

# Toronto 2017 BUDGET



## OPERATING BUDGET NOTES



## Toronto Building

### 2017 OPERATING BUDGET OVERVIEW

Toronto Building helps to make the buildings where we live, work, learn and play safe. The Program reviews permit applications, issues permits, and conducts inspections in accordance with Ontario's Building Code, City of Toronto zoning by-laws and other applicable legislation. Toronto Building also performs preliminary zoning reviews as part of the City's development approval process, and provides the public with zoning and building code information, and technical advice to City Council, Committees, Programs, and Agencies.

### 2017 Operating Budget Highlights

The total cost to deliver these services to Toronto residents is \$56.037 million gross with (\$10.755) million in net revenues as shown below:

(in \$000's)	2016 Budget	2017 Preliminary Budget	Change	
			\$	%
Gross Expenditures	53,825.4	56,036.8	2,211.5	4.1%
Revenues	64,579.9	66,791.4	2,211.5	3.4%
<b>Net Expenditures</b>	<b>(10,754.5)</b>	<b>(10,754.5)</b>	<b>(0.0)</b>	<b>0.0%</b>

Through operational efficiencies and inflation based revenue increases, the Program is able to fully offset \$1.424 million in operating budget pressures arising mainly from increases for staff salaries and benefits while maintaining service levels.

## CONTENTS

### Overview

- 1: 2017 – 2018 Service Overview and Plan [5](#)
- 2: 2017 Preliminary Operating Budget by Service [13](#)
- 3: Issues for Discussion [21](#)

### Appendices:

- 1. 2016 Performance [24](#)
- 2. 2017 Preliminary Operating Budget by Expenditure Category [25](#)
- 3. 2017 Organization Chart [26](#)
- 4. Summary of 2017 Preliminary Service Changes [27](#)
- 5. Summary of 2017 Preliminary New & Enhanced Service Priorities [28](#)
- 6. Inflows/Outflows to / from Reserves & Reserve Funds [29](#)
- 7. 2017 User Fee Rate Changes [30](#)

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**Fast Facts**

- By the third quarter of 2016, over 40,000 building permits were issued at a construction value of \$5.9 billion.
- By the third quarter of 2016, over 128,000 building inspections were conducted.
- By the third quarter of 2016, over 3,700 building related service requests (complaints) were investigated and over 6,000 preliminary projects reviews were completed.

**Trends**

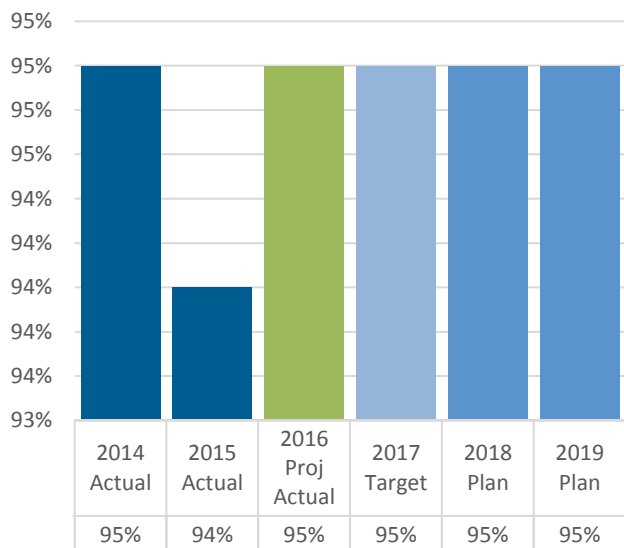
- From 2014 to 2016, complete building permit applications (all building types) were processed within legislated time frames 94% - 95% of the time.
- Toronto Building has sustained a high level of permit application intake driven by higher than anticipated construction activity.
- The volume of permit application intake, as well as staff vacancies, can impact the delivery of services.
- With the Program actively filling vacant positions, it is anticipated that in 2017, Toronto Building will meet service levels.

**Key Service Deliverables for 2017**

Toronto Building's 2017 Preliminary Operating Budget of \$56.037million gross and (\$10.755) million net revenue will provide funding to:

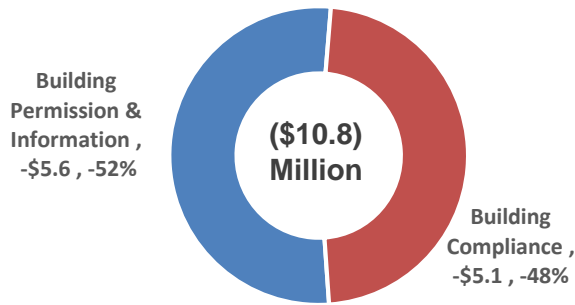
- Maintain and improve the rate of processing applications and responding to inspection requests within legislated time frames.
- Further modernization of service delivery including implementation of first stage of e-Service website.
- Address and further reduce existing dormant permit inventory.
- Implement customer service improvements, including improved response to complaints regarding infill construction sites.
- Expand Committee of Adjustment application intake in all districts including introduction of email submission
- Advance succession planning.
- Implement enhanced training program for building inspectors.
- Support delivery of further Transit Expansion.

**% of Building Permit (complete) applications reviewed within the service standard**

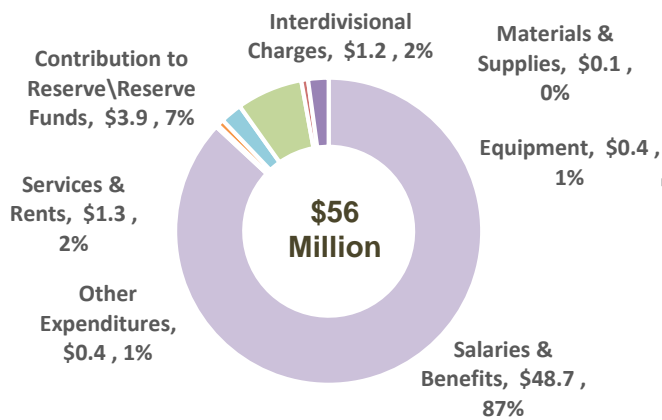


Where the money goes:

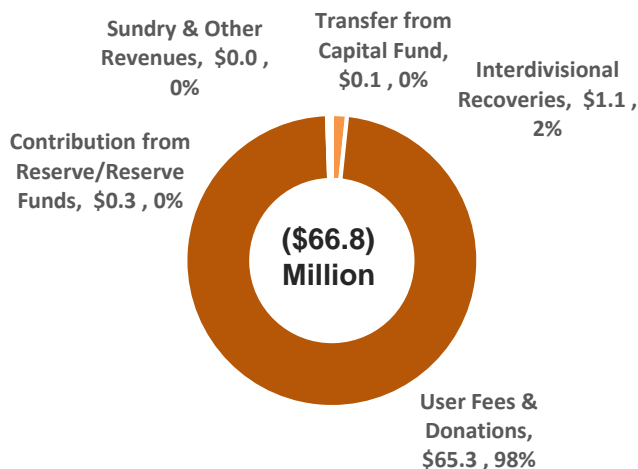
2017 Budget by Service



2017 Budget by Expenditure Category



Where the money comes from:



Our Key Issues & Priority Actions

- **Modernization of Service Delivery**, Toronto Building continues to modernize its services.
  - ✓ In 2017, Toronto Building will launch new ways for residents to access services to make applying for a permit easier and more efficient.
  - ✓ Improvements include launching the first stage of the Program's e-Service website.
- **Residential Infill Strategy**, Toronto Building is working to reduce the negative impact of construction in residential neighbourhoods.
  - ✓ In 2017, the Program will improve communication with residents, improve the City's complaint management strategy, and encourage good construction practices through education and more effective enforcement.
- **Customer Service**
  - ✓ In 2017, Toronto Building will integrate City Planning and Toronto Building customer service counters to offer a 'one-window' solution for both planning and building applications in each of the four districts, as well as introducing email submission for Committee of Adjustment applications.

2017 Operating Budget Highlights

- The 2017 Preliminary Operating Budget for Toronto Building of \$56.037 million in gross expenditures provides funding for two services, Building Permission & Information and Building Compliance.
- The Program has achieved the -2.6% budget target decrease from the 2016 Approved Budget through \$0.397 million efficiency savings partially offset by a revenue reduction of \$0.275 million to maintain the full cost recovery in accordance with the Building Code Act (BCA).

## Actions for Consideration

Approval of the 2017 Preliminary Budget as presented in these notes requires that:

1. City Council approve the 2017 Preliminary Operating Budget for Toronto Building of \$56.037 million gross, (\$10.755) million net for the following services:

<u>Service</u>	<u>Gross (\$000s)</u>	<u>Net (\$000s)</u>
Building Permission & Information	30,934.4	(5,637.8)
Building Compliance	25,102.4	(5,116.7)
<b>Total Program Budget</b>	<b><u>56,036.8</u></b>	<b><u>(10,754.5)</u></b>

2. City Council approve the 2017 service levels for Toronto Building as outlined on pages 15 and 19 of this report and associated staff complement of 468.0 positions.



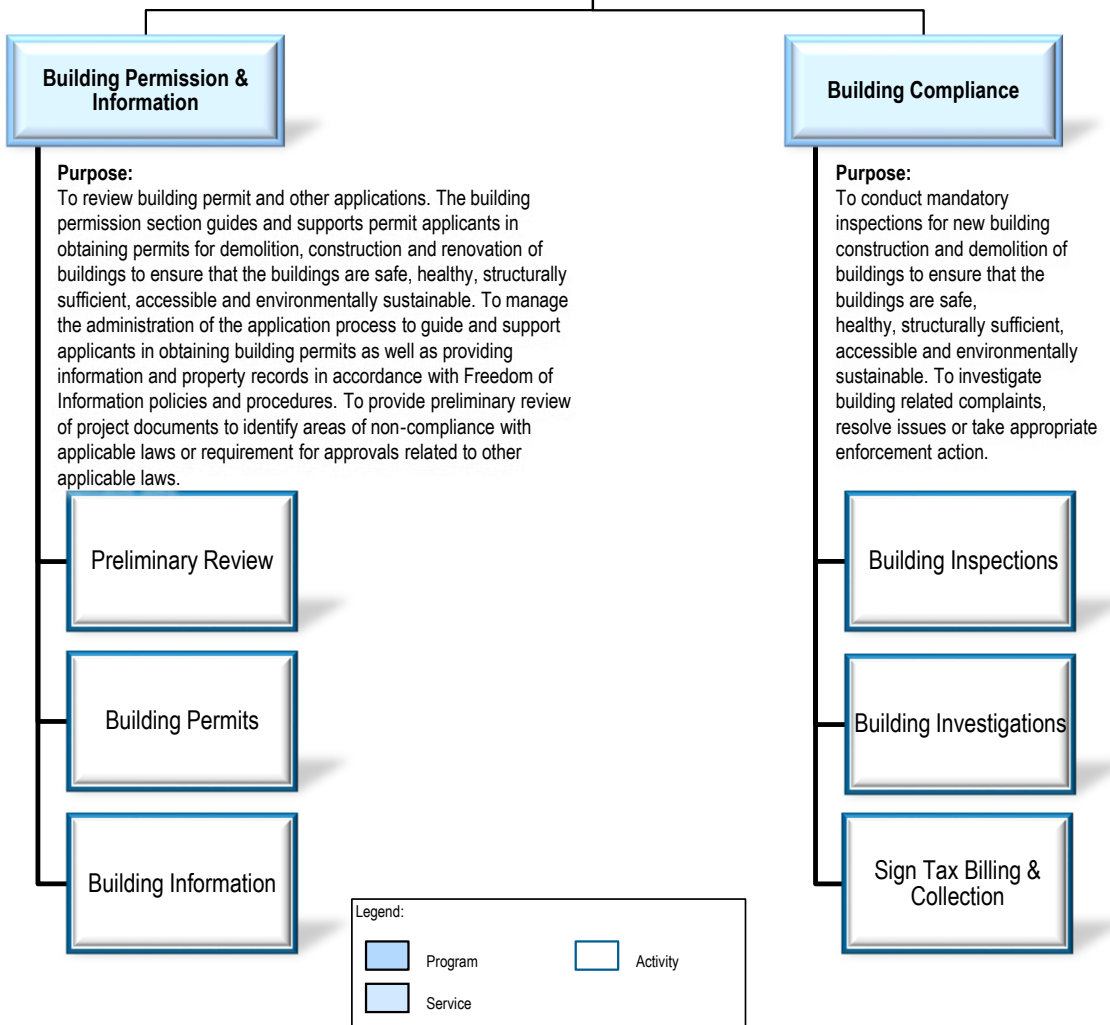
# Part 1:

## 2017-2019 Service Overview and Plan

# Program Map

**Toronto Building**

To enhance the quality of life in the City of Toronto for all residents, businesses and visitors, through superior services delivered with professionalism, honesty and integrity while enhancing and beautifying communities where people live, work, learn, and play. As stewards of Toronto's build environment, we will ensure the construction, renovation and demolition of buildings achieves the health, safety, accessibility, conservation and environmental provisions of the Building Code Act and other applicable law. We champion the understanding and application of Building regulations supporting innovation and creation of safe building standards and requirements. We provide excellence in City services through innovative leadership, responding to all members of the public, the development community, other City Divisions, Agencies, Boards and the Council of the City of Toronto.



