

New Home Construction in The City of Vancouver

The Process and Common Questions

*Brought to you by
Development Services*



Applicant Homework

- Understand your site
 - zoning district and applicable guidelines, property dimensions
- Gather Information
 - photos, including neighbouring sites;
 - get survey, including significant trees
- Confirm what you want to do
- Hiring Professionals
- Homeowner's role in project



Outright vs. Conditional Zoning

- An *outright* application complies with all the regulations
- A *conditional* application seeks relaxation of the regulations or an increase in floor area



Outright vs. Conditional Zoning

Outright	Conditional
•Less density	•More density
•Complies with all regs	•Regs have some flexibility (discretion)
•No Guidelines	•Design Guidelines apply
•Fewer application requirements	•More application requirements (context photos, material choice, landscape plan)
•No notification	•Neighbourhood notification
•Shorter process	•Longer process

Where Can You Get Help

- Phone Centre - 604-873-7611
- Enquiry Centre (in person) -
2nd Floor, East Wing, City Hall
Hours 8:30-4:30 Mon-Fri
- 1 & 2 Family Dwelling pre-app phone line -604-871-6526
- Engineering Client Services, 507 W Broadway, 5th floor
- VanMap - <http://vancouver.ca/vanmap/>
- Website - <http://vancouver.ca/commsvcs/developmentservices/>



At the end of your Enquiry

You should 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 Outright application or, for Conditional, book pre-app meeting with Planning)



Pre-application process for Outright

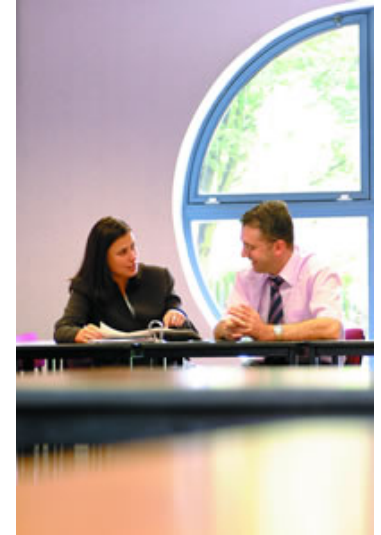
- Obtain a legal survey of your property by a Certified BC Land Surveyor
- Apply for pre-application of services with the Engineering department
- Contact the Supervisor - 1 & 2 Family Dwellings



