

Renovating Homes in The City of Vancouver

The Process and Common Questions

*Brought to you by
Development Services*

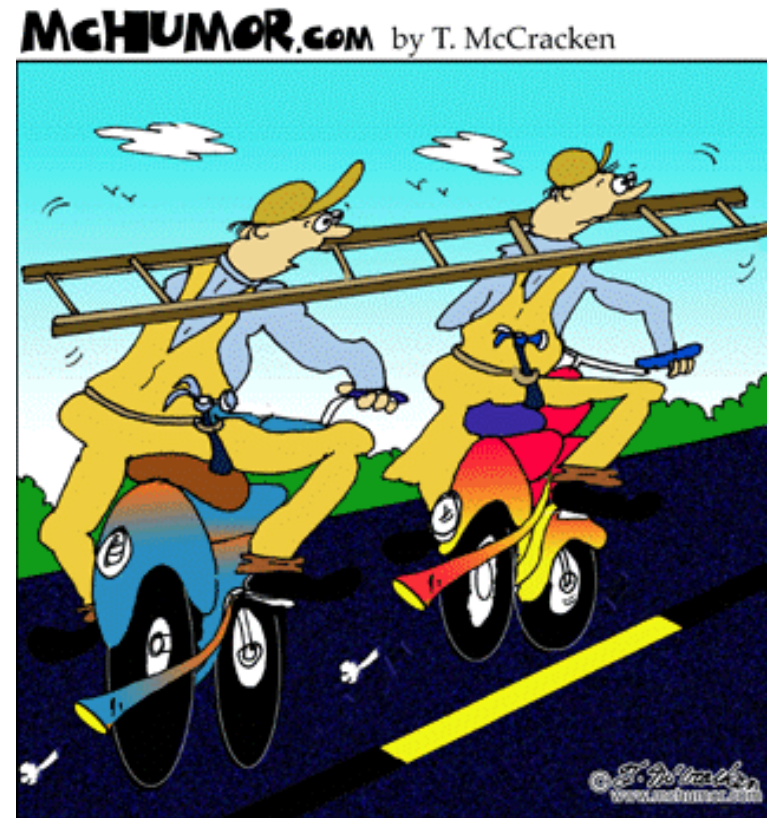


The Enquiry Centre: Where Questions Get Answered

- Phone Centre - 604-873-7611
- Enquiry Centre (in person) -
2nd Floor, East Wing, City Hall
Hours 8:30-4:30 Mon-Fri

- Website -

[http://vancouver.ca/commsvcs/development
services/](http://vancouver.ca/commsvcs/development/services/)



"When's the truck going to be fixed?"

What Happens at Enquiry?

- Screening and research;
- Understand Zoning and Development By-law; Vancouver Building By-law; Guidelines - how they apply to your site;
- Advice from other Departments (*Engineering, Building, Landscape*)
- Identify by-law relaxations
- Ask you for additional information

Applicant Homework

- Understand your site
 - *Address, zoning district, existing condition*
- Gather Information
 - *Plans of existing structures*
 - *Photos, including of neighbouring sites*
 - *Get survey, including significant trees*
- Confirm what you want to do - the project scope



Outright vs. Conditional Zoning

- Outright complies with all the rules
- Conditional seeks relaxation from the rules, or bonus floor area

The Board of Variance

- Some rules cannot be relaxed by Director of Planning
- If application is refused by Director of Planning
- Role of the Board of Variance