**Building Permission & Information**

- Agent
- Applicant
- Architect / Firm
- Builder and Organization
- Building User Or Occupant
- Business
- Staff - City Divisions
- Complainant
- Contractor
- Contravener
- Mayor & City Council

- Designer Firm / Professional
- Developer
- Engineer
- Consultant
- Lawyer
- Licensee
- Operator
- Owner's Agent
- Police

- Property Owner
- Ratepayers
- Sign Owner
- Surveyor
- Tenant

- Indirect (Beneficial)
- Adjacent Property Owners
  - Residents

**Building Compliance**

- Property Owner / Occupant
- Sign Owner
- Agent / Contractor
- Design Professional
- Developer
- Staff - City Divisions

- Indirect (Beneficial)
- Residents
  - Council / Mayor
  - Adjacent Property Owners

**Table 1**  
**2017 Preliminary Operating Budget and Plan by Service**

(In \$000s)	2016		2017 Preliminary Operating Budget			2017 Preliminary vs. 2016 Budget Change		Incremental Change			
	Budget	Projected Actual	Base	New/ Enhanced	Total Budget			2018 Plan		2019 Plan	
By Service	\$	\$	\$	\$	\$	\$	%	\$	%	\$	%
<b>Building Permission &amp; Information</b>											
Gross Expenditures	28,797.5	27,812.0	29,766.9	1,167.5	30,934.4	2,136.9	7.4%	750.1	2.4%	531.0	1.7%
Revenue	35,382.0	38,121.4	35,943.1	629.0	36,572.2	1,190.2	3.4%	717.1	2.0%	495.6	1.3%
<b>Net Expenditures</b>	<b>(6,584.5)</b>	<b>(10,309.4)</b>	<b>(6,176.3)</b>	<b>538.5</b>	<b>(5,637.8)</b>	<b>946.7</b>	<b>(14.4%)</b>	<b>33.0</b>	<b>(0.6%)</b>	<b>35.4</b>	<b>(0.6%)</b>
<b>Building Compliance</b>											
Gross Expenditures	25,027.9	24,171.4	25,085.3	17.1	25,102.4	74.6	0.3%	556.1	2.2%	371.7	1.4%
Revenue	29,197.9	31,458.5	29,663.6	555.6	30,219.2	1,021.2	3.5%	589.0	1.9%	407.1	1.3%
<b>Net Expenditures</b>	<b>(4,170.1)</b>	<b>(7,287.2)</b>	<b>(4,578.2)</b>	<b>(538.5)</b>	<b>(5,116.7)</b>	<b>(946.7)</b>	<b>22.7%</b>	<b>(33.0)</b>	<b>0.6%</b>	<b>(35.4)</b>	<b>0.7%</b>
<b>Total</b>											
<b>Gross Expenditures</b>	<b>53,825.4</b>	<b>51,983.4</b>	<b>54,852.2</b>	<b>1,184.6</b>	<b>56,036.8</b>	<b>2,211.5</b>	<b>4.1%</b>	<b>1,306.1</b>	<b>2.3%</b>	<b>902.8</b>	<b>1.6%</b>
<b>Revenue</b>	<b>64,579.9</b>	<b>69,579.9</b>	<b>65,606.7</b>	<b>1,184.6</b>	<b>66,791.4</b>	<b>2,211.5</b>	<b>3.4%</b>	<b>1,306.1</b>	<b>2.0%</b>	<b>902.8</b>	<b>1.3%</b>
<b>Total Net Expenditures</b>	<b>(10,754.5)</b>	<b>(17,596.5)</b>	<b>(10,754.5)</b>		<b>(10,754.5)</b>	<b>(0.0)</b>	<b>0.0%</b>	<b>0.0</b>	<b>(0.0%)</b>	<b>(0.0)</b>	<b>0.0%</b>
<b>Approved Positions</b>	<b>456.0</b>		<b>456.0</b>	<b>12.0</b>	<b>468.0</b>	<b>12.0</b>	<b>2.6%</b>				

The Toronto Building 2017 Preliminary Operating Budget is \$56.037 million gross and (\$10.755) million in net revenue, representing 0% net increase over the 2016 Approved Net Operating Budget. The Program was able to achieve the -2.6% reduction target through \$0.397 million in gross expenditure efficiency savings. In accordance with the Building Code Act (BCA), these savings were utilized to reduce the initial increase to permit fees of 2.68% based on inflationary increases associated with the basket of goods required to deliver this service, downward to 2.24%.

- Base pressures of \$1.803 net are mainly attributable to inflationary increases in salaries and benefits \$1.372 million, and \$0.065 million for prior year impacts associated with the operationalization of the Digitization of Building Records component of the Electronic Service Delivery initiative. These pressures are proportionately consistent across both services within Toronto Building.
- To offset the above pressures, Toronto Building was able to achieve service efficiency savings of \$0.397 million gross and \$0.122 million net through a review and realignment of program resource requirements and an increase of \$1.681 million in revenues generated from a 2.24% inflationary increase to permit fees.
- The 2017 Preliminary Operating Budget for Toronto Building includes funding of \$1.185 million gross and \$0 net for 12.0 additional staff to allow the Program to:
  - ✓ Assume responsibility for the intake of all Committee of Adjustment applications in all districts, providing a “one-window, any-counter” solution for clients (4.0 positions); as well as introduce email submission for Committee of Adjustment applications; and
  - ✓ Add 8.0 Zoning Examiner positions to address the 40% increase in workload since 2010 for zoning review services conducted in support of development application and preliminary project reviews across the City.
  - ✓ The 12 additional positions will be fully funded from an increased recovery of Development Application fees following completion of the Development Application Fee Review. The full cost recovery increase in Development Application fees will be considered by Council at its meeting of December 13 and 14, 2016.
- Approval of the 2017 Preliminary Operating Budget will result in Toronto Building increasing its total staff complement by 12.0 positions from 456.0 to 468.0.
- The 2018 and 2019 Plans reflect increases attributable to COLA, progression pay, step and other payroll gross expenditures of \$1.306 million in 2018 and \$0.903 million in 2019 that are fully offset in both years through inflationary increases to building permit fees.

The following graphs summarize the operating budget pressures for this Program and the actions taken to offset these pressures and meet the budget target.

### Key Cost Drivers



### Actions to Achieve Budget Reduction Target





**Table 2  
Key Cost Drivers**

(In \$000s)	2017 Base Operating Budget				Total	
	& Information		Building Compliance			
	\$	Position	\$	Position	\$	Position
<b>Gross Expenditure Changes</b>						
<b>Prior Year Impacts</b>						
Reversal of one-time Reserve Contribution	(192.3)		(155.5)		(347.8)	
Operationalization of Digitization Unit	259.5		207.8		467.3	
Business Analyst - Electronic Service Delivery Portal	(30.4)		(24.6)		(55.0)	
<b>Salaries and Benefits</b>						
Salary Increases	729.1	13.4	65.6	(13.4)	794.7	
Benefits	384.4		193.3		577.7	
Additional Gapping (Maintain the 2016 Approved Level)						
Adjustment to PEP						
<b>Other Base Changes</b>						
Print charges	22.1		17.9		39.9	
IT Interactive Voice Recognition Maintenance	21.0		17.0		38.0	
Inter-Departmental Charges/Recoveries	159.4		128.9		288.3	
<b>Total Gross Expenditure Changes</b>	<b>1,352.8</b>	<b>13.4</b>	<b>450.4</b>	<b>(13.4)</b>	<b>1,803.2</b>	
<b>Net Expenditure Changes</b>	<b>1,352.8</b>	<b>13.4</b>	<b>450.4</b>	<b>(13.4)</b>	<b>1,803.2</b>	

Key cost drivers for Toronto Building are discussed below:

- Prior Year Impacts:
  - The reversal of a one-time contribution to the Building Code Act Reserve Fund for COLA provisions results in 2017 net savings of \$347.8.
  - The half year capital recovery for a Business Analyst position supporting the Electronic Service Delivery Portal project increases recoveries by \$0.055 million. Effective July 1 2017, this position will be operationalized from capital resulting in no net change in total staff complement.
- Operating Impacts of Capital:
  - Ongoing sustainment costs for the Digitization of Building Records component of the Electronic Service Delivery initiative, including operationalization of 5 staff from the digitization unit results in a pressure of \$0.467 million in 2017 with no net change in total staff complement.
- Salaries and Benefits
  - Salaries and benefits cost increases to accommodate step, COLA, and progression pay combined resulting in pressure of \$1.372 million.
- Other Base Changes:
  - Increased expenditures of \$0.366 million that are mainly driven by Inter-Divisional Charges (IDC) increases of \$0.288 and \$0.078 million for Print Charges and Interactive Voice Response (IVR) Maintenance costs, respectively.

In order to achieve the budget reduction target, the 2017 service changes for Toronto Building consists of base revenue increases of \$1.681 million and service efficiency savings of \$0.122 million net, as detailed below.

**Table 3**  
**Actions to Achieve Budget Reduction Target**  
**2017 Preliminary Service Change Summary**

Description (\$000s)	Service Changes				Total Service Changes			Incremental Change			
	Building Permission & Information		Building Compliance		\$	\$	#	2018 Plan		2019 Plan	
	Gross	Net	Gross	Net	Gross	Net	Pos.	Net	Pos.	Net	Pos.
<b>Base Changes:</b>											
<b>Base Revenue Changes</b>											
Building Permit Fee Inflation Increase (2.24%)		(758.1)		(923.0)		(1,681.2)		(1,306.1)		(902.8)	
<b>Base Revenue Change</b>		(758.1)		(923.0)		(1,681.2)		(1,306.1)		(902.8)	
<b>Sub-Total</b>		(758.1)		(923.0)		(1,681.2)		(1,306.1)		(902.8)	
<b>Service Efficiencies</b>											
Operation Review and Re-engineering	(172.6)	(21.6)	(224.5)	(100.4)	(397.0)	(122.0)					
<b>Sub-Total</b>	(172.6)	(21.6)	(224.5)	(100.4)	(397.0)	(122.0)					
<b>Total Changes</b>	(172.6)	(779.7)	(224.5)	(1,023.4)	(397.0)	(1,803.1)		(1,306.1)		(902.8)	

#### Base Revenue Changes (Revenue of \$1.681 million net)

##### *Building Permit Fee Inflationary Increase (2.24%)*

- The 2017 Preliminary Operating Budget includes increased revenues of \$1.681 million to be generated from building permit fee increases effective January 1, 2017. Rates will be increased by a 2.24% inflationary adjustment in keeping with the City's user fee policy to maintain full cost recovery for these provided services.
- In accordance with the City's User Fee Policy, inflationary increases automatically apply to most user fees. Please see Appendix 7 for a detailed listing of User Fee increases resulting from inflation.
- Additional inflationary increases to permit fees may be required in 2018 and 2019 to offset inflationary increases to service costs.

#### Service Efficiencies (Savings of \$0.397 million gross and \$0.122 million net)

##### *Operational Review*

- Toronto Building was able to achieve service efficiency savings of \$0.397 million gross and \$0.122 million net through a review and realignment of program resource requirements. Adjustments have been made to reserve contributions based on a review of future year requirements and obligations, reduced requirements for computer hardware and software and reduced fleet vehicle acquisitions.
- In accordance with the Building Code Act (BCA), ensuring the Program maintains (and does not exceed) full cost recovery, the service efficiency savings allowed the Program to adjust the initially planned 2.68% inflationary increase to permit fees downwards to 2.24%.

**Table 4**  
**2017 Preliminary New & Enhanced Service Priorities**

Description (\$000s)	New/Enhanced				Total			Incremental Change				
	Permission & Information		Building Compliance		\$		Position	2018 Plan		2019 Plan		
	Gross	Net	Gross	Net	Gross	Net	#	Net	Pos.	Net	Pos.	
<b>New Service Priorities</b>												
<i>Development Application Review - Service Enhancement</i>	1,167.5	538.5	17.1	(538.5)	1,184.6		12.0					
<b>Sub-Total</b>	1,167.5	538.5	17.1	(538.5)	1,184.6		12.0					
<b>Total</b>	1,167.5	538.5	17.1	(538.5)	1,184.6		12.0					

### Enhanced Service Priorities (\$1.185 million gross & \$0 net)

#### *Development Application Review Service Enhancements*

- The Toronto Building 2017 Preliminary Operating Budget includes \$1.185 million in additional gross expenditures to fund 12.0 new permanent positions to support improved service levels for Committee of Adjustment Application intake and development application zoning reviews.

#### *Committee of Adjustment Application Intake*

- Through the addition of 4 Application Examiner positions within Toronto Building, the Committee of Adjustment (C of A) application intake process will now be harmonized across all four districts in the City.
- Currently, C of A applications are submitted at the Toronto Building customer service counters in the Scarborough and North York districts and at City Planning customer service counters in Toronto and East York and Etobicoke York districts.
- As of January 1, 2017, Toronto Building will assume full responsibility for the intake of all C of A applications across the four districts which will provide a “one-window, any-counter” solution for clients, as well as introducing email submission for Committee of Adjustment applications, eliminating the need to travel across the City to submit district specific applications.
- This change will have the added benefit of allowing City Planning to utilize 4 positions previously responsible for C of A intake in Toronto and East York and Etobicoke York districts to address other C of A requirements.

#### *Toronto Building Zoning Reviews*

- There are currently 40 zoning staff within Toronto Building conducting multiple zoning reviews as part of the development application review process. Since 2010 there has been a 40% increase in zoning review workload, without any corresponding increase in staffing.
- As a result of this increased workload, the service level targets for this unit are only being achieved approximately 50% of the time.
- The addition of 8 Zoning Examiner positions to effectively manage the increased zoning review activity will result in improved service levels for zoning reviews across the City.
- These 12 additional positions will be fully funded by increased Development Application fees following completion of the Development Application Fee Review.
- The full cost recovery increase in Development Application fees will be considered by Council at its meeting of December 13 and 14, 2016.

