

CITY OF VANCOUVER BRITISH COLUMBIA



ZONING AND DEVELOPMENT FEE BY-LAW NO. 5585

This By-law is printed under and
by authority of the Council of
the City of Vancouver

(Consolidated for convenience only
to November 15, 2022)

BY-LAW NO. 5585

**A By-law to impose fees with respect
to applications for Development Permits and
for amendments to the Zoning & Development By-law**

**[Consolidated for convenience only,
amended to include By-law No. 13555,
effective January 1, 2023]**

THE COUNCIL OF THE CITY OF VANCOUVER, in open meeting assembled, enacts as follows:

1. This by-law may be cited as the “Zoning & Development Fee By-law”.
2. Every person applying to the Director of Planning for a Development Permit shall pay to the City at the time the application is filed the appropriate fee as set forth in Schedule 1 hereof, and no application is valid without such payment.
3. Every person applying to the City Council for an amendment to the Zoning & Development By-law under sections 1, 2, 3(a), 3(b), 3(c), 3(d), 4, 5(a), 5(b), 6,7, 8 (a), 8(b), 8(c), 9 (a), 9(b) or 10 of Schedule 2 hereof shall pay to the City at the time such application is filed with the Director of Planning the appropriate fee as set forth in Schedule 2 hereof, and no application is valid without such payment.
4. Every person applying to the City for an amendment to the Zoning and Development By-law under sections 3(e) and 9(c) of Schedule 2 hereof shall pay to the City, at the time such application is filed with the Director of Planning, 50% of the appropriate fee as set forth in Schedule 2 hereof, and no application is valid without such payment. If, following a public hearing, Council approves in principle the draft by-law as presented or after amendment, the balance shall be paid within 30 days of the Council approval or prior to enactment of the by-law, whichever comes first.
5. No fee paid to the City pursuant to Section 2 of this by-law shall be refunded after the application for the development permit has been approved or refused, provided that, where the application has been withdrawn, the Director of Finance may refund to the applicant such part of the fee as is recommended by the Director of Planning or the Director of Permits & Licenses or such other person as either of them may authorize.
6. No fee paid to the City pursuant to section 3 of this by-law and under sections 1, 2, 3(a), 3(b), 3(c), 3(d), 4, 5(a), 5(b), 6,7, 8 (a), 8(b), 8(c), 9 (a), 9(b) or 10 of Schedule 2 hereof shall be refunded after the application for the amendment has been considered by the Director of Planning, but where the application has been withdrawn before being considered by the Director of Planning, the Director of Finance may refund to the applicant such part of the fee as is recommended by the Director of Planning.

7. No fee paid to the City, pursuant to section 4 of this by-law and under sections 3(e) and 9(c) of Schedule 2 hereof, at the time the application for the amendment is filed with the Director of Planning, but where the application has been withdrawn before being considered by the Director of Planning, the Director of Finance may refund to the applicant such part of the fee as is recommended by the Director of Planning.

8. No fees paid to the City pursuant to section 4 of this by-law and under sections 3(e) and 9(c) of Schedule 2 hereof shall be refunded after Council approval in principle of the draft by-law, as presented or as amended following a public hearing.

9. Where an application to amend the Zoning and Development By-law is made by the Director of Planning at the direction of City Council, no fee pursuant to this By-law shall be payable.

10. By-law No. 4188 is repealed.

11. This by-law shall come into force and take effect on November 1, 1982.

DONE AND PASSED in open Council this 19th day of October, 1982.

