



City of
Kelowna

Development Application Fees Bylaw No. 12552

TA23-0007

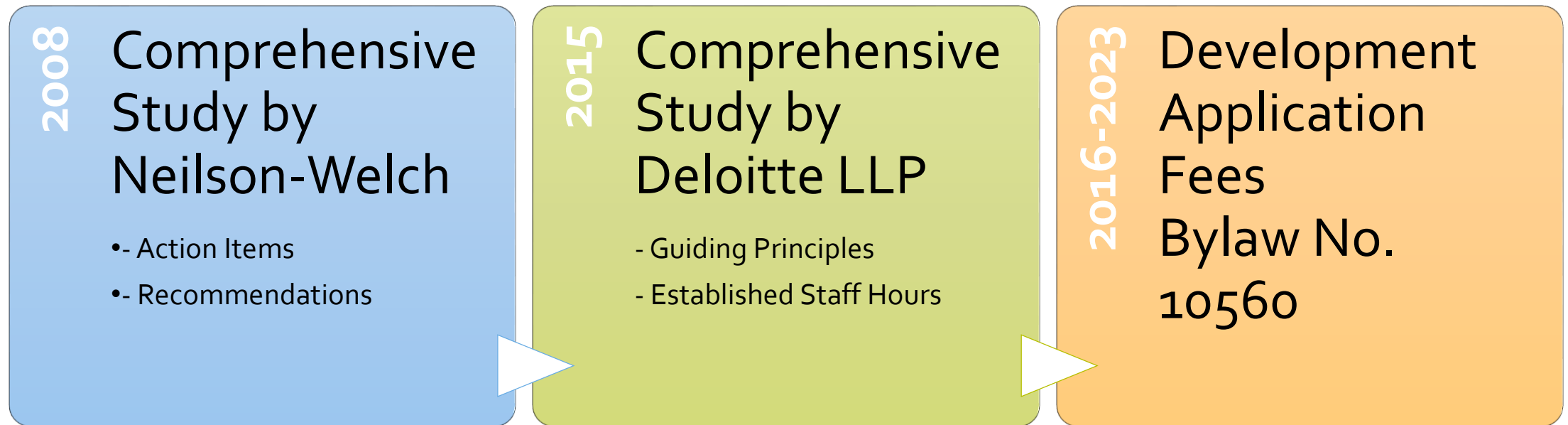
Purpose from Council Report

- ▶ To adopt Development Application Fees Bylaw No. 12552 to improve cost recovery and financial management on Development Applications.

Development Application Fees Bylaw

- ▶ Sets out application fees for development related activities:
 - ▶ OCP & Rezoning & Variances
 - ▶ Development Permits & Natural Environment Development Permits
 - ▶ Heritage
 - ▶ Subdivision
 - ▶ Development Engineering Fees
 - ▶ Signs
 - ▶ More...

