



COUNCIL REPORT

Report Date: October 15, 2025
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Meeting Date: November 12, 2025
[Submit comments to Council](#)

TO: Vancouver City Council

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

SUBJECT: 2026 Fee Increases for Rezoning, Development, Building, and Other
Related Applications and Permits

Recommendations

- A. THAT Council approve, in principle, the adjustment of fees for rezoning, development, building and other related matters to take effect on January 1, 2026, generally in accordance with Appendix A.
- B. That Council approve, in principle, new fees in Schedule 2, sections 6, 11, 12 and 13 of the Zoning and Development Fee By-law, for processing rezoning applications and revisions, generally in accordance with Appendix A.
- C. That Council approve, in principle, a new fee in section 11 of the Miscellaneous Fees By-law, for the preliminary review of a road closure proposal, generally in accordance with Appendix A.
- D. 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, 2026.

Purpose and Executive Summary

This report recommends adjustments to the fees charged by the City for rezoning applications, development permits, building permits, and other related services and permits for 2026. The recommended fee adjustments are reflected in the draft 2026 Operating Budget that will be presented for Council consideration on November 12, 2025.

Prior to 2025, the permitting program reserve accumulated a \$1.2M deficit, which reflects that historically fees were set at levels that did not fully recover the full cost of processing permits. Given the development market downturn in 2025, permitting volume declined, and the City received an increased number of permit cancellations and refund requests. As a result, the permitting program is forecasted to end 2025 with an additional \$1.5M deficit.

The market is expected to remain challenged in 2026, with permit volumes projected to stay below historical norms. Assuming a 4.5% permit fee increment in 2026, the permitting program is forecasted to incur \$3.7M deficit in 2026, bringing the total accumulated deficit to \$6.4M by year-end.

To minimize pressure for permit fee increases, staff explored opportunities to generate additional revenue and identify cost-savings measures, which are detailed in the section below. These deficits can be temporarily managed using the general revenue stabilization reserves, while over the longer term the costs and revenues of the program can be brought into alignment through efficiencies created from the City's permitting improvement. Staff will conduct a comprehensive review of workforce requirements and financial impacts to identify further cost-saving opportunities and will recommend strategies to address the reserve deficit as part of Council's next annual review.

Fee Adjustment Recommendation

Throughout 2025, there has been a strong focus on identifying efficiencies and streamlining the permitting process. Staff continue to monitor the outcomes of these initiatives, which may positively impact 2026 by helping to reduce the projected deficit. Ongoing initiatives include:

1. Review of Stalled Permits to Recognize Earned Revenue

Under the current accounting policy, permit fees cannot be recognized as earned revenue until the service obligations are fulfilled – such as permit issuance, Council decision, and/or satisfactory inspection upon completion of work. Currently, approximately \$146M in permit fees has yet to be recognized as earned revenue. Of that amount, \$3.7M is associated with permits that have been stalled by applicants for more than 10 years. Since applicants have not completed the required work and requested inspections, staff are unable to complete the permit application review cycle and recognize the associated revenue. The timing of project completion is largely driven by applicants while staff have limited control over the process.

Despite this limitation, staff are proactively contacting applicants of stalled permits to either cancel obsolete permits or resolve outstanding issues. This effort aims to complete the review cycle and recognize the associated revenues. The targeted revenue recognition from this initiative is \$1.7M by the end of 2026.

2. Transform End-to End Permitting Services to Increase Efficiency

Pursuant to Council direction, the City is undertaking a comprehensive transformation of permitting services to simplify processes and expedite reviews. Improvements achieved to date include simplification of land use regulations and significant reduction in turnaround times for simple renovation and low-density housing permits.

The City is also implementing a range of initiatives to digitize the permit process and introducing City initiated rezoning which will further enhance efficiency for both applicants and staff. These changes are expected to further reduce per-transaction costs and help moderate future fee increases.

Riding on the recent changes to the Building By-law for onsite rainwater management which help reduce the number of staff sewer reviews in Engineering, staff is exploring a shift in staff to Engineering fee funded to better align with the work they are undertaking and standardizing conditions. All of these are expected to reduce the number of staff recovered by these funding sources.

As part of this transformation, staff is conducting a holistic review of workforce requirements in 2026 to further reduce costs. The target is to reduce costs by \$2.0M per year.

The positive financial impact of the two initiatives above is expected to total \$3.7M. If Council approves the recommended 4.5% permit fee increment for 2026, the permitting program is expected to achieve full cost recovery for that year. However, the \$2.7M accumulated deficit from prior years will be carried forward and repaid in future years. This approach is consistent with the multi-year time horizon for assessing cost recovery.

Considering the current development market trends and the affordability of the industry, staff do not recommend to fully pay back the accumulated deficit in 2026 as it would require a significant fee increase in 2026 and based on the current program forecast, can be recovered in future years from efficiencies.

Staff are continuing to review the impacts of service efficiencies and program costs. The Rezoning Centre has reviewed its current services and recommends new and refined fees to better match the evolving scope of services provided and right sizing our reviews to match applicants' needs. As part of the City's engagement with the industry, applicants have expressed a desire to have more options to work with staff on preliminary rezoning proposals and opportunities for collaboration. Several projects are also seeking revisions to the proposals due in part to the current economic challenges faced by many projects. As such, staff are also recommending a fee to respond to these submissions in a timely manner and to account for this increased volume of revisions and resubmissions. These fees will improve rezoning cost recovery with greater precision and provide better services being requested by applicants.

Staff are also recommending a new Road Tenure Application fee to support cost recovery for preliminary technical review work undertaken for enquiries related to purchase or lease of City Street.

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, 2026.

Council Authority / Previous Decisions

On [July 22, 2025](#), Council enacted to add a fee for Development Cost Levy deferral requests.

On [September 16, 2025](#), Council enacted to enable authority to secure public amenities, facilities, utilities and land as conditions of development permit approval.

City Manager's Comments

The City Manager recommends approval of the foregoing.

Context and Background

The development and building permitting program encompasses a range of services that support customers to develop, operate, maintain and use property in a manner consistent with applicable City by-laws.

Council policy requires that any fees or other charges be set based to recover the direct and indirect costs of administering the permitting program.

Fees are collected when applications are submitted, but the corresponding revenue is only recognized after permits are issued and construction projects are inspected by the City. To balance the annual budget, the costs incurred in processing the permits are funded from reserves until the revenue is fully recognized on completion of the permit processing cycle.

