



***Community Builders...  
Building Communities***



May 9, 2017

Mayor Lisa Helps and Council  
City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor Helps and Council

**Re: Land Use Procedures/Development Fees**

Please note a correction in the report Land Use Procedures Bylaw Amendment. The report says, "Staff have consulted both the Urban Development Institute (UDI), the Victoria Residential Builders Association, and local non-profit housing providers who are generally in support of the overall direction of the proposed changes."

VRBA does not support the changes and at no time during our meeting with city representatives did VRBA offer support. If we support a municipal initiative, that support will come directly from VRBA in writing. We did express concerns about significant increases and assumptions that developers and builders are expected to pay for administrative services that should be the responsibility of property taxpayers, particularly in light of the fact the city receives increased annual revenue through property taxes when property is redeveloped.

In addition, Appendix C shows in 2016, the City of Victoria received \$4 million in revenue from development fees while expenditures totalled only \$3.5 million, earning the city half a million dollars in profit. Previous years' shortfalls were due to a downturn in the industry and the city's administration should be expected to accommodate changing economic climates like most other organizations.

Coming off a robust year for the city, it is not reasonable to charge an 87.5% increase in pre-application fees to "provide CALUCS with financial support for community meetings." That support may be more than adequately accommodated by the profit earned by the municipality.

In addition, the public hearing fee jumps 50% from \$1,200 to \$1,800. The last increase was 2006. At a 2% annual rate of inflation, the increase should be no more than 20%. Fee increases quoted by city representatives at our meeting were 142% for a 7,000 sq meter building and 71% for a 35,000 sq meter building.

These increases are unwarranted considering the city is coming off of a year earning 14% profit.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Casey Edge".

Casey Edge  
Executive Director