Approval of the 2017 Preliminary Operating Budget for Toronto Building will result in gross expenditures increases of \$1.306 million in 2018 and \$0.903 million in 2019 that are fully offset in both years through inflationary increases to building permit fees, as discussed in the following section.

**Table 5**  
**2018 and 2019 Plan by Program**

Description (\$000s)	2018 - Incremental Increase					2019 - Incremental Increase				
	Gross Expense	Revenue	Net Expense	% Change	Position	Gross Expense	Revenue	Net Expense	% Change	Position
<b>Known Impacts:</b>										
<b>Salaries and Benefits</b>										
PEP Projections	941.2		941.2			908.3		908.3		
Gapping	(32.3)		(32.3)			(34.7)		(34.7)		
<b>Other Base Changes</b>										
Inter-Divisional Charges	397.3		397.3			29.3		29.3		
<b>Revenue</b>										
Building Permit Fee Inflation Increase		1,306.1	(1,306.1)				902.8	(902.8)		
<b>Sub-Total</b>	1,306.1	1,306.1	0.0			902.8	902.8	(0.0)		

Future year incremental costs are primarily attributable to the following:

**Known Impacts:**

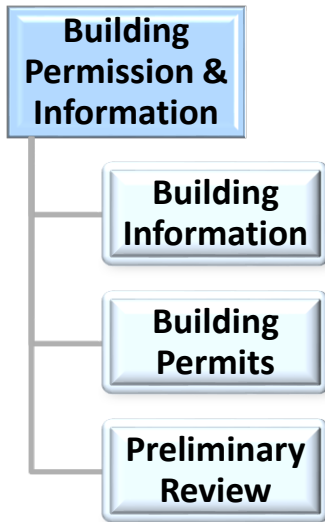
- COLA, progression pay, step and other salary adjustments are anticipated to result in increases of \$0.941 million in 2018 and \$0.908 million in 2019.
- Inter-Divisional Charges will increase due to higher information and technology licensing fees mainly due to sustainment cost relating to the Electronic Service Delivery initiative, resulting in incremental pressures of \$0.397 million in 2018 and 0.029 million in 2019.
- These future year pressures will be fully offset through inflationary increases to building permit fees in 2018 and 2019 of \$1.306 million and \$0.902 million respectively.



# Part 2:

## 2017 Preliminary Operating Budget by Service

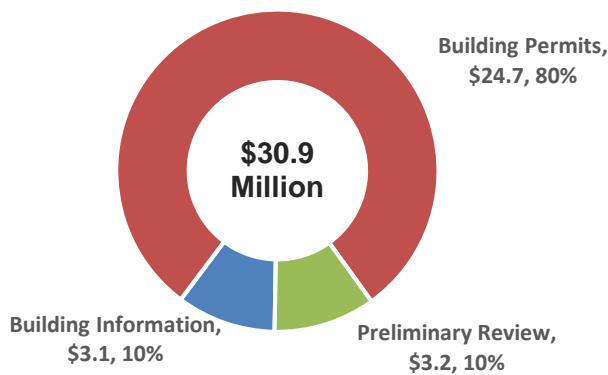
## Building Permission & Information



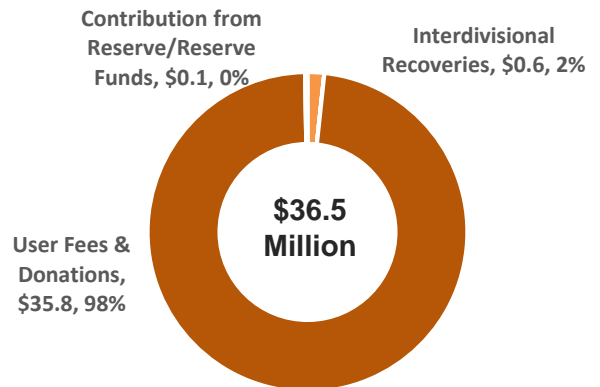
### What We Do

- Review building permits and other applications including Sign By-law variances and amendments.
- Guide and support permit applicants in obtaining permits for demolition, construction and renovation of buildings, and installation of signs to ensure they are safe, healthy, structurally sufficient, accessible and environmentally sustainable.
- Manage the administration of the application process to guide and support applicants in obtaining building and sign permits as well as providing information and property records in accordance with the Freedom of Information policies and procedures.
- Provide preliminary project reviews to identify areas of non-compliance with applicable laws or requirement for approvals related to other applicable laws.

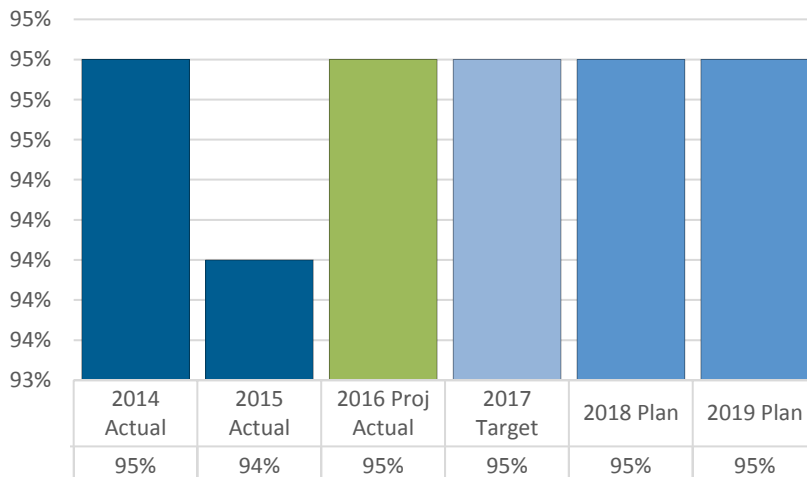
### 2017 Service Budget by Activity (\$Ms)



### Service by Funding Source (\$Ms)



### % of Building Permit (complete) applications reviewed within the legislated time frames



- This measure indicates the percentage of complete building permit applications, for all types of buildings, which are reviewed for compliance with the building code and all applicable law within legislated time frames.
- It is anticipated that the time frame to review complete applications for all types of buildings will be achieved 95% of the time in 2016 as a result of reduced vacancies and the Program's eService initiatives.
- This action will allow the target to be sustained through 2019.

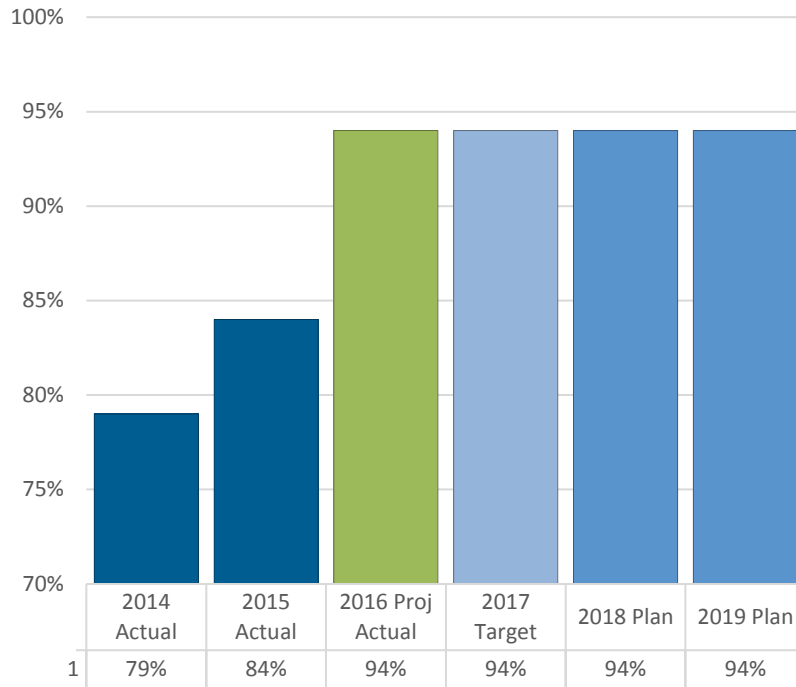
## 2017 Service Levels Building Permission & Information

Activity Type	Type	Sub-Type	Standard	Status	Service Levels				
					2013	2014	2015	2016	2017
Preliminary Review	Preliminary Project Review	House	10 Days	Approved (all building types)	N/A	60%	65%	65%	65%
		Small Building	15 Days						
		Large Building	20 Days	Actual (all building types)	47%	57%	57%	60%	
		Complex Building	30 Days						
	Zoning Certificate Review	House	10 Days	Approved (all building types)	N/A	55%	55%	55%	58%
		Small Building	15 Days						
		Large Building	20 Days	Actual (all building types)	Under Development	53%	54%	55%	
		Complex Building	30 Days						
Building Permits	Construction Permit Review (includes demolition) Complete Applications	House	10 Days	Approved (all building types)	85%	82%	95%	95%	95%
		Small Building	15 Days						
		Large Building	20 Days	Actual (all building types)	89%	95%	94%	95%	
		Complex Building	30 Days						
	Construction Permit Review (includes demolition) Incomplete Applications	House	10 Days	Approved (all building types)	N/A	65%	75%	75%	75%
		Small Building	15 Days						
		Large Building	20 Days	Actual (all building types)	59%	75%	71%	75%	
		Complex Building	30 Days						
	Sign Permit Review	Sign Permit Review	10 Days	Approved	N/A	95%	80%	94%	94%
				Actual	82%	79%	84%	94%	
		Sign Variances & By-law Amendments - drafting reports for approval/refusal of sign variances and By-law amendments	TBD	Under Development	Under Development		Under Development	Under Development	
			TBD	Actual	Under Development				
		Preliminary Review of applications for compliance with Sign By-law	TBD	Under Development	Under Development		Under Development	Under Development	
			TBD	Actual	Under Development				
	Building Permit Review - FASTRACK Program	Complete Application	5 days	Approved	N/A	95%	95%	95%	95%
				Actual	94%	99%	98%	95%	
Incomplete Application		5 days	Approved	N/A	90%	95%	95%	95%	
			Actual	89%	94%	92%	95%		
Business License Zoning Review	20 Days	Approved	N/A	85%	85%	85%	95%		
		Actual	N/A	93%	91%	94%			
Building Information	Compliance Letter Issuance	5 days	Approved	98%	98%	98%	98%	98%	
			Actual	99%	99%	98%	98%		
	Freedom of Information Request	Routine Disclosure	30 Days	Approved	99%	90%	90%	90%	90%
				Actual	93%	100%	90%	90%	
	Review Liquor License Application	10 Days	Approved	100%	95%	95%	95%	95%	
			Actual	89%	88%	87%	95%		

Overall, the 2017 Service Levels will be consistent with the approved 2016 Service Levels.

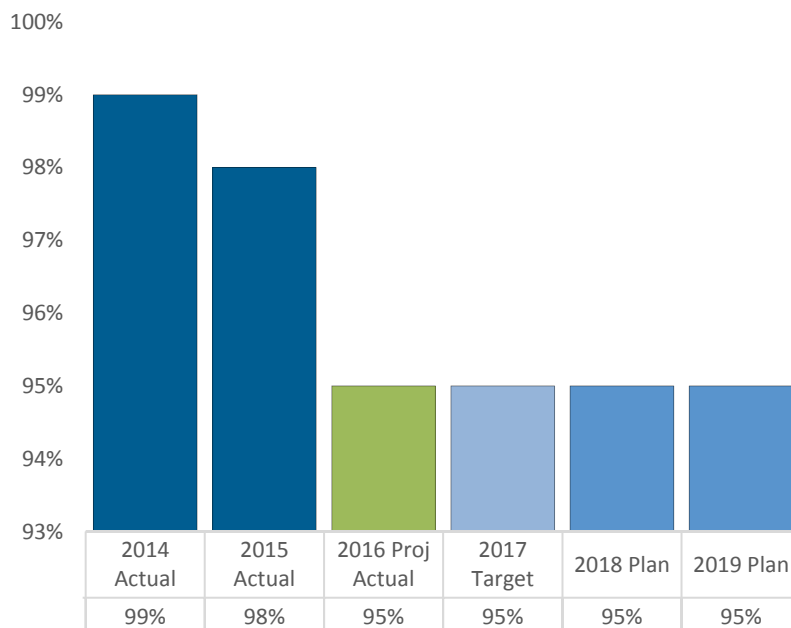
**Service Performance Measures**

**% of Sign Permit Applications Reviewed within Legislated Time Frames**



- This measure indicates the percentage of Sign Permit Applications reviewed within legislated time frames.
- Sign permit applications fluctuate with market demands. Toronto Building anticipates improving this service by maintaining the target of 94% in 2017 and future years.