Shift to Digital Services

In line with Council's objective to transform the City's permitting and licensing processes, the City is advancing a user-centred, digital foundation for the design and delivery of permitting services. Primarily funded through the Federal Housing Accelerator Fund, the program is advancing the essential components needed to modernize and redesign these services, with an initial focus on services related to low-density housing, along with business licensing improvements. 2025 accomplishments related to housing to date include:

- **Expanded [eCheck](#) capabilities** – Broadened scope and rule set to allow applicants to validate proposed designs against digitized zoning and development by-laws, improving application completeness and compliance.
- **Expanded [build housing digital services](#)** – extended the modern service portal features and project types to include more low-density housing projects including single detached and laneway, and qualifying multiplex projects. Work underway to expand offering to all multiplex projects.
- **Accelerated approvals** for multiplex – introduced a digitally enabled [concurrent multiplex application stream](#) enabling development and building permit reviews to proceed in parallel, helping projects break ground sooner.
- **Improved application document management** capabilities – delivered new staff tools to streamline low-density housing intake through automated signature verification, improved document deficiency tracking, and clearer communication with customers.

- **AI-assisted plan review proof of concept** – Explored how a standardized, project-specific review process supported by an AI tool could enable faster review cycles and enhance staff experience.

Other Process Improvements

In addition to the digital transformation, staff are implementing a comprehensive set of initiatives to reduce the complexity of the City's regulatory framework, streamlining permit requirements and accelerating review timelines. Key accomplishments to date include:

- **City Initiated Rezoning:** Rezoning of lands within the Broadway Plan and Cambie Plan areas has been initiated by the City, eliminating the need for individual rezoning requests, streamlining the development process.
- **Regulatory Simplification:** Regulations and guidelines have been simplified and clarified, including City-wide Design and Development Guidelines (CDDG), tower floor plate guidelines, solar access and Council protected view guidelines.
- **Process Transparency:** Existing rezoning processes have been documented and clarified through the adoption of the Development Approval By-law.
- **Delegated Authority:** To reduce the routine administrative decisions by Council, Council approved staff's recommendation to delegate the approval of form of development from Council to the Director of Planning.
- **Rezoning Refund Policy:** To complement new rezoning fees, a rezoning refund policy has been developed for inclusion in a future update to the Development Approval Procedure (DAP) By-law. The policy will establish clear milestones and percentage-based refunds for rezoning applications that are withdrawn or cancelled prior to Council decision.
- **Stalled Permit Management:** Proactive cancellation of incomplete and stalled permit applications, and the collection of associated fees.
- **Upgrade Threshold for Renovations:** Thresholds have been established to balance City objectives with practical considerations, reducing undue burden on smaller projects and easing review workloads. These thresholds were initially applied to energy efficiency upgrades in early 2025 and expanded to structural and non-structural upgrades under the Vancouver Building By-law 2025.
- **Revised Sewer Capacity Review Process:** A new sewer capacity review process has been adopted based on the adoption of changes to the rainwater management requirements. This will reduce the number of reviews by over 75% which will result in a decrease in the number of staff recovered by these fees.
- **Review of Fee Recovery Areas:** Engineering is undertaking a review of staff that are recovered through development permit fees vs Engineering fees for use of street right of way. This may result in a shift to some of those fees.
- **Standardization of Planning Conditions:** Planning staff continue to refine standardized conditions for permitting including housing, urban design, landscape and arboriculture, and heritage reviews. This has resulted in greater simplification, transparency, and certainty throughout the approvals process for applicants, tenants and legal agreements, and the community. These were implemented in 2024 and continuous improvements are ongoing. Results continue to build on efficiencies in staff resourcing and the approvals process.
- **Standardization of Engineering Conditions:** Through the movement to city initiated rezonings, the new authorities for conditions through the development permit process and the city's focus on development viability, engineering staff have been working to standardize and reduce conditions for developments. This will ultimately result in a

reduction in staff hours for reviews. These are starting to be applied in 2025, and results should be evident through 2026

Staff will continue to provide regular updates to Council regarding the outcomes of this work.

Discussion

In May 2023, the Office of the Auditor General (AG) released its audit [report](#) on the Permitting Program's cost recovery model. The report highlighted that the permitting program was not fully recovering costs, and that certain fees were significantly below full cost recovery. The under recovery of program costs is being addressed through fee increases, the temporary use of reserves, and through annual reviews of permit fee revenues and costs. While cost recovery may vary each year, resulting in annual surpluses or deficits, cost recovery is assessed over a multi-year time horizon. Details of recommendations from the audit report and corresponding initiatives taken and future action plans can be found in Appendix C.

Consistent with Council policy and the referenced audit report, fees for permitting services are recommended to be set with the objective of recovering all direct and indirect costs associated with program administration. Due to the increased inflationary pressures driven by collective agreements and rising fixed costs such as building maintenance, utilities, leases and insurance, the overall cost of the program is projected to increase by 4.5% for 2026.

Notwithstanding the opportunities to generate additional revenue by reviewing stalled permits and achieving efficiency savings through transformation and process improvements, staff recommend a moderate fee increase of 4.5% across all categories to help offset the 2026 forecasted deficit resulting from the economic market downturn.

Fee changes

Staff are also recommending changes to the City's various fee by-laws which will improve clarity, right size fees to align with application complexity and meet the evolving needs of industry.

Zoning and Development Fee By-law:

Schedule 2, Section 6

Staff recommend renaming this section from "Amend CD-1 (One Section Only)" to "Amend CD-1 (Minor Application)" and split into two fee subsections. While the existing fee will remain in place at the current annual inflationary increase, staff recommend a second fee of \$50,000 for an application which requires additional internal and external review and consultation with the public, organizations, and authorities. This new fee will enable recovery of additional costs associated with extra complexity of amendments sought by industry and will reduce processing complications.

Schedule 2, Section 11

Staff propose introducing a new service "Pre-Application Meeting" at a fee of \$2,800 where applicants can share preliminary proposals with City staff and receive preliminary recommendations and advice on next steps. Currently if applicants are seeking staff's recommendations and advice, the process is relatively rigid where applicants have to formally submit full enquiry drawings and details before staff can provide comments. This often leads to pro-longed turnarounds and drawing revisions. This new service is intended to provide greater flexibility in how applicants receive preliminary feedback on rezoning proposals and streamline

the permit review process. This will reduce processing time for straightforward projects while reducing staff resourcing needs.

