	\$1,400.00	\$1,470.00
	Maximum fee	\$1,671,000.00	\$1,754,600.00
	(c) Outside the downtown area shown on Map 1 or the Broadway area shown on Map 2, where the site area is smaller than 8 000 m <sup>2</sup> :		
	For the first 2 000 m <sup>2</sup> of site area	\$64,300.00	\$67,500.00
	For each additional 100 m <sup>2</sup> of site area or part thereof	\$1,090.00	\$1,140.00
	Maximum fee	\$233,900.00	\$245,600.00
	(d) Outside the downtown area shown on Map 1 or the Broadway area shown on Map 2, where the site area is 8,000 m <sup>2</sup> or greater but smaller than 40 000 m <sup>2</sup> or where the proposed floor area is greater than 45,000 m <sup>2</sup> :		
	For the first 8 000 m <sup>2</sup> of site area	\$195,800.00	\$205,600.00
	For each additional 100 m <sup>2</sup> of site area or part thereof	\$1,400.00	\$1,470.00
	Maximum fee	\$1,671,000.00	\$1,754,600.00



Council will replace the maps in the Zoning and Development Fee By-law as follows.

	<b>Zoning and Development Fee By-law - No. 5585 Schedule 2</b>	<b>2022 Fees</b>	<b>Proposed Fees (2023)</b>
	(e) Where the site area is 40 000 m <sup>2</sup> or greater: For the first 40 000 m <sup>2</sup> For each additional 100 m <sup>2</sup> of site area or part thereof Maximum fee	\$1,671,000.00 \$2,120.00 \$5,569,700.00	\$1,754,600.00 \$2,230.00 \$5,848,200.00
4	<b>Reduced Fees for Large Sites with Limited Changes</b> Despite sections 3 (e) and 5 of this Schedule 2, for a site area of 40,000 m <sup>2</sup> 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 <sup>2</sup> of site area For each additional 100 m <sup>2</sup> of site area or part thereof	\$557,000.00 \$557.00	\$584,900.00 \$585.00
5	<b>Reduced Fees for Large Sites with Limited Minor Changes</b> Notwithstanding sections 3 (e) and 4 of this Schedule 2, for a site area of 40,000 m <sup>2</sup> 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 <sup>2</sup> of site area For each additional 100 m <sup>2</sup> of site area or part thereof	\$111,400.00 \$279.00	\$117,000.00 \$293.00
6	<b>Amend CD-1 (One Section Only)</b> 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	\$25,500.00	\$26,800.00
7	<b>Higher Building Application Fee</b> 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	\$64,900.00	\$68,100.00
8	<b>Application for Rezoning Advice</b> 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 or the Broadway area shown on Map 2: Up to 2,000 m <sup>2</sup> site area	\$6,250.00	\$6,560.00

Council will replace the maps in the Zoning and Development Fee By-law as follows.