**% of Residential Fast Track (complete) Applications Reviewed within Service Standards**



- This measure indicates the percentage of complete Residential FASTRACK applications reviewed within the service standard of 5 business days.
- Residential FASTRACK is an enhanced Building Permit service for certain types of projects in existing houses containing one or two dwelling units.
- It is anticipated that the Program will continue to review applications within 5 business days, 95% of the time in 2017 and future years



**Table 6**  
**2017 Preliminary Service Budget by Activity**

(\$000s)	2016		2017 Preliminary Operating Budget							Incremental Change				
	Budget	Base Budget	Service Changes	Preliminary Base	Prelim. Base Budget vs. 2016 Budget		New/Enhanced	Prelim. Budget	2017 Prelim. Budget vs. 2016 Budget		2018 Plan		2019 Plan	
					\$	%			\$	%	\$	%	\$	%
<b>GROSS EXP.</b>														
Building Information	2,613.4	2,999.7	(34.3)	2,965.3	352.0	13.5%	118.5	<b>3,083.8</b>	470.4	18.0%	58.2	1.9%	17.4	0.6%
Building Permits	21,507.6	23,882.2	(111.7)	23,770.5	2,262.9	10.5%	922.2	<b>24,692.7</b>	3,185.1	14.8%	628.6	2.5%	482.2	1.9%
Preliminary Review	4,676.5	3,057.6	(26.5)	3,031.0	(1,645.5)	(35.2%)	126.8	<b>3,157.8</b>	(1,518.7)	(32.5%)	63.3	2.0%	31.4	1.0%
<b>Total Gross Exp.</b>	<b>28,797.5</b>	<b>29,939.4</b>	<b>(172.6)</b>	<b>29,766.9</b>	<b>969.4</b>	<b>3.4%</b>	<b>1,167.5</b>	<b>30,934.4</b>	<b>2,136.9</b>	<b>7.4%</b>	<b>750.1</b>	<b>2.4%</b>	<b>531.0</b>	<b>1.6%</b>
<b>REVENUE</b>														
Building Information	7,039.5	7,179.7	(30.0)	7,149.6	110.2	1.6%	90.0	<b>7,239.7</b>	200.2	2.8%	200.2	2.8%	98.6	1.3%
Building Permits	22,903.0	23,366.6	(97.8)	23,268.8	365.8	1.6%	466.7	<b>23,735.5</b>	832.5	3.6%	832.5	3.5%	320.9	1.3%
Preliminary Review	5,439.5	5,547.9	(23.2)	5,524.7	85.2	1.6%	72.3	<b>5,597.0</b>	157.5	2.9%	157.5	2.8%	76.2	
<b>Total Revenues</b>	<b>35,382.0</b>	<b>36,094.2</b>	<b>(151.0)</b>	<b>35,943.1</b>	<b>561.2</b>	<b>1.6%</b>	<b>629.0</b>	<b>36,572.2</b>	<b>1,190.2</b>	<b>3.4%</b>	<b>1,190.2</b>		<b>495.6</b>	<b>1.3%</b>
<b>NET EXP.</b>														
Building Information	(4,426.1)	(4,180.0)	(4.3)	(4,184.3)	241.8	(5.5%)	28.4	<b>(4,155.9)</b>	270.3	(6.1%)	(142.0)	3.4%	(81.2)	1.9%
Building Permits	(1,395.4)	515.6	(14.0)	501.7	1,897.1	(136.0%)	455.5	<b>957.2</b>	2,352.6	(168.6%)	(203.9)	-21.3%	161.3	21.4%
Preliminary Review	(762.9)	(2,490.4)	(3.3)	(2,493.7)	(1,730.7)	226.9%	54.5	<b>(2,439.1)</b>	(1,676.2)	219.7%	(94.2)	3.9%	(44.7)	1.8%
<b>Total Net Exp.</b>	<b>(6,584.5)</b>	<b>(6,154.7)</b>	<b>(21.6)</b>	<b>(6,176.3)</b>	<b>408.2</b>	<b>(6.2%)</b>	<b>538.5</b>	<b>(5,637.8)</b>	<b>946.7</b>	<b>(14.4%)</b>	<b>(440.1)</b>	<b>7.8%</b>	<b>35.4</b>	<b>(0.6%)</b>
Approved Positions	234.6	248.0		248.0	13.4	5.7%	12.0	<b>260.0</b>	25.4	10.8%		0.0%		

The **Building Permission and Information Service** reviews building permits and applications, guides and supports permit applicants in obtaining building related permits, manages the administration of the application process, provides information and property records in accordance with Freedom of Information policies and procedures, and provides preliminary reviews of project documents to identify areas of non-compliance with applicable laws or requirements for approvals.

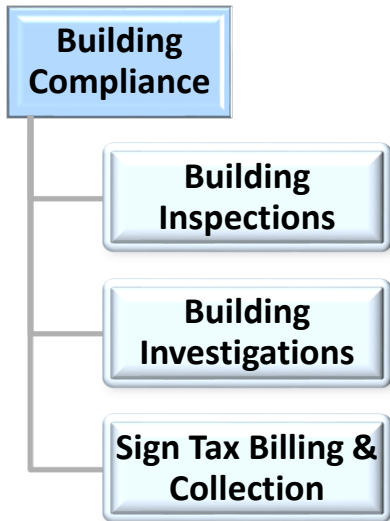
The Building Permission and Information service's 2017 Preliminary Operating Budget of \$30.934 million gross and \$5.638 million in net revenue is \$0.947 million or 14.4% above the 2016 Net Budget.

- In addition to salary and benefit base budget pressures common to all services, this service is experiencing an increase of 25.4 positions, 13.4 existing positions resulting from a service realignment, and 12 new positions related to the development application review service enhancements related to both Committee of Adjustment intake functions and zoning reviews.

The base budget and enhanced service pressures were partially offset by:

- Increased development application fee recoveries of \$0.629 million arising from the results of the Development Application Fee Review;
- Additional revenue generated from inflationary increases to Building Permit fees (\$0.758 million); and
- Efficiency savings achieved through the Toronto Building operational review (\$0.022 million).

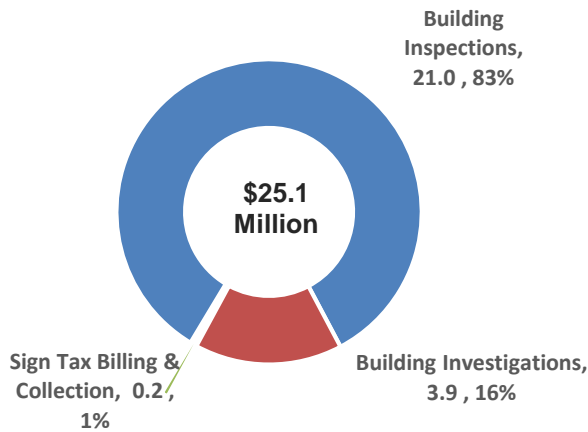
## Building Compliance



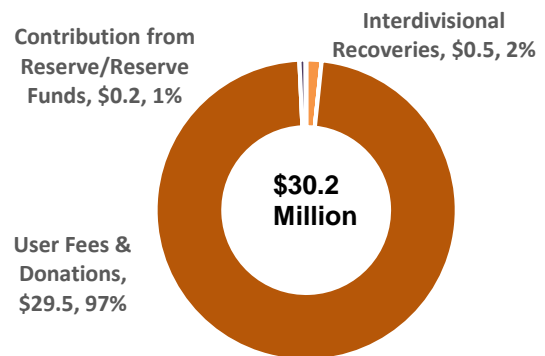
## What We Do

- Conduct mandatory inspections for building construction and demolition of buildings to ensure that the buildings and signs are safe, healthy, structurally sufficient, accessible and environmentally sustainable.
- Investigate building and sign related complaints, resolve issues or take appropriate enforcement action.
- Administer, bill, and collect the Third Party Sign Tax levied on all third-party signs in the City of Toronto.

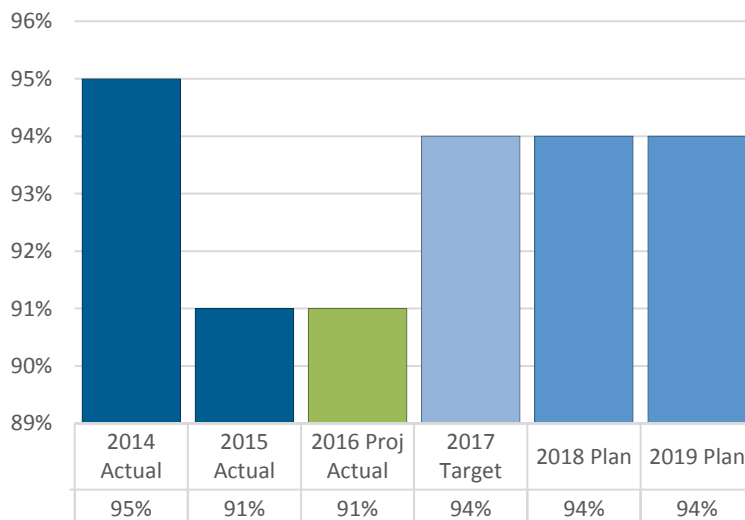
2017 Service Budget by Activity (\$Ms)



Service by Funding Source (\$Ms)



## % of Mandatory Building Inspections Conducted Within Legislated Time Frames



- This measure indicates the percentage of requested mandatory inspections that are completed within 2 business days of receiving requests for inspections.
- It is a requirement of the Ontario Building Code that an inspection be conducted within the prescribed time frames.
- The actual performance in 2016 increased slightly to meet target. It is anticipated that the target of 94% will be achieved in 2017 and onwards.

## 2017 Service Levels Building Compliance

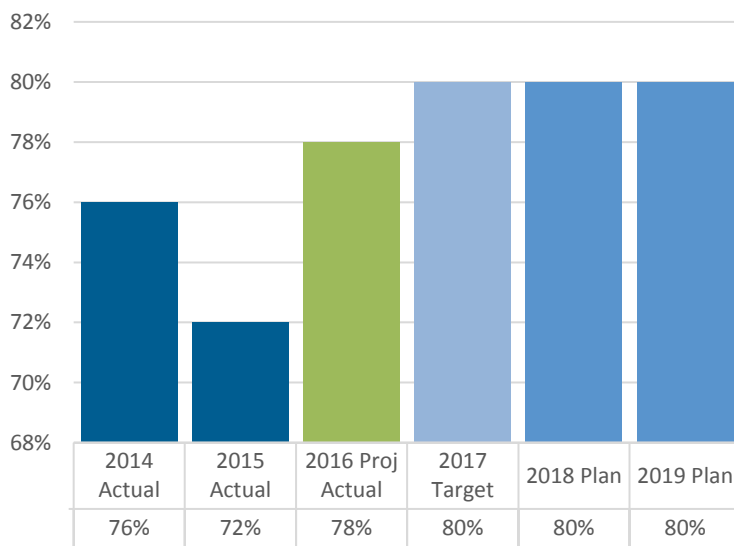
Activity Type	Type	Sub-Type	Standard	Status	Service Levels				
					2013	2014	2015	2016	2017
Sign Tax Billing & Collection	Billing, Collection and Administration of the Third Party Sign Tax (TPST)		TBD	Approved	Invoiced and Payable Annually			Under Development	Under Development
			TBD	Actual	Under Development				
Building Inspections	Construction (Mandatory inspections for building permits, includes demolition)		48 Hours	Approved	95%	94%	94%	94%	94%
				Actual	92%	95%	91%	91%	
	Sign (mandatory inspections for Sign Permits)	48 Hours	Approved	95%	95%	95%	95%	95%	
			Actual	95%	95%	98%	95%		
Sign Investigation Request		2 Days	Approved	N/A	95%	95%	95%	95%	
			Actual	91%	95%	98%	95%		
Building Investigations	Emergency/ Unsafe		1 Day	Approved	95%	95%	95%	95%	95%
				Actual	94%	96%	76%	95%	
	Response to Construction without a Permit	Non-Emergency	2 Days	Approved	Under Development	80%	80%	80%	80%
				Actual	75%	76%	72%	78%	
Response to Building Permit Related Service Request (Complaint)		5 Days	Approved	N/A	85%	90%	90%	90%	
			Actual	86%	86%	80%	85%		

\*Actuals based on 2016 Year End Projections

Overall, the 2017 Service Levels are consistent with the approved 2016 Service Levels.

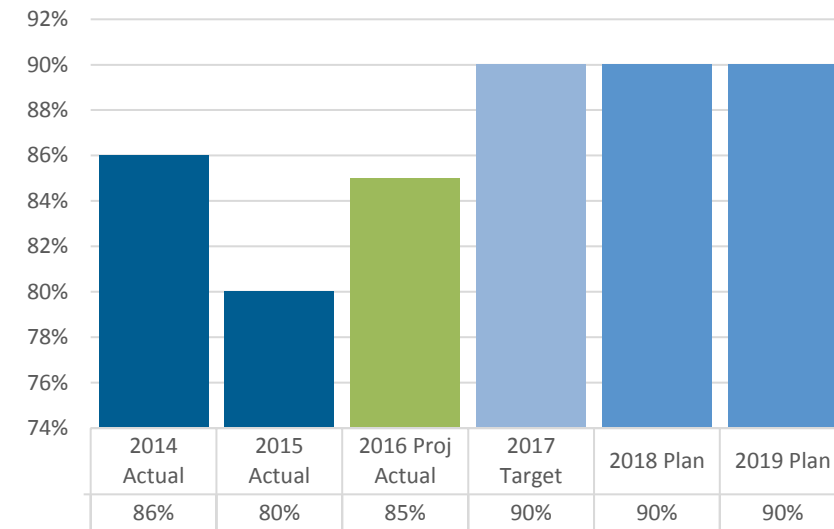
### Service Performance Measures

#### % of Reports of Construction Without Permit (non emergency) Responded to within Legislated Time Frames



- This measure indicates the percentage of reports of construction without a permit (non-emergency) responded to within 2 business days of receiving the request for inspection.
- Under the Building Code Act, no person is permitted to construct, demolish or alter a building without first obtaining a building permit. Where reports of construction or demolition have been received by the building division, an inspector will attend the construction site to determine if a permit is required.
- Based on the expected volume of service requests to investigate construction without a permit, it is projected that the Program will achieve a service level of 80% in 2017 and onwards.