Schedule 2, Section 12

Staff recommend introducing a new service “Rezoning Workshop” with an associated fee of \$15,000 where applicants of complex development can schedule a workshop with staff to present and discuss specific details of the proposal with staff and management. Staff will also provide preliminary recommendations and advice on next steps. Workshops can be planned in addition to or as a replacement of the current Section 8 (Application for Rezoning Advice). This stream of enquiry will help right size the reviews and level of detail, as well as collaborate with applicants in order to expedite projects to the application stage

Schedule 2, Section 13

Given the recent real estate market downturn, applicants are often seeking modest modifications to improve project viability. This has resulted in more rezoning revisions to cope with change in development strategies, and created additional workload to staff reviewing the applications. In order to achieve full cost recovery, staff recommend launching a new fee section “Rezoning Revision” with new associated fees based on the processing stage and complexity of the revisions sought. This will better reflect the scope of work / level of effort, as opposed to charging a full rezoning application fee. This new path also simplifies when an applicant can seek to make modifications to a project that is approved in principle but not yet enacted. For a revision prior to Council decision, a fee of either 10% or 20% of the application fee will apply. For revisions to a conditionally approved rezoning application prior to enactment, a fee of either \$37,411 or \$50,000 will apply. The higher fees will apply if the revision necessitates additional internal and external review and consultation with the public, organizations, and authorities. These new fees will better capture the complexity of amendments currently sought by applicants. Currently, rezoning application fees can only cover very limited revisions prior to Council approval. Similarly, applications for changes after Council approval have historically required completely withdrawing the application, delayed issuance of development permits, and resulted in limited cost recovery.

Miscellaneous Fees By-law:

Schedule 1, Section 11 - Road Closure Preliminary Review Fee

To support cost recovery for preliminary technical review work undertaken by City staff, a new Road Tenure Application Fee has been introduced. This fee applies when an application is submitted to sell or lease a portion of City street. Currently, the Road Closure Fee is collected only upon completion of negotiations and presentation of an administrative report to Council. However, in numerous cases, staff have conducted substantial review and provided formal responses, only for applicants to subsequently withdraw their interest in proceeding.

The new application fee is intended to partially offset the costs associated with this early-stage work. Should the application advance to Council and the Road Closure Fee be paid, the Road Tenure Application Fee will be refunded to the applicant.

Overall, the proposed fee changes will provide customers with more options and clarity in areas related to fees.

Financial Implications

Staff have created a permitting stabilization reserve to address cyclical fluctuations and timing differences in revenue recognition within the permitting program.

Prior to 2025, the permitting program reserve accumulated a \$1.2M deficit which shall further increase to \$2.7M by the end of 2025. Assuming a 4.5% permit fee increment in 2026, the permitting program is forecasted to incur \$3.7M deficit in 2026, which is expected to be offset by additional revenue from stalled permits and efficiency savings. The reserve is expected to temporarily incur a \$2.7M deficit by the end of 2025 which will be carried over in 2026 and repaid in future years. Staff will review the financial impact of the said initiatives to future years and then further recommend a way forward to balance off the deficit in the reserve for Council's consideration in next annual review.

Legal Implications

Council is authorized to impose fees, by by-law, pursuant to a variety of sections of the Vancouver Charter, including section 199.01, 565, 565A and 566. If Council approves the Recommendations in this report, Legal Services will prepare by-laws for Council enactment in accordance with this report.

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APPENDIX A

Fee Changes

Zoning and Development Fee By-law –

 Schedule 1 – Development Permits

 Schedule 2 – Zoning By-law Amendments

Subdivision By-law - Schedule F

Building By-law

 Part A - Building

 Part B -Plumbing Permits

 Part C – Operating Permits

 Part D – Mechanical Permits

Green Demolition By-law

Sign Fee By-law

Electrical By-law - Schedule A

Gas Fitting By-law

Noise Control By-law

Secondary Suite Inspection Fee By-law

Protection of Trees By-law

Miscellaneous Fees By-law

Zoning and Development Fee By-law – Schedule 1 – Development Permits

By-law Section and Text		2025 Current	2026 Proposed
Single Detached House, Single Detached House with Secondary Suite, Duplex, Duplex with Secondary Suite, and Laneway House			
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 ² in gross floor area		
(a)	where the permit would be issued as an outright approval or as a conditional approval pursuant to Section 5.2.3 of the Zoning and Development By-law	\$2,970.00	\$3,100.00
(b)	where the permit would be issued as a conditional approval, except as provided for in Sections 1 (a), 1 (c) and 1C	\$4,280.00	\$4,470.00
(c)	where the permit would be issued as a conditional approval after proceeding to a review by a Council-appointed advisory design panel	\$6,890.00	\$7,200.00
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 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 5.2.3 of the Zoning and Development By-law	\$751.00	\$785.00
(b)	in all other cases	\$1,470.00	\$1,540.00
1B	For conversion of a single detached house to a single detached house with secondary suite	\$1,030.00	\$1,080.00
1C	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	\$1,650.00	\$1,720.00
(b)	in all other cases	\$2,520.00	\$2,630.00

By-law Section and Text		2025 Current	2026 Proposed
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 5.2.3 of the Zoning and Development By-law:		
	Each 100 m ² of gross floor area or part up to 500 m ²	\$1,650.00	\$1,720.00
	For each additional 100 m ² of gross floor area or part	\$819.00	\$856.00
	Maximum fee	\$66,300.00	\$69,300.00
(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	\$2,720.00	\$2,840.00
	For each additional 100 m ² of gross floor area or part	\$1,810.00	\$1,890.00
	Maximum fee	\$350,800.00	\$366,600.00
Other Uses (Other Than Single Detached Houses, Duplexes 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 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 ² of gross floor area or part up to 500 m ²	\$1,120.00	\$1,170.00
	For each additional 100 m ² of gross floor area or part	\$540.00	\$564.00
	Maximum fee	\$55,100.00	\$57,600.00
(b)	where the permit would be issued as a conditional approval except as provided in Section 3(a):		
	Each 100 m ² of gross floor area or part up to 500 m ²	\$2,420.00	\$2,530.00
	For each additional 100 m ² of gross floor area or part	\$1,500.00	\$1,570.00
	Maximum fee	\$350,800.00	\$366,600.00
Alterations, Changes of Use (Other Than Single Detached Houses, Duplexes)			
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 ² of gross floor area or part thereof	\$968.00	\$1,012.00
	Maximum fee	\$7,750.00	\$8,100.00

By-law Section and Text		2025 Current	2026 Proposed
	(b) where the permit would be issued as a conditional approval, except as provided in Section 4(a):		
	Each 100 m ² of gross floor area or part thereof	\$1,400.00	\$1,460.00
	Maximum fee	\$10,030.00	\$10,480.00
	(c) Where the change of use does not require a comprehensive development review or minor amendment	\$491.00	\$513.00
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 5.2.3 of the Zoning and Development By-law:		
	Each 200 m ² of site area or part up to 1,000 m ²	\$751.00	\$785.00
	Each additional 200 m ² of site area or part	\$256.00	\$268.00
	(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	\$1,030.00	\$1,080.00
	Each additional 200 m ² of site area or part	\$491.00	\$513.00
5A	For a Farmers' Market	\$909.00	\$950.00
Developments Requiring Development Permit Board Approval			
6	For an application which proceeds to the Development Permit Board:		
	(a) instead of the fees referred to in Sections 1 to 4:		
	Each 100 m ² of gross floor area or part up to 15,000 m ²	\$2,140.00	\$2,240.00
	Each additional 100 m ² of gross floor area or part over 15,000 m ²	\$410.00	\$428.00
	(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	\$1,350.00	\$1,410.00
	Each additional 200 m ² of site or part	\$655.00	\$684.00
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	\$956.00	\$999.00

