

## 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Unless otherwise specified, 25% of the application fees may be refunded to the applicant if the application is withdrawn prior to the submission of the first report to Council or to the Land Use and Planning Committee.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"> <li>• \$465.80,</li> <li>• \$46.60 per 1,000 sq. ft., or a portion thereof, of <i>Improved Site Area</i>, or</li> <li>• \$92.10 per housing unit.</li> </ul>
Application for single detached dwellings	\$516.30
Development Permits	Fee
All permit applications, unless otherwise noted	Application: the greater of <ul style="list-style-type: none"> <li>• \$2,911.20,</li> <li>• \$45.40 per 1,000 sq. ft., or a portion thereof, of <i>Improved Site Area</i>, or</li> <li>• Unit Fee, calculated as follows               <ul style="list-style-type: none"> <li>• \$170.00 per housing unit for the first 60 units,</li> <li>• \$150.00 per housing unit for 61 – 185 units,</li> <li>• \$135.00 per housing unit for 186 – 250 units,</li> <li>• \$50.00 per housing unit for 251 – 450 units, or</li> <li>• \$25.00 per housing unit for each subsequent unit</li> </ul> </li> </ul> Transportation Review: \$1,000.00 Comprehensive Sign Permit Review: \$562.40 Land Title Registration: \$37.30
Permit applications for Industrial and Mixed Employment, and Employment Lands, unless otherwise noted	Application: the greater of <ul style="list-style-type: none"> <li>• \$2,911.20, or</li> <li>• \$24.50 per 1,000 sq. ft., or a portion thereof, of <i>Improved Site Area</i></li> </ul> Transportation Review: the greater of <ul style="list-style-type: none"> <li>• \$1,378.00; or</li> <li>• \$12.00 per 1,000 sq. ft., or a portion thereof, of <i>improved site area</i></li> </ul> Comprehensive Sign Permit Review: \$562.40 Land Title Registration: \$37.30
Projects with Less than Six Residential Units , unless otherwise noted	Application: \$2,109.40 Land Title Registration: \$37.30

Development Permits	Fee
Amendments to all permits, including permits for Industrial and Mixed Employment, or Employment Lands, unless otherwise noted	The greater of <ul style="list-style-type: none"> <li>• \$1,160.20, or</li> <li>• \$24.50 per 1,000 sq. ft., or a portion thereof, of <i>Improved Site Area</i></li> </ul> Land Title Registration: \$37.30
Permit applications for: <ul style="list-style-type: none"> <li>• Laneway and carriage houses,</li> <li>• Changes to an existing building that do not include changes to massing,</li> <li>• Changes to landscaping, surface parking lots, or accessory buildings,</li> <li>• Temporary residential unit sales centres, unless otherwise noted, or</li> <li>• <i>Minor addition</i></li> </ul> unless otherwise noted.	Application: \$1,491.40 Land Title Registration: \$37.30
Amendments to permits for laneway and carriage houses	Application: \$308.70 Land Title Registration: \$37.30
Amendments to permits for: <ul style="list-style-type: none"> <li>• Changes to an existing building that do not include changes to massing,</li> <li>• Changes to landscaping, surface parking lots, or accessory buildings,</li> <li>• Temporary residential unit sales centres, or</li> <li>• <i>Minor addition</i></li> </ul> unless otherwise noted.	Application: \$1,491.40 Land Title Registration: \$37.30
Minor permit application or minor amendments to permits for: <ul style="list-style-type: none"> <li>• Hazard Areas,</li> <li>• Natural Features,</li> <li>• Improvements with a total value of \$100,000 or less, or</li> <li>• Façade renovation for buildings affected by water penetration.</li> </ul>	Application: \$308.70 Land Title Registration: \$37.30
Application time extension	50% of application fee as calculated using current rates
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"> <li>• \$2,109.40,</li> <li>• \$45.40 per 1,000 sq. ft., or a portion thereof, of <i>Improved Site Area</i>, or</li> <li>• \$93.20 per housing unit</li> </ul> Land Title Registration: \$37.30
Permit to facilitate tree retention and childcare	Application: the greater of <ul style="list-style-type: none"> <li>• \$731.10,</li> <li>• \$21.90 per 1,000 sq. ft., or a portion thereof, of <i>Improved Site Area</i>, or</li> <li>• \$45.00 per housing unit</li> </ul> Land Title Registration: \$37.30
Permit for signs	Application: \$1,083.00 minimum fee Land Title Registration: \$37.30
Amendment for all permit types, unless otherwise noted	Application: the greater of <ul style="list-style-type: none"> <li>• \$617.50, or</li> <li>• \$24.50 per 1,000 sq. ft., or a portion thereof, of <i>Improved Site Area</i></li> </ul> Land Title Registration: \$37.30
Application time extension	50% of application fee as calculated using current rates

