



Intensification Levy

The intensification levy is a fee charged for development within established areas of the city. It is intended to cover a portion of capital infrastructure costs, ensuring growth pays for growth.

Examples of intensification include:

- Developing a vacant site
- Converting a building from one use to another with a higher intensity
- Increasing the number of residential units (includes adding a secondary suite)
- Increasing the gross floor area of a commercial or industrial building

LAND USE TYPE	RATE
Residential Unit Types (rate charged per unit)	
Secondary Suite	\$4,200
Single-Detached Dwelling	\$8,700
Semi-Detached Dwelling or Duplex	\$8,400
More than Two Dwelling Units (e.g. townhouse, triplex, etc)	\$8,100
Apartment (less than two bedrooms)	\$4,200
Apartment (two or more bedrooms)	\$6,100
Office/Commercial/Institutional (rate charged per m2)	\$90
Industrial (rate charged per m2)	\$40

Q&A's

Why is the intensification levy important?

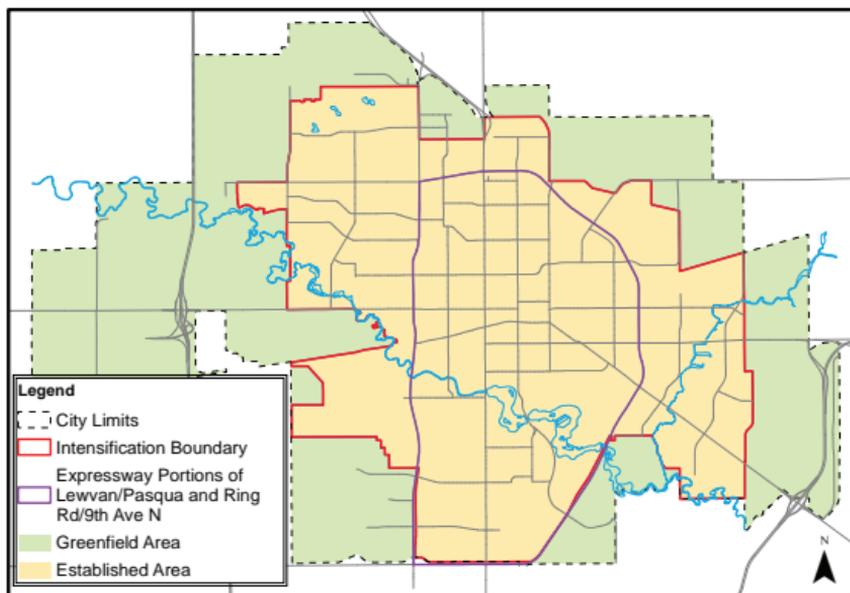
Growth has an impact on the capacity of the City's major infrastructure systems. These systems require costly upgrades to accommodate growth. The intensification levy ensures financial contributions from developments within the established area support these infrastructure system upgrades.

Will I receive a credit for the existing site?

A site is eligible to receive a credit when a structure previously existed within a 10-year period of submitting the new development application for that site.

What is the Intensification Boundary?

The intensification levy applies to the established area within the city:



What is the difference between infill and intensification?

The phrase 'infill development' is sometimes used interchangeably with 'intensification'. While they are related, they are a bit different. Infill is generally 'any' development that occurs within existing areas, while intensification results in **more** residential units or **an increase in area** of commercial, institutional or office resulting from the new development.

For example, if you demolished one single family dwelling within an established area and replaced it with another single family dwelling, it would be considered infill. If you replaced it with a fourplex, it would be considered an infill project that results in intensification as there are more units than there were originally.