By-law Section and Text		2025 Current	2026 Proposed
Demolitions			
8	For the demolition of residential rental accommodation, a building listed on the Heritage Register or a residential building located in the R1-1 or FSD District	\$523.00	\$547.00
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)	\$1,090.00	\$1,140.00
NOTE: This fee will be deducted from the fee for an application in complete form which follows approval of a preliminary application.			
Revisions			
10	For the second revision and every subsequent revision of drawings which are required because of non-compliance with the Zoning and Development By-law, or because there is insufficient information to satisfactorily process the permit, or because the applicant wishes to alter the use or form of development and where less than 15% of the gross floor area or building exterior is altered or less than 15% of the gross floor area is changed in use:		
	where the permit is to be issued under:		
	(a) sections 1 and 7 of this schedule	\$491.00	\$513.00
	(b) all other sections of this schedule	\$899.00	\$939.00
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	\$491.00	\$513.00
	(b) 25% of the fee that would, except for this provision, apply (with a minimum fee of)	\$491.00	\$513.00
	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		
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	\$1,030.00	\$1,080.00
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	\$456.00	\$477.00
	(b) for all other uses	\$1,150.00	\$1,200.00

By-law Section and Text		2025 Current	2026 Proposed
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	\$7,610.00	\$7,950.00
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	\$94.30	\$98.50
Awnings			
18	For an awning where the permit will be issued combined with a building permit or a sign permit.	\$327.00	\$342.00
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	\$76,400.00	\$79,800.00
Pre-Application Development Permit			
20	For service of staff providing comments on an enquiry regarding a proposed development prior to the submission of a development permit application regarding		
Multiple Dwellings and Freehold Rowhouses - % of the fees referred to in Section 2 (b)		5%	5%

By-law Section and Text	2025 Current	2026 Proposed
Other Uses (Other Than Single Detached Houses, Duplexes or Multiple Dwellings) % of the fees referred to in Section 3 (b)	5%	5%
Developments Requiring Development Permit Board Approval % of the fees referred to in Section 6 (a)	5%	5%

Zoning and Development Fee By-law – Schedule 2 – Zoning By-law Amendments

By-law Section and Text		2025 Current	2026 Proposed
Zoning By-law Amendments			
Change Zoning District (Except to CD-1)			
1	For an amendment to the Zoning District Plan to redesignate from one zoning district to any other zoning district except a new Comprehensive Development District:		
	Up to 2,000 m ² site area	\$61,460.00	\$64,200.00
	For each additional 100 m ² of site area or part thereof	\$553.00	\$578.00
	Maximum fee	\$245,900.00	\$257,000.00
Text Amendments (Except CD-1)			
2	For an amendment to the text of the Zoning and Development By-law	\$47,000.00	\$49,100.00
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 or the Broadway area shown on Map 2, where the site area is smaller than 8,000 m ² :		
	Up to 2,000 m ² site area	\$216,600.00	\$226,300.00
	For each additional 100 m ² of site area or part thereof	\$1,520.00	\$1,590.00
	Maximum fee	\$328,900.00	\$343,700.00
(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 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	\$275,300.00	\$287,700.00
	For each additional 100 m ² of site area or part thereof	\$1,970.00	\$2,060.00
	Maximum fee	\$2,349,400.00	\$2,455,100.00
(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 ² :		
	For the first 2,000 m ² of site area	\$90,400.00	\$94,500.00
	For each additional 100 m ² of site area or part thereof	\$1,520.00	\$1,590.00
	Maximum fee	\$328,900.00	\$343,700.00

By-law Section and Text		2025 Current	2026 Proposed
4	(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 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	\$275,300.00	\$287,700.00
	For each additional 100 m ² of site area or part thereof	\$1,970.00	\$2,060.00
	Maximum fee	\$2,349,400.00	\$2,455,100.00
	(e) Where the site area is 40,000 m ² or greater:		
	For the first 40,000 m ²	\$2,349,400.00	\$2,455,100.00
	For each additional 100 m ² of site area or part thereof	\$2,990.00	\$3,120.00
	Maximum fee	\$7,830,800.00	\$8,183,200.00
	Reduced Fees for Large Sites with Limited Changes		
	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:		
4	For the first 40,000 m ² of site area	\$783,200.00	\$818,400.00
	For each additional 100 m ² of site area or part thereof	\$784.00	\$819.00
5	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 m ² or more, provided that:		
	(a) the combined total floor area, of proposed new uses and expanded retail uses, is limited to 20% or less of the total floor area, or		
	(b) the use of at least 80% of the total floor area remains consistent with the existing zoning schedule and its restrictions on use and density		
	For the first 40,000 m ² of site area	\$156,700.00	\$163,800.00
	For each additional 100 m ² of site area or part thereof	\$392.00	\$410.00
	Amend CD-1 (Minor Application)		
	Notwithstanding sections 3, 4 and 6 of this schedule:		
	(a) For an application to amend an existing CD-1 By-law where one section requires amendment	\$35,800.00	\$37,400.00
	(b) For an amendment to an existing CD-1 By-law where more than one section requires amendment or where additional internal and external review and consultation with the public, organizations, and authorities.		\$50,000.00

By-law Section and Text		2025 Current	2026 Proposed
7	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	\$76,400.00	\$79,800.00
8	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. (a) Within the downtown area shown on Map 1 or the Broadway area shown on Map 2: Up to 2,000 m² site area For each additional 100 m² of site area or part thereof Maximum Fee (b) Outside the downtown area shown on Map 1 or the Broadway area shown on Map 2: Up to 2,000 m² site area For each additional 100 m² of site area or part thereof Maximum Fee (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	\$20,270.00 \$362.00 \$36,150.00 \$15,510.00 \$362.00 \$27,100.00 10%	\$21,200.00 \$378.00 \$37,800.00 \$16,210.00 \$378.00 \$28,300.00 10%
9	Application Requiring Policy, Planning and Consultation Work 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 m² For the first 2,000 m² of site area For each additional 100 m² of site area or part thereof Maximum fee (b) Where the site area is 8,000 m² or greater but smaller than 40,000 m² For the first 8,000 m² of site area For each additional 100 m² of site area or part thereof Maximum fee	\$102,840.00 \$1,030.00 \$247,050.00 \$247,050.00 \$2,060.00 \$1,440,760.00	\$107,500.00 \$1,080.00 \$258,200.00 \$258,200.00 \$2,150.00 \$1,505,600.00