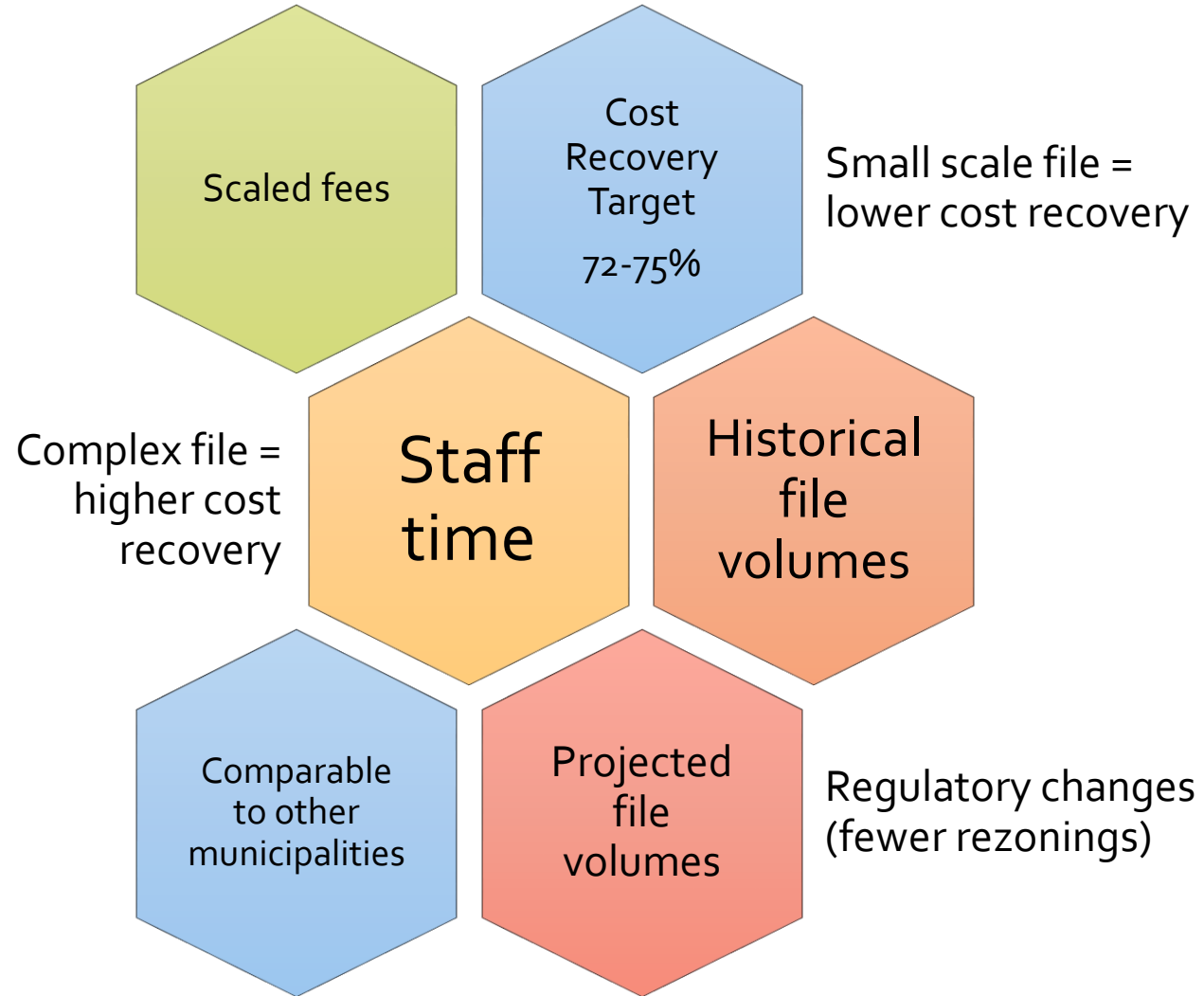
Background



Comprehensive Review

- ▶ Active Financial Management
 - ▶ Continuous evaluation & improvement
- ▶ Profile of development applications has changed since 2015
 - ▶ Increasing complexity, scope, & innovation
 - ▶ New policies & regulations (2040 OCP, Zoning Bylaw No. 12375)
 - ▶ Additional inter-agency referrals (archaeology, interior health, etc.)
- ▶ Comprehensive review of Staff hours for processing files

Guiding Principles



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Outcome Summary

- ▶ Introduction of new categories to scale fees:
 - ▶ Zoning categories separated
 - ▶ Development Permits scaled to unit count
 - ▶ Heritage Alteration Permits under 50 m²
 - ▶ Water and Sewer modelling
 - ▶ Landscape Re-Inspection
- ▶ 5% Fixed-rate yearly increase
 - ▶ Transparency and certainty to development community
 - ▶ Continue to close the gap between other municipalities

