

How to Use this Guide

The fees in this guide are listed in two sections: [Basic Service Fees](#) and [Additional Service Fees](#). Development Application Review Fees are the basic service fee for application review, as set out in the [Development Services Fees and Rates Bylaw No. 7863, 2014](#), which is updated annually. Additional fees cover services which may not be required for all application types (eg., reviewing a comprehensive sign plan or City-led public consultation) and so are added to the basic service fee as required.

For convenience, each application type under Development Application Review Fees has the additional fees which are typically charged also listed. The full list of fees which may be applicable to a development application are listed under Additional Fees. Before you pay the required fees for a project, Planning Division staff will confirm the amount and which additional fees are applicable.

Refunds

Unless otherwise specified, 25% of the application fees may be refunded to the applicant if the application is withdrawn prior to the submission of the first report to Council or to the Land Use and Planning Committee.

Definitions

The following definitions are used for the purpose of calculating fees. When one of these terms is used on the following pages, it is *italicized*.

Comprehensive Development Project

A development application within any area designated as Comprehensive Development in the Official Community Plan, Downtown Community Plan, and/or Queensborough Community Plan.

Improved Site Area

The whole or portion of the parcel to be improved as part of the development including all proposed buildings, vehicular and pedestrian circulation areas, loading, parking, storage works, decorative areas and landscaped areas.

Large Projects

Multi-unit residential or mixed-use projects over 6 units, or all commercial or industrial projects defined at the discretion of the Director of Climate Action, Planning and Development.

Master Planning Project

A development application within an area for which, due to the complexity and/or scale of the proposed development, the City requires an applicant to prepare a master plan, showing an overall development concept that generally includes urban design, landscaping, infrastructure, service provision, circulation, present and future land use and/or built form.

Minor Addition

500 sq.m. (5,382 sq. ft.) of gross floor area or 10% of total floor space of building, whichever is greater.

Multiple-Phase Project

A development application which, at the indication of the applicant and/or due to the complexity and/or scale of the proposed development, at the requirement of the City, would be constructed in distinct stages which would be outlined within a development agreement.

Small Projects

Residential projects that are 6 units or less, or all commercial or industrial projects defined at the discretion of the Director of Climate Action, Planning and Development Services.

Study Area Project

A development application within any area designated as Study Area in the Official Community Plan, Downtown Community Plan and/or the Queensborough Community Plan.

Tree Protection Barrier Sign

Any sign required by the Director of Climate Action, Planning and Development Services to be affixed to a Tree Protection Barrier per [Tree Protection and Regulation Bylaw No. 7799, 2016](#).

Other fees may also apply to a project such as development cost charges, connection charges, and engineering review fees. Further information on these fees can be found on the City's website.

Basic Service Fees

Board of Variance	Fee
All applications, unless otherwise noted	Application: the greater of <ul style="list-style-type: none"> • \$441.67, • \$44.23 per 1,000 sq. ft., or a portion thereof, of <i>improved site area</i>, or • \$87.33 per housing unit.
Application for single detached dwellings	\$489.50
Development Permits	Fee
All permit applications, unless otherwise noted	Application: the greater of <ul style="list-style-type: none"> • \$2,760.12, • \$43.07 per 1,000 sq. ft., or a portion thereof, of <i>improved site area</i>, or • Unit Fee, calculated as follows <ul style="list-style-type: none"> • \$160.12 per housing unit for the first 250 units • \$55.26 per housing unit for the next 200 units • \$27.60 per housing unit for each subsequent unit Transportation Review: the greater of <ul style="list-style-type: none"> • \$1,306.88, • \$20.91 per 1,000 sq. ft., or a portion thereof, of <i>improved site area</i>, or • Unit Fee, calculated as follows <ul style="list-style-type: none"> • \$78.41 per housing unit for the first 250 units • \$26.14 per housing unit for the next 200 units • \$13.59 per housing unit for each subsequent unit Comprehensive Sign Permit Review: \$533.21 Land Title Registration: \$35.34
Permit applications for Industrial and Mixed Employment, and Employment Lands, unless otherwise noted	Application: the greater of <ul style="list-style-type: none"> • \$2,760.12, or • \$23.21 per 1,000 sq. ft., or a portion thereof, of <i>improved site area</i>. Transportation Review: the greater of <ul style="list-style-type: none"> • \$1,306.88, or • \$11.50 per 1,000 sq. ft., or a portion thereof, of <i>improved site area</i>. Comprehensive Sign Permit Review: \$533.21 Land Title Registration: \$35.34
Projects with Less than Six Residential Units , unless otherwise noted	Application: \$2,000.00 Land Title Registration: \$35.34