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"> <li>• \$2,387.20,</li> <li>• \$38.50 per 1,000 sq. ft., or a portion thereof, of <i>Improved Site Area</i>, or</li> <li>• Unit Fee, calculated as follows:               <ul style="list-style-type: none"> <li>• \$170.00 per housing unit for the first 60 units,</li> <li>• \$150.00 per housing unit for 61 – 185 units,</li> <li>• \$135.00 per housing unit for 186 – 250 units,</li> <li>• \$50.00 per housing unit for 251 – 450 units,</li> <li>• \$25.00 per housing unit for each subsequent unit</li> </ul> </li> </ul> Tenant Assistant Plan Review (if applicable): \$1,371.10 Transportation Review Fee: the greater of <ul style="list-style-type: none"> <li>• \$1,500.00,</li> <li>• \$20.00 per 100 sq. metre, or a portion thereof, of gross floor area, or</li> <li>• Unit fee, calculated as follows:               <ul style="list-style-type: none"> <li>• \$70.00 per housing unit for the first 250 units;</li> <li>• \$20.00 per housing unit for each subsequent unit</li> </ul> </li> </ul> Public Consultation: \$1,476.60 Land Title Registration: \$37.30
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"> <li>• \$1,500.00, or</li> <li>• \$38.50 per 1,000 sq. ft., or a portion thereof, of <i>Improved Site Area</i></li> </ul> Public Consultation: \$1,476.60 Land Title Registration: \$37.30
Minor Amendments that do not affect Form, Character, Use or Density for Multiple Unit Residential, Commercial, Industrial, and Institutional Districts	Application: the greater of <ul style="list-style-type: none"> <li>• \$617.50, or</li> <li>• \$24.50 per 1,000 sq. ft., or a portion thereof, of <i>Improved Site Area</i></li> </ul> Land Title Registration: \$37.30
Minor Amendments that do not affect Form, Character, Use or Density for Single Detached and Duplex Dwelling Districts	Application: the greater of <ul style="list-style-type: none"> <li>• \$308.80, or</li> <li>• \$24.50 per 1,000 sq. ft., or a portion thereof, of <i>Improved Site Area</i></li> </ul> Land Title Registration: \$37.30
Application time extension	50% of application fee as calculated using current rates
Heritage Alteration Permits	Fee
Property outside heritage conservation area	No charge

Heritage Alteration Permits	Fee
Alteration of land, buildings, structures, or protected features within heritage conservation area	No charge
Subdivision of land within heritage conservation area	\$118.20
Demolition of building or structure within heritage conservation area	\$1,640.60
Construction of a new principal dwelling within heritage conservation area	\$1,067.00
Construction of a new laneway or carriage house within heritage conservation area	\$229.50

Heritage Designation	Fee
Application	No charge

Land Purchase Request	Fee
Land Purchase Request	\$2,078.80 plus appraisal, survey and legal costs. Not refundable after first report to LUPC or Council

Official Community Plan Amendments	Fee
Map designation amendment	Application: the greater of <ul style="list-style-type: none"> <li>• \$3,600.00, or</li> <li>• \$45.40 per 1,000 sq. ft., or a portion thereof, of <i>Improved Site Area</i> plus \$18.70 per 1,000 sq. ft. of <i>improved site area</i> over 20,500 sq. ft.</li> </ul> Public Consultation: \$1,476.60
Text amendment	Application: \$1,083.00 Public Consultation: \$1,476.60
Application time extension	50% of application fee as calculated using current rates