Signed _____ M. Harcourt
Mayor

Signed _____ R. Henry
City Clerk

Schedule 1

Development Permits

Current Fees

Single Detached House, Single Detached House with Secondary Suite, Duplex, Duplex with Secondary Suite, and Laneway House

1. For a new 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 m² 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 \$2,640.00
 - (b) where the permit would be issued as a conditional approval, except as provided for in Sections 1(a), 1(c) and 1C \$3,820.00
 - (c) where the permit would be issued as a conditional approval after proceeding to a review by a Council-appointed advisory design panel \$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 m² 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 \$669.00
 - (b) in all other cases \$1,310.00
- 1B. For conversion of a single detached house to a single detached house with secondary suite \$918.00

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| 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 the maximum floor space ratio otherwise permitted by the District Schedule | \$4,390.00 |
| 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 | \$4,390.00 |
| 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 | \$1,470.00 |
| | (b) in all other cases | \$2,250.00 |

Multiple Dwellings and Freehold Rowhouses

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| 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 | \$1,470.00 |
| | For each additional 100 m ² of gross floor area or part | \$729.00 |
| | Maximum fee | \$59,100.00 |
| | (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 | \$2,030.00 |
| | For each additional 100 m ² of gross floor area or part | \$1,350.00 |
| | Maximum fee | \$262,000.00 |

Other Uses (Other Than Single Detached Houses, Duplexes or Multiple Dwellings)

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| 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	\$1,000.00
For each additional 100 m ² of gross floor area or part	\$481.00
Maximum fee	\$49,100.00

- (b) where the permit would be issued as a conditional approval except as provided in Section 3(a):

Each 100 m ² of gross floor area or part up to 500 m ²	\$1,810.00
For each additional 100 m ² of gross floor area or part	\$1,120.00
Maximum fee	\$262,000.00

Alterations, Changes of Use (Other Than Single Detached Houses or 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	\$862.00
Maximum fee	\$6,900.00

- (b) where the permit would be issued as a conditional approval, except as provided in section 4(a):

Each 100 m ² of gross floor area or part thereof	\$1,250.00
Maximum fee	\$8,940.00

- (c) where the change of use does not require a comprehensive development review or minor amendment
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| | \$438.00 |
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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	\$669.00
	Each additional 200 m ² of site area or part	\$228.00
(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	\$918.00
	Each additional 200 m ² of site area or part	\$438.00
5A.	For a Farmers' Market	\$810.00

Developments Requiring Development Permit Board Approval

6.	For an application which proceeds to the Development Permit Board:	
(a)	instead of the fees referred to in sections 1 to 4:	
	Each 100 m ² of gross floor area or part up to 15 000 m ²	\$1,600.00
	Each additional 100 m ² of gross floor area or part over 15 000 m ²	\$306.00
(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	\$1,010.00
	Each additional 200 m ² of site or part	\$489.00

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	\$851.00
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Demolitions

8.	For the demolition of residential rental accommodation, a building listed on the Heritage Register or a residential building located in the RS-1, RS-3, RS-3A, RS-5 and RS-6 or FSD District	\$466.00
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Preliminary Applications

9.	For an application in preliminary form only	25% of the fee that would, except for this provision, apply (with a minimum fee of \$972.00)
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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:

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| (a) sections 1 and 7 of this schedule | \$438.00 |
| (b) all other sections of this schedule | 10% of the fee that would, except for this provision, apply (with a minimum fee of \$ 801.00) |

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:

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| (a) where the original permit was issued under sections 1 and 7 of this schedule | \$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 \$438.00) |

Extensions And Renewals

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| 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 | \$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 | \$406.00 |

- (b) For all other uses \$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.

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

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

Changes to Form of Development in CD-1 District

16. For a development permit application in a CD-1 district where a change to the form of development requires Council approval and where such change is not accompanied by an amendment to, or adoption of, a CD-1 By-law \$6,780.00 plus the development application fees that would, except for this provision, apply

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 \$84.00

Awnings

18. For an awning where the permit will be issued combined with a building permit or a sign permit \$291.00

Higher Building Application Fee

19. Despite any other provision in this schedule 1 to the contrary, for an application for a building that will exceed 137m, unless fee was collected under Schedule 2 during Rezoning \$68,100.00

Schedule 2

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	\$45,900.00
For each additional 100 m ² of site area or part thereof	\$413.00
Maximum fee	\$183,600.00

Text Amendments (Except CD-1)