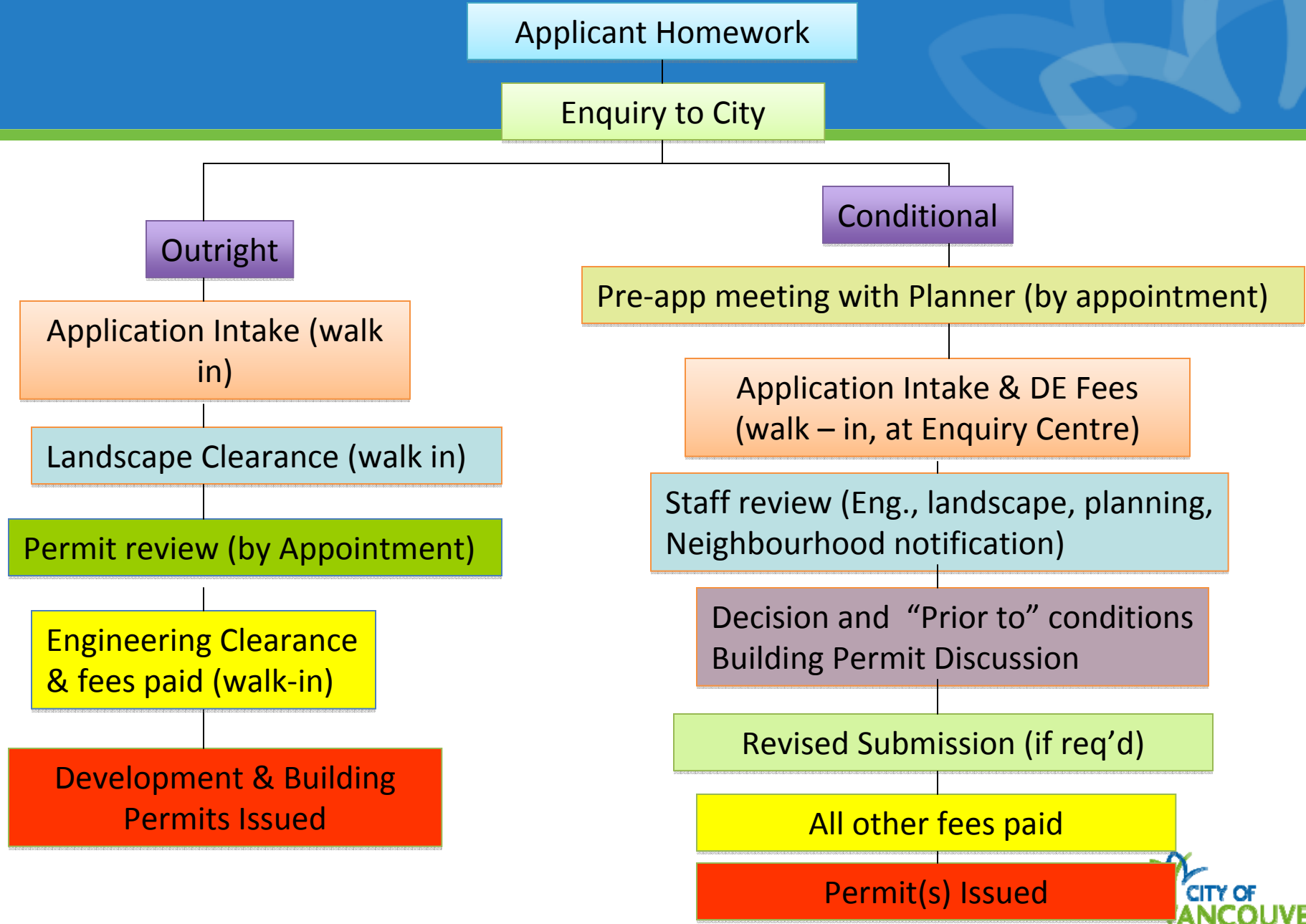
At the end of your Enquiry

You'll understand:

- Viability of your project
- What zoning by-laws and Guidelines apply
- Whether your project is "Outright" or "Conditional"
- What you need to do next (prepare application or book pre-app meeting with Planning)



The Permit Process for Renos



Outright Permit Process For Additions & Renovations

Application Intake (walk-in)

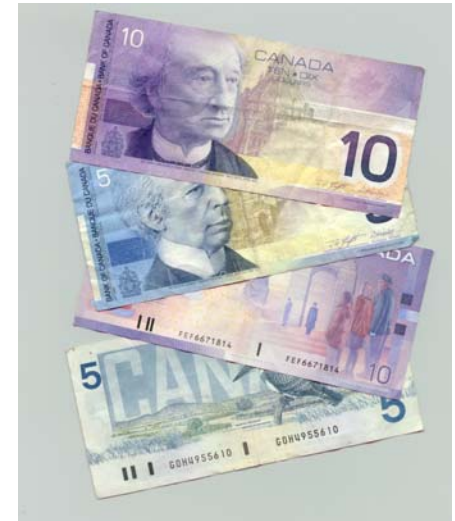
- Bring in all required materials, including BU
- Obtain Landscape Clearance (if needed)
- Book appointment for Permit Issuance