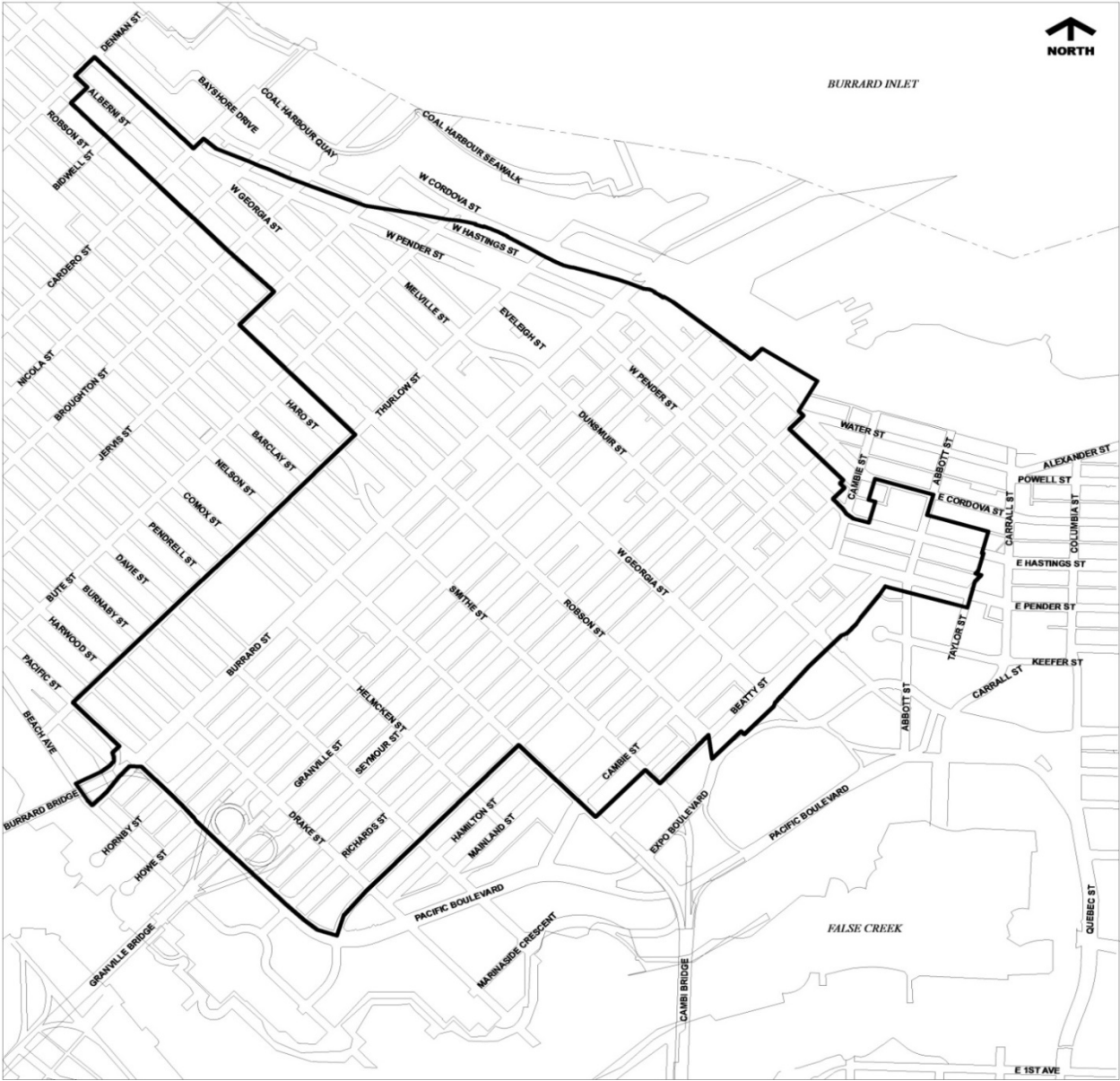
<b>Zoning and Development Fee By-law - No. 5585 Schedule 2</b>		<b>2022 Fees</b>	<b>Proposed Fees (2023)</b>
	For each additional 100 m <sup>2</sup> of site area or part thereof	\$111.00	\$117.00
	Maximum Fee	\$11,140.00	\$11,700.00
(b)	Outside the downtown area shown on Map 1 or the Broadway area shown on Map 2:		
	Up to 2,000 m <sup>2</sup> site area	\$4,780.00	\$5,020.00
	For each additional 100 m <sup>2</sup> of site area or part thereof	\$111.00	\$117.00
	Maximum Fee	\$8,360.00	\$8,780.00
(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 of the regular fee	10%	10%
	<b>Application Requiring Policy, Planning and Consultation Work</b>		
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 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 <sup>2</sup>		
	For the first 2,000 m <sup>2</sup> of site area	\$73,140.00	\$76,800.00
	For each additional 100 m <sup>2</sup> of site area or part thereof	\$731.40	\$768.00
	Maximum fee	\$175,674.00	\$184,500.00
(b)	Where the site area is 8,000 m <sup>2</sup> or greater but smaller than 40,000 m <sup>2</sup>		
	For the first 8,000 m <sup>2</sup> of site area	\$175,674.00	\$184,500.00
	For each additional 100 m <sup>2</sup> of site area or part thereof	\$1,462.80	\$1,540.00
	Maximum fee	\$1,024,788.00	\$1,076,000.00
(c)	Where the site area is greater than 40,000 m <sup>2</sup>		
	For the first 40,000 m <sup>2</sup> of site area	\$1,024,788.00	\$1,076,000.00
	For each additional 100 m <sup>2</sup> of site area or part thereof	\$1,462.80	\$1,540.00
	Maximum fee	\$8,784,252.00	\$9,223,500.00
	<b>Application Requiring an Issues Report</b>		

Council will replace the maps in the Zoning and Development Fee By-law as follows.