Development Permits	Fee
Amendments to all permits, including permits for Industrial and Mixed Employment, or Employment Lands, unless otherwise noted	Application: the greater of <ul style="list-style-type: none"> • \$1,100.00 or • \$23.21 per 1,000 sq. ft., or a portion thereof, of <i>improved site area</i>. Land Title Registration: \$35.34
Permit applications for: <ul style="list-style-type: none"> • Laneway and carriage houses, • Changes to an existing building that do not include changes to massing, • Changes to landscaping, surface parking lots, or accessory buildings, • Temporary residential unit sales centres, or • <i>Minor addition</i>, unless otherwise noted.	Application: \$1,414.04 Land Title Registration: \$35.34
Amendments to permits for laneway and carriage houses	Application: \$292.64 Land Title Registration: \$35.34
Amendments to permits for: <ul style="list-style-type: none"> • Changes to an existing building that do not include changes to massing, • Changes to landscaping, surface parking lots, or accessory buildings, • Temporary residential unit sales centres, or • <i>Minor addition</i>, unless otherwise noted	Application: \$1,414.04 Land Title Registration: \$35.34
Minor permit application or minor amendments to permits for: <ul style="list-style-type: none"> • Hazard Areas • Natural Features • Improvements with a total value of \$100,000 or less • Façade renovation for buildings affected by water penetration 	Application: \$292.64 Land Title Registration: \$35.34
Application time extension	50% of Current Application Fee
Re-issuance of an expired permit	
Development Variance Permits	Fee
All permit applications, unless otherwise noted	Application: the greater of <ul style="list-style-type: none"> • \$2,000.00, • \$43.07 per 1,000 sq. ft., or a portion thereof, of <i>improved site area</i>, or • \$88.34 per housing unit. Land Title Registration: \$35.34

Development Variance Permits	Fee
Permit to facilitate tree retention and childcare	Application: the greater of <ul style="list-style-type: none"> • \$693.17, • \$20.81 per 1,000 sq. ft., or a portion thereof, of <i>improved site area</i>, or • \$42.65 per housing unit. Land Title Registration: \$35.34
Permit for signs	Application: \$1,026.78 Land Title Registration: \$35.34
Amendment for all permit types, unless otherwise noted	Application: the greater of <ul style="list-style-type: none"> • \$585.48, or • \$23.21 per 1,000 sq. ft., or a portion thereof, of <i>improved site area</i>. Land Title Registration: \$35.34
Application time extension	50% of Current Application Fee
Heritage Revitalization Agreements	Fee
All HRA applications, and HRA amendments regarding form, character, use or density, unless otherwise noted	Application: the greater of <ul style="list-style-type: none"> • \$2,263.35, • \$36.49 per 1,000 sq. ft., or a portion thereof, of <i>improved site area</i>, or • Unit Fee, calculated as follows: <ul style="list-style-type: none"> • \$145.80 per housing unit for the first 250 units • \$47.52 per housing unit for the next 200 units • \$24.30 per housing unit for each subsequent unit Tenant Assistant Plan Review (if applicable): <ul style="list-style-type: none"> • \$1,300.00 Transportation REview Fee: the greater of <ul style="list-style-type: none"> • \$1,108.23; or • \$17.77 per 1,000 sq. ft., or a portion thereof, of <i>improved site area</i>, or • Unit Fee, calculated as follows: <ul style="list-style-type: none"> • \$78.41 per housing unit for the first 250 units • \$26.14 per housing unit for the next 200 units • \$13.59 per housing unit for each subsequent unit Public Consultation: \$1,400.00 Land Title Registration: \$35.34

Heritage Revitalization Agreements	
	Fee
HRA applications, and HRA amendments regarding form, character, use or density, for single detached and duplex dwellings, child care	Application: the greater of <ul style="list-style-type: none"> • \$1,026.78, or • \$36.49 per 1,000 sq. ft., or a portion thereof, of <i>improved site area</i>. Public Consultation: \$1,400.00 Land Title Registration: \$35.34
Minor amendments for all HRAs, unless otherwise noted	Application: the greater of <ul style="list-style-type: none"> • \$585.48, or • \$23.21 per 1,000 sq. ft., or a portion thereof, of <i>improved site area</i>. Land Title Registration: \$35.34
Minor amendments for single detached and duplex dwelling HRAs, unless otherwise noted	Application: the greater of <ul style="list-style-type: none"> • \$292.74, or • \$23.21 per 1,000 sq. ft., or a portion thereof, of <i>improved site area</i>. Land Title Registration: \$35.34
Application time extension	50% of Current Application Fee
Heritage Alteration Permits	
	Fee
Property outside heritage conservation area	\$0.00
Alteration of land, buildings, structures, or protected features within heritage conservation area	\$0.00
Subdivision of land within heritage conservation area	\$112.07
Demolition of building or structure within heritage conservation area	\$1,555.44
Construction of a new principal dwelling within heritage conservation area	\$1011.62
Construction of a new laneway or carriage house within heritage conservation area	\$217.57
Heritage Designation	
	Fee
Application	\$0.00
Land Purchase Request	
	Fee
Land Purchase Request	\$1,970.72, plus appraisal, survey and legal costs.