Pre-Application Review	Fee
Application	Application: the greater of <ul style="list-style-type: none"> <li>• \$1,189.20,</li> <li>• \$37.70 per 1,000 sq.ft., or portion thereof, of <i>improved site area</i>, or</li> <li>• \$150.80 per housing unit.</li> </ul> up to a maximum of \$5,405.40 Transportation Review: \$250.00

Rezoning	Fee
All applications, unless otherwise noted	<p>Application: the greater of</p> <ul style="list-style-type: none"> <li>• \$2,387.20,</li> <li>• \$38.50 per 1,000 sq. ft., or a portion thereof, of <i>Improved Site Area</i>, or</li> <li>• Unit Fee, calculated as follows <ul style="list-style-type: none"> <li>• \$170.00 per housing unit for the first 60 units,</li> <li>• \$150.00 per housing unit for 61 – 185 units,</li> <li>• \$135.00 per housing unit for 186 – 250 units,</li> <li>• \$50.00 per housing unit for 251 – 450 units,</li> <li>• \$25.00 per housing unit for each subsequent unit,</li> </ul> </li> </ul> <p>Transportation Review: the greater of</p> <ul style="list-style-type: none"> <li>• \$1,500.00;</li> <li>• \$20.00 per 100 sq. metre, or a portion thereof, of gross floor area; or,</li> <li>• Unit fee, calculated as follows: <ul style="list-style-type: none"> <li>• \$70.00 per housing unit for the first 250 units;</li> <li>• \$20.00 per housing unit for each subsequent unit</li> </ul> </li> </ul> <p>Tenant Assistant Plan Review (if applicable): \$1,371.10</p> <p>Public Consultation: \$1,476.60</p>
Single detached and duplex dwellings	Application: \$3,000.00
Text amendments	Public Consultation: \$1,476.60
Creation of New Zoning District, unless otherwise noted	\$2,387.20
Creation of a New Zoning District that includes supportive housing and child care, or single detached dwellings and duplexes, and other infill housing forms such as triplexes, quadraplexes, townhouses and infill townhouses	\$1,199.00
Application time extension	50% of application fee as calculated using current rates

Special Development Permits	Fee
All permit applications, unless otherwise noted	Application: the greater of <ul style="list-style-type: none"> <li>• \$2,911.20,</li> <li>• \$45.40 per 1,000 sq. ft., or a portion thereof, of <i>Improved Site Area</i>, or,</li> <li>• Unit Fee, calculated as follows:               <ul style="list-style-type: none"> <li>• \$170.00 per housing unit for the first 60 units,</li> <li>• \$150.00 per housing unit for 61 – 185 units,</li> <li>• \$135.00 per housing unit for 186 – 250 units,</li> <li>• \$50.00 per housing unit for 251 – 450 units,</li> <li>• \$25.00 per housing unit for each subsequent unit,</li> </ul> </li> </ul> Transportation Review: \$1,000.00 Comprehensive Sign Permit Review: \$562.40 Land Title Registration: \$37.30
Amendment for all permits, unless otherwise noted	Application: the greater of <ul style="list-style-type: none"> <li>• \$1,160.20, or</li> <li>• \$24.50 per 1,000 sq. ft., or portion thereof, of <i>Improved Site Area</i>.</li> </ul> Land Title Registration: \$37.30
Projects with Less than Six Residential Units, unless otherwise noted	Application: \$2,109.40 Land Title Registration: \$37.30
Permit application or amendment to permit for: <ul style="list-style-type: none"> <li>• Changes to an existing building that do not include changes to massing,</li> <li>• Changes to landscaping, surface parking lots, or accessory buildings,</li> <li>• Temporary residential unit sales centres, or</li> <li>• <i>Minor addition</i>,</li> </ul> unless otherwise noted.	Application: \$1,491.40 Land Title Registration: \$37.30
Permit application or amendment to permit for: <ul style="list-style-type: none"> <li>• Improvements with a total value of \$100,000 or less</li> <li>• Façade renovation for buildings affected by water penetration</li> </ul>	Application: \$308.70 Land Title Registration: \$37.30
Application time extension	50% of application fee as calculated using current rates
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"> <li>• \$2,350.00,</li> <li>• \$58.30 per 1,000 sq. ft., or a portion thereof, of <i>Improved Site Area</i>, or</li> <li>• \$116.40 per housing unit.</li> </ul> Transportation Review: \$750 Land Title Registration: \$37.30
Permit application involving a non-profit organization	Application: the greater of <ul style="list-style-type: none"> <li>• \$1,083.00,</li> <li>• \$38.50 per 1,000 sq.ft., or a portion thereof, of <i>Improved Site Area</i>, or</li> <li>• \$76.90 per housing unit.</li> </ul> Transportation Review: \$250 Land Title Registration: \$37.30
Permit amendment	Application: the greater of <ul style="list-style-type: none"> <li>• \$617.50</li> <li>• \$24.50 per 1,000 sq. ft., or a portion thereof, of <i>Improved Site Area</i></li> </ul>
Application time extension	50% of application fee as calculated using current rates
Telecommunication Antennae	Fee
Telecommunication Antennae Review	\$3,756.70 per application