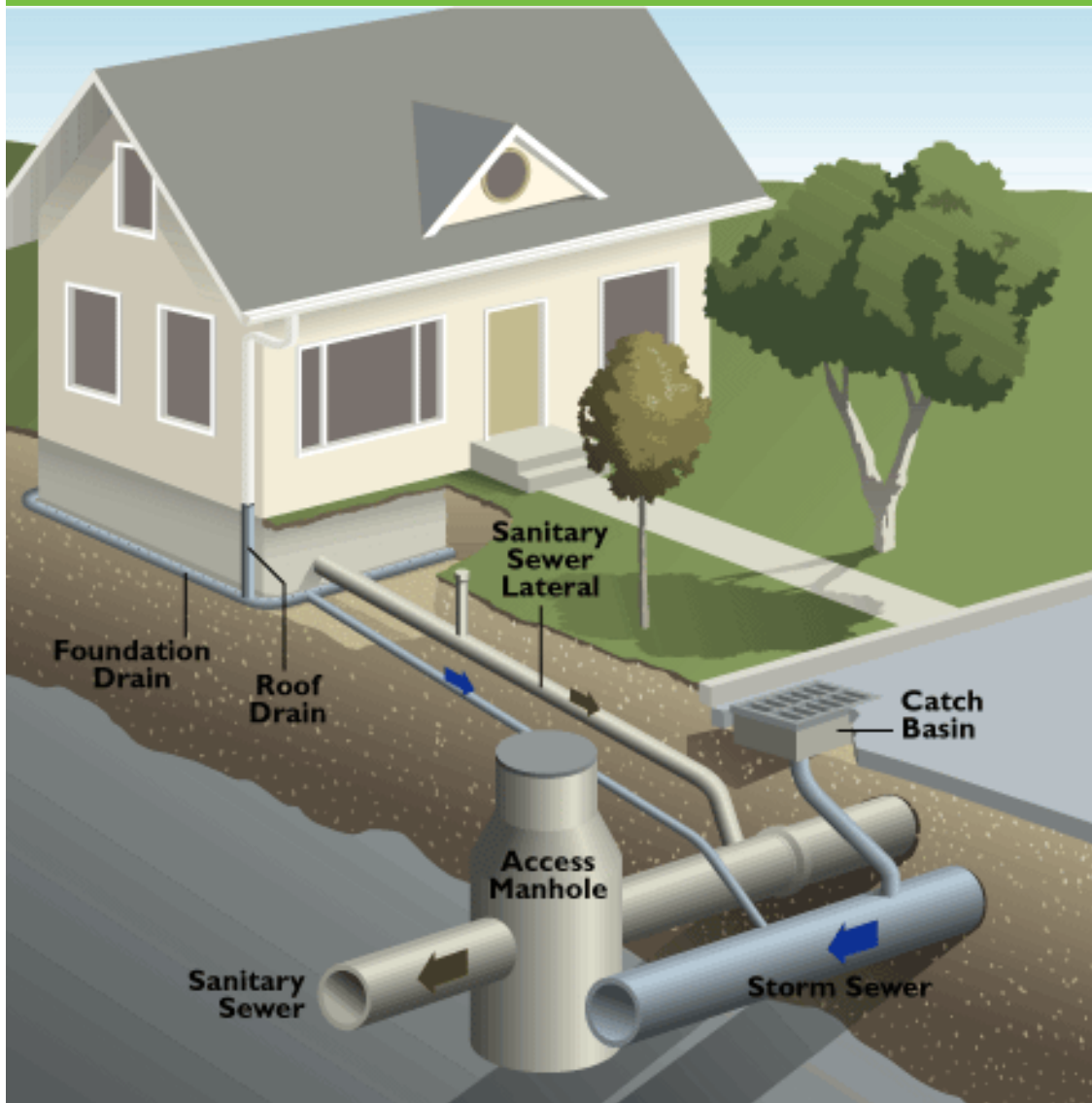
Pre-application process for Conditional...

Pre-application meeting with Development Planner, Landscape, Engineering

- Bring in your schematic drawings (plans, elevations, site and context photos, etc.)
- Senior staff preliminary review & feedback (appx. 1 week)
 - Design direction & relaxations supported?
 - Other departments consulted
 - Application requirements specified
 - Neighbourhood notification confirmed



Engineering Review Outright and Conditional



What Engineering reviews

-Building Grades

-Invert Elevations
(lowest fixture)

-Sewer Upgrades

Green Homes Requirements

- Insulation - exterior wall, foundation, & under slab
- Window performance
- 40% non-incandescent lighting
- Gas-fueled fireplace efficiency
- Dual-flush toilets
- Heat recovery ventilator
- Pre-pipe for roof-mounted solar energy
- Pre-wire for electric vehicle charging
- EnerGuide Rating Service Audit Report



Once you're ready to make an application...

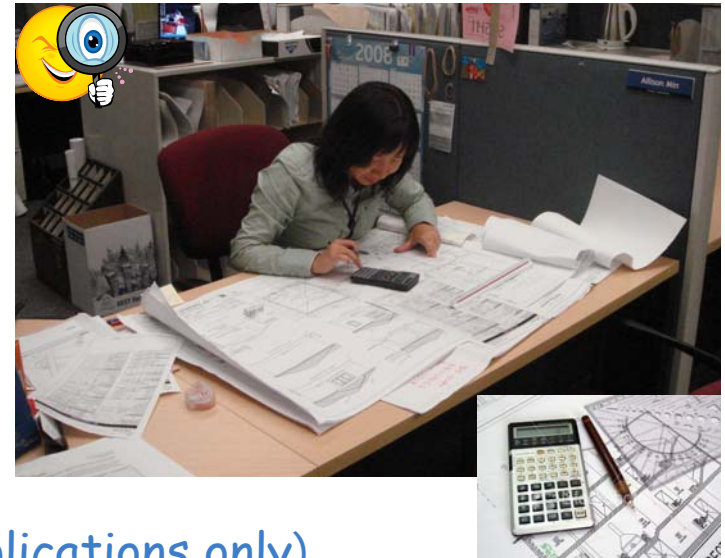
CONDITIONAL - Visit the Enquiry Centre (2nd floor - East Wing)