	<b>Zoning and Development Fee By-law - No. 5585 Schedule 2</b>	<b>2022 Fees</b>	<b>Proposed Fees (2023)</b>
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:	\$11,140.00	\$11,700.00

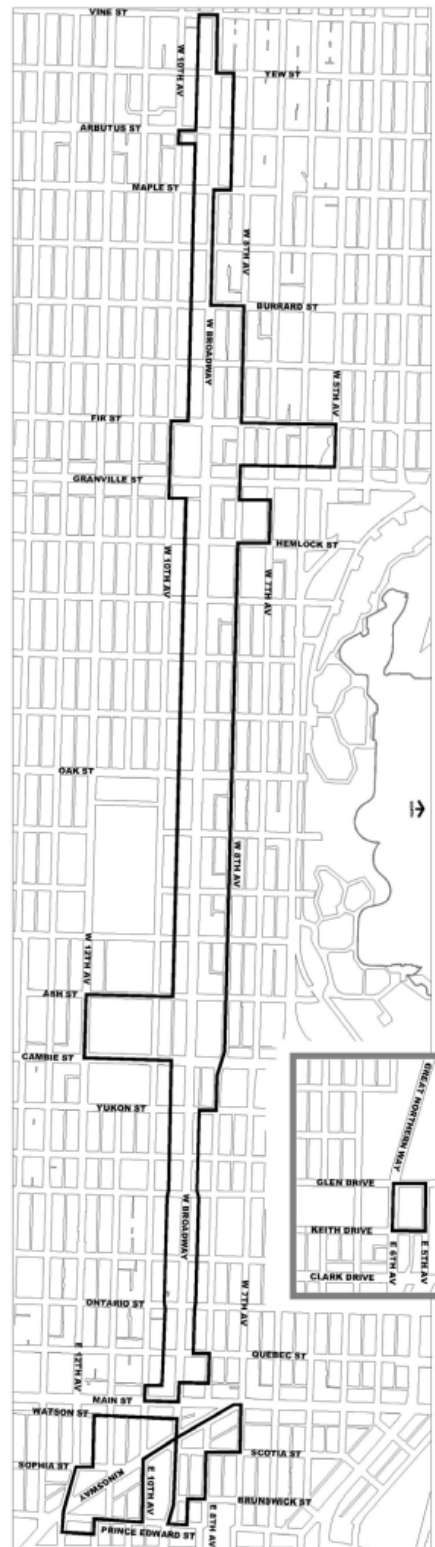
Council will replace the maps in the Zoning and Development Fee By-law as follows.

Map 1 - Downtown Area



Council will replace the maps in the Zoning and Development Fee By-law as follows.

Map 2 - Downtown Area



Council will replace the maps in the Zoning and Development Fee By-law as follows.

	<b>Subdivision By-law - # 5208 Schedule F</b>	<b>2022 Fees</b>	<b>Proposed Fees (2023)</b>
	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 <sup>2</sup> in area; or (ii) where the site is between 10 000 m <sup>2</sup> and 40 000 m <sup>2</sup> 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	\$141,400.00	\$148,500.00
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 <sup>2</sup> and 10 000 m <sup>2</sup> 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	\$70,800.00	\$74,300.00
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 <sup>2</sup> 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	\$12,200.00	\$12,800.00
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	\$597.00	\$627.00
(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	\$101,500.00	\$106,600.00

Council will replace the maps in the Zoning and Development Fee By-law as follows.

	<b>Subdivision By-law - # 5208 Schedule F</b>	<b>2022 Fees</b>	<b>Proposed Fees (2023)</b>
(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	\$51,600.00	\$54,200.00
6	CLASS VI (Freehold Rowhouses) - For an application to subdivide pursuant to Section 223.2 of the Land Title Act, plus per freehold lot.	\$12,200.00 \$1,590.00	\$12,800.00 \$1,670.00
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	\$6,200.00	\$6,510.00
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	\$6,200.00	\$6,510.00

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.