Outright Permit Process for Renos *...continued*

Permit Issuance Appointment

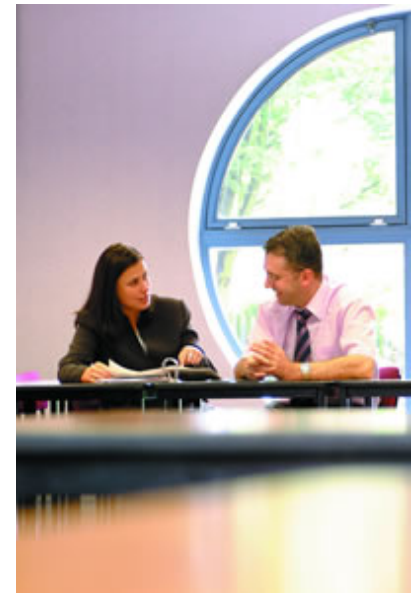
- Come on your appointment day
- Obtain Engineering Clearance
(“Crossroads”, Broadway & Cambie, 5th Floor)
- Fees Collected (Development, Engineering, DCL's)
- “DB” Permit Issued at Enquiry Centre



Conditional Permit Process For Additions & Renos

Pre-application meeting with Housing Renovation Centre Planner

- Bring in your schematic drawings (plans, elevations, site and context photos, etc.)
- Advice given, decisions made and documented, i.e.
 - Design direction
 - Relaxations supported?
 - Notification required?
 - Other departments consulted?
 - Process & Application requirements specified



Conditional Permit Process for Renos

...continued

Application Intake

- Bring in all required application materials - walk in at Enquiry Centre

- Obtain Landscape Clearance (if needed)

- Staff Review initiated

- * *Timing depends on quality of application, complexity of project, need for neighbourhood notification*



Conditional Permit Process

Permit Issuance

- Staff calls applicant for appointment when review complete
- Review project with EC staff; discuss BU requirements
- Potential for revisions (repeat steps)
- Obtain Engineering Clearance ("Crossroads", Broadway & Cambie, 5th Floor)
- Fees Collected (Development, Engineering, DCL's)
- Permit(s) Issued at Enquiry Centre



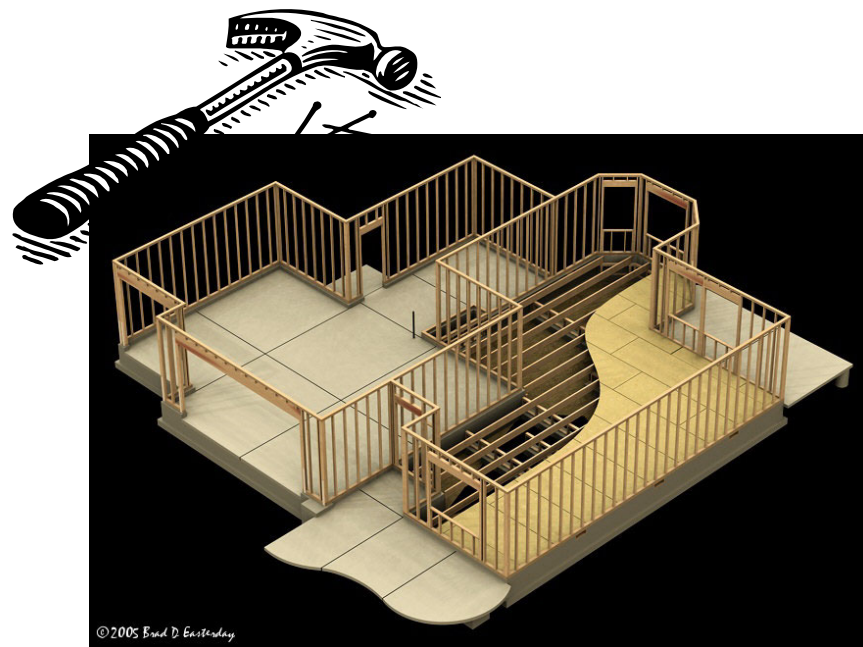
If you need a separate BU...

- Submission requirements at Enquiry Centre
- Intake at Enquiry Centre
- Review at Enquiry Centre
- Permit issuance at Enquiry Centre



What Happens Next?