OUTRIGHT - Phone the Intake line 604.871.6526 to book an appointment

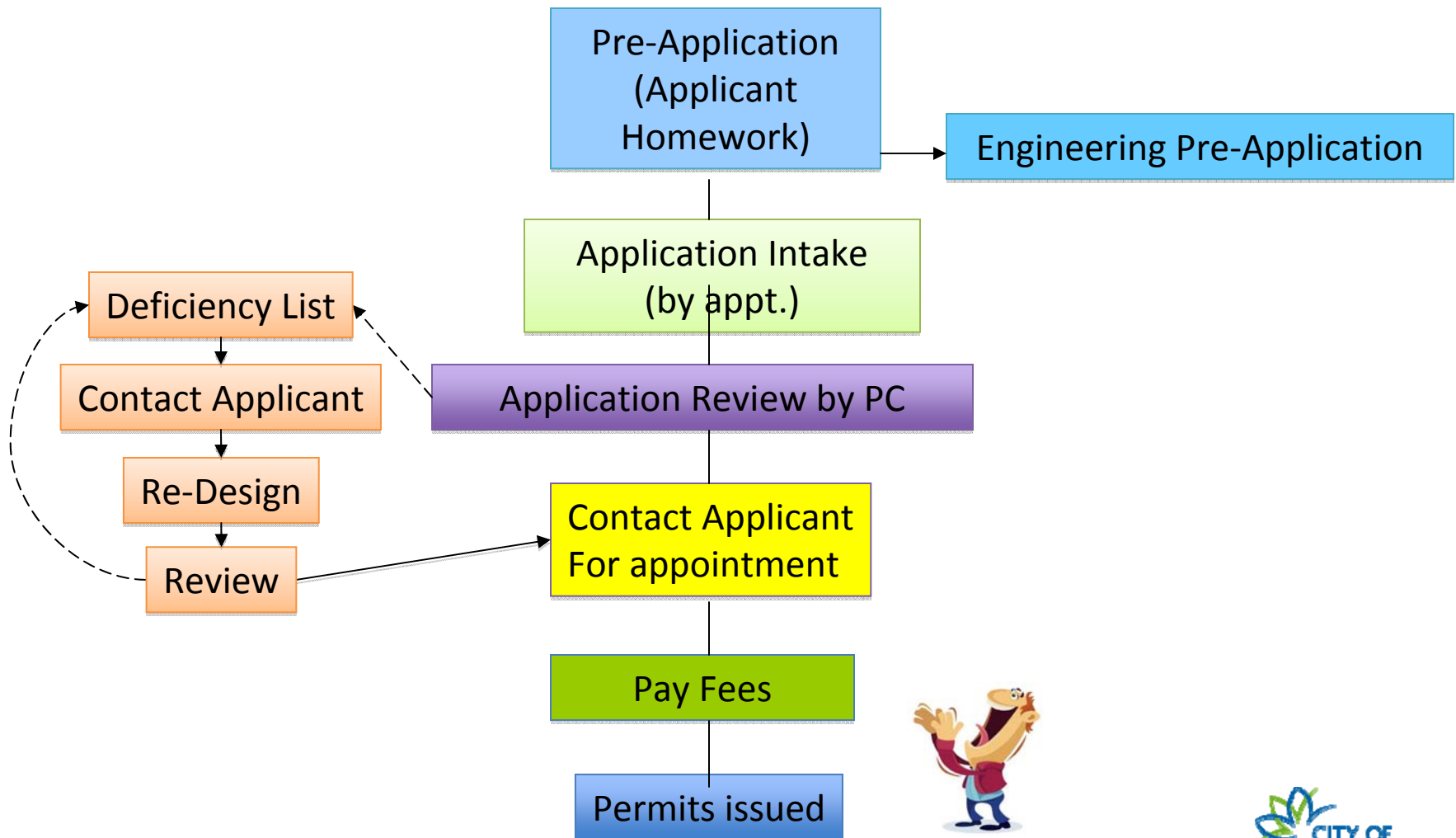
Be sure to have all application submission materials, including fees for Conditional applications

City review of your application...