By-law Section and Text		2025 Current	2026 Proposed
(c)	Where the site area is greater than 40,000 m ²		
	For the first 40,000 m ² of site area	\$1,440,760.00	\$1,505,600.00
	For each additional 100 m ² of site area or part thereof	\$2,060.00	\$2,150.00
	Maximum fee	\$12,350,270.00	\$12,906,000.00
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:	\$31,700.00	\$33,100.00
Pre-Application Meeting			
11	A meeting preceding the submission of an application to share a proposal with staff and management and receive preliminary recommendations and advice on next steps.		\$2,800
Rezoning Workshop			
12	A workshop preceding the submission of an application for complex proposals where specific details will be explored and refined with staff and management and includes preliminary recommendations and advice on next steps.		\$15,000
Rezoning Revision			
13	For a revision and every subsequent revision of a rezoning application.		
13A	Prior to Council decision:		
	(a) Where significant additional staff review is required.		10% of application fee
	(b) Where significant additional staff review is required in conjunction with additional internal and external review and consultation with the public, organizations, and authorities.		12% of application fee
13B	After Council approval, in principle, and prior to enactment:		
	(a) Where amending one section of the CD-1 By-law or one rezoning condition of approval		\$37,411
	(b) Where amending more than one section of the CD-1 By-law or more than one rezoning condition of approval		\$50,000

Subdivision By-law - Schedule F

By-law Section and Text		2025 Current	2026 Proposed
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	\$166,800.00	\$174,300.00
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	\$83,400.00	\$87,200.00
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	\$14,370.00	\$15,020.00
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	\$703.00	\$735.00
	(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	\$119,700.00	\$125,100.00

By-law Section and Text		2025 Current	2026 Proposed
(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	\$60,850.00	\$63,600.00
6	CLASS VI (Freehold Rowhouses) - For an application to subdivide pursuant to Section 223.2 of the Land Title Act, plus per freehold lot.	\$14,370.00 \$1,870.00	\$15,020.00 \$1,950.00
7	RECLASSIFICATION - For an application to change from one sub-area to another sub-area in the R1-1 Zoning District	\$7,310.00	\$7,640.00
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	\$7,310.00	\$7,640.00
Note: Strata Conversions and applications to subdivide strata lots also require a separate fee for a Special Inspection Application, to ensure compliance with relevant provisions of the Zoning and Development By-law and Building By-law.			

Building By-law

Part A – Building Permits

By-law Section and Text		2025 Current	2026 Proposed
PART A - BUILDING			
1	The fees hereinafter specified shall be paid to the City with respect to and upon the application for the issue of a PERMIT as follows: (a) Except as provided for in Clause (b) and Section 4 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 For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$5,000 but does not exceed \$50,000 For each \$1,000, or part thereof, by which the estimated cost of the work exceeds \$50,000 (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 (c) For an occupancy permit not required by this By-law but requested (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 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 (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	\$208.00 \$13.30 \$6.74 \$132.00 \$300.00 \$1,500.00 \$1,500.00 \$1,500.00	\$217.00 \$13.90 \$7.04 \$138.00 \$314.00 \$1,570.00 \$1,570.00 \$1,570.00
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	\$409.00	\$427.00

By-law Section and Text	2025 Current	2026 Proposed
(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	\$409.00	\$427.00
(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	\$270.00	\$282.00
(d) For each reinspection made necessary due to faulty work or materials or incomplete work requested to be inspected	\$270.00	\$282.00
(e) For each inspection of a drainage tile system: For a single detached house or duplex	\$278.00	\$291.00
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	\$544.00	\$568.00
When the estimated cost of the work exceeds \$500,000 but does not exceed \$1,000,000	\$1,090.00	\$1,140.00
When the estimated cost of the work exceeds \$1,000,000	\$1,370.00	\$1,430.00
(f) For the special search of records pertaining to a building to advise on the status of outstanding orders and other matters concerning the building: For a residential building containing not more than 2 principal dwelling units	\$348.00	\$364.00
For all other buildings	\$698.00	\$729.00
(g) To access plans (electronic or on microfilm) or documents for viewing or copying.	\$59.30	\$62.00
(h) For each microfilm image or electronic file copied	\$16.40	\$17.10
(i) For a request to renumber a building	\$1,280.00	\$1,340.00
(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 \$499.00	50% of the original building permit fee to a maximum of \$521.00
(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	\$3,270.00	\$3,420.00

By-law Section and Text		2025 Current	2026 Proposed
	(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	\$270.00	\$282.00
	plus for each hour, or part thereof, exceeding one hour	\$270.00	\$282.00
	where the permit relates to any other building	\$819.00	\$856.00
	plus for each hour, or part thereof, exceeding one hour	\$409.00	\$427.00
	(m) For each re-occupancy permit after rectification of an unsafe condition and related By-law violations	\$497.00	\$519.00
	(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	\$1,140.00	\$1,190.00
	(o) For an evaluation of plans, specifications, building materials, procedures or design methods for the purpose of acceptance of existing conditions		
	for each application	\$653.00	\$682.00
	(p) For review by the Alternative Solution Review Panel	\$3,670.00	\$3,840.00
	(q) For the evaluation of a resubmission or revised submission made under Clauses (n) or (o) of this Section 2	\$409.00	\$427.00
	(r) For each refund issued pursuant to Sentences 1.6.2.7.(2) of Book I, Division C, and Book II, Division C the administrative fee to be deducted	\$92.80	\$97.00
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 (d) and (e) 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.		
4	Upon written application by the payor and on the advice of the Director of Planning, the Chief Building Official shall reduce the fees paid pursuant to Clause (a) of Section 1 by percentage for that part of a building designated as Social Housing.	20%	20%

Part B -Plumbing Permits

By-law Section and Text		2025 Current	2026 Proposed
PART B - PLUMBING			
Every applicant for a Plumbing PERMIT shall, at the time of application, pay to the City the fees set out hereunder:			
1	INSTALLATIONS		
	For the Installation of:		
	One, two or three fixtures	\$270.00	\$282.00
	Each additional fixture	\$84.90	\$88.70
	Note: For the purpose of this schedule the following shall also be considered as fixtures:		
	Every "Y" intended for future connection;		
	Every roof drain, swimming pool, dishwasher, and interceptor;		
	Every vacuum breaker in a lawn sprinkler system; and		
	Every back-flow preventer.		
	Alteration of Plumbing (no fixtures involved):		
	For each 30 metres of piping or part thereof	\$397.00	\$415.00
	For each 30 metres of piping or part thereof, exceeding the first 30 metres	\$110.00	\$115.00
	Connection of the City water supply to any hydraulic equipment	\$149.00	\$156.00
2	INSPECTIONS OF FIRELINE SYSTEMS:		
	Hydrant & Sprinkler System:		
	First two inspections for each 30 m of water supply pipe or part thereof	\$397.00	\$415.00
	Each additional inspection for each 30 m of water supply pipe or part thereof	\$164.00	\$171.00
	Sprinklers:		
	First head, single detached house or duplex	\$451.00	\$471.00
	First head, all other buildings	\$961.00	\$1,004.00
	First head, renovations to existing sprinkler systems	\$279.00	\$292.00
	Each additional head, all buildings (no limit on number)	\$4.94	\$5.16
	Firelines:		
	Hose Cabinets	\$52.20	\$54.50
	Hose Outlets	\$52.20	\$54.50
	Wet & Dry Standpipes	\$52.20	\$54.50
	Standpipes	\$52.20	\$54.50
	Dual Check Valve In-flow Through Devices	\$52.20	\$54.50
	Backflow Preventer	\$270.00	\$282.00

