



Fees & Charges Bylaw Update

Building Permit & Development Applications

May 31, 2021

Fees & Charges Bylaw Update

Proposed Building Permit Fee Changes

Objective:

1. Increase overall BP fee revenue by up to 10% to support the provision of effective service.
2. Incentivize commercial / industrial tenant improvements and Green Buildings
3. Exempt affordable housing and District facilities.

Building Permit Fee Changes

Notable changes:



Fees from \$9 to \$11 per \$1,000



Fees for Tenant Improvements from \$9 to \$7 per \$1,000



Fees for Low Carbon Self Sufficient buildings from \$9 to \$7 per \$1,000



Plan Processing Fee from \$90 to \$200 for all applications



Plan Processing Fee to \$500 for development value above \$100,000 except for tenant improvements and accessory dwelling units



Plan Processing Fee to \$1,000 for development value above \$1 Million



Plan Processing Fee to \$3,000 for development value above \$5 Million

Building Permit Fee Changes

Notable changes:



Permit Extension/Renewal Fee from \$50 to \$500 for applications with development value above \$100,000.



Permit Extension Fee from \$50 to \$1,000 for applications with development value above \$1 Million



Permit Fees for publicly funded affordable housing



Permit Fees for District Facilities

What Are Low Carbon Self Sufficient Building Criteria:

- A. **Energy for cooking and heating must come from a renewable energy source.** This requirement is measured by Greenhouse Gas Intensity performance, which is in the process of being established in the District's Zoning Bylaw. Greenhouse Gas Intensity (GHGI) performance is confirmed in a Pre-Construction Compliance Report and As-Built Compliance Report by an energy advisor.

- B. **The building's energy efficiency needs to be one energy step above the applicable base step under the BC Energy Step Code requirements, or for buildings that are already required to meet the top step, 20% of the estimated annual energy consumption of the building has to be generated from on-site renewable energy sources.**

How Fees Compare to Other Municipalities

Current permit fees **similar** to those in **Whistler** and **City of North Vancouver**.

Permit fees are approximately **30% lower** than fees in **West Vancouver** and **40% lower** than the fees in **District of North Vancouver**.

Proposed regular residential permit fees would be **similar** to the fees in **West Vancouver**, approximately **30% higher than current fees**.

Lower fees for **Low Carbon Self Sufficient Buildings** and **Tenant Improvements** would result in **reductions** by approximately **20% to 35%**.

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Planning Application Fee Changes

Objective:

1. Increase application fee revenue for large residential development applications to recover costs.
2. Incentivise non-profit affordable housing and District facility projects.

Planning Fee Changes

Notable changes:

1. Sub Area Planning fee increase (from \$22k to \$100k)
2. Remove discounts for larger residential development applications and concurrent OCP/rezoning applications
3. Increase minimum fee for subdivision applications from \$1,000 to \$3,000 and remove discounts
4. Eliminate application fees for non-profit Affordable Housing
5. Eliminate application fees for District facilities

What led to longer processing times 2020:

1. 50% increase in Building Permit Applications
2. Record number of residential occupancies (600 units)
3. Relatively small department size
4. COVID-19 impact on process/quality of applications
5. Lack of additional inspectors locally to relieve pressure

What are we doing in 2021+:

1. **Expanded department size: added additional Plan Reviewers/Inspectors (1.5 employees)**
2. **Planning to retain those staff resources going forward**
3. **Implementing a Certified Professional program this year**
4. **Accepting applications at the counter**
5. **Planning on online applications in 2022**