Council will replace the maps in the Zoning and Development Fee By-law as follows.

	<b>Building By-law - #12511</b>	<b>2022 Fees</b>	<b>Proposed Fees (2023)</b>
	<b>PART A - BUILDING</b>		
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	\$176.00	\$185.00
	For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$5,000 but does not exceed \$50,000	\$11.20	\$11.80
	For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$50,000	\$5.70	\$6.00
	(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	\$111.00	\$117.00
	Subject to a minimum fee of	\$122.00	\$128.00
	Flat rate for each portable toilet	\$122.00	\$128.00
	(c) For an OCCUPANCY PERMIT not required by this By-law but requested	\$254.00	\$267.00
	(d) For the demolition of a BUILDING, not including a SINGLE DETACHED HOUSE, which has at any time since November 1, 1986 provided RESIDENTIAL OCCUPANCY, subject to Section 3:		
	For each DWELLING UNIT	\$1,280.00	\$1,340.00
	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	\$1,280.00	\$1,340.00
	(e) For the demolition of a SINGLE DETACHED HOUSE, which has at any time since November 1, 1986 provided RESIDENTIAL OCCUPANCY, subject to Section 3	\$1,280.00	\$1,340.00
	(f) For the repair of building envelope pursuant to requirements of Book I, Division B, Part 5 for any residential building	Nil	Nil



Council will replace the maps in the Zoning and Development Fee By-law as follows.

	<b>Building By-law - #12511</b>	<b>2022 Fees</b>	<b>Proposed Fees (2023)</b>
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	\$347.00	\$364.00
	(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	\$347.00	\$364.00
	(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	\$229.00	\$240.00
	(d) For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$229.00	\$240.00
	(e) For each inspection of a drainage tile system:		
	For a single detached house or duplex	\$236.00	\$248.00
	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	\$461.00	\$484.00
	When the estimated cost of the work exceeds \$500,000 but does not exceed \$1,000,000	\$922.00	\$968.00
	When the estimated cost of the work exceeds \$1,000,000	\$1,160.00	\$1,220.00
	(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>	\$295.00	\$310.00
	For all other BUILDINGS	\$592.00	\$622.00
	(g) To access plans (electronic or on microfilm) or documents for viewing or copying.	\$50.30	\$52.80
	(h) For each microfilm image or electronic file copied	\$13.90	\$14.60

Council will replace the maps in the Zoning and Development Fee By-law as follows.

	<b>Building By-law - #12511</b>	<b>2022 Fees</b>	<b>Proposed Fees (2023)</b>
	(i) For a request to renumber a BUILDING	\$1,090.00	\$1,140.00
	(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 \$423.00	50 % of the original BUILDING PERMIT fee to a maximum of \$444.00
	(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	\$2,770.00	\$2,910.00
	(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 SINGLE DETACHED HOUSE or a SECONDARY SUITE	\$229.00	\$240.00
	plus for each hour, or part thereof, exceeding one hour	\$229.00	\$240.00
	where the PERMIT relates to any other BUILDING	\$694.00	\$729.00
	plus for each hour, or part thereof, exceeding one hour	\$347.00	\$364.00
	(m) For each RE-OCCUPANCY PERMIT after rectification of an UNSAFE CONDITION and related By-law violations	\$422.00	\$443.00
	(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	\$970.00	\$1,019.00
	(o) For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of acceptance of existing conditions		
	for each application	\$554.00	\$582.00
	(p) For review by the Alternative Solution Review Panel	\$3,110.00	\$3,270.00
	(q) For the evaluation of a resubmission or revised submission made under Clauses (n) or (o) of this Section 2	\$347.00	\$364.00
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:		

Council will replace the maps in the Zoning and Development Fee By-law as follows.