By-law Section and Text		2025 Current	2026 Proposed
	Wet & Dry Line Outlets:		
	Each connection	\$52.20	\$54.50
	NOTE: A Siamese connection shall be considered as two dry line outlets.		
	Each Fire Pump	\$422.00	\$441.00
	Each Fire Hydrant	\$130.00	\$136.00
3	REINSPECTIONS		
	(a) For each reinspection made necessary due to faulty work or materials or incomplete work requested to be inspected	\$270.00	\$282.00
4	SPECIAL INSPECTIONS		
	Each inspection to establish fitness of any existing fixture for each hour or part thereof	\$270.00	\$282.00
	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	\$409.00	\$427.00
5	BUILDING SEWER INSPECTIONS		
	First two inspections for each 30 m of building sewer or part thereof	\$397.00	\$415.00
	Each additional inspection for each 30 m of building sewer or part thereof	\$164.00	\$171.00

Part C – Operating Permits

By-law Section and Text		2025 Current	2026 Proposed
	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	\$207.00	\$216.00
	For not renewing an operating permit on or before the renewal date. The operating permit renewal fee plus	\$117.00	\$122.00
	For each reinspection made necessary due to non-compliance with this By-law	\$258.00	\$270.00
	For each change of permit holder on an operating permit	\$117.00	\$122.00

Part D – Mechanical Permits

By-law Section and Text	2025 Current	2026 Proposed
For a mechanical permit for a single private residential deck, patio, or balcony, in a dwelling unit	\$252.00	\$263.00
For a mechanical permit in a 1-3 storey building, plus per 1kW	\$413.00 \$14.60	\$432.00 \$15.30
For a mechanical permit in a building of 4 stories and above, plus for each electric heat pump installation above 6 total heat pump units, to a maximum of \$2,500.00	\$943.00 \$117.00	\$985.00 \$122.00

Green Demolition By-law

By-law Section and Text	2025 Current	2026 Proposed
5.1 SECURITY DEPOSIT CONDITION 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	\$15,310.00
6.1 OTHER PERMIT CONDITIONS A fee must be paid before a demolition permit subject to a green demolition condition may be issued.	\$449.00	\$469.00

Sign Fee By-law

By-law Section and Text	2025 Current	2026 Proposed
1.1 Permit Application Fee		
(a) For each sign requiring a permit, other than a billboard, including one building field inspection	\$432.00	\$451.00
(b) For each sign subject to Part 15 Director of Planning Review, including one building field inspection	\$1,020.00	\$1,070.00
(c) For each billboard sign, including one building field inspection	\$1,020.00	\$1,070.00
(d) For each sign requiring electrical connection, including one electrical field inspection	\$219.00	\$229.00
(e) For a change of scope to require Part 15 Director of Planning Review, the additional fee is the difference between the fees set out in subsections (a) and (b) above		
1.2 Re-Inspection Fee Where a re-inspection is required to finalize approval of the installation of a sign after any field inspection, fee for each additional inspection or re-inspection	\$249.00	\$260.00

By-law Section and Text		2025 Current	2026 Proposed
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 per hour	\$66.20	\$69.20
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	\$1,210.00	\$1,260.00
	<u>Minor Sign By-law Amendment</u> For an application to initiate an amendment to the Sign By-Law for each sign requiring a minor amendment	\$6,080.00	\$6,350.00
	For every additional sign requiring a minor amendment under the same application	\$1,220.00	\$1,270.00
	<u>Major Sign By-law Amendment</u> For an application to initiate an amendment to the Sign By-Law for each sign requiring a major amendment	\$13,770.00	\$14,390.00
	For every additional sign requiring a major amendment under the same application	\$2,770.00	\$2,890.00
	<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	\$40,500.00	\$42,300.00
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	\$36.90	\$38.60
1.7	For Council reconsideration of a Director of Planning decision regarding relaxations pursuant to section 15.11 of the Sign By-law	\$3,610.00	\$3,770.00

Electrical By-law - Schedule A

By-law Section and Text		2025 Current	2026 Proposed
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	\$101.10	\$106.00
	When the estimated cost exceeds \$250 but does not exceed \$500	\$136.00	\$142.00
	When the estimated cost exceeds \$500 but does not exceed \$700	\$178.00	\$186.00
	When the estimated cost exceeds \$700 but does not exceed \$1,000	\$233.00	\$243.00
	When the estimated cost exceeds \$1,000 but does not exceed \$10,000	\$233.00	\$243.00
	plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000	\$76.30	\$79.70
	When the estimated cost exceeds \$10,000 but does not exceed \$50,000	\$1,060.00	\$1,110.00
	plus for every \$1,000 of the estimated costs, or part thereof, over \$10,000	\$41.30	\$43.20
	When the estimated cost exceeds \$50,000 but does not exceed \$100,000	\$3,000.00	\$3,140.00
	plus for every \$1,000 of the estimated costs, or part thereof, over \$50,000	\$25.00	\$26.10
	When the estimated cost exceeds \$100,000 but does not exceed \$500,000	\$4,440.00	\$4,640.00
	plus for every \$1,000 of the estimated costs, or part thereof, over \$100,000	\$17.50	\$18.30
	When the estimated cost exceeds \$500,000 but does not exceed \$1,000,000	\$12,470.00	\$13,030.00
	plus for every \$1,000 of the estimated cost, or part thereof, over \$500,000	\$13.30	\$13.90
	When the estimated cost exceeds \$1,000,000	\$20,540.00	\$21,500.00
	plus for every \$1,000 of the estimated cost, or part thereof, over \$1,000,000	\$5.73	\$5.99
2	The temporary power permit shall be valid for one year and the fee shall be:		
	(a) for single detached houses or duplexes	\$550.00	\$575.00
	(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	\$270.00	\$282.00
	(c) for all other uses where the temporary power is supplied from a power source not exceeding 750 V	\$584.00	\$610.00
	(d) for all other uses where the temporary power is supplied from a voltage power exceeding 750 V	\$1,620.00	\$1,690.00