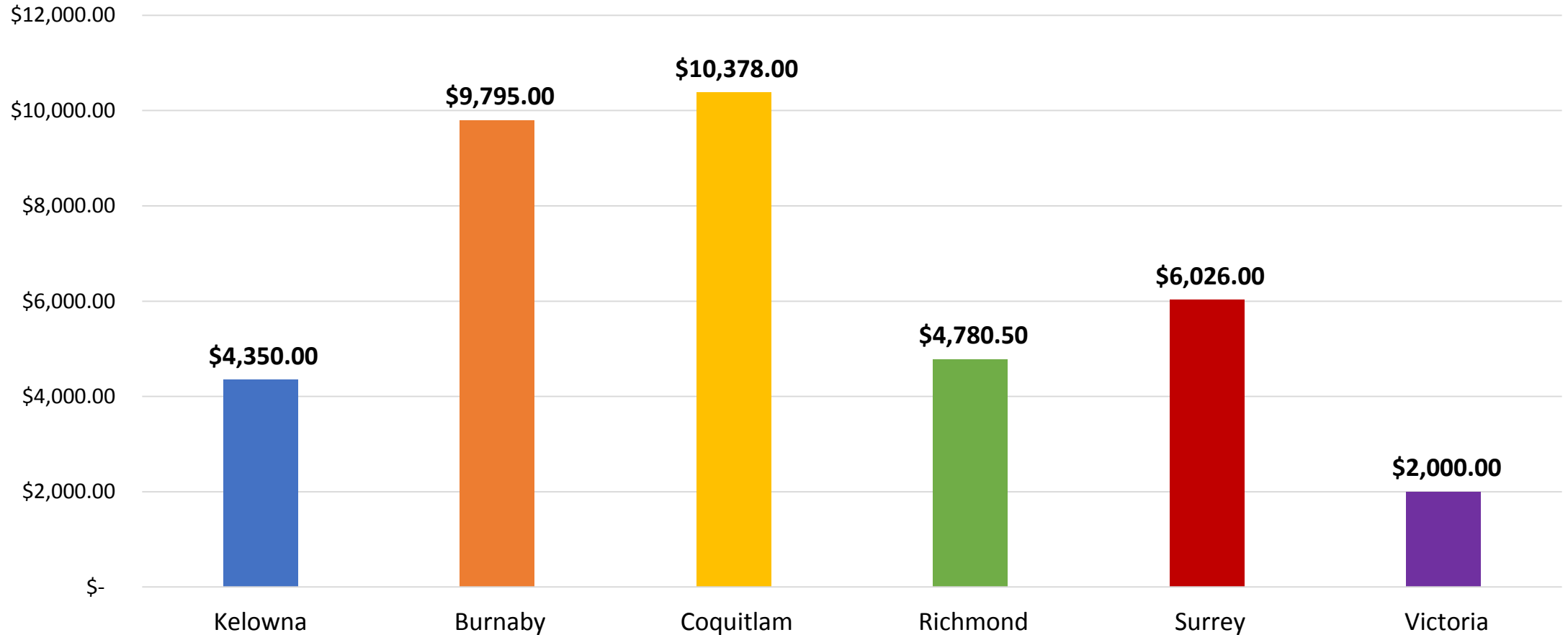
Outcome Summary

- ▶ Carriage House, Child Care, Farm Residential Footprint decreased
- ▶ Low recovery rates for small-scale applications
 - ▶ RU₄, Delegated Permits, 2-lot Subdivisions
- ▶ High recovery rates for complex and time-consuming files
 - ▶ Comprehensive Development Zone
 - ▶ Text Amendments
 - ▶ OCP Amendments

Development Scenarios Comparison to 2023

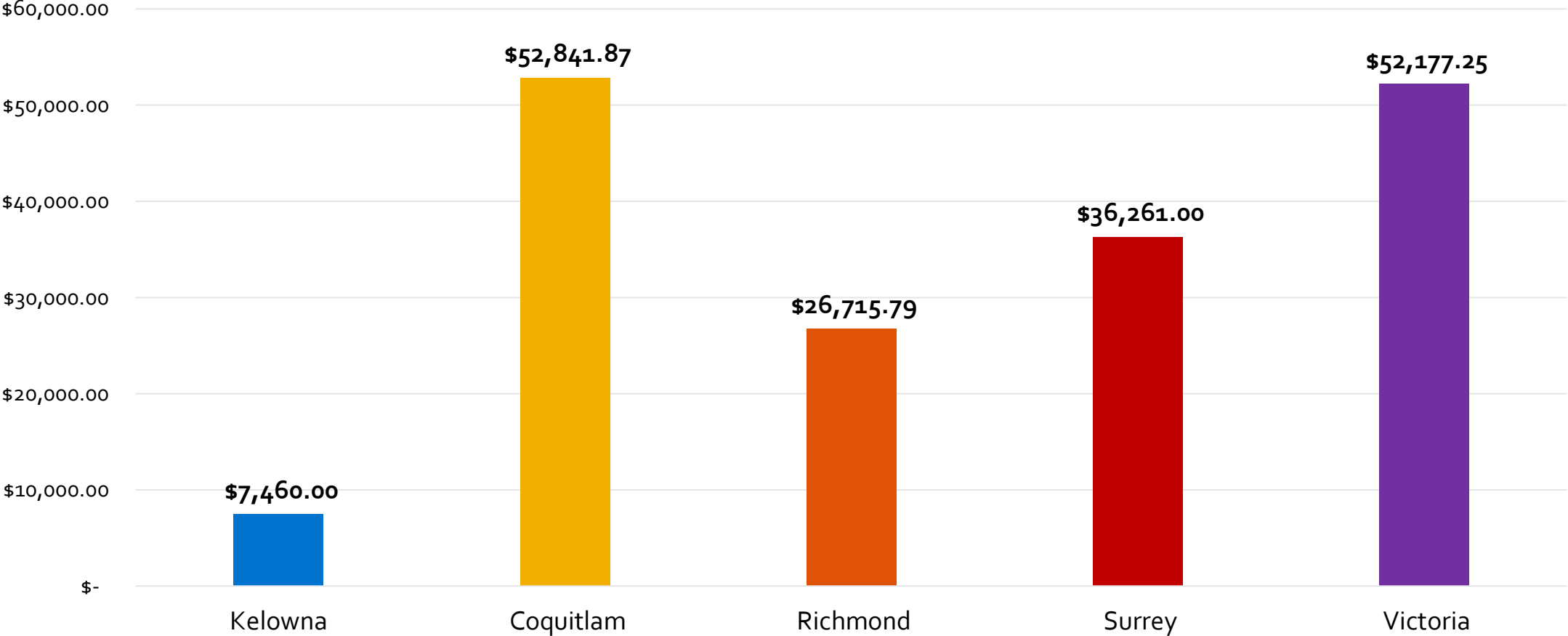
Project Type	Total Fee 2024	Total Fee 2023	Difference	Average Increase
RU4 Duplex: 4 units (Zoning & Subdivision)	\$4,350	\$3,940	\$410	\$102.50 per unit
MF1 Infill: 4 units (Zoning & Development Permit)	\$3,805	\$3,120	\$685	\$171.25 per unit
MF2 Townhouses: 12 unit (Zoning & Development Permit)	\$6,120	\$2,155	\$2,155	\$179.58 per unit
MF3r Rental Apartment : 192 units (Zone & Development Permit)	\$7,460	\$3,965	\$3,495	\$18.20 per unit
Mixed-Use Tower: 261 units (Development Permit & Variances)	\$7,305	\$3,690	\$3,615	\$13.85 per unit
Comprehensive Development Zone (UBC) (Text Amendment, Rezone, Subdivision, DP)	\$37,695	\$7,745	\$29,950	\$63.05 per unit
Bare-Land Subdivision: 12 lots (OCP Major, Zoning, Natural Environment, Subdivision)	\$13,690	\$11,110	\$2,580	\$215.00 per unit
Industrial Delegated DP: 6800 m²	\$6,760	\$1,050	\$5,710	\$0.84 per m ²
Area Redevelopment Plan: 9.8 ha	\$141,960	\$10,545	\$131,425	\$1.33 per m ²