**% of Building Permit Related Complaints Responded to within Service Standard**



- This measure indicates the percentage of building related service requests (complaints) responded to within 5 business days of receiving the request.
- The volumes of service requests remained fairly consistent in 2015 and 2016.
- It is expected that the service target of 90% will be achieved in 2017 and onwards.

**Table 6  
2017 Preliminary Service Budget by Activity**

	2016		2017 Preliminary Operating Budget							Incremental Change				
	Budget	Base Budget	Service Changes	Preliminary Base	Prelim. Base Budget vs. 2016 Budget		New/Enhanced	Prelim. Budget	2017 Prelim. Budget vs. 2016 Budget		2018 Plan		2019 Plan	
					%	% Change			\$	%	\$	%	\$	%
<b>GROSS EXP.</b>														
Building Inspections	20,810.0	21,182.8	(198.9)	20,983.9	173.9	0.8%	10.2	20,994.2	184.1	0.9%	465.3	2.2%	309.8	1.4%
Building Investigations	3,870.7	3,948.5	(23.1)	3,925.4	54.7	1.4%	5.8	3,931.2	60.5	1.6%	87.2	2.2%	60.4	1.5%
Sign Tax Billing & Collection	347.2	178.5	(2.5)	176.0	(171.2)	(49.3%)	1.1	177.1	(170.1)	(49.0%)	3.6	2.0%	1.5	0.8%
<b>Total Gross Exp.</b>	<b>25,027.9</b>	<b>25,309.8</b>	<b>(224.5)</b>	<b>25,085.3</b>	<b>57.5</b>	<b>0.2%</b>	<b>17.1</b>	<b>25,102.4</b>	<b>74.6</b>	<b>0.3%</b>	<b>556.1</b>	<b>2.2%</b>	<b>371.7</b>	<b>1.4%</b>
<b>REVENUE</b>														
Building Inspections	23,956.9	24,435.5	(101.7)	24,333.9	377.0	1.6%	331.7	24,665.6	708.7	3.0%	482.7	2.0%	333.6	1.3%
Building Investigations	4,730.3	4,830.0	(20.2)	4,809.8	79.5	1.7%	188.4	4,998.1	267.8	5.7%	96.0	1.9%	66.3	1.3%
Sign Tax Billing & Collection	510.7	522.2	(2.2)	520.0	9.2	1.8%	35.5	555.5	44.8	8.8%	10.4	1.9%	7.2	
<b>Total Revenues</b>	<b>29,197.9</b>	<b>29,787.6</b>	<b>(124.0)</b>	<b>29,663.6</b>	<b>465.7</b>	<b>1.6%</b>	<b>555.6</b>	<b>30,219.2</b>	<b>1,021.2</b>	<b>3.5%</b>	<b>589.0</b>		<b>407.1</b>	<b>1.3%</b>
<b>NET EXP.</b>														
Building Inspections	(3,146.9)	(3,252.7)	(97.2)	(3,349.9)	(203.1)	6.5%	(321.5)	(3,671.4)	(524.5)	16.7%	(17.4)	0.5%	(23.8)	0.6%
Building Investigations	(859.6)	(881.5)	(2.9)	(884.3)	(24.7)	2.9%	(182.6)	(1,066.9)	(207.3)	24.1%	(8.7)	0.8%	(5.9)	0.6%
Sign Tax Billing & Collection	(163.6)	(343.7)	(0.3)	(344.0)	(180.4)	110.3%	(34.4)	(378.4)	(214.9)	131.4%	(6.8)	1.8%	(5.7)	1.5%
<b>Total Net Exp.</b>	<b>(4,170.1)</b>	<b>(4,477.8)</b>	<b>(100.4)</b>	<b>(4,578.2)</b>	<b>(408.2)</b>	<b>9.8%</b>	<b>(538.5)</b>	<b>(5,116.7)</b>	<b>(946.7)</b>	<b>22.7%</b>	<b>(33.0)</b>	<b>0.6%</b>	<b>(35.4)</b>	<b>0.7%</b>
Approved Positions	221.4	208.0		208.0	(13.4)	(6.0%)		208.0	(13.4)	(6.0%)		0.0%		

The **Building Compliance Service** conducts mandatory building inspections, investigates building related complaints, resolves issues and takes appropriate enforcement action, as well as administers, bills, and collects the Third Party Sign Tax levied on all third-party signs in the City of Toronto.

The 2017 Operating Budget for Building Compliance of \$25.102 million gross and \$5.117 million in net revenue is (\$0.947) million or 22.7% under than the 2016 Approved Net Budget.

The base budget pressures within this service were more than offset by:

- The transfer of 13.4 existing positions and associated salary and benefits costs from Building Compliance to Building Permission and Information following a service realignment;
- Increased development application fee recoveries of \$0.556 million arising from the results of the Development Application Fee Review;
- Additional revenue generated from inflationary increases to Building Permit fees (\$0.923 million); and
- Efficiency savings achieved through the Toronto Building operation review (\$0.100 million).



# Part 3:

## Issues for Discussion

## Issues Impacting the 2017 Budget

### *Budget Reduction Target*

- At its meeting on July 12, 2016, the "2017 Budget Process: Budget Directions and Schedule" staff report (EX16.37) was submitted for consideration and adopted by City Council regarding the establishment of the 2017 Budget Process and the scheduling of the review and approval of the Tax and Rate Supported 2017 Operating Budget and 2017-2026 Capital Budget and Plan for the City of Toronto.  
(<http://www.toronto.ca/legdocs/mmis/2016/ex/bgrd/backgroundfile-94519.pdf>)
- City Council adopted an across the board budget reduction target of -2.6% net below the 2016 Approved Net Operating Budgets for all City Programs and Agencies utilizing strategies including but not limited to controlling expenditures through cost saving measures, and exploring all services for efficiency savings including opportunities from business process reengineering, streamlining, transformation and innovation to service delivery.
- Toronto Building was able to achieve the -2.6% reduction target or \$0.280 million based on the 2016 (\$10.754) million net budget along with identifying efficiencies to absorb prior year impacts and inflationary expenditure increases. This was achieved by conducting a detailed review of their operating budget to assess future year requirements and obligations.
- As a result, \$0.397 million in efficiency savings were identified. The savings are partially offset by a revenue reduction of \$0.275 million to maintain the overall full cost recovery in accordance with the Building Code Act (BCA). The impact of the savings measures taken led to the initial 2.68% inflationary increase to permit fees being adjusted downwards to 2.24%.



# Appendices

# Appendix 1

## 2016 Service Performance

### Key Service Accomplishments

In 2016, Toronto Building accomplished the following:

- ✓ Processed and managed a high volume of permit application intake and permit issuance
- ✓ Reduced the inventory of dormant permits through completion of first phase of the Division's Open Permit Pilot Project
- ✓ Strategy to minimize negative impacts of residential infill construction adopted by City Council
- ✓ Advanced further modernization of service delivery through the Division's Electronic Customer Service Initiative
- ✓ Developed and implemented a Divisional Succession Planning Program
- ✓ Participated in the development of legislative and Building Code changes related to the regulation of existing signs, fire safety for mid-rise wood construction and climate change resiliency and energy efficiency
- ✓ Supported transit expansion through facilitation of permit review and issuance process.



## Appendix 2

### 2017 Preliminary Operating Budget by Expenditure Category

#### Program Summary by Expenditure Category

Category of Expense (\$000's)	2014	2015	2016	2016	2017	2017 Change		Plan	
	Actual	Actual	Budget	Projected Actual *	Preliminary Budget	from 2016 Budget	%	2018	2019
	\$	\$	\$	\$	\$	\$		\$	\$
Salaries and Benefits	42,352.4	43,442.3	46,535.2	44,693.2	48,708.0	2,172.7	4.7%	49,616.9	50,490.4
Materials and Supplies	131.3	110.6	152.9	152.9	134.2	(18.7)	(12.2%)	134.2	134.2
Equipment	232.9	236.6	563.5	563.5	396.5	(167.0)	(29.6%)	396.5	396.5
Services & Rents	912.7	1,086.6	1,177.9	1,177.9	1,282.0	104.1	8.8%	1,282.0	1,282.0
Contributions to Capital							-		
Contributions to Reserve/Res Funds	3,170.6	3,303.6	4,076.0	4,076.0	3,908.0	(168.0)	(4.1%)	3,908.0	3,908.0
Other Expenditures	385.8	585.5	398.5	398.5	398.5			398.5	398.5
Interdivisional Charges	553.1	729.7	921.4	921.4	1,209.7	288.3	31.3%	1,606.9	1,636.2
<b>Total Gross Expenditures</b>	<b>47,738.7</b>	<b>49,495.0</b>	<b>53,825.4</b>	<b>51,983.4</b>	<b>56,036.8</b>	<b>2,211.5</b>	<b>4.1%</b>	<b>57,342.9</b>	<b>58,245.7</b>
Interdivisional Recoveries	920.1	740.3	1,116.1	1,116.1	1,116.1			1,116.1	1,116.1
Provincial Subsidies							-		
Federal Subsidies							-		
Other Subsidies							-		
User Fees & Donations	65,807.9	70,758.9	62,730.0	67,730.0	65,320.7	2,590.7	4.1%	66,626.9	67,529.6
Transfers from Capital Fund	215.3	434.5	434.3	434.3	55.0	(379.3)	(87.3%)	55.0	55.0
Contribution from Reserve/Reserve Funds	140.9		259.6	259.6	259.6			259.6	259.6
Sundry Revenues	2.3	16.3	40.0	40.0	40.0			40.0	40.0
<b>Total Revenues</b>	<b>67,086.5</b>	<b>71,950.0</b>	<b>64,579.9</b>	<b>69,579.9</b>	<b>66,791.4</b>	<b>2,211.5</b>	<b>3.4%</b>	<b>68,097.5</b>	<b>69,000.2</b>
<b>Total Net Expenditures</b>	<b>(19,347.8)</b>	<b>(22,455.0)</b>	<b>(10,754.5)</b>	<b>(17,596.5)</b>	<b>(10,754.5)</b>	<b>(0.0)</b>	<b>0.0%</b>	<b>(10,754.5)</b>	<b>(10,754.5)</b>
<b>Approved Positions</b>			<b>456.0</b>	<b>427.0</b>	<b>468.0</b>	<b>12.0</b>	<b>2.6%</b>	<b>468.0</b>	<b>468.0</b>

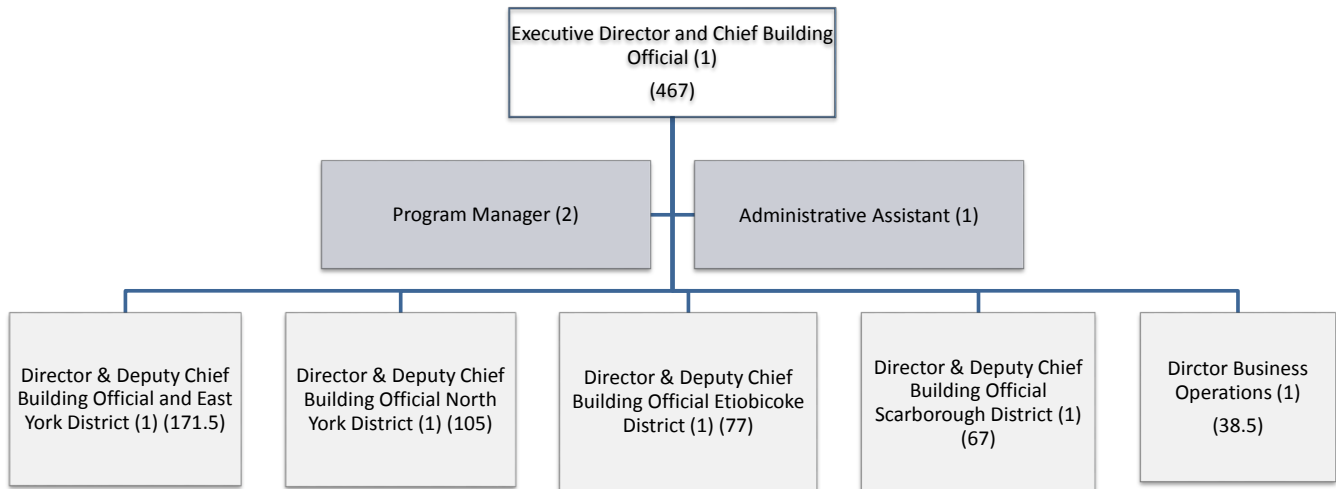
The year-end projected favourable net variance of \$6.842 million due to underspending related to vacant positions and permit revenue will be contributed to Building Code Act Service Improvement Reserve Fund in accordance with the Building Code Act (BCA).