	<b>Building By-law - #12511</b>	<b>2022 Fees</b>	<b>Proposed Fees (2023)</b>
(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.		
<b>PART B - PLUMBING</b>			
Every applicant for a Plumbing PERMIT shall, at the time of application, pay to the City the fees set out hereunder:			
<b>1</b>	<b>INSTALLATIONS</b>		
	<b>For the Installation of:</b>		
	One, two or three FIXTURES	\$229.00	\$240.00
	Each additional FIXTURE	\$72.00	\$75.60
	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.		
	<b>Alteration of Plumbing (no FIXTURES involved):</b>		
	For each 30 metres of piping or part thereof	\$336.00	\$353.00
	For each 30 metres of piping or part thereof, exceeding the first 30 metres	\$93.60	\$98.30
	Connection of the City water supply to any hydraulic equipment	\$127.00	\$133.00
<b>2</b>	<b>INSPECTIONS OF FIRELINE SYSTEMS:</b>		
	<b>Hydrant &amp; Sprinkler System:</b>		
	First two inspections for each 30 m of water supply pipe or part thereof	\$336.00	\$353.00
	Each additional inspection for each 30 m of water supply pipe or part thereof	\$139.00	\$146.00
	<b>Sprinklers:</b>		
	First head, single detached house or duplex	\$383.00	\$402.00
	First head, all other buildings	\$815.00	\$856.00
	First head, renovations to existing sprinkler systems	\$237.00	\$249.00
	Each additional head, all buildings (no limit on number)	\$4.20	\$4.40
	<b>Firelines:</b>		
	Hose Cabinets	\$44.30	\$46.50
	Hose Outlets	\$44.30	\$46.50

Council will replace the maps in the Zoning and Development Fee By-law as follows.

<b>Building By-law - #12511</b>		<b>2022 Fees</b>	<b>Proposed Fees (2023)</b>
Wet & Dry Standpipes		\$44.30	\$46.50
Standpipes		\$44.30	\$46.50
Dual Check Valve In-flow Through Devices		\$44.30	\$46.50
Backflow Preventer		\$229.00	\$240.00
<b>Wet &amp; Dry Line Outlets:</b>			
Each connection		\$44.30	\$46.50
NOTE: A Siamese connection shall be considered as two dry line outlets.			
Each Fire Pump		\$358.00	\$376.00
Each Fire Hydrant		\$110.00	\$116.00
<b>3 REINSPECTIONS</b>			
(a)	For each REINSPECTION made necessary due to faulty work or materials or incomplete work requested to be inspected	\$229.00	\$240.00
<b>4 SPECIAL INSPECTIONS</b>			
Each inspection to establish fitness of any existing fixture for each hour or part thereof		\$229.00	\$240.00
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		\$347.00	\$364.00
<b>5 BUILDING SEWER INSPECTIONS</b>			
First two inspections for each 30 m of BUILDING SEWER or part thereof		\$336.00	\$353.00
Each additional inspection for each 30 m of BUILDING SEWER or part thereof		\$139.00	\$146.00
<b>PART C - OPERATING PERMITS</b>			
Every applicant for an OPERATING PERMIT shall, at the time of application for a new OPERATING PERMIT or renewal of an OPERATING PERMIT, pay to the City the fees set out hereunder:			
For each OPERATING PERMIT relating to equipment or systems in a BUILDING		\$175.00	\$184.00
For not renewing an OPERATING PERMIT on or before the renewal date. The OPERATING PERMIT renewal fee plus		\$100.00	\$105.00
For each re-inspection made necessary due to non-compliance with this By-law		\$218.00	\$229.00
For each change of permit holder on an OPERATING PERMIT		\$100.00	\$105.00
<b>PART D - MECHANICAL PERMITS</b>			

Council will replace the maps in the Zoning and Development Fee By-law as follows.

<b>Building By-law - #12511</b>	<b>2022 Fees</b>	<b>Proposed Fees (2023)</b>
For a MECHANICAL PERMIT in a 1-3 storey BUILDING, plus per 1kW	\$350.00 \$12.00	\$367.50 \$13.00
For a MECHANICAL PERMIT in a BUILDING of 4 stories and above,	\$800.00	\$840.00
plus for each electric heat pump installation above 6 total heat pump units	\$100.00	\$105.00

Council will replace the maps in the Zoning and Development Fee By-law as follows.