- Meet with your District Inspector to establish inspection requirements
- Start building
- Trades permits
- Inspections
- Revisions



Landscape Clearance For Renos

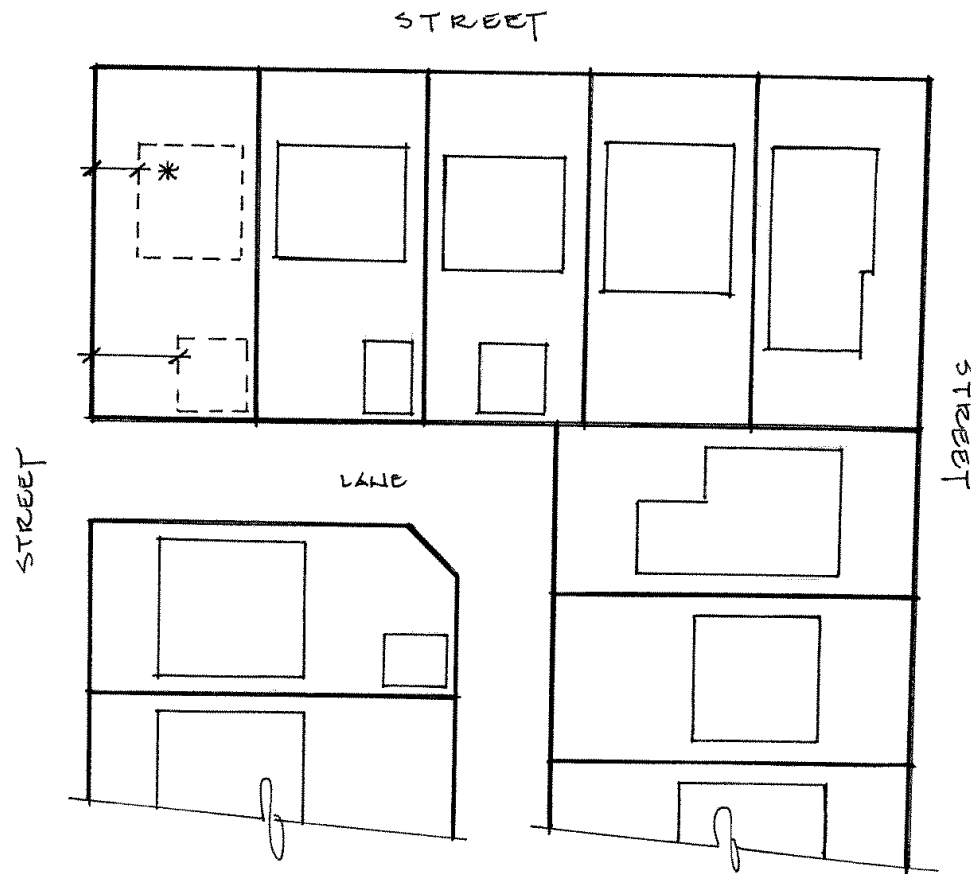


- Provide Tree Plan
- (Landscape Plan for conditional)
- Review applicable Tree By-law requirements
 - Tree Protection
 - Tree Permits (removal or replacement)

Top 10 Things to Understand

- Setbacks and limiting distance
- Floor Space Ratio & main floor to grade calculation
- Building Height
- Headroom
- Bedrooms in Cellars
- Sprinkler requirements
- Garage Slab Grades
- Encroachment situations
- Sewer Upgrades
- Neighbouring trees

Yard Setbacks



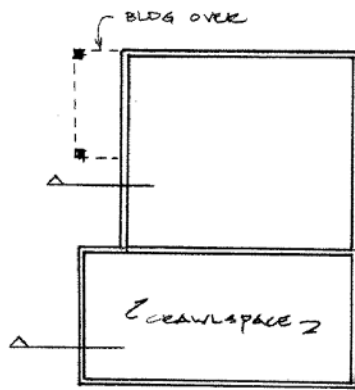
CORNER FLANKING SITE
* SECTION II

Limiting Distance

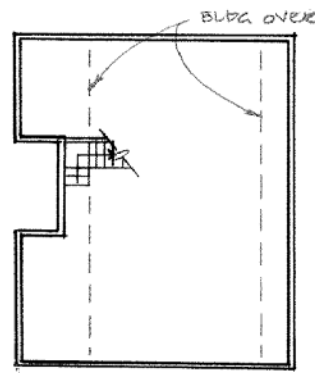
Table 9.10.15.4.
Maximum Area of Glazed Openings in Exterior Walls of Buildings
Containing only Dwelling Units
 Forming Part of Sentence 9.10.15.4.(1)

