

Attachment #5

Proposed Text Amendments to Burnaby Consolidated Fees and Charges Bylaw

2025 Fees: To align the rezoning and subdivision fees with the new height-based development framework, the following amendments to the *Burnaby Consolidated Fees and Charges Bylaw* are proposed. Proposed text additions are shown in red underline and proposed text removals are ~~struck through~~.

1. SCHEDULE E10- Subdivision Control Bylaw

Proposed amendments:

Existing text

Subdivision Application fees (Section 8)	Fee
▪ Subdivision applications (airspace parcel subdivision application) <i>NOTE: FAR means “floor area ratio” as defined in Burnaby Zoning Bylaw, 1965</i>	
○ FAR of less than 2.0	\$14,038.00
○ FAR of 2.0 or greater	\$21,054.00
▪ Subdivision application other than airspace parcel and strata title subdivision applications	
○ Small-Scale Multi-Unit Housing District (R1) subdivisions	\$6165.50
○ Multiple family “s” district subdivision	\$18,492.00
○ All subdivisions other than Small-Scale Multi-Unit Housing District (R1) & multiple family “s” district subdivisions but including multiple family RM districts	\$12,329.00

Proposed text

Subdivision Application fees (Section 4B)	Fee
▪ <u>Inquiry Response Letter From Approving Officer</u>	<u>\$1,000</u>
▪ Subdivision applications (airspace parcel subdivision application)	

○ Low Density (1 – 11 storeys)	\$15,000
○ Medium & High Density (12 + storeys)	\$30,000
○ Staggered Occupancy Fee (More than 2 Towers on Site)	Additional \$5,000/per tower
▪ Subdivision application other than airspace parcel and strata title subdivision applications	
○ Small-Scale Multi-Unit Housing Districts (R1)	\$6,000
○ Rowhouse & Townhouse Forms	\$8,000
○ Low Density (1-11 storeys)	\$12,000
○ Medium Density (12-29 storeys)	\$15,000
○ High Density (30+ storeys)	\$18,000

2. SCHEDULE E12- Zoning Bylaw

Proposed Amendments:

Existing text

Rezoning Application Fees (Section 7.9)	Fee
<i>NOTE: FAR means “floor area ratio” as defined in Burnaby Zoning Bylaw, 1965</i>	
▪ Rezoning applications	
A) – CD Rezoning’s with FAR less than 3.6, and Standard Rezoning’s	
○ First 1,700 m ² (18,299 sq ft) of site area or part thereof	\$2,860.00 plus public hearing fee
○ Each additional 100 m ² (1,076 sq ft) of site area or part thereof	\$77.00
▪ Rezoning applications	
Master plan rezoning’s	
○ First 40,000 m ² (430,556 sq.ft.) of site area or part thereof	\$253,345.50 plus public hearing fee
○ Each additional 100 m ² (1,076 sq.ft.) of site area or part thereof	\$474.50
▪ Rezoning applications	
C) – CD rezoning’s with FAR greater or equal to 3.6, and master plan amendments	
○ First 8,000 m ² (86,111 sq.ft.) of site area and 3.6 FAR or part thereof	\$35,467.50 plus public hearing fee
○ Each additional 100 m ² (1,076 sq.ft.) of site area or part thereof	\$455.00

o Each additional 0.1 FAR or part thereof	\$455.00
---	----------

Proposed text

Rezoning Application Fees (Section 7.9)	Fee
Rezoning Applications	
▪ Low Density (1-11 storeys)	\$5,000 + \$1 sqm of site area
▪ Medium Density (12-29 storeys)	\$25,000 + \$2 sqm of site area
▪ High Density (30+ storeys)	\$40,000 + \$3 sqm of site area

Master plan amendments	
o Low Density (1-11 storeys)	\$5,000
o Medium Density (12-29 storeys)	\$25,000
o High Density (30+ storeys)	\$40,000