By-law Section and Text		2025 Current	2026 Proposed
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	\$560.00	\$585.00
	For 15 kVA or part thereof exceeding the first 500 kVA	\$11.90	\$12.40
	Subject to a maximum fee of	\$7,090.00	\$7,410.00
(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	\$560.00	\$585.00
(c)	For section 5.14(a) and/or section 5.14(d)	\$270.00	\$282.00
4	Fees for an Electrical Permit for the Entertainment and Film Industry		
(a)	For an annual permit for filming in a single location	\$834.00	\$872.00
(b)	For an annual permit for filming in multiple locations	\$1,620.00	\$1,690.00
(c)	For a Temporary permit for filming in single or multiple locations		
	for up to 14 days	\$270.00	\$282.00
	for 15 to 30 days	\$544.00	\$568.00
	for 31 to 60 days	\$815.00	\$852.00
	for 61 to 90 days	\$1,370.00	\$1,430.00
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	\$67.40	\$70.40
6	The fee for an inspection of electrical work where errors or omissions were found at a previous inspection shall be	\$270.00	\$282.00
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	\$390.00	\$408.00
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	\$137.00	\$143.00
(b)	For equipment more than 5 kW but not exceeding 750 V		
	for up to 14 days	\$270.00	\$282.00
	for 15 to 30 days	\$541.00	\$565.00
	for 31 to 60 days	\$814.00	\$851.00
	for 61 to 90 days	\$1,350.00	\$1,410.00
(c)	For equipment supplied from a High Voltage power source	\$1,640.00	\$1,710.00
9	The fee for an application for special permission pursuant to Section 4.9 shall be	\$249.00	\$260.00

By-law Section and Text		2025 Current	2026 Proposed
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	\$249.00	\$260.00
11	The fee for an interim permit pursuant to Section 5.16 shall be	\$233.00	\$243.00
12	The administration fees pursuant to Section 5.20 and 5.27 shall be		
	(a) the first \$106.00 of the permit fee when no plan review performed	\$101.10	\$106.00
	(b) the first \$282.00 of the permit fee when plan review performed	\$270.00	\$282.00
13	The fee for a permit amendment review pursuant to Section 5.22 shall be	\$101.10	\$106.00

Gas Fitting By-law

By-law Section and Text		2025 Current	2026 Proposed
<u>Installations:</u>			
	One, two or three appliances	\$270.00	\$282.00
	Each additional appliance	\$85.40	\$89.20
	Each replacement water heater, gas range, furnace or boiler	\$63.80	\$66.70
	Each additional gas meter of a multiple dwelling (same appliance count)	\$63.80	\$66.70
<u>Piping Permits</u>			
(no appliances):			
	For first 60 m of piping or part thereof	\$270.00	\$282.00
	Every 30 m or part thereof exceeding the first 60 m	\$104.00	\$109.00
<u>Reinspections</u>			
	For each reinspection	\$270.00	\$282.00

Noise Control By-law

By-law Section and Text		2025 Current	2026 Proposed
Application under section 4.4(e) 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	\$244.00	\$255.00
(ii)	for an application submitted less than five working days prior to the date of the proposed activity, if the time limit has been waived	\$484.00	\$506.00

Secondary Suite Inspection Fee By-law

By-law Section and Text		2025 Current	2026 Proposed
3	Where an application for a special inspection of a suite is made:		
(a)	within 60 days of the notification date, the applicant shall pay a fee, including all the inspections referred to in section 1, of ; or	\$270.00	\$282.00
(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	\$812.00	\$849.00

Protection of Trees By-law

By-law Section and Text		2025 Current	2026 Proposed
4.4(c)	a non-refundable application fee of:		
(i)	for a tree permit to remove the first tree in a 12 month period	\$108.00	\$113.00
(ii)	to remove each subsequent tree during that same 12 month period	\$310.00	\$324.00

Miscellaneous Fees By-law

By-law Section and Text		2025 Current	2026 Proposed
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	\$44,200.00	\$46,200.00
	For each additional 100 m ² (1,080 sq. ft.) of site area, or part thereof	\$428.00	\$447.00
	Maximum fee	\$176,400.00	\$184,300.00
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	\$66,400.00	\$69,400.00
Amend a Regional or Provincial Land Use Designation			
3	For an amendment of a regional or provincial land use designation	\$4,470.00	\$4,670.00
Site Disclosure Statement Review			
4	For each review of a site disclosure statement	\$100.00	\$104.50
Appeal to Board of Variance/Parking Variance Board			
5	For the filing of an appeal	\$2,930.00	\$3,060.00
Approved Use Research Requests			
6	Provide written information on the approved use of a building in accordance with the Zoning & Development and Vancouver Building By-laws		
	(a) Residential	\$81.90	\$85.60
	(b) Commercial (one unit only)	\$81.90	\$85.60
	(c) Commercial and/or mixed use (all units) requiring up to a maximum of 2 hours of staff time	\$357.00	\$373.00
	For each additional hour or part thereof beyond the 2 hours referred in Clause above	\$179.00	\$187.00
File Research Environmental			
7	Provide written information as to whether the City records indicate that a property has any contamination or environmental issues.	\$357.00	\$373.00
Building Grades			
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:		

By-law Section and Text		2025 Current	2026 Proposed
(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	\$2,120.00	\$2,220.00
	Over 31 m and up to 90 m	\$2,530.00	\$2,640.00
	Over 90 m and up to 150 m	\$3,540.00	\$3,700.00
	Over 150 m and up to 300 m	\$5,240.00	\$5,480.00
	Over 300 m	\$7,770.00	\$8,120.00
	(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	\$633.00	\$661.00
	Over 31 m and up to 90 m	\$838.00	\$876.00
9	(a) Where the review is less than 1 hour of staff time	\$81.90	\$85.60
	(b) Where the review is 1 to 15 hours of staff time	\$819.00	\$856.00
	(c) Where the review is over 15 hours of staff time	\$2,300.00	\$2,400.00
	Traffic Management Plan Review		
	(a) Where the review requires up to 2 hours of staff time	\$327.00	\$342.00
	(b) Where the review requires more than 2 hours of staff time	\$819.00	\$856.00
10	Discharge of a Registered Encumbrance		
11	Road Closure Fee	\$13,740.00	\$14,360.00
	(a) Road Closure Preliminary Review Service Fee (to be refunded upon payment of Road Closure Fee)		\$1,200.00
12	Producing Permit/Document Copies		
	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)	\$76.30	\$79.70
	(b) One Unit in a Commercial Building	\$76.30	\$79.70
	(c) All other Buildings	\$157.00	\$164.00
	(d) For each additional copy beyond the 4 documents referred in this section above	\$15.80	\$16.50