Maximum Total Area of Exposing Building Face, m ²	Maximum Aggregate Area of Glazed Openings, % of Exposing Building Face Area											
	Limiting Distance, m											
	Less than 1.2	1.2	1.5	2.0	4.0	6.0	8.0	10.0	12.0	16.0	20.0	25.0
30	0	7	9	12	39	88	100	—	—	—	—	—
40	0	7	8	11	32	69	100	—	—	—	—	—
50	0	7	8	10	28	57	100	—	—	—	—	—
100	0	7	8	9	18	34	56	84	100	—	—	—
Over 100	0	7	7	8	12	19	28	40	55	92	100	—

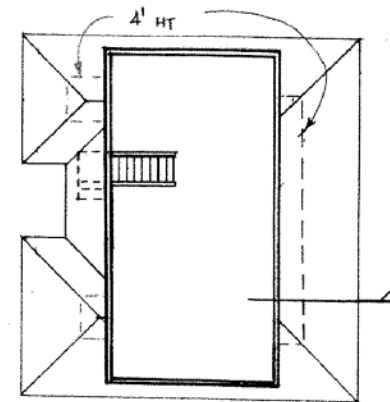
Floor Space Ratio



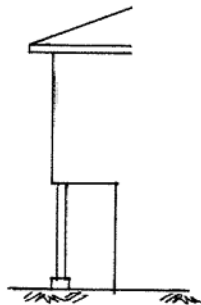
BSMT / CELLAR



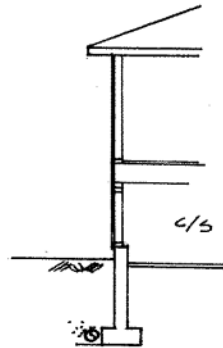
MAIN



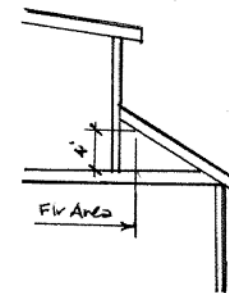
UPPER



ELEV.