<b>Green Demolition By-law 11023</b>		<b>2022 Fees</b>	<b>Proposed Fees (2023)</b>
<b>SECURITY DEPOSIT CONDITION</b>			
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
<b>OTHER PERMIT CONDITIONS</b>			
6.1	A fee must be paid before a demolition permit subject to a green demolition condition may be issued.	\$380.00	\$400.00
<b>Electrical By-law - # 5563 Schedule A</b>		<b>2022 Fees</b>	<b>Proposed Fees (2023)</b>
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	\$85.80	\$90.10
	When the estimated cost exceeds \$250 but does not exceed \$500	\$115.70	\$121.00
	When the estimated cost exceeds \$500 but does not exceed \$700	\$151.40	\$159.00
	When the estimated cost exceeds \$700 but does not exceed \$1,000	\$196.90	\$207.00
	When the estimated cost exceeds \$1,000 but does not exceed \$10,000	\$196.90	\$207.00
	plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000	\$64.80	\$68.00
	When the estimated cost exceeds \$10,000 but does not exceed \$50,000	\$900.90	\$946.00
	plus for every \$1,000 of the estimated costs, or part thereof, over \$10,000	\$35.00	\$36.80
	When the estimated cost exceeds \$50,000 but does not exceed \$100,000	\$2,540.00	\$2,670.00
	plus for every \$1,000 of the estimated costs, or part thereof, over \$50,000	\$21.20	\$22.30
	When the estimated cost exceeds \$100,000 but does not exceed \$500,000	\$3,760.00	\$3,950.00
	plus for every \$1,000 of the estimated costs, or part thereof, over \$100,000	\$14.90	\$15.60
	When the estimated cost exceeds \$500,000 but does not exceed \$1,000,000	\$10,580.00	\$11,110.00
	plus for every \$1,000 of the estimated cost, or part thereof, over \$500,000	\$11.20	\$11.80
	When the estimated cost exceeds \$1,000,000	\$17,420.00	\$18,290.00
	plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000,000	\$4.90	\$5.10

Council will replace the maps in the Zoning and Development Fee By-law as follows.

<b>Electrical By-law - # 5563 Schedule A</b>		<b>2022 Fees</b>	<b>Proposed Fees (2023)</b>
2	The temporary power permit shall be valid for one year and the fee shall be:		
(a)	for single detached house or duplex	\$467.00	\$490.00
(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	\$229.00	\$240.00
(c)	for all other uses where the temporary power is supplied from a power source not exceeding 750 V	\$495.00	\$520.00
(d)	for all other uses where the temporary power is supplied from a voltage power exceeding 750 V	\$1,370.00	\$1,440.00
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	\$475.00	\$499.00
	For 15 kVA or part thereof exceeding the first 500 kVA	\$10.10	\$10.60
	Subject to a maximum fee of	\$6,010.00	\$6,310.00
(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	\$475.00	\$499.00
(c)	For section 5.14(a) and/or section 5.14(d)	\$229.00	\$240.00
4	Fees for an Electrical Permit for the Entertainment and Film Industry		
(a)	For an annual permit for filming in a single location	\$708.00	\$743.00
(b)	For an annual permit for filming in multiple locations	\$1,370.00	\$1,440.00
(c)	For a Temporary permit for filming in single or multiple locations		
	for up to 14 days	\$229.00	\$240.00
	for 15 to 30 days	\$461.00	\$484.00
	for 31 to 60 days	\$691.00	\$726.00
	for 61 to 90 days	\$1,160.00	\$1,220.00
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 quarter of an hour or part thereof	\$57.00	\$60.00
6	The fee for an inspection of electrical work where errors or omissions were found at a previous inspection shall be	\$229.00	\$240.00
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	\$331.00	\$348.00

Council will replace the maps in the Zoning and Development Fee By-law as follows.

<b>Electrical By-law - # 5563 Schedule A</b>		<b>2022 Fees</b>	<b>Proposed Fees (2023)</b>
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	\$116.00	\$122.00
(b)	For equipment more than 5 kW but not exceeding 750 V		
	for up to 14 days	\$229.00	\$240.00
	for 15 to 30 days	\$459.00	\$482.00
	for 31 to 60 days	\$690.00	\$725.00
	for 61 to 90 days	\$1,140.00	\$1,200.00
(c)	For equipment supplied from a High Voltage power source	\$1,390.00	\$1,460.00
9	The fee for an application for special permission pursuant to Section 4.9 shall be	\$211.00	\$222.00
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	\$211.00	\$222.00
11	The fee for an interim permit pursuant to Section 5.16 shall be	\$196.90	\$207.00
12	The administration fees pursuant to Section 5.20 and 5.27 shall be		
(a)	the first \$90.10 of the permit fee when no plan review performed	\$85.80	\$90.10
(b)	the first \$240.00 of the permit fee when plan review performed	\$229.00	\$240.00
13	The fee for a permit amendment review pursuant to Section 5.22 shall be	\$85.80	\$90.10



Council will replace the maps in the Zoning and Development Fee By-law as follows.