Official Community Plan Amendments	Fee
Map designation amendment	Application: the greater of <ul style="list-style-type: none"> • \$3,058.24, or • \$43.07 per 1,000 sq. ft., or a portion thereof, of <i>improved site area</i>, plus \$17.72 per 1,000 sq. ft. of <i>improved site area</i> over 20,000 sq. ft. Public Consultation: \$1,400.00
Text amendment	Application: \$1,026.78 Public Consultation: \$1,400.00
Application time extension	50% of Current Application Fee
Pre-Application Review	Fee
Application	Application: the greater of <ul style="list-style-type: none"> • \$1,127.50, • \$35.77 per 1,000 sq.ft., or portion thereof, of <i>improved site area</i>, or • \$142.94 per housing unit, up to a maximum of \$5,125.00. Transportation Review: \$156.83
Rezoning	Fee
All applications, unless otherwise noted	Application: the greater of <ul style="list-style-type: none"> • \$2,263.35, • \$36.49 per 1,000 sq. ft., or a portion thereof, of <i>improved site area</i>, or • Unit Fee, calculated as follows <ul style="list-style-type: none"> • \$145.80 per housing unit for the first 250 units • \$47.52 per housing unit for the next 200 units • \$24.30 per housing unit for each subsequent unit Transportation Review: The greater of <ul style="list-style-type: none"> • \$1,108.23, • \$17.77 per 1,000 sq. ft., or a portion thereof, of <i>improved site area</i>, or • Unit Fee, calculated as follows: <ul style="list-style-type: none"> • \$78.41 per housing unit for the first 250 units • \$26.14 per housing unit for the next 200 units • \$13.59 per housing unit for each subsequent unit Tenant Assistant Plan Review (if applicable): <ul style="list-style-type: none"> • \$1,300.00 Public Consultation: \$1,400.00 Comprehensive District Creation (if applicable): \$2,263.35

Rezoning	Fee
Single detached and duplex dwellings	Application: \$1,970.72
Text amendments	Transportation Review: \$967.09 Public Consultation: \$1,400.00 Comprehensive District Creation (if applicable): \$2,263.35
Comprehensive District Creation for all new districts, unless otherwise noted.	\$2,263.35
Comprehensive District Creation for new zoning districts that include supportive housing, or child care	\$1,137.24
Application time extension	50% of Current Application Fee

Special Development Permits	Fee
All permit applications, unless otherwise noted	<p>Application: the greater of</p> <ul style="list-style-type: none"> • \$2,263.35, • \$43.07 per 1,000 sq. ft., or a portion thereof, of <i>improved site area</i>, or • Unit Fee, calculated as follows: <ul style="list-style-type: none"> • \$160.12 per housing unit for the first 250 units • \$55.26 per housing unit for the next 200 units • \$27.60 per housing unit for each subsequent unit <p>Transportation Review: the greater of</p> <ul style="list-style-type: none"> • \$1,108.23, • \$20.91 per 1,000 sq. ft., or a portion thereof, of <i>improved site area</i>, or • Unit Fee, calculated as follows <ul style="list-style-type: none"> • \$78.41 per housing unit for the first 250 units • \$26.14 per housing unit for the next 200 units • \$13.59 per housing unit for each subsequent unit <p>Comprehensive Sign Permit Review: \$533.21</p> <p>Land Title Registration: \$35.34</p>
Amendment for all permits, unless otherwise noted	<p>Application: the greater of</p> <ul style="list-style-type: none"> • \$1,100.00, or • \$23.21 per 1,000 sq. ft., or portion thereof, <i>improved site area</i>. <p>Land Title Registration: \$35.34</p>
Projects with Less than Six Residential Units, unless otherwise noted	<p>\$2,000.00</p> <p>Land Title Registration: \$35.34</p>