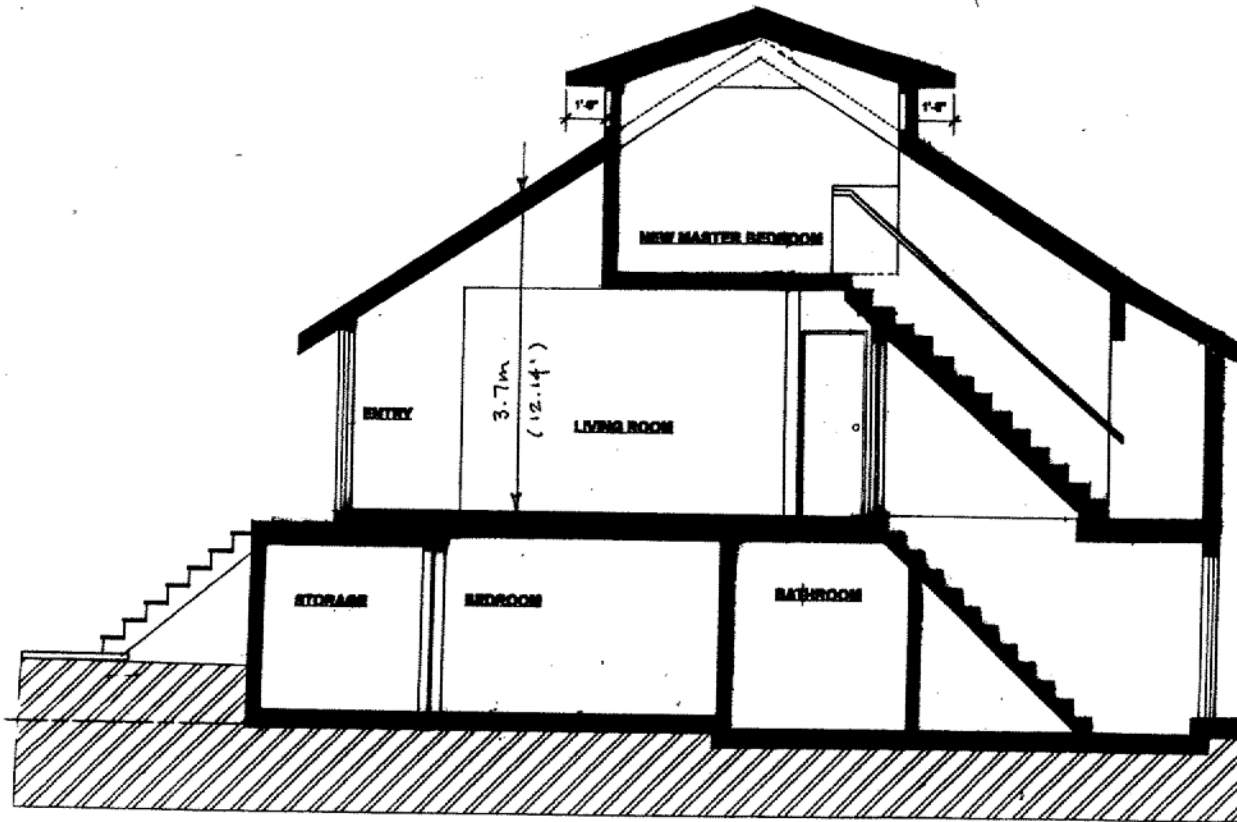


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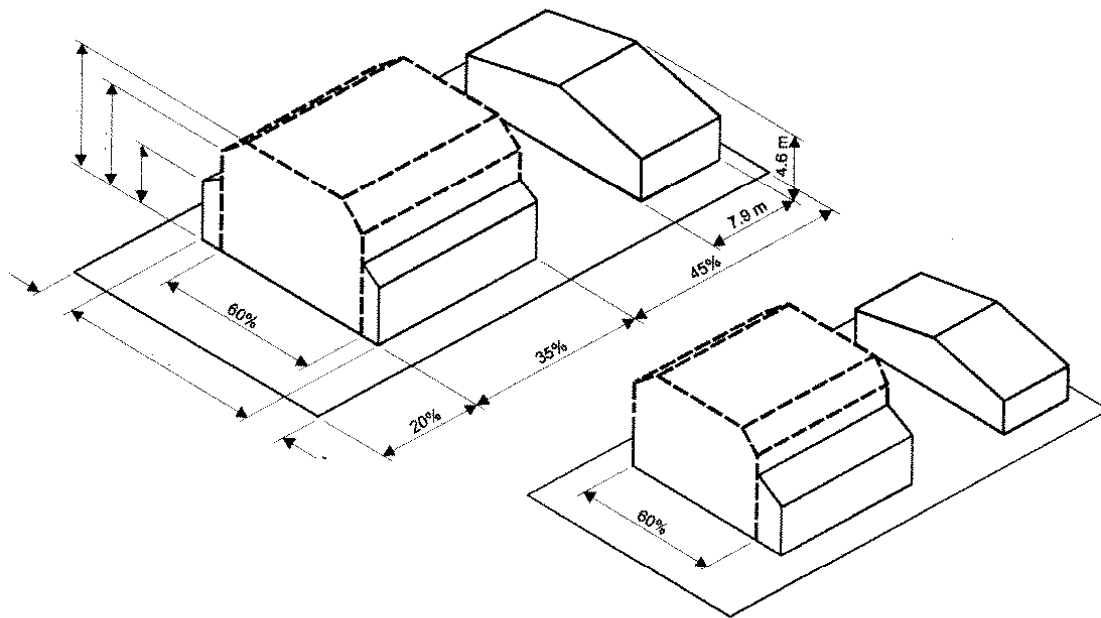