For additional information regarding the 2016 Q3 operating variances and year-end projections, please refer to the attached link for the report entitled "Operating Variance Report for the Nine-Month Period Ended September 30, 2016" considered by City Council at its meeting on December 13, 2016.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.BU26.4>

## Appendix 3

### 2017 Organization Chart



### 2017 Total Complement

Category	Senior Management	Management	Exempt Professional & Clerical	Union	Total
Permanent	1.0	38.0	40.0	382.0	461.0
Temporary			2.0	5.0	7.0
<b>Total</b>	1.0	38.0	42.0	387.0	468.0

# Appendix 4

## Summary of 2017 Service Changes

## 2017 Operating Budget - Preliminary Service Changes Summary by Service (\$000's)

Form ID		Citizen Focused Services B  Program - Toronto Building	Adjustments				2018 Plan Net Change	2019 Plan Net Change
Category	Priority		Gross Expenditure	Revenue	Net	Approved Positions		
<b>2017 Preliminary Base Budget Before Service Changes:</b>			55,249.2	65,881.8	(10,632.6)	456.00	0.0	(0.0)
10237	Re-engineering operation to reduce cost							
51	1	<b>Description:</b>						
<p>The 2017 Operating Budget includes \$0.397 million in base expenditure savings from service efficiencies including; \$0.168 million from adjustments to reserve contributions based on a review of future year requirements and obligations, \$0.117 million from reduced requirements for computer hardware and software, \$0.050 million from reduced fleet vehicle acquisitions and \$0.062 million from a line by line review of discretionary expenditure costs. Due to the full cost recovery model stipulated in the Building Code Act (BCA), \$275.1K revenue reduction is proposed to balance the overall 2017 budget.</p>								
<b>Service Level Impact:</b>								
N/A								
<b>Service: BL-Building Compliance</b>								
		Preliminary Service Changes	(224.5)	(124.0)	(100.4)	0.00	0.0	0.0
<b>Service: BL-Building Permission &amp; Information</b>								
		Preliminary Service Changes	(172.6)	(151.0)	(21.6)	0.00	0.0	0.0
		<b>Total Preliminary Service Changes:</b>	<b>(397.0)</b>	<b>(275.1)</b>	<b>(122.0)</b>	<b>0.00</b>	<b>0.0</b>	<b>0.0</b>
<b>Summary:</b>								
		<b>Total Preliminary Service Changes</b>	<b>(397.0)</b>	<b>(275.1)</b>	<b>(122.0)</b>	<b>0.00</b>	<b>0.0</b>	<b>0.0</b>
		<b>Total Preliminary Base Budget:</b>	<b>54,852.2</b>	<b>65,606.7</b>	<b>(10,754.5)</b>	<b>456.00</b>	<b>0.0</b>	<b>(0.0)</b>

## Appendix 5

### Summary of 2017 New / Enhanced Service Priorities

## 2017 Operating Budget - Preliminary New and Enhanced Services Summary by Activity (\$000's)

Form ID	Citizen Focused Services B	Adjustments				2018 Plan Net Change	2019 Plan Net Change	
Category	Priority	Program - Toronto Building	Gross Expenditure	Revenue	Net	Approved Positions		
11649		Support new CA requirement - Support zoning incr. volumes						
74	1	<b>Description:</b>						

Addition of four (4) Application Examiners for expansion Committee of Adjustment application intake in Toronto and East York and Etobicoke districts and eight (8) Zoning Examiners to address sustained high volumes of zoning review activity across the City. The proposed changes will be fully funded by a \$1.18 million allocation of Development Application fees to Toronto Building, as outlined in the City Planning staff report to the October 26, 2016 meeting of the Executive Committee "Development Application Review Fee Update" to recover the costs of service levels associated with the intake and review of development applications.

**Service Level Impact:**

1. Currently, Committee of Adjustment applications are submitted at the Toronto Building customer service counter in the Scarborough and North York districts only. A client who is required to submit multiple applications would need to travel and attend each district depending on the location of the subject lands. The addition of 4 Application Examiners for the harmonization of service delivery in all district customer service counters will allow for the implementation of an email submission channel for Committee of Adjustment applications. Clients can submit applications via email or attend any customer service counter regardless of the location of the subject lands. 2. Currently there are 40 zoning staff conducting multiple zoning reviews on a 40% higher workload compared to 2010 with the same level of staffing. As a result, service level targets are only being achieved approximately 50% of the time. The addition of 8 Zoning Examiners to effectively manage the increased zoning review activity will result in improved service levels for zoning reviews across the City.

**Service/Activity:** BL-Building Compliance / Building Inspections

Preliminary New / Enhanced Services:	10.2	331.7	(321.5)	0.00	0.0	0.0
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**Service/Activity:** BL-Building Compliance / Building Investigations

Preliminary New / Enhanced Services:	5.8	188.4	(182.6)	0.00	0.0	0.0
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**Service/Activity:** BL-Building Compliance / Sign Tax Billing & Collection

Preliminary New / Enhanced Services:	1.1	35.5	(34.4)	0.00	0.0	0.0
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**Service/Activity:** BL-Building Permission & Information / Building Information

Preliminary New / Enhanced Services:	118.5	90.0	28.4	1.30	(0.3)	(0.4)
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**Service/Activity:** BL-Building Permission & Information / Building Permits

**Category:**

**2017 Operating Budget - Preliminary New and Enhanced Services  
Summary by Activity (\$000's)**

Form ID		Citizen Focused Services B Program - Toronto Building	Adjustments				2018 Plan Net Change	2019 Plan Net Change
Category	Priority		Gross Expenditure	Revenue	Net	Approved Positions		
		Preliminary New / Enhanced Services:	922.2	466.7	455.5	9.30	0.6	0.9
		<b>Service/Activity:</b> BL-Building Permission & Information / Preliminary Review						
		Preliminary New / Enhanced Services:	126.8	72.3	54.5	1.40	(0.3)	(0.5)
		<b>Total Preliminary New / Enhanced Services:</b>	<b>1,184.6</b>	<b>1,184.6</b>	<b>0.0</b>	<b>12.00</b>	<b>0.0</b>	<b>(0.0)</b>
<b>Summary:</b>								
		<b>Total Preliminary New / Enhanced Services</b>	<b>1,184.6</b>	<b>1,184.6</b>	<b>0.0</b>	<b>12.00</b>	<b>0.0</b>	<b>(0.0)</b>

**Category:**

71 - Operating Impact of New Capital Projects

74 - New Services

72 - Enhanced Services-Service Expansion

75 - New Revenues

## Appendix 6

### Inflows/Outflows to/from Reserves & Reserve Funds

#### Program Specific Reserve / Reserve Funds

Reserve / Reserve Fund Name (In \$000s)	Reserve / Reserve Fund Number	Projected Balance as of Dec. 31, 2016 *	Withdrawals (-) / Contributions (+)		
			2017	2018	2019
		\$	\$	\$	\$
<b>Projected Beginning Balance</b>		52,432.8	65,701.9	67,060.4	66,360.4
Building Code Act Serv Improvement RF	XR1305				
<i>Proposed Withdrawals (-)</i>		(850.0)	(700.0)	(700.0)	-
<i>Contributions (+)</i>		14,119.1	2,058.5	-	-
<b>Total Reserve / Reserve Fund Draws / Contributions</b>		<b>65,701.9</b>	<b>67,060.4</b>	<b>66,360.4</b>	<b>66,360.4</b>
<b>Other Program / Agency Net Withdrawals &amp; Contributions</b>					
<b>Balance at Year-End</b>		<b>65,701.9</b>	<b>67,060.4</b>	<b>66,360.4</b>	<b>66,360.4</b>

\* Based on 9-month 2016 Reserve Fund Variance Report

#### Corporate Reserve / Reserve Funds

Reserve / Reserve Fund Name (In \$000s)	Reserve / Reserve Fund Number	Projected Balance as of Dec. 31, 2016 *	Withdrawals (-) / Contributions (+)		
			2017	2018	2019
		\$	\$	\$	\$
<b>Projected Beginning Balance</b>		553.5	673.5	573.5	498.5
Vehicle Reserve- Toronto Building	XQ1301				
<i>Proposed Withdrawals (-)</i>			(150.0)	(125.0)	(175.0)
<i>Contributions (+)</i>		120.0	50.0	50.0	50.0
<b>Total Reserve / Reserve Fund Draws / Contributions</b>		<b>673.5</b>	<b>573.5</b>	<b>498.5</b>	<b>373.5</b>
<b>Other Program / Agency Net Withdrawals &amp; Contributions</b>					
<b>Balance at Year-End</b>		<b>673.5</b>	<b>573.5</b>	<b>498.5</b>	<b>373.5</b>

\* Based on 9-month 2016 Reserve Fund Variance Report

Reserve / Reserve Fund Name (In \$000s)	Reserve / Reserve Fund Number	Projected Balance as of Dec. 31, 2016 *	Withdrawals (-) / Contributions (+)		
			2017	2018	2019
		\$	\$	\$	\$
<b>Projected Beginning Balance</b>		25,335.2	26,734.7	28,134.2	29,533.7
Insurance Reserve Fund	XR1010				
<i>Proposed Withdrawals (-)</i>					
<i>Contributions (+)</i>		1,399.5	1,399.5	1,399.5	1,399.5
<b>Total Reserve / Reserve Fund Draws / Contributions</b>		<b>26,734.7</b>	<b>28,134.2</b>	<b>29,533.7</b>	<b>30,933.2</b>
<b>Other Program / Agency Net Withdrawals &amp; Contributions</b>					
<b>Balance at Year-End</b>		<b>26,734.7</b>	<b>28,134.2</b>	<b>29,533.7</b>	<b>30,933.2</b>

\* Based on 9-month 2016 Reserve Fund Variance Report



## Appendix 7a

### User Fees Adjusted for Inflation and Other

Rate Description	Service	Fee Category	Fee Basis	2016	2017			2018	2019
				Approved Rate	Inflationary Adjusted Rate	Other Adjustment	Budget Rate	Plan Rate	Plan Rate
Minimum fee charged for all work unless specified.	Building Permission & Information	Full Cost Recovery	Each	\$194.24	\$4.35	\$0.00	\$198.59	\$203.04	\$207.59
Hourly rate for examination and inspection activities	Building Permission & Information	Full Cost Recovery	1St 2 Signs \$75.00 Each, \$25/Additional, Maxi \$150.00	\$83.91	\$1.88	\$0.00	\$85.79	\$87.71	\$89.67
Group A - Assembly occupancies - Application intake, plan rev	Building Permission & Information	Full Cost Recovery	\$75 Each, Maximum \$225	\$27.98	\$0.63	\$0.00	\$28.61	\$29.25	\$29.91
Group A - Restaurants (shell) - Application intake, plan rev	Building Permission & Information	Full Cost Recovery	Sq M.	\$23.41	\$0.52	\$0.01	\$23.94	\$24.47	\$25.02
Group A - Open public swimming pools - Application intake, p	Building Permission & Information	Full Cost Recovery	Sq M.	\$7.52	\$0.17	\$0.00	\$7.69	\$7.86	\$8.04
Group A - Transit stations, subways, etc. -Application intake	Building Permission & Information	Full Cost Recovery	Project	\$21.65	\$0.48	\$0.01	\$22.14	\$22.63	\$23.14
Group A - All other buildings - Application intake, plan rev	Building Permission & Information	Full Cost Recovery	Application	\$27.98	\$0.63	\$0.00	\$28.61	\$29.25	\$29.91
Group B - Institutional occupancies - Application intake, pl	Building Permission & Information	Full Cost Recovery	Project	\$29.77	\$0.67	\$0.00	\$30.44	\$31.12	\$31.82
Group C - Residential unit fee	Building Permission & Information	Full Cost Recovery	Project	\$50.94	\$1.14	\$0.00	\$52.08	\$53.25	\$54.44
Group C - Residential occupancies - Application intake, plan	Building Permission & Information	Full Cost Recovery	Project	\$16.79	\$0.38	(\$0.01)	\$17.16	\$17.55	\$17.94
Group C, Multiple unit buildings - Application intake, plan	Building Permission & Information	Full Cost Recovery	Application	\$26.57	\$0.60	(\$0.01)	\$27.16	\$27.78	\$28.40
Group C - Certification of plans - Application intake, plan	Building Permission & Information	Full Cost Recovery	Unit	\$8.40	\$0.19	\$0.00	\$8.59	\$8.78	\$8.98
Group C, Building permits certified plans - Application inta	Building Permission & Information	Full Cost Recovery	Sq M.	\$14.24	\$0.32	\$0.00	\$14.56	\$14.89	\$15.22
Group C, All other residential occupancies - Application int	Building Permission & Information	Full Cost Recovery	Sq M.	\$16.79	\$0.38	(\$0.01)	\$17.16	\$17.55	\$17.94
Group D, Office Bldgs(shell) - Application intake, plan rev	Building Permission & Information	Full Cost Recovery	Application	\$17.59	\$0.39	\$0.01	\$17.99	\$18.38	\$18.79