Special Development Permits	Fee
Permit application or amendment to permit for: <ul style="list-style-type: none"> • Changes to an existing building that do not include changes to massing, • Changes to landscaping, surface parking lots, or accessory buildings, • Temporary residential unit sales centres, or • <i>Minor addition,</i> unless otherwise noted.	Application: \$1,414.04 Land Title Registration: \$35.34
Permit application or amendment to permit for: <ul style="list-style-type: none"> • Improvements with a total value of \$100,000 or less • Façade renovation for buildings affected by water penetration 	Application: \$292.64 Land Title Registration: \$35.34
Application time extension	50% of Current Application Fee
Re-issuance of an expired permit	
Temporary Use Permits	Fee
All permit applications, unless otherwise noted	Application: the greater of <ul style="list-style-type: none"> • \$1,545.72, • \$55.26 per 1,000 sq. ft., or a portion thereof, of <i>improved site area,</i> or • \$110.40 per housing unit. Transportation Review: The greater of <ul style="list-style-type: none"> • \$757.99, • \$27.18 per 1,000 sq ft or a portion thereof, of <i>improved site area,</i> or • \$53.37 per housing unit. Land Title Registration: \$35.34
Permit application involving a non-profit organization	Application: the greater of <ul style="list-style-type: none"> • \$1,026.78, • \$36.49 per 1,000 sq. ft., or a portion thereof, of <i>improved site area,</i> or • \$72.87 per housing unit. Transportation Review: <ul style="list-style-type: none"> • \$0.00 Land Title Registration: \$35.34

Temporary Use Permits	Fee
Permit amendment	Application: the greater of <ul style="list-style-type: none"> • \$585.48, or • \$23.21 per 1,000 sq. ft., or a portion thereof, of <i>improved site area</i>. Transportation Review (applications involving a non-profit organization): The greater of <ul style="list-style-type: none"> • \$235.24, or • \$23.00 per 1,000 sq ft, or a portion thereof, of <i>improved site area</i>.
Application time extension	50% of Current Application Fee
Telecommunication Antennae	Fee
Telecommunication Antennae Review	\$3,561.81

Additional Service Fees

Application Change	Fee
Change of owner or authorized agent	\$338.06

Comprehensive Development Review	Fee
Development review for all Zoning Bylaw and/or Official Community Plan Amendments for <i>Multi-Phase Projects, Master Planning Projects, Study Area Projects, Comprehensive Development Projects</i> and/or other sites over 6,000 sq.m.	\$79,980.75 for the first 10,000 sq.m. of site area or portion thereof, plus \$373.24 per additional 100 sq.m. of site area to a maximum of \$426,564.00
Sign Permit Plan	\$533.21

Landscaping and Deposits	Fee
Landscape Deposit for Development Permits, Special Development Permits, Heritage Alteration Permits, and Temporary Use Permits for all applications other than a Laneway and Carriage House Development Permits, Projects with Less than Six Units, Exclusively Child care, and/or Exclusively Affordable Housing.	An amount equal to 125% of the costs of hard and soft landscaping on the site, including labour.
Landscape Deposit for applications for Laneway and Carriage House Development Permits, Projects with Less than Six Units, Exclusively Child care, and/or Exclusively Affordable Housing	\$7,500.00 for the first unit \$5,000.00 for each additional unit The fee bylaw caps the additional fee per unit at 6 units.
Development, Special Development Permit Landscape Deposit with secured rental residential unit additions to an existing rental building	\$7,500.00
Review of landscape plans in accordance with Development Permits or Special Development Permits.	<i>Large Projects</i> Initial Review: \$533.21 <i>Small Projects</i> Initial Review: \$266.60 Subsequent Review: \$266.60
On-site review of landscaping in accordance with Development Permits or Special Development Permits.	<i>Large Projects</i> Initial Review: \$533.21 <i>Small Projects</i> Initial Review: \$266.60 Subsequent Review: \$266.60
Tree Protection Barrier Sign Deposit	\$25.00 per sign, refundable upon return of each sign.
Watering Bag (subject to availability)	\$25.00 per bag

Land Title Filing	Fee
Preparation of Covenants	\$450.00
Covenant Discharge, where there is no current development application	\$373.24, plus legal costs incurred by the City.
Document requests from Land Title and Survey Authority	\$21.33
Land Title Registration: Registration of notices or other documentation with the Land Title and Survey Authority	\$35.34

Land Title Filing	Fee
Land Purchase Request <i>Basic service for all districts</i>	\$1,970.72 plus appraisal, survey and legal costs. Not refundable after first report to LUPC or Council
Street Naming Fee	\$2,500.00
Covenant Discharge	\$373.24 plus legal costs incurred by the City

Public Consultation	Fee
Public Consultation <i>This fee will be refunded if the application is withdrawn at least four weeks prior to any scheduled City consultation.</i> <i>This fee will be paid each time any portion of the public consultation is repeated.</i>	\$1,400.00
Additional Notification Additional public meeting and/or change of date request requiring notification	\$1,893.92

Site Profiles	Fee
Site Disclosure Statement Council Appeal <i>Basic service for Council reconsideration of a Director's decision</i>	\$100.00