2. For an amendment to the text of the Zoning and Development By-law \$35,100.00

Map 1



	Up to 2 000 m ² site area	\$161,800.00
	For each additional 100 m ² of site area or part thereof	\$1,140.00
	Maximum fee	\$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 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	\$205,600.00
	For each additional 100 m ² of site area or part thereof	\$1,470.00
	Maximum fee	\$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 ² :	
	For the first 2 000 m ² of site area	\$67,500.00
	For each additional 100 m ² of site area or part thereof	\$1,140.00
	Maximum fee	\$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 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	\$205,600.00
	For each additional 100 m ² of site area or part thereof	\$1,470.00
	Maximum fee	\$1,754,600.00
(e)	Where the site area is 40 000 m ² or greater:	
	For the first 40 000 m ²	\$1,754,600.00
	For each additional 100 m ² of site area or part thereof	\$2,230.00
	Maximum fee	\$5,848,200.00

Reduced Fees for Large Sites with Limited Changes

4. Despite sections 3(e) and 5 of this Schedule 2, for a site area of 40 000 m² or more, if the complexity or scope of an amendment is, in the opinion of the Director of Planning, significantly less than that of the first phase by reason of the existence of a land use policy statement or official development plan approved by Council, then the fee is to be:

For the first 40 000 m ² of site area	\$584,900.00
For each additional 100 m ² of site area or part thereof	\$585.00

Reduced Fees for Large Sites with Limited Minor Changes

5. Notwithstanding sections 3(e) and 4 of this Schedule 2, for a site area of 40 000 m² or more, provided that:

- (a) the combined total floor area, of proposed new uses and expanded retail uses, is limited to 20% or less of the total floor area, or
- (b) the use of at least 80% of the total floor area remains consistent with the existing zoning schedule and its restrictions on use and density.

For the first 40 000 m ² of site area	\$117,000.00
For each additional 100 m ² of site area or part thereof	\$293.00

Amend CD-1 (One Section Only)

6. 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	\$26,800.00
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Higher Building Application Fee

7. Despite any other provision in this Schedule 2 to the contrary, the additional fee for an application for a rezoning for a building that is considered under the Higher Buildings Policy amended on July 11, 2018
- \$68,100.00

Application for Rezoning Advice

8. Despite any other provision in this Schedule 2 to the contrary, the additional fee for an application for a rezoning for reviewing drawings and providing comments prior to an application made under sections 1, 3, 4, 5 or 6.

(a)	Within the downtown area shown on Map 1 or the Broadway area shown on Map 2:	
	Up to 2 000 m ² site area	\$6,560.00
	For each additional 100 m ² of site area or part thereof	\$117.00
	Maximum fee	\$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 ² site area	\$5,020.00
	For each additional 100 m ² of site area or part thereof	\$117.00
	Maximum fee	\$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 sections 1, 3, 4, 5 or 6 for an incorporated non-profit society or to a governmental agency providing social housing or community services	10% of the regular fee

Application Requiring Policy, Planning and Consultation Work

9.	Despite any other provision in this schedule 2 to the contrary, the additional fee for an application for a rezoning for providing additional planning, policy development, site analysis and public consultation prior to an application being made under sections 1, 3, 4, 5 or 6. If the complexity or scope of a proposed rezoning, in the opinion of the Director of Planning, requires planning work including public consultation prior to determining a preferred option for rezoning, the additional fee is as follows:	
(a)	Where the site area is less than 8 000 m ²	
	For the first 2 000 m ² of site area	\$76,800.00
	For each additional 100 m ² of site area or part thereof	\$768.00
	Maximum fee	\$184,500.00
(b)	Where the site area is 8 000 m ² or greater but smaller than 40 000 m ²	
	For the first 8 000 m ² of site area	\$184,500.00

	For each additional 100 m ² of site area or part thereof	\$1,540.00
	Maximum fee	\$1,076,000.00
(c)	Where the site area is greater than 40 000 m ²	
	For the first 40 000 m ² of site area	\$1,076,000.00
	For each additional 100 m ² of site area or part thereof	\$1,540.00
	Maximum fee	\$9,223,500.00

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 sections 1, 3, 4, 5 or 6, the additional fee is:
- \$11,700.00