



DEVELOPMENT PERMIT BOARD - PROCESS FOR DETERMINING WHICH CONDITIONAL APPROVAL APPLICATIONS ARE DEVELOPMENT PERMIT BOARD ITEMS

*Authority - Director of Planning
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The Zoning and Development By-law gives the authority to permit conditional approvals to the Development Permit Board. This is not practical, however, because of the number of applications that are conditional and most of them do not have issues that require the Board's attention. Recognizing this, sections 3.3.3 and 3.3.4 give the Director of Planning authority to deal with applications on the Board's behalf.

When is a Decision Made to Refer a Development Application to Development Permit Board?

- (1) The decision initially is made at the Development Information and Applications Centre when the application is screened for completeness of information for submission. Most often however, the applicants have had a pre-application meeting with a Development Planner and it has been determined at that time if the application should be referred to the Board. Any concerns on the part of the applicant about the routing of the application to the Director of Planning or the Development Permit Board can be raised at this point.
- (2) The application is reviewed on the first Thursday after it has been received in the Planning Department by the Manager of the Development Applications Group and the Senior Development Planner who confirm if it should be referred to the Development Permit Board.
- (3) There is flexibility to change direction of an application during the process. This occurs occasionally, usually when an application becomes contentious as a result of neighbourhood notification when it was not anticipated to be so.

What is a Major Development?

A major development is one which, because of its location, scale or context, may have a significant impact on its surroundings. Major development applications (DA's) are reviewed and decided on by the Development Permit Board. Board meetings are open to the public and invite public participation in the review process. Other DA's are reviewed and decided on by or on behalf of the Director of Planning.

In general, the following criteria are applied in determining whether a DA is considered to be major:

- (1) Applications within the following zoning districts where uses are conditional, with certain exceptions:

DD, CWD, BCPED, FCCDD
(Downtown District, Central Waterfront District existing B.C. Place/Expo including CD-1s, and False Creek Comprehensive District)

All except:

- minor changes of use in an existing building
- minor additions/alterations to an existing building

RM5, RM-5A, RM-5B, RM-5C, RM-6

All except:

- any building within basic maximum permitted height or with minor protrusions through basic height envelope
- minor additions/alterations to an existing building
- minor changes of use in an existing building

HA-1

(Chinatown Historic District)

All except:

- any building of 3 storeys or 50 feet or less in height
- minor changes of use in an existing building

HA-2

(Gastown Historic District)
and

All except:

- any building within maximum height
- minor alterations/additions to an existing building
- minor changes of use in an existing building

HA-3

(Yaletown Historic District)

C-3A

All applications for FSR increases above 1.0 and/or height increase above 30 feet

Other Zoning Districts

- large-scale developments (e.g., supermarkets, car dealerships, housing complexes)
- significant developments with more than one principal building on a site.

- (2) All applications in any zoning district which may be controversial as to use, density, height, siting, massing, parking requirements or perceived impacts, based on staff review or responses to public notification made during the review process.
- (3) All applications in any zoning district which would challenge established Council development policies or discretionary zoning provisions or guidelines, resulting in new precedents or requiring re-evaluations or significant deviations from past practice.
- (4) All applications in any zoning district involving the general design of significant parks and public open spaces and significant building developments within them.