RU₄ Duplex Rezoning & 2 Lot Subdivision



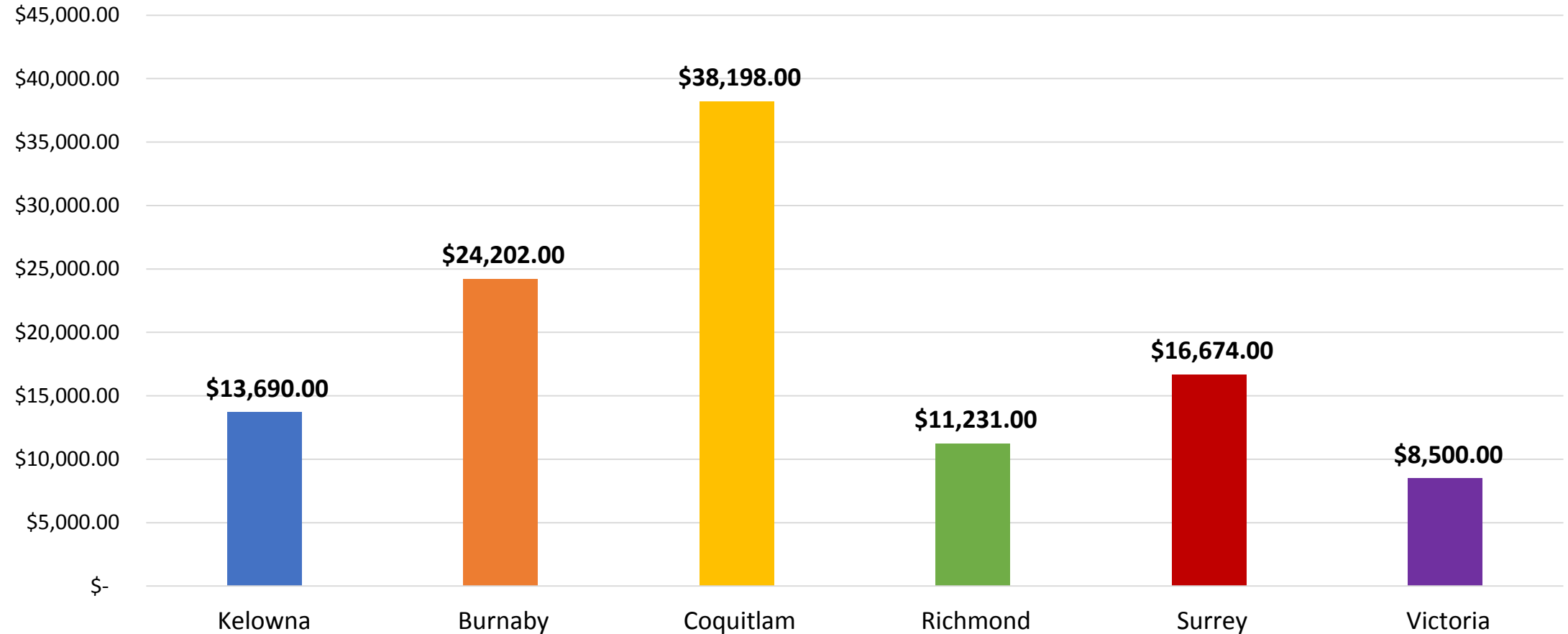
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MF3r Apartment Housing Rental Only (192 units)



