

Building Permit Fees Reductions for Social Housing

As of January 1, 2024, changes to the VBBL will be introduced that will allow the owner or constructors of certain new social housing projects to make a request for a building permit fee reduction. This bulletin describes the program qualification requirements and the process for making this request.

Background

As of January 1, 2024, changes to the VBBL will be introduced that will allow owners or constructors of qualifying new social housing projects to apply for a discount to the building permit fee of 20%. Upon receiving a written request for a building permit fee reduction, the Chief Building Official, may then reduce the building permit fee, if satisfied that the building project has met the program criteria.

Requirements

The new building permit fee discount is intended to support the efficient delivery of social housing projects, by reducing fees where they can be most effective.

As such, to qualify for a building permit fee discount under this program, a building must meet the following criteria:

- It must be a Social Housing project as defined in the Zoning and Development By-law;
- The permitting and construction of the project must be supported by City Project Facilitation staff; and
- The project must proceed through the Certified Professional project alternative building permit stream.

A building satisfying the definition of Social Housing is typically a purpose built structure of residential occupancy providing 100% of residential suites for rent and operated on a “Not-for-Profit” basis - secured by legal agreement on title and operated by an acceptable non-profit corporation, non-profit cooperative association, or on behalf of the City or a Provincial government entity.

What may be Discounted

On a qualifying project, the discount will be applied to the building permit fee required by Division C, Clause 1.6.2.2.(1)(e) of the Building By-law, as part of a permit application made on or after January 1, 2024, and before payment is made as part of that application. This discount will not be applied retroactively once the permit application has been made and Building Permit review has begun (i.e. “in-stream” permits).

This discount is intended to apply only to the initial building permit fee of a qualifying project delivering new social housing dwelling units. This discount does not apply to trade permits, occupancy permits, building permit revisions, or to any adjustments to building permit fees once the initial permit application has been made.

Applying for a Building Permit Fee Discount

An application to reduce building permit fees shall be in the form of a letter identifying the project address, building permit number, and requesting that the building permit fees be reduced on the basis that this is a qualified Social Housing project.

This is to be submitted to City Project Facilitation staff, prior to payment of the building permit fees. City staff will then confirm the project qualification with the Chief Building Official and apply the discount if this is deemed acceptable.

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