<b>Gas Fitting By-law - #3507</b>		<b>2022 Fees</b>	<b>Proposed Fees (2023)</b>
<b>APPENDIX A - FEE SCHEDULE</b>			
<b><u>Installations:</u></b>			
One, two or three appliances		\$229.00	\$240.00
Each additional appliance		\$72.50	\$76.10
Each replacement water heater, gas range, furnace or boiler		\$54.10	\$56.80
Each additional gas meter of a multiple dwelling (same appliance count)		\$54.10	\$56.80
<b><u>Piping Permits</u></b>			
<b>(no appliances):</b>			
For first 60 m of piping or part thereof		\$229.00	\$240.00
Every 30 m or part thereof exceeding the first 60 m		\$88.60	\$93.00
<b><u>Reinspections</u></b>			
For each reinspection		\$229.00	\$240.00
<b>Noise Control By-law #6555 - Schedule E</b>		<b>2022 Fees</b>	<b>Proposed Fees (2023)</b>
<b>Application under section 17 of the Noise Control By-law, a non-refundable application fee of:</b>			
(i)	for an application submitted at least five working days prior to the date of the proposed activity	\$207.00	\$217.00
(ii)	for an application submitted less than five working days prior to the date of the proposed activity	\$410.00	\$431.00
<b>Secondary Suite Inspection Fee By-law - #6553</b>		<b>2022 Fees</b>	<b>Proposed Fees (2023)</b>
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	\$229.00	\$240.00
(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	\$689.00	\$723.00
<b>Protection of Trees By-law # 9958</b>		<b>2022 Fees</b>	<b>Proposed Fees (2023)</b>
4.4(c)	A non-refundable application fee of:		
(i)	for a tree permit to remove the first tree in a 12 month period	\$91.00	\$96.00
(ii)	to remove each subsequent tree during that same 12 month period	\$263.00	\$276.00
<b>Sign Fee By-law - # 11880</b>		<b>2022 Fees</b>	<b>Proposed Fees (2023)</b>
1.1	<b>Permit Application Fee</b>		

Council will replace the maps in the Zoning and Development Fee By-law as follows.

	<b>Sign Fee By-law - # 11880</b>	<b>2022 Fees</b>	<b>Proposed Fees (2023)</b>
	(a) For each sign requiring a permit, other than a billboard, including one building field inspection	\$366.00	\$384.00
	(b) For each sign subject to Part 15 Director of Planning Review, including one building field inspection	\$865.00	\$908.00
	(c) For each billboard sign, including one building field inspection	\$865.00	\$908.00
	(d) For each sign requiring electrical connection, including one electrical field inspection	\$186.00	\$195.00
	(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	<b>Re-Inspection Fee</b> 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	\$211.00	\$222.00
1.3	<b>Fee for Sign Erected without Permit</b> 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	<b>Fee for Revisions to Sign Permit</b> Where a sign permit has been issued and must be revised, the fee for review by city staff	\$56.20	\$59.00
1.5	<b>Sign By-Law Amendment Application Fees</b> 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	\$749.00	\$786.00
	<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>	\$3,740.00	\$3,930.00
	For every additional sign requiring a <i>minor amendment</i> under the same application	\$749.00	\$786.00
	<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>	\$8,490.00	\$8,910.00
	For every additional sign requiring a <i>major amendment</i> under the same application	\$1,700.00	\$1,790.00
	<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	\$24,950.00	\$26,200.00
1.6	<b>Fees for Removal and Storage of Unsafe Signs</b>		

Council will replace the maps in the Zoning and Development Fee By-law as follows.