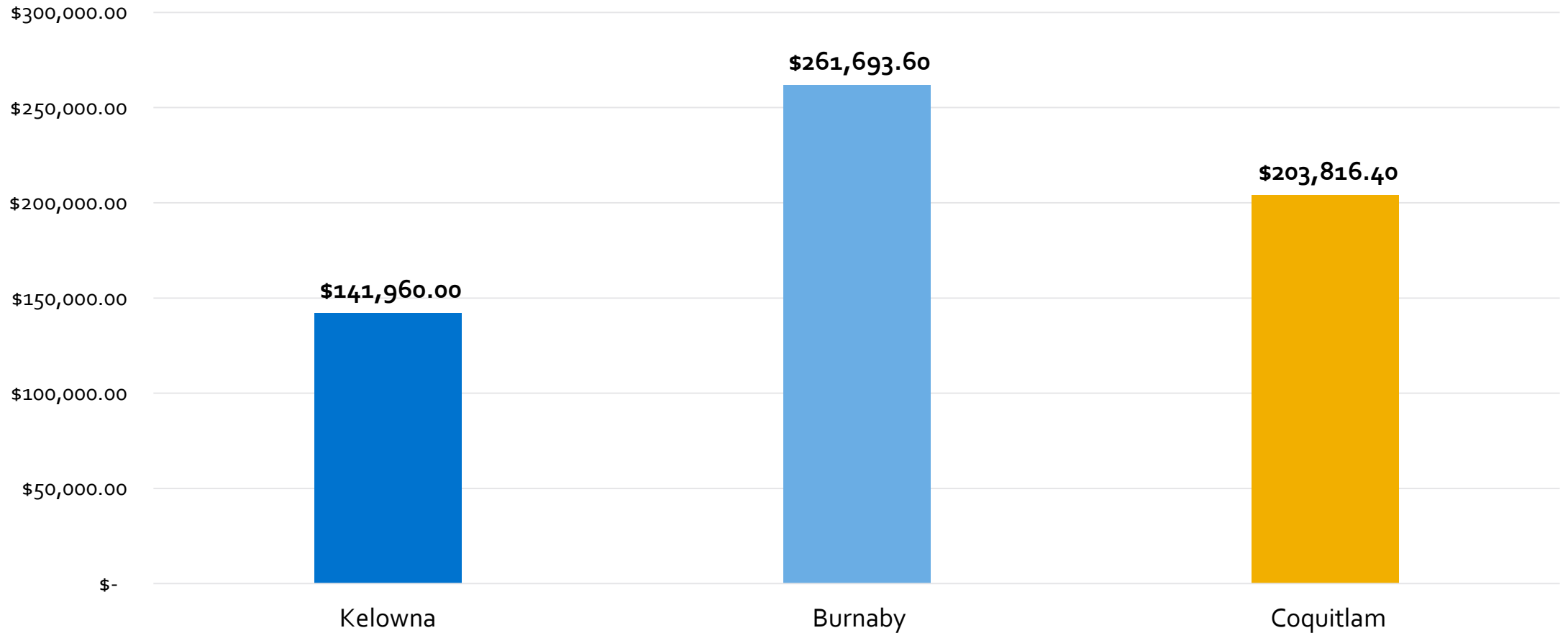
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Bare-land Subdivision (12 lots)



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Area Redevelopment/Structure Plan



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Conclusion

- ▶ Staff recommend support for the proposed Development Application Fees Bylaw No. 12552:
 - ▶ Active Financial Management
 - ▶ Improve cost recovery
 - ▶ Utilized guiding principles
 - ▶ Consistent with methodology and fees of other BC Municipalities



For more information, visit <https://www.kelowna.ca/homes-building/property-development/development-process-overview/proposed-development-application-fees-bylaw>