Rate Description	Service	Fee Category	Fee Basis	2016	2017			2018	2019
				Approved Rate	Inflationary Adjusted Rate	Other Adjustment	Budget Rate	Plan Rate	Plan Rate
Group D, Finished Bldgs - Application intake, plan review, a	Building Permission & Information	Full Cost Recovery	Sq M.	\$22.12	\$0.50	\$0.00	\$22.62	\$23.13	\$23.65
Group E, Mercantile occupancies etc (shell) - Application in	Building Permission & Information	Full Cost Recovery	Sq M.	\$14.25	\$0.32	\$0.00	\$14.57	\$14.90	\$15.23
Group E, Mercantile occupancies (finished) - Application int	Building Permission & Information	Full Cost Recovery	Month	\$18.78	\$0.42	\$0.00	\$19.20	\$19.63	\$20.07
Group F, industrial occupancies <7500 sq.m. - Application in	Building Permission & Information	Full Cost Recovery	Case	\$11.18	\$0.25	\$0.00	\$11.43	\$11.69	\$11.95
Group F, Industrial bldgs less than 7500 sq.m. - Application	Building Permission & Information	Full Cost Recovery	Sq M. - Finished Bldgs	\$15.39	\$0.34	\$0.00	\$15.73	\$16.08	\$16.44
Group F, Industrial bldgs shell >7500 sq.m. - Application in	Building Permission & Information	Full Cost Recovery	Sq M.	\$9.06	\$0.20	\$0.00	\$9.26	\$9.47	\$9.68
Group F, Finished industrial bldgs >7500 sq.m. - Application	Building Permission & Information	Full Cost Recovery	Letter	\$13.59	\$0.30	\$0.00	\$13.89	\$14.20	\$14.52
Group F, Gas stations, car washes - Application intake, plan	Building Permission & Information	Full Cost Recovery	Application	\$13.99	\$0.31	\$0.00	\$14.30	\$14.62	\$14.95
Group F, Parking garages - Application intake, plan review,	Building Permission & Information	Full Cost Recovery	Hour	\$7.33	\$0.16	\$0.00	\$7.49	\$7.66	\$7.83
Group F, All other buildings - Application intake, plan rev	Building Permission & Information	Full Cost Recovery	\$1,000 of Prescribed Construction Value	\$15.39	\$0.34	\$0.00	\$15.73	\$16.08	\$16.44
Alterations/renovations, Group A, B and D - Application int	Building Permission & Information	Full Cost Recovery	Permit	\$5.20	\$0.12	\$0.00	\$5.32	\$5.44	\$5.56
Alterations/renovations, Group C, E and F - Application intak	Building Permission & Information	Full Cost Recovery	Hour	\$4.83	\$0.11	(\$0.01)	\$4.93	\$5.05	\$5.16
Alterations/renovations, residential occupancies, floor repl	Building Permission & Information	Full Cost Recovery	Hour	\$5.60	\$0.13	\$0.00	\$5.73	\$5.86	\$5.99
Demolition - The application intake, and review activities f	Building Permission & Information	Full Cost Recovery	Hour	\$0.15	\$0.00	\$0.01	\$0.16	\$0.15	\$0.15
Demolition implosion - Application intake, and review activi	Building Permission & Information	Full Cost Recovery	Hour	\$2,097.76	\$46.99	\$0.00	\$2,144.75	\$2,192.79	\$2,241.91
Environmental review - Application intake, and review activi	Building Permission & Information	Full Cost Recovery	Part permit	\$932.33	\$20.88	\$0.00	\$953.21	\$974.56	\$996.39
Communication towers - Fee for application intake, plan rev	Building Permission & Information	Full Cost Recovery	Permit Plus 10% of the Entire Project Cost	\$384.60	\$8.62	(\$0.01)	\$393.21	\$402.03	\$411.04
Crane runway - Fee for application intake, plan review, and	Building Permission & Information	Full Cost Recovery	Permit Phase-50% of the Est. permit Fees for That Phase	\$384.60	\$8.62	(\$0.01)	\$393.21	\$402.03	\$411.04
Exterior tank & support - Fee for application intake, plan r	Building Permission & Information	Full Cost Recovery	Project -50% of the Estimated permit Fees	\$384.60	\$8.62	(\$0.01)	\$393.21	\$402.03	\$411.04
Pedestrian bridge - Application intake, plan review, and ins	Building Permission & Information	Full Cost Recovery	Revision Hour	\$384.60	\$8.62	(\$0.01)	\$393.21	\$402.03	\$411.04
Retaining wall -Application intake, plan review, and inspect	Building Permission & Information	Full Cost Recovery	Hour	\$11.18	\$0.25	\$0.00	\$11.43	\$11.69	\$11.95
Satellite dish, solar collector system greater than 5 sq. m.	Building Permission & Information	Full Cost Recovery	Project	\$384.60	\$8.62	(\$0.01)	\$393.21	\$402.03	\$411.04

Rate Description	Service	Fee Category	Fee Basis	2016	2017			2018	2019
				Approved Rate	Inflationary Adjusted Rate	Other Adjustment	Budget Rate	Plan Rate	Plan Rate
Air supported structures - Application intake, plan review,	Building Permission & Information	Full Cost Recovery	Sq M.	\$7.99	\$0.18	\$0.00	\$8.17	\$8.35	\$8.54
Satellite dish, solar collector system on a small residential	Building Permission & Information	Full Cost Recovery	Sq M.	\$194.24	\$4.35	\$0.00	\$198.59	\$203.04	\$207.59
Balcony guards/replacement guards - Application intake, plan	Building Permission & Information	Full Cost Recovery	Sq M.	\$2.09	\$0.05	(\$0.01)	\$2.13	\$2.19	\$2.24
Balcony repairs -Application intake, plan review, and inspec	Building Permission & Information	Full Cost Recovery	Sq M.	\$19.59	\$0.44	\$0.00	\$20.03	\$20.48	\$20.94
Basement finishing dwellings/houses - Application intake, pl	Building Permission & Information	Full Cost Recovery	Sq M.	\$5.60	\$0.13	\$0.00	\$5.73	\$5.86	\$5.99
Basement unfinished, non-residential bldgs -Application inta	Building Permission & Information	Full Cost Recovery	Sq M.	\$5.60	\$0.13	\$0.00	\$5.73	\$5.86	\$5.99
Canopy (not enclosed) - Application intake, plan review, and	Building Permission & Information	Full Cost Recovery	Sq M.	\$6.00	\$0.13	\$0.01	\$6.14	\$6.27	\$6.41
Ceilings (added or replacement ) -Application intake, plan r	Building Permission & Information	Full Cost Recovery	Sq M.	\$0.55	\$0.01	\$0.00	\$0.56	\$0.57	\$0.58
Demising walls -Application intake, plan review, and inspect	Building Permission & Information	Full Cost Recovery	Sq M.	\$5.60	\$0.13	\$0.00	\$5.73	\$5.86	\$5.99
Electromagnetic locks - Application intake, plan review, and	Building Permission & Information	Full Cost Recovery	Sq M.	\$41.96	\$0.94	\$0.00	\$42.90	\$43.86	\$44.84
Emergency lighting - Fee for application intake, plan review	Building Permission & Information	Full Cost Recovery	Sq M.	\$48.95	\$1.10	\$0.00	\$50.05	\$51.17	\$52.32
Farm buildings - To recover the costs for application intake	Building Permission & Information	Full Cost Recovery	Sq M.	\$9.77	\$0.22	\$0.00	\$9.99	\$10.21	\$10.44
Fire alarms - The costs for application intake, plan review,	Building Permission & Information	Full Cost Recovery	Sq M.	\$69.92	\$1.57	\$0.00	\$71.49	\$73.09	\$74.73
Fire doors retrofit - For application intake, plan review, a	Building Permission & Information	Full Cost Recovery	Sq M.	\$27.98	\$0.63	\$0.00	\$28.61	\$29.25	\$29.91
Fireplaces and/or woodstoves - Application intake, plan revi	Building Permission & Information	Full Cost Recovery	Sq M.	\$194.24	\$4.35	\$0.00	\$198.59	\$203.04	\$207.59
Mechanical service spaces/penthouses - Application intake, pl	Building Permission & Information	Full Cost Recovery	Sq M. - Bldg Shell	\$9.77	\$0.22	\$0.00	\$9.99	\$10.21	\$10.44
Parking garage repairs/slab reconstruct - Application intake	Building Permission & Information	Full Cost Recovery	Sq M. - Finished Bldgs	\$5.60	\$0.13	\$0.00	\$5.73	\$5.86	\$5.99
Parking Garage - all other construction - Application intake	Building Permission & Information	Full Cost Recovery	Sq M.	\$2.09	\$0.05	(\$0.01)	\$2.13	\$2.19	\$2.24
Pool fence enclosures - Application intake, plan review, and	Building Permission & Information	Full Cost Recovery	Sq M.	\$194.24	\$4.35	\$0.00	\$198.59	\$203.04	\$207.59
Portable classrooms: non certified -Application intake, plan	Building Permission & Information	Full Cost Recovery	Sq M.	\$194.24	\$4.35	\$0.00	\$198.59	\$203.04	\$207.59
Portable classrooms: certification - Application intake, pla	Building Permission & Information	Full Cost Recovery	Sq M.	\$194.24	\$4.35	\$0.00	\$198.59	\$203.04	\$207.59
Certified portable classrooms - Application intake, plan rev	Building Permission & Information	Full Cost Recovery	Sq M.	\$69.92	\$1.57	(\$0.01)	\$71.48	\$73.09	\$74.73
Repairs/recladding walls, re-roofing - Application intake, p	Building Permission & Information	Full Cost Recovery	Sq M.	\$0.68	\$0.02	\$0.00	\$0.70	\$0.72	\$0.74
Re-roofing with structural work - Application intake, plan	Building Permission & Information	Full Cost Recovery	Sq M.	\$5.60	\$0.13	\$0.00	\$5.73	\$5.86	\$5.99

Rate Description	Service	Fee Category	Fee Basis	2016	2017			2018	2019
				Approved Rate	Inflationary Adjusted Rate	Other Adjustment	Budget Rate	Plan Rate	Plan Rate
Residential deck, carport, porch -Application intake, plan r	Building Permission & Information	Full Cost Recovery	Sq M.	\$194.24	\$4.35	\$0.00	\$198.59	\$203.04	\$207.59
Shoring - Application intake, plan review, and inspection ac	Building Permission & Information	Full Cost Recovery	Application	\$11.18	\$0.25	\$0.00	\$11.43	\$11.69	\$11.95
To review the structural components of a sign face or sign s	Building Permission & Information	Full Cost Recovery	Application	\$62.60	\$1.40	\$0.00	\$64.00	\$65.43	\$66.90
Detached garages, accessory structures - Application intake,	Building Permission & Information	Full Cost Recovery	Application	\$194.24	\$4.35	\$0.00	\$198.59	\$203.04	\$207.59
Sprinklers - For application intake, plan review, and inspec	Building Permission & Information	Full Cost Recovery	Application	\$0.55	\$0.01	\$0.00	\$0.56	\$0.57	\$0.58
Standpipes - For application intake, plan review, and inspec	Building Permission & Information	Full Cost Recovery	Application	\$48.95	\$1.10	\$0.00	\$50.05	\$51.17	\$52.32
Tent certification -Application intake, plan review, and ins	Building Permission & Information	Full Cost Recovery	Application	\$194.24	\$4.35	\$0.00	\$198.59	\$203.04	\$207.59
Tent certification -Application intake, plan review, inspect	Building Permission & Information	Full Cost Recovery	Lineal Metre	\$34.96	\$0.78	\$0.01	\$35.75	\$36.54	\$37.36
Permits for certified tent - Application intake, plan review	Building Permission & Information	Full Cost Recovery	Application	\$194.24	\$4.35	\$0.00	\$198.59	\$203.04	\$207.59
Temporary tent up to 225 sq.m. - Application intake, plan re	Building Permission & Information	Full Cost Recovery	Application	\$1.40	\$0.03	\$0.00	\$1.43	\$1.46	\$1.49
Additional tent area > 225 sq.m. - Application intake, plan	Building Permission & Information	Full Cost Recovery	Sq M.	\$0.36	\$0.01	\$0.00	\$0.37	\$0.38	\$0.39
Temporary structures - Application intake, plan review, and	Building Permission & Information	Full Cost Recovery	Lineal Metre	\$13.99	\$0.31	\$0.00	\$14.30	\$14.62	\$14.95
Underpinnings - For application intake, plan review, and ins	Building Permission & Information	Full Cost Recovery	Application	\$11.18	\$0.25	\$0.00	\$11.43	\$11.69	\$11.95
Window replacements - Application intake, plan review, and in	Building Permission & Information	Full Cost Recovery	Sq M.	\$2.74	\$0.06	\$0.00	\$2.80	\$2.86	\$2.92
Stand Alone Mechanical work – Group A&B Occupancies -Applic	Building Permission & Information	Full Cost Recovery	Sq M.	\$1.73	\$0.04	\$0.00	\$1.77	\$1.81	\$1.85
Stand Alone Mechanical work -heating and Ventilation only wi	Building Permission & Information	Full Cost Recovery	Sq M.	\$194.24	\$4.35	\$0.00	\$198.59	\$203.04	\$207.59
Stand Alone Mechanical work - Heating, Ventilation and Air C	Building Permission & Information	Full Cost Recovery	Sq M.	\$244.74	\$5.48	\$0.00	\$250.22	\$255.82	\$261.55
Stand Alone Mechanical work - Boiler or furnace replacement	Building Permission & Information	Full Cost Recovery	Lineal Metre	\$194.24	\$4.35	\$0.00	\$198.59	\$203.04	\$207.59
Stand Alone Mechanical work - Air conditioning unit addition	Building Permission & Information	Full Cost Recovery	Application	\$194.24	\$4.35	\$0.00	\$198.59	\$203.04	\$207.59
Stand Alone Mechanical work - Other group C occupancies - Ap	Building Permission & Information	Full Cost Recovery	Application	\$1.26	\$0.03	\$0.00	\$1.29	\$1.32	\$1.35
Stand Alone Mechanical work - Group D&E bldgs - For applicat	Building Permission & Information	Full Cost Recovery	Sq M.	\$1.40	\$0.03	\$0.00	\$1.43	\$1.46	\$1.49
Stand Alone Mechanical work - Small bldgs up to 230 sq. m. -	Building Permission & Information	Full Cost Recovery	Application	\$209.78	\$4.70	(\$0.01)	\$214.47	\$219.28	\$224.19
Stand Alone Mechanical work -Laboratories - To recover the c	Building Permission & Information	Full Cost Recovery	Application	\$1.73	\$0.04	\$0.00	\$1.77	\$1.81	\$1.85
Stand Alone Mechanical work - Parking garages - To recover t	Building Permission & Information	Full Cost Recovery	Application	\$0.36	\$0.01	\$0.00	\$0.37	\$0.38	\$0.39