# Additional Service Fees

Application Change	Fee
Change of owner or authorized agent	\$356.60
<b>Comprehensive Development Review</b>	
An additional review fee which applies to all Zoning Bylaw and/or Official Community Plan Amendments for multiple-phase projects, master planning projects, study area projects, comprehensive development projects and/or other sites over 6,000 square metres (64,583 sq. ft.)	\$100,000.00 for the first 10,000 square meters (107,639 sq. ft.) of site area or portion thereof; and \$393.70 per additional 100 square metres (1,076 sq. ft.) of site area to a maximum of \$449,905.60
Sign Permit Plan	\$562.40
<b>Landscaping and Deposits</b>	
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 for the first unit \$5,000 for each additional unit up to 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>Laneway and Carriage House initial review: \$280.00</i> <i>Basic initial review: \$600.00</i> <i>Large Projects: \$600.00 per tower/building, phase or 50 townhouse units.</i> <i>Subsequent project reviews: \$600.00</i>
On-site review of landscaping in accordance with Development Permits or Special Development Permits.	<i>Laneway and Carriage House initial review: \$280.00</i> <i>Basic Inspection initial review: \$600.00</i> <i>Large Projects: \$600.00 per tower/building, phase or 50 townhouse units.</i> <i>Subsequent project reviews: \$600.00</i>
Tree Protection Barrier Sign Deposit	\$30.00 per sign, refundable upon return of each sign.
Watering Bag (subject to availability)	\$25 / per bag*
	*Optional service being provided to Applicants choosing to purchase a Water Bag directly from City

Land Title Filing	Fee
Preparation of Covenants	All cost incurred by the City for the preparation of legal documents (such as covenants and rights of way) shall be recoverable and charged to the applicant and the following additional fees shall apply: <ul style="list-style-type: none"> <li>• \$100.00 for Laneway and Carriage Houses;</li> <li>• \$1,000.00 for applications with 6 units or fewer;</li> <li>• \$2,000.00 for applications for infill housing, townhouses, or additions of more than 6 units to an existing building;</li> <li>• \$3,500.00 for Apartment or Mixed-use buildings of 6 storeys or less and nonresidential land uses;</li> <li>• \$8,500.00 for Apartment or Mixed-use buildings</li> </ul>
Covenant Discharge, where there is no current development application	Legal costs incurred by the City, with a minimum fee of \$500.00.
Document requests from Land Title and Survey Authority	\$22.50
Land Title Registration: Registration of notices or other documentation with the Land Title and Survey Authority	\$37.30

Public Consultation	Fee
Public Consultation	\$1,476.60
<i>For all applications requiring a Public Consultation, including Public Hearings, City-led Consultation and Opportunities to be Heard</i>	
Additional Notification	\$1,997.60
Additional public meeting and/or change of date request requiring notification	

Site Disclosure Statement Fee Administration	Fee
Site Disclosure Statement Fee Administration	\$100.00