By-law Section and Text		2025 Current	2026 Proposed
Research Requests			
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	\$357.00	\$373.00
(b)	For each additional hour or part thereof beyond the 2 hours referred to in (a) above	\$179.00	\$187.00
	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	\$258.00	\$270.00
View Cone Assessment			
14	Service of staff assessing maximum development height on a proposed development site subject to a view cone authorized by Council	\$1,240.00	\$1,300.00
15	For service of staff review, revision and execution of the following agreements required for developments:		
(i)	Bridge Proximity Agreement	\$670.00	\$700.00
(ii)	Services Agreement	\$1,130.00	\$1,180.00
(iii)	Statutory Rights of Way	\$824.00	\$861.00
(iv)	Traffic Demand Management Agreement	\$979.00	\$1,023.00

APPENDIX B

Historical Decisions Related to Annual Fee increases

Year	Context	Fee Increase
2025	Council approved a fee increase to adjust for inflation and cost increases. An additional 7 FTEs to support anticipated rezoning volume increases.	3% Fee Increase in most categories
2024	Council approved fee increases to address a program deficit as highlighted by the Office of the Auditor General	15% overall fee increase 9% increase in most categories 30% increase for most rezoning and development fees
2023	Council approved a fee increase to adjust for inflation and cost increases. An additional 3 FTEs to support the rollout of the Council approved Mechanical Permit.	5% Fee Increase in most categories
2022	Council approved fee increases to address a program deficit due to project slowdowns during the build/inspection phase of permits resulting from COVID-related supply chain issues	5% Fee Increase in most categories
2021	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.	3% Fee Increase in most categories
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.	3% increase in most categories
2019	Council approved 25 positions (10 new RFT, 14 conversions from TFT to RFT, 1 TFT) to deliver key Council priorities such as housing affordability, permit service enhancements, and online transformation. Council also approved the following fee increases:	3% increase in most categories - Zero percent increase in Class V (Air Space) application Section 5b of the Subdivision Fees By-law - Specific fee adjustments to two fees that were set significantly below full cost recovery:

		○ Rezoning fee in Schedule 2, Section 1 of the Zoning and Development Fee By-law from \$15,680 to \$40,394 ○ 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
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:	• 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
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.	• 9% increase in most fee categories • 19% increase in some complex development fees, along with other more significant increases in targeted areas

APPENDIX C

Action Plan Corresponds to the Audit Report by the Office of the Auditor General

The audit report dated May 2023 listed 8 recommendations to the permitting program with an objective to ensure the program to be sustainable, fully compliant with all requirements and consistent with the City's goals and priorities while informing decision makers and the public.

Recommendations from the Audit Report:

1. The City should annually review and document its fees for subdivision permits and rezoning applications against the actual cost of processing those applicants to ensure the fees charged do not exceed the average cost of processing similar applications.
2. The City should establish and document clear, detailed guidance for the permitting program. In developing this guidance, management should seek policy direction from Council and should consider:
 - The permitting program's alignment with the authorities set out in the Vancouver Charter and relevant by-law requirements;
 - The timeframe over which the City intends to meet its objective (e.g. over one year or over several years);
 - Whether it intends to recover the full cost of providing permitting services and under what circumstances the City might set a fee at more or less than 100% of the full costs of services;
 - The roles and responsibilities of each department with respect to permit fee-setting, administration and meeting the permitting program's cost recovery objective;
 - A target balance range for the permitting program reserve;
 - The appropriate or targeted level of cost recovery for each permit category; and,
 - A periodic review of this guidance.
3. The City should accurately calculate the projected and actual level of permit fee cost recovery using earned revenues and adjust permit fees accordingly to ensure it meets its full cost recovery objective, in alignment with policy direction from Council.
4. The City should annually calculate the projected cost of unprocessed permit applications and compare it to the deferred revenue balance. The City should develop a plan to address the surplus or deficit revealed by this comparison.
5. The City should develop guidance on the appropriate target level of cost recovery for each permit category at the permit by-law level. Then, the City should assess the level of cost recovery for each permit category against the target and recommend to Council to adjust fees. This would improve the City's fee-setting ability and support public transparency.

6. The City should publish additional information about the permitting program including the reserve opening balance, net surplus/deficit, closing balance for the year, and levels and sources of subsidization, if any.
7. The City should enhance the cost and revenue components of its cost recovery model to enable more effective analysis by adding:
 - A breakdown of costs by factors such as development type, size or complexity that aligns with the defined permit categories; and,
 - Revenue projects that consider future economic factors, the City's development plans and industry trends.
8. The City should develop cost and revenue projects that extend beyond one year in order to support analysis of the permitting program's long-term-self-sufficiency.

Improvements Achieved and Action Plan:

Corresponding to the 8 recommendations listed in the audit report, staff have implemented multiple transformations:

1. Development, Buildings and Licensing (DBL) Department and Planning, Urban Design and Sustainability (PDS) Department collaboratively conducted an annual review of workforce supporting each permit types, including but not limited to Development Permit, Building Permit, Subdivision Permit and Rezoning Permit. The said review enabled the breakdown of costs by permit type and development type, which leads to a more detailed cost recovery model. The said review also confirmed the labour costs which constituted 90% of costs associated with the permitting program. Staff will extend the review to overhead costs in 2026 after which all costs of the whole permitting program will be analysed and accurately reflected in the permitting model.
2. Transformed the permitting revenue forecasting model into a driver-based model where the earned revenue is forecasted based on drivers below:
 - Permit Volume
 - Average permit fee per permit application
 - Time needed to process each permit application

The abovesaid drivers are forecasted by DBL and PDS managers / directors managing each permit type. The assumptions were made not only based on historical data, but also incorporated industry trend and economic factors.

3. The permitting model projects the revenue and cost for 6 years from 2025 – 2030 with the balance of the reserve incorporated into the analysis. Currently the model is forecasted with a deficit of \$2.7M by end of 2025, \$3.7M in 2026 and will gradually reduce to \$2.1M in 2030. In order to achieve full cost recovery and considering the industry's affordability, staff recommends a 4.5% fee increment in 2026 and in parallel target to speed up the recognition of earned revenue by proactively cancelling obsolete permits and reach out to applicants of stalled permits to iron out obstacles. Staff will also conduct a holistic review

of workforce requirement to support the permitting program to achieve attrition costs savings. The abovesaid 3 initiatives will bring about \$3.7M additional revenue to offset the \$3.7M deficit in 2026. The \$2.7M deficit in the reserve will be carried forward in 2026 and to be repaid in future years. Staff will review the financial impact of the said initiatives to future years and then further recommend a way forward to balance off the deficit in the reserve for Council's consideration in next annual review.