

ISSUES & ANALYSIS

Affordable Housing Application Fees

In 2017, Council approved amendments to the Land Use Procedures Bylaw and adopted a Building and Plumbing Bylaw which eliminated development application fees associated with affordable non-profit housing. Under these bylaws, any reduction to fees for affordable housing would have to meet the following requirements:

- the development is fully owned and operated by a registered non-profit or government agency. Alternatively, a private developer may enter into a legally binding arrangement, in perpetuity, with a registered non-profit or government organization.
- the affordable housing is secured in a Housing Agreement or other legal agreement with the City.

Since this amendment was approved, it appears that senior levels of government will be establishing new models of affordable housing. The current definition in the Land Use Procedures Bylaw and the Building and Plumbing Regulation Bylaw would likely exclude these applications from the elimination of development application fees as the arrangement may be for a time limited period rather than in perpetuity. Therefore, staff recommend that Council direct staff to bring forward bylaw amendments to accommodate these types of applications by changing the requirement from in perpetuity to a minimum of 50 years.

Emergency Preparedness Container Fees

The *Official Community Plan*, 2012 (OCP) contains policies to support emergency management and preparedness. One of the broad objectives of Section 18: Emergency Management, is that emergency preparedness is widespread in workplaces and households across the community. Staff are therefore proposing for Council's consideration that the development application fees for developments that only propose the addition of an emergency preparedness container or emergency preparedness/response equipment (under 100 square meters in total floor area) be reduced to \$500. In some cases, where the installation could be facilitated through a delegated approval, the fee may be less. It is proposed that this new fee only be applied to scenarios where some form of Council approval is required and in most cases represents a reduction in fees of approximated \$2500.

Clarification of Fees

In anticipation of the draft Neighbourhood Plans potentially being adopted, it is recommended for Council's consideration that changes be made to the *Land Use Procedures Bylaw* to clarify fees for residential development types that the proposed policy would support. These changes would be consistent with the goals of the recent fee updates by simplifying and clarifying the fee schedule so that it is more efficient for staff to administer and easier for applicants to understand.

The changes relate to:

- clarifying that dwelling units that are accessory to a primary dwelling unit are not charged a separate fee per accessory dwelling unit. For example, a proposal for a single-family dwelling with a secondary suite and garden suite would only be charged the standard single-family dwelling fee
- clarifying that the minimum base fee for a rezoning or development permit requiring Council approval would be \$2000. For example, a rezoning application proposing to construct a garden suite that exceeds the maximum floor area in the regulations (triggering a rezoning) would be charged \$2000

- additionally, it is proposed for Council's consideration that the fees be clarified so that no fee is required for a public hearing that is a result of a heritage designation application. This is intended to encourage heritage designation applications and is fully consistent with how the fees have been applied in the past.

OPTIONS & IMPACTS

Accessibility Impact Statement

The proposed updates do not impact accessibility considerations.

2015 – 2018 Strategic Plan

Objective 3: Strive for Excellence in Planning and Land Use

- reduced processing times for types of development applications
- streamlined land use policies.

Impacts to Financial Plan

Although it is anticipated that fees collected would decrease, it is likely that they would not be significantly affected.

Official Community Plan Consistency Statement

Section 18: Emergency Management of the OCP supports widespread emergency preparedness in workplaces and households across the community.

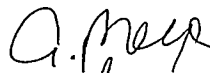
CONCLUSIONS

The proposed changes to the Land Use Procedures Bylaw and the Building and Plumbing Regulation Bylaw would reduce fees for affordable housing projects that do not currently meet the definition in the bylaws, reduce fees for emergency preparedness containers, and clarify the wording of the fee schedule in anticipation of the potential adoption of draft neighbourhood plans, and to confirm that no public hearing fee is required in association with a Heritage Designation Bylaw.

Respectfully submitted,

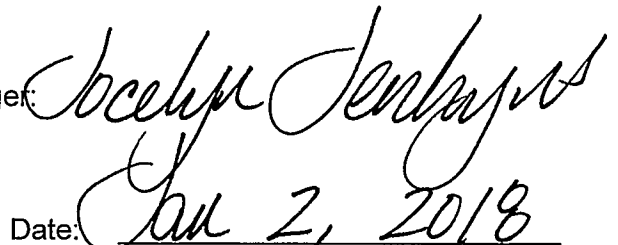


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Report accepted and recommended by the City Manager:



Date:

Jan 2, 2018