



# COUNCIL QUESTIONS & ANSWERS

Meeting date: March 15<sup>th</sup>

## 1. In regard to the Fees and Charges amendment:

### a. Can you explain the proposed \$50 monthly fee for mobile food vendors?

There is no change proposed to the amount which is currently collected for electricity. The existing line item says 'Monthly permit / \$50.00 / each', however it is not a permit, so the wording is proposed to be changed to remove the word 'permit' and change the units from 'each' to 'monthly' for additional clarity. The fee has always been charged monthly.

### b. Can you explain the revised fee for demolition/relocation of a residential or commercial structure?

#### i. Why is there a revised fee?

The \$25 relocation fee is proposed to be deleted because both the required application forms and the review process are the same whether the proposal is relocation or demolition. The end result at the subject site is also the same regardless of whether the structure is being moved or demolished. Administration recommends that the relocation fee be changed to align with the demolition fees. The change is expected to affect approximately one permit per year – Administration has issued, on average, fewer than one relocation permit per year since 2012. By contrast, Administration has issued 190 demolition permits since 2012.

### c. How are the fees for development permits calculated, is it by the gross floor area of a unit, or a building?

Development permit fees for multiple housing, commercial, industrial, and institutional developments are calculated based on \$275 + \$1.10 per square metre of new Gross Floor Area (GFA). GFA is defined in the Zoning Bylaw as follows:

"FLOOR AREA, GROSS" means the sum of the horizontal areas of each storey of the building measured from the exterior faces of the exterior walls providing that in the case of a wall containing windows, the glazing line of the windows may be used. The gross floor area measurement excludes attached garages, attics,



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balconies, breezeways, carports, porches, and terraces.

Development permit fees for single detached and duplex housing, triplex and townhouse housing on separate fee simple lots, and living/garden suites are \$75.00 per unit, regardless of the GFA.

- d. In regard to transit group passes, do we have data indicating whether employers are taking advantage of the program, and if so, the size of those businesses?**

The City has no employers currently subscribed to this program.

**2. In regard to the Cook Street zoning amendment:**

- a. Does the City receive more parking complaints following the densification of an existing area?**

The City's reporting system does not capture parking complaints in a way that allow establishing a clear correlation between densification and parking complaints. However, based on staff's experience, the City has not seen a significant change in parking complaints due to densification.

- b. What is the actual pressure on parking availability in the area?**

As per the Downtown Parking Management Plan (2019), on-street parking utilization is quite low, with peak hour utilization observed at 21% of the on-street parking spaces available on Cook Street between 4<sup>th</sup> and 5<sup>th</sup> Avenue. Based on staff observations, most of the on-street parking is concentrated in front of the multi-family unit (406 Cook Street) and the commercial businesses. Vehicles are only allowed to park on the street for up to 72 hours, and any infractions are addressed by Bylaw Services on a complaint basis. The City has received very few parking complaints for this block of Cook Street in the past three years (3 complaints), and most of them were unrelated to on-street parking.

**3. In regard to the burning taking place at the Tank Farm area, how long was the permit for?**

The permit allowed a few weeks of burning, but based on the progress of the work, it is anticipated to be complete by the end of this week. The fire department



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notes that the proponent has managed the burn well, exceeding the standards put on their work.