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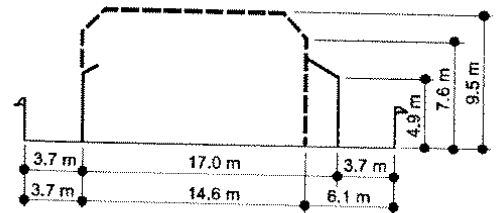
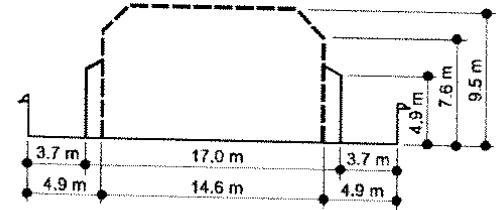
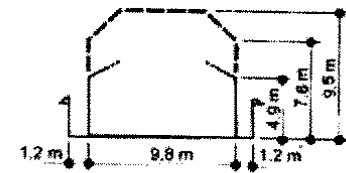
Floor Space Ratio



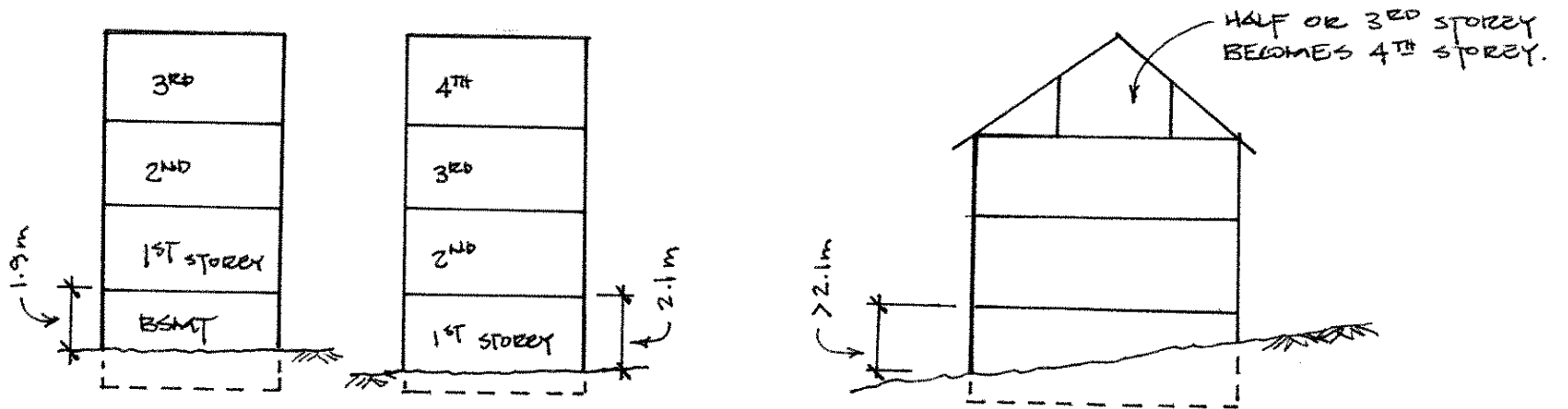
Building Height



RS-1 HEIGHT ENVELOPE



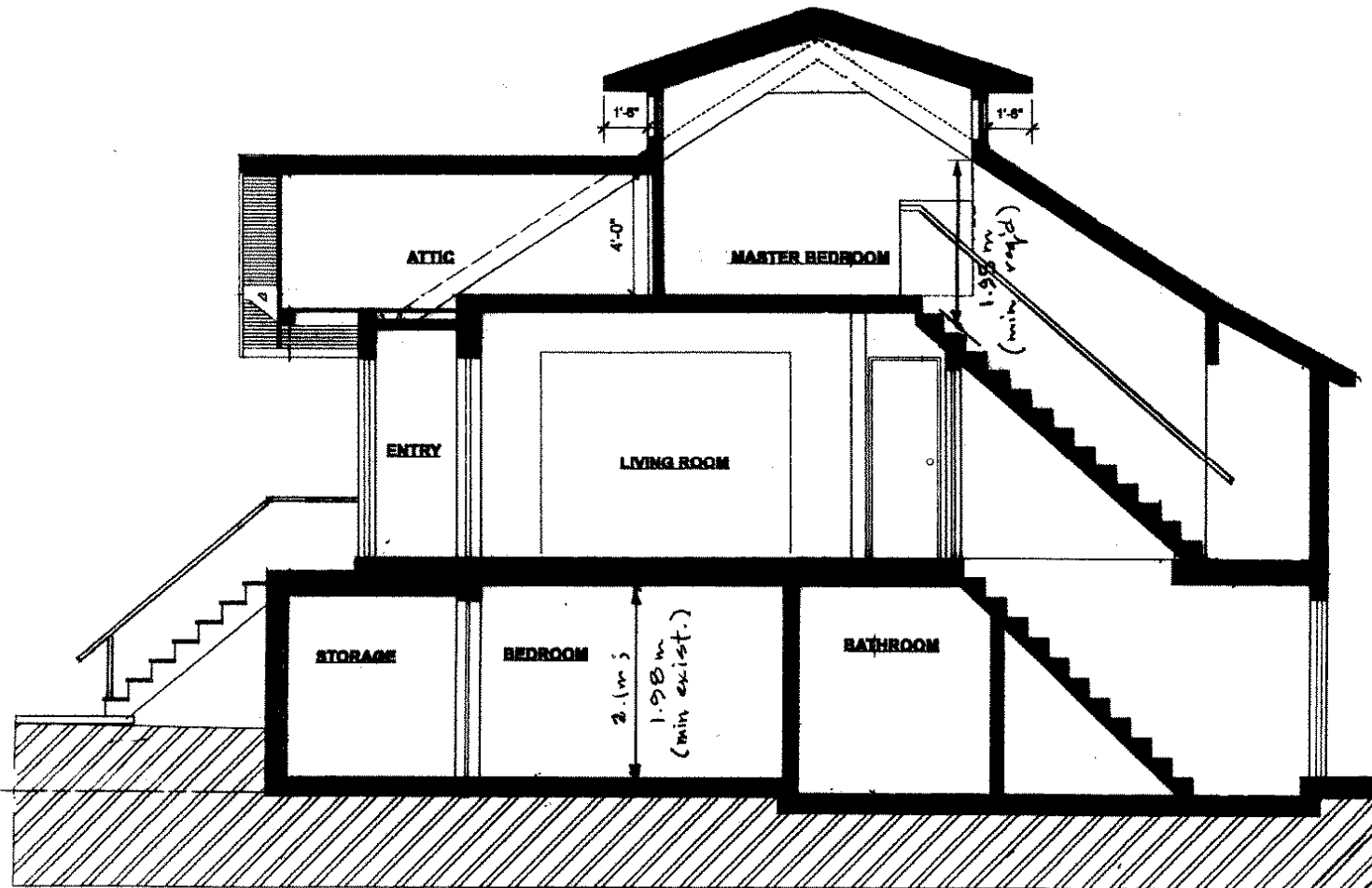
Building Height



BUILDING HEIGHT

- NO. OF STOREYS

Headroom



Summary

Item	Vancouver Building By-law	Zoning & Development By-law
Side Yard / Limiting Distance	<ul style="list-style-type: none"> amount of unprotected openings combustible/non-combustible cladding 	<ul style="list-style-type: none"> no development in a required yard permitted projections
Floor Space Ratio / Building Area	<ul style="list-style-type: none"> building upgrade level Part 9 or Part 3 	<ul style="list-style-type: none"> Inclusions / exclusion
Main Floor to Grade Calculation		<ul style="list-style-type: none"> affects FSR / number of storeys
Building Height	<ul style="list-style-type: none"> Part 9 or Part 3 Def'n (first storey not more than 2m above grade) 	<ul style="list-style-type: none"> three calculations (RS-1) base surface living accommodation below grade
Headroom	<ul style="list-style-type: none"> min. ceiling height stair headroom 	<ul style="list-style-type: none"> impact on height envelope
Sprinkler	<ul style="list-style-type: none"> minor and major renovation (value of renovation) minor and major addition (building area) 	
Others	<ul style="list-style-type: none"> Development Cost Levy Front & Side Doors Secondary Suites Rainscreen Exiting 	

Useful Web Links and Phone Numbers

- Development Services Webpage
<http://vancouver.ca/commsvcs/developmentservices/>
- Housing Renovation Centre Webpage
<http://vancouver.ca/commsvcs/developmentservices/general/homerenovation/hrc.htm>
- Enquiry Centre Phone Line - for help in understanding the regulations, and to book an appointment with a planner -
604-873-7611
- Engineering Pre-Clearance meeting -In person at
"Crossroads" office, Cambie and Broadway, 5th Floor
- BC Hydro -
http://www.bchydro.com/youraccount/content/electrical_connections.jsp

Questions?