Rate Description	Service	Fee Category	Fee Basis	2016	2017			2018	2019
				Approved Rate	Inflationary Adjusted Rate	Other Adjustment	Budget Rate	Plan Rate	Plan Rate
Stand Alone Mechanical work - All other Group F Occupancies	Building Permission & Information	Full Cost Recovery	Application	\$0.97	\$0.02	\$0.00	\$0.99	\$1.01	\$1.03
HVAC alterations (Unit Heater, Make-up Air Unit, Exhaust Fan)	Building Permission & Information	Full Cost Recovery	Application	\$194.24	\$4.35	\$0.00	\$198.59	\$203.04	\$207.59
HVAC alterations (Boiler/Furnace, or Air Conditioning Unit)	Building Permission & Information	Full Cost Recovery	Application	\$349.62	\$7.83	\$0.00	\$357.45	\$365.46	\$373.65
Special ventilation systems - Application intake, plan review	Building Permission & Information	Full Cost Recovery	Application	\$419.55	\$9.40	\$0.00	\$428.95	\$438.56	\$448.38
Fixtures, equipment, etc. - Application intake, plan review,	Building Permission & Information	Full Cost Recovery	Application	\$20.98	\$0.47	\$0.00	\$21.45	\$21.93	\$22.42
Fixtures, equipment roof drain - Application intake, plan review	Building Permission & Information	Full Cost Recovery	Application	\$27.98	\$0.63	\$0.00	\$28.61	\$29.25	\$29.91
Piping, water services etc. - Application intake, plan review	Building Permission & Information	Full Cost Recovery	Application	\$194.24	\$4.35	\$0.00	\$198.59	\$203.04	\$207.59
Buried plumbing, drainage piping -Application intake, plan review	Building Permission & Information	Full Cost Recovery	Lineal Metre	\$194.24	\$4.35	\$0.00	\$198.59	\$203.04	\$207.59
Inside sanitary and storm piping -Application intake, plan review	Building Permission & Information	Full Cost Recovery	Lineal Metre	\$2.37	\$0.05	\$0.00	\$2.42	\$2.47	\$2.53
Sanitary and storm piping - Application intake, plan review,	Building Permission & Information	Full Cost Recovery	Sq M.	\$2.37	\$0.05	\$0.00	\$2.42	\$2.47	\$2.53
Manholes, catch basins, backwater valves etc - Application intake,	Building Permission & Information	Full Cost Recovery	Application	\$34.96	\$0.78	\$0.01	\$35.75	\$36.54	\$37.36
Backflow prevention devices - Application intake, plan review	Building Permission & Information	Full Cost Recovery	Application	\$83.91	\$1.88	\$0.00	\$85.79	\$87.71	\$89.67
Holding tanks -Application intake, plan review, and inspection	Building Permission & Information	Full Cost Recovery	Application	\$349.62	\$7.83	\$0.00	\$357.45	\$365.46	\$373.65
Septic tanks -Application intake, plan review, and inspection	Building Permission & Information	Full Cost Recovery	Application	\$699.25	\$15.66	\$0.01	\$714.92	\$730.92	\$747.29
Carry out the intake, review, evaluation and administration	Building Permission & Information	City Policy	Sq M.	\$2,141.67	\$47.97	\$0.00	\$2,189.64	\$2,238.69	\$2,288.84
Minimum fee for examination and inspection activities for applications	Building Permission & Information	Full Cost Recovery	Sq M.	\$419.55	\$9.40	\$0.00	\$428.95	\$438.56	\$448.38
Hourly rate for examination and inspection activities beyond	Building Permission & Information	Full Cost Recovery	Application	\$83.91	\$1.88	\$0.00	\$85.79	\$87.71	\$89.67
The application intake, and plan review activities for revisions	Building Permission & Information	Full Cost Recovery	Sq M.	\$83.91	\$1.88	\$0.00	\$85.79	\$87.71	\$89.67
Construction w/o building permit – If construction begins prior	Building Permission & Information	Full Cost Recovery	Sq M.	\$194.24	\$4.35	\$0.00	\$198.59	\$203.04	\$207.59
Construction w/o building permit – Construction projects without	Building Permission & Information	Full Cost Recovery	Sq M.	\$26,637.95	\$596.69	\$0.00	\$27,234.64	\$27,844.70	\$28,468.42
Conditional permit fee under Section 8(3) of the Building Code	Building Permission & Information	Full Cost Recovery	Application	\$279.70	\$6.27	\$0.00	\$285.97	\$292.38	\$298.93
Part permit fee for application intake, plan review, and inspection	Building Permission & Information	Full Cost Recovery	Application	\$279.70	\$6.27	(\$0.01)	\$285.96	\$292.38	\$298.93
Permission to defer revocation - For administration, and inspection	Building Permission & Information	Full Cost Recovery	Application	\$194.24	\$4.35	\$0.00	\$198.59	\$203.04	\$207.59
Permit for change of use for application intake, plan review	Building Permission & Information	Full Cost Recovery	Tent - Up To 2	\$83.91	\$1.88	\$0.00	\$85.79	\$87.71	\$89.67

Rate Description	Service	Fee Category	Fee Basis	2016	2017			2018	2019
				Approved Rate	Inflationary Adjusted Rate	Other Adjustment	Budget Rate	Plan Rate	Plan Rate
Revise and issue permit for application intake, plan review,	Building Permission & Information	Full Cost Recovery	Additional Tent (Over Two)	\$83.91	\$1.88	\$0.00	\$85.79	\$87.71	\$89.67
Special inspection fee for inspection activities after hours	Building Compliance	Full Cost Recovery	Tent	\$83.91	\$1.88	\$0.00	\$85.79	\$87.71	\$89.67
Evaluate a building material, system or design including any	Building Permission & Information	City Policy	Sq M.	\$5,354.16	\$119.93	\$0.01	\$5,474.10	\$5,596.71	\$5,722.08
Review permit for change in ownership	Building Permission & Information	Full Cost Recovery	Sq M.	\$194.24	\$4.35	\$0.00	\$198.59	\$203.04	\$207.59
Work with prescribed construction value - Application, plan	Building Permission & Information	Full Cost Recovery	Sq M.	\$19.58	\$0.44	\$0.00	\$20.02	\$20.47	\$20.93
Work without prescribed construction value - Application fee	Building Permission & Information	Full Cost Recovery	Lineal Metre	\$83.91	\$1.88	\$0.00	\$85.79	\$87.71	\$89.67
MGO assessment report, remediation plan review and clerical	Building Permission & Information	Full Cost Recovery	Application	\$803.13	\$17.99	\$0.00	\$821.12	\$839.51	\$858.32
MGO Enforcement, Inspection	Building Compliance	Full Cost Recovery	Sq M.	\$682.84	\$15.30	(\$0.01)	\$698.13	\$713.78	\$729.77
MGO - Court/Tribunal Attendance Fee	Building Compliance	Full Cost Recovery	Sq M.	\$682.84	\$15.30	(\$0.01)	\$698.13	\$713.78	\$729.77
Routine compliance search fee for a Property Information Rep	Building Permission & Information	Full Cost Recovery	Sq M.	\$194.24	\$4.35	\$0.00	\$198.59	\$203.04	\$207.59
Routine Disclosure - Retrieve, copy and record plans, files,	Building Permission & Information	Full Cost Recovery	Application	\$69.61	\$1.56	\$0.00	\$71.17	\$72.76	\$74.39
Sign - Roof signs - Application for intake, review, and inspe	Building Permission & Information	Full Cost Recovery	Sign	\$40.05	\$0.90	\$0.00	\$40.95	\$41.87	\$42.81
: Sign - Topiary signs - Application for intake, review, and	Building Permission & Information	Full Cost Recovery	Sign	\$296.29	\$6.64	\$0.00	\$302.93	\$309.72	\$316.66
Sign - Signs other than roof - Application fee for intake, r	Building Permission & Information	Full Cost Recovery	Application	\$40.05	\$0.90	(\$6.80)	\$34.15	\$34.91	\$35.69
Sign - Plan revisions; alterations/relocation of existing si	Building Permission & Information	Full Cost Recovery	Sq M.	\$233.71	\$5.24	(\$0.01)	\$238.94	\$244.30	\$249.77
Sign - To cover the costs of application intake and review,	Building Permission & Information	Full Cost Recovery	Sq M.	\$194.24	\$4.35	\$0.00	\$198.59	\$203.04	\$207.59
Sign - To intake and review, or inspect any sign permits for	Building Permission & Information	Full Cost Recovery	Application	\$83.91	\$1.88	\$0.00	\$85.79	\$87.71	\$89.67
Sign - To perform additional inspection and enforcement acti	Building Permission & Information	Full Cost Recovery	Lineal Metre	\$853.55	\$19.12	\$0.00	\$872.67	\$892.22	\$912.21
Sign - To perform the intake, review, and inspection of a th	Building Permission & Information	Full Cost Recovery	Sign	\$33.40	\$0.75	(\$13.64)	\$20.51	\$20.97	\$21.44
: Sign - To perform the intake, review, and inspection of	Building Permission & Information	Full Cost Recovery	Sign	\$140.32	\$3.14	\$0.00	\$143.46	\$146.67	\$149.96
Sign - Application for a variance to Chapter 694 with respec	Building Permission & Information	Full Cost Recovery	Sq M.	\$760.91	\$17.04	\$0.00	\$777.95	\$795.38	\$813.20
Sign - Application intake, processing, report writing and as	Building Permission & Information	Full Cost Recovery	Application	\$1,707.09	\$38.24	\$0.00	\$1,745.33	\$1,784.43	\$1,824.40
Sign - Application intake, review and report generation for	Building Permission & Information	Full Cost Recovery	Application	\$682.82	\$15.30	\$0.00	\$698.12	\$713.76	\$729.75
Sign - To perform additional inspections, preparation of not	Building Permission & Information	Full Cost Recovery	Application	\$853.55	\$19.12	\$0.00	\$872.67	\$892.22	\$912.21

Rate Description	Service	Fee Category	Fee Basis	2016	2017			2018	2019
				Approved Rate	Inflationary Adjusted Rate	Other Adjustment	Budget Rate	Plan Rate	Plan Rate
Sign - Application intake and review, consultation and repor	Building Permission & Information	Full Cost Recovery	Each Plan, File, Drawing Or Record	\$2,845.13	\$63.73	\$0.00	\$2,908.86	\$2,974.02	\$3,040.64
Sign- To perform additional inspections, generation of notice	Building Permission & Information	Full Cost Recovery	Application	\$853.55	\$19.12	\$0.00	\$872.67	\$892.22	\$912.21
Subscription for building permit activity report	Building Permission & Information	Full Cost Recovery	Application	\$21.26	\$0.48	\$0.00	\$21.74	\$22.23	\$22.73
Tele permit, Inspection Status Report Fee	Building Permission & Information	Full Cost Recovery	Application	\$26.60	\$0.60	\$0.00	\$27.20	\$27.81	\$28.43
Inspection Status Report Fee	Building Permission & Information	Full Cost Recovery	Application	\$83.60	\$1.87	\$0.01	\$85.48	\$87.38	\$89.34
Printing/Scanning and Copying Fee	Building Permission & Information	Full Cost Recovery	Application	\$0.53	\$0.01	\$0.00	\$0.54	\$0.55	\$0.56
Review fee for first party identification sign	Building Permission & Information	Full Cost Recovery	Application	\$80.31	\$1.80	\$0.00	\$82.11	\$83.95	\$85.83
Review fee for third-party advertising sign.	Building Permission & Information	Full Cost Recovery	Application	\$80.31	\$1.80	\$0.00	\$82.11	\$83.95	\$85.83
Preliminary review fee for accessory residential buildings a	Building Permission & Information	Full Cost Recovery	Application	\$80.31	\$1.80	\$0.00	\$82.11	\$83.95	\$85.83
Review fee for a proposed new houses (single and semi-detach	Building Permission & Information	Full Cost Recovery	Application	\$194.24	\$4.35	\$0.00	\$198.59	\$203.04	\$207.59
Preliminary review fee for new buildings, additions and conv	Building Permission & Information	Full Cost Recovery	Hour	\$267.71	\$6.00	\$0.00	\$273.71	\$279.84	\$286.11
Preliminary review fee for new buildings, additions and conv	Building Permission & Information	Full Cost Recovery	Case	\$535.41	\$11.99	\$0.00	\$547.40	\$559.66	\$572.20
Preliminary review fee with respect to business license appl	Building Permission & Information	Full Cost Recovery	Sq M.	\$224.88	\$5.04	(\$0.01)	\$229.91	\$235.07	\$240.34
Review fee for all other proposals not described	Building Permission & Information	Full Cost Recovery	Installation	\$194.24	\$4.35	\$0.00	\$198.59	\$203.04	\$207.59
Unsafe Order Clearance Fee	Building Permission & Information	Full Cost Recovery	Property	\$1,567.65	\$35.12	(\$0.01)	\$1,602.76	\$1,638.67	\$1,675.38