

2. COMMERCIAL PROPERTY OWNERS (INCLUDING BOMA)

Category	Description	Highlighted Change	Reference
Interior Alteration Building Permits	Declared value of construction method	20% reduction in fees when declared value of construction method is used	3.1.3
	New method	Calculation method changed to area calculation for most interior alterations	3.1.3
	New base fee	Minimum permit fee replaced by a base fee of \$300	3.1.3
New and Additions: Building Permits	Fee Consolidation	Simplification of fees by consolidation of subcategories	3.1.1
	Assembly Classification	Assembly Category building permits adjusted from a range of \$15.70 - \$28.40 / m ² to \$18 / m ²	3.1.1
	Care and Detention Classification	Permit fee adjusted from a range of \$32.25 - \$37.25 / m ² to \$24 / m ²	3.1.1
	Residential Classification	Permit fee adjusted from a range of \$10.80 - \$15.70 / m ² to \$13.35 / m ²	3.1.1
	Business and Personal Services Classification	Permit fee adjusted from \$10.80 - \$12.75 / m ² to \$15 / m ²	3.1.1
	Industrial Classification	Permit fee adjusted from \$6.35 to \$9.80 / m ² to a range of \$8 to \$15 / m ²	3.1.1
	Shell-only permits	Building permit fee now split between 'shell-only' and 'interior alteration', reducing current fees for 'shell-only' permits	3.1.1
	Staged Permits	New 'staged' permit premium fee of 2.5% for excavation / piling stage; 5% for foundation stage; 2.5% for structural / framing stage.	3.1.2

Category	Description	Highlighted Change	Reference
	New base fee	Minimum permit fee replaced by a base fee of \$800	3.1.1
Electrical Permits	New base fee	Minimum permit fee of \$126 replaced by a base fee of \$100	3.2
Plumbing Permits	New base fee	Minimum permit fee of \$126 replaced by a base fee of \$150	3.3
	Residential Multi-family	Simplified and lower permit fee for residential multifamily permits	3.3
Mechanical Permits	M1 (HVAC)	Calculation method changed from value of construction to base fee plus an area fee	3.4
	M1 (HVAC)	Base fee changed from \$152 to \$250, applied to each affected floor	3.4
	M2 (Sprinklers and Stand- pipes)	Base fee changed from \$152 to \$250; Calculation method changed from value of construction to a base fee plus and area fee	3.4
	M3 (High risk or specialty equipment)	Calculation method changed from value of construction to a fee per item	3.4
Occupancy Permits	Calculation method	Method changed from a single fee to a base, maximum, and area calculation	3.5
	Permit fees	Occupancy permit fees for small tenancy spaces reduced by 35%. Fees for medium and large tenancy spaces increased by 55%. Maximum final occupancy fee of \$600 (escalating for interim occupancy permits)	3.5
	Short-notice requests	Fees doubled for requests with less than 3 days notice	3.5
	Interim Occupancy	Gradually increasing fees for each (repetitive) interim occupancy permit	3.5
	Non-compliance (occupancy without an occupancy permit)	Increased fees for non-compliance	3.5
		Non-compliance fee assessed for each month of non- compliance	3.5
	Refund	100% refund of occupancy permit fee (post-building permit) if request includes complete documentation and all initial inspections are defect-free.	3.5

Category	Description	Highlighted Change	Reference
Building permits for Signs, Awnings, and Canopies	Single face replacement	Fee increase from \$29 to \$50; Development permit fee increased from \$16 to \$30	3.6
		Fees now tiered to reflect discount for applications under engineer seal, and increase for those submitted without a seal	3.6
Fire Service Fee		Most fees eliminated and incorporated into the building permit fees	3.1.5
Development Permits		75% increase in fees for new construction, additions, or exterior alterations (increased from \$86 / \$342 to \$300 / \$600)	4
Waterways Permits	Fee adjustments	No significant overall revenue change, but a significant change in the method of calculation	5.3
	Change in method	Fees are now split between those properties on the waterway side of a road or primary line of defense and those on the other side. In general, fees on the waterway side are now higher and those on the other side are lower. Fees for buildings and decks are now based on floor-area instead of declared value of construction.	5.3
	Flood Fringe Waiver request	New fee of \$2000 for a Flood Fringe Agreements/waiver caveated on title	5.3
Initiating work; timing re: defects; and closing of permits	Contact with the City post permit issuance	New fee of \$50 fee for failure to call or initiate an inspection within 6 months of permit issuance	5.7
	Defects	New fee of \$150 for failure to call for a re-inspection or obtain an extension from the City within one month of a defect being identified	5.7
	Closing of permit	New fee of \$200 for failure to complete a permit or obtain a formal extension from the City within 3 years of permit being issued	5.7

Category	Description	Highlighted Change	Reference
Administration	Timing of Fee Payment	Fees now charged at the time of permit application rather than permit issuance. Partial rebate system available for applications that do not proceed.	6.1
	Credit card payment limits	Limit payment by credit card to permit fees less than \$10K	6.1
	Discount for payment by cash or cheque	2% discount for payment by cash or cheque eliminated	6.1
Discounts	Downtown	Elimination of 10% discount applied to all permits related to Downtown development	6.2
	Incentive for new Multifamily Residential Development	Discount of 20% for multi-family building permits throughout the city and 30% in the Downtown	6.2
Fees for Non-compliance	Work without a permit – Building and/or Development Permit	Minimum fee increased from \$319 to \$1000. Maximum fee reduced from \$50,000 to \$25,000	6.3
	Work without a permit – Electrical, Plumbing, Mechanical, Waterway, or Sign Permit	Minimum fee increased from \$319 to \$500. (Voice, data, video minimum increased to \$350)	6.3
	Work without a permit – Building, plumbing, electrical and/or development permit. Work is initiated prior to a permit issued, but after the application for the appropriate permit has been submitted	Reduced fee from 100% to 75% of the required permit fee	6.3
	Work requiring a licensed contractor by a non-licensed company or individual	New fee of \$500	6.3
	Administration fee for preparation and issuance of an Order to Comply	New fee of \$1000	6.3