<b>Sign Fee By-law - # 11880</b>		<b>2022 Fees</b>	<b>Proposed Fees (2023)</b>
(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	\$31.20	\$32.80
<b>Miscellaneous Fees By-law - #5664 Schedule 1</b>		<b>2022 Fees</b>	<b>Proposed Fees (2023)</b>
<b>Adopt or Amend an Area Development Plan (ADP)</b>			
1	For adoption or amendment of an Area Development Plan:		
	Up to 0.4 ha (43,128 sq. ft.) site area	\$37,500.00	\$39,400.00
	For each additional 100 m <sup>2</sup> (1,080 sq. ft.) of site area, or part thereof	\$364.00	\$382.00
	Maximum fee	\$149,700.00	\$157,200.00
<b>Amend an Official Development Plan (ODP) and Area Development Plan (ADP)</b>			
2	For an amendment to the text of an Official Development Plan and any associated Area Development Plan	\$56,400.00	\$59,200.00
<b>Amend a Regional or Provincial Land Use Designation</b>			
3	For an amendment of a regional or provincial land use designation	\$3,790.00	\$3,980.00
<b>Site Profile Review</b>			
4	For each review of a site profile	\$100.00	\$100.00
<b>Appeal to Board of Variance/Parking Variance Board</b>			
5	For the filing of an appeal	\$2,490.00	\$2,610.00
<b>Approved Use Research Requests</b>			
6	Provide written information on the approved use of a building in accordance with the Zoning & Development and Vancouver Building By-laws		
(a)	Residential	\$69.40	\$72.90
(b)	Commercial (one unit only)	\$69.40	\$72.90
(c)	Commercial and/or mixed use (all units) requiring up to a maximum of 2 hours of staff time	\$303.00	\$318.00
	For each additional hour or part thereof beyond the 2 hours referred in Clause above	\$152.00	\$160.00
<b>File Research Environmental</b>			
7	Provide written information as to whether the City records indicate that a property has any contamination or environmental issues.	\$303.00	\$318.00
<b>Building Grades</b>			
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:		

Council will replace the maps in the Zoning and Development Fee By-law as follows.

<b>Miscellaneous Fees By-law - #5664 Schedule 1</b>		<b>2022 Fees</b>	<b>Proposed Fees (2023)</b>
	Length of property abutting street or lane, or both, is		
	Up to 31 m	\$1,800.00	\$1,890.00
	Over 31 m and up to 90 m	\$2,150.00	\$2,260.00
	Over 90 m and up to 150 m	\$3,010.00	\$3,160.00
	Over 150 m and up to 300 m	\$4,450.00	\$4,670.00
	Over 300 m	\$6,590.00	\$6,920.00
(b)	Where the applicant provides approved building grade survey information to the City for the purpose of calculating the design elevations of the required streets and lanes:		
	Length of property abutting street or lane, or both, is		
	Up to 31 m	\$537.00	\$564.00
	Over 31 m and up to 90 m	\$711.00	\$747.00
	Over 90 m and up to 150 m	\$886.00	\$930.00
	Over 150 m and up to 300 m	\$1,240.00	\$1,300.00
	Over 300 m	\$1,960.00	\$2,060.00
	<b>Traffic Management Plan Review</b>		
9	(a) Where the review is less than 1 hour of staff time	\$69.40	\$72.90
	(b) Where the review is 1 to 15 hours of staff time	\$694.00	\$729.00
	(c) Where the review is over 15 hours of staff time	\$1,950.00	\$2,050.00
	<b>Discharge of a Registered Encumbrance</b>		
10	(a) Where the review requires up to 2 hours of staff time	\$277.00	\$291.00
	(b) Where the review requires more than 2 hours of staff time	\$694.00	\$729.00
11	<b>Road Closure Fee</b>	\$11,660.00	\$12,240.00
	<b>Producing Permit/Document Copies</b>		
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 (Single Detached House or Duplex)	\$64.80	\$68.00
	(b) One Unit in a Commercial Building	\$64.80	\$68.00
	(c) All other Buildings	\$132.00	\$139.00
	(d) For each additional copy beyond the 4 documents referred in this section above	\$13.30	\$14.00
	<b>Research Requests</b>		
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	\$303.00	\$318.00
	(b) For each additional hour or part thereof beyond the 2 hours referred to in (a) above	\$152.00	\$160.00
	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:	\$218.00	\$229.00
	For each hour or part thereof		

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