BY-LAW NO. 14538

A By-law to amend
Subdivision By-law No. 5208
regarding fees for 2026

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

1. This by-law amends the indicated provisions of Subdivision By-law No. 5208.

2. Council strikes Schedule F (Fees) of the Subdivision By-law, and substitutes for it Schedule F attached to this By-law as Appendix A.

3. This by-law is to come into force and take effect on January 1, 2026.

ENACTED by Council this 9th day of December, 2025

Signed "Ken Sim"
Mayor

Signed "Katrina Leckovic"
City Clerk

APPENDIX A

Schedule F
Fees

Every applicant for subdivision shall at the time of application pay the applicable fee set out below.

1.	**CLASS I (Major)** - For an application to subdivide pursuant to Part 7 of the Land Title Act or Section 243 of the Strata Property Act, where the site is: (i) more than 40 000 m^2 in area; or (ii) where the site is between 10 000 m^2 and 40 000 m^2 in area and the subdivision is reasonably likely to require that legal agreements be registered on title as a condition of subdivision approval; but in either case where the subdivision is not described in Section 4.5(a), (b) or (c) of this By-law	$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	$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	$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	$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

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	$125,100.00
	(b) for developments having a Floor Space Ratio (FSR) of 3.0 or less, or where the application is solely for the purpose of creating air space parcels to secure separate tenure for public benefits such as: libraries, theatres and other cultural amenities; for-profit affordable rental housing; social housing; and day care	$63,600.00
6.	**CLASS VI (Freehold Rowhouses)** – For an application to subdivide pursuant to Section 223.2 of the Land Title Act	$15,020.00
	Plus, per freehold lot	$1,950.00
7.	**RECLASSIFICATION** - For an application to change from one sub-area to another sub-area in the R1-1 Zoning District	$7,640.00
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	$7,640.00

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.*