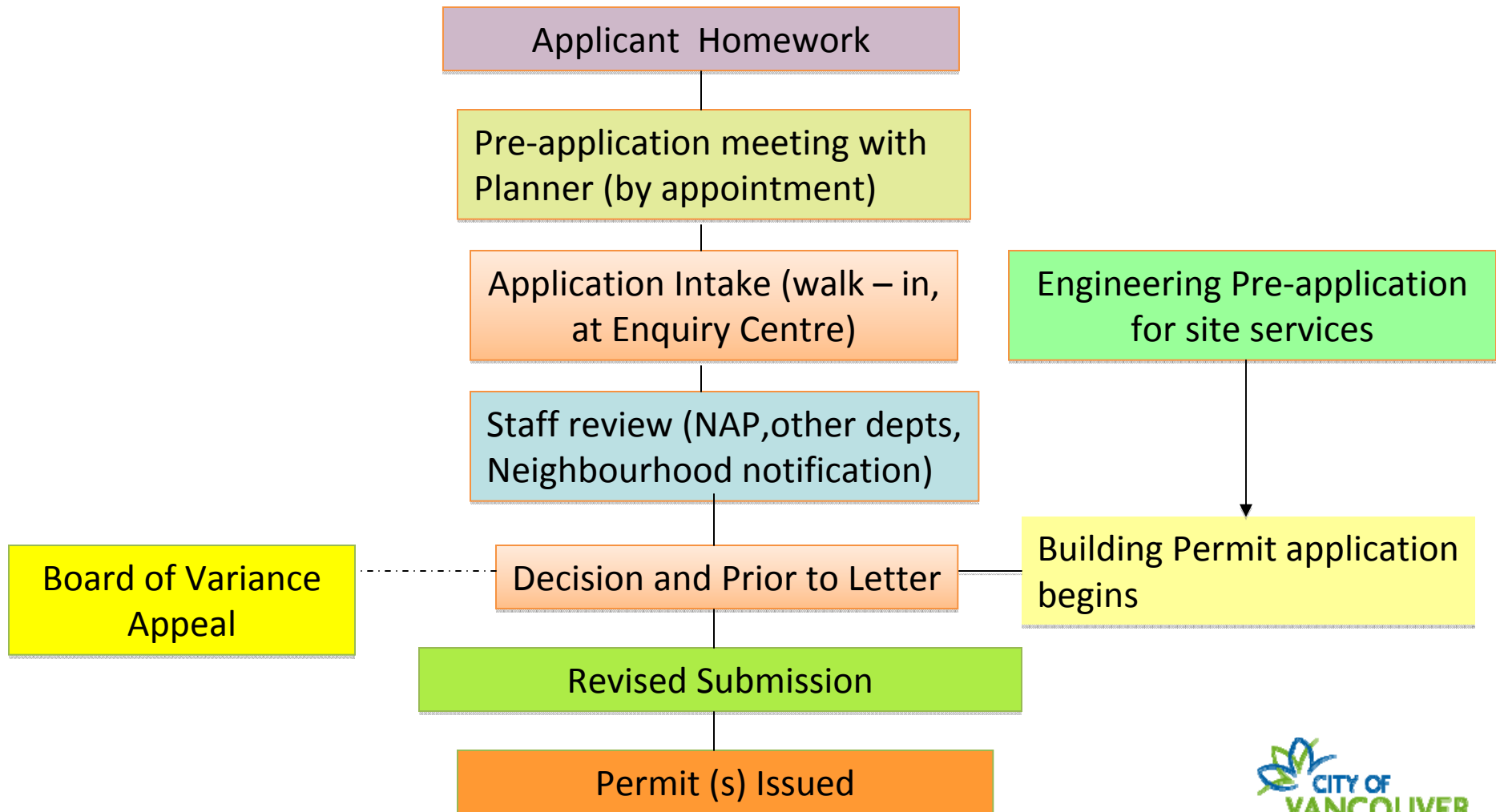
- Review for compliance with:
 - Zoning & Development Bylaw
 - Vancouver Building Bylaw
 - Parking Bylaw
 - Bulletins & Policies
- Review legal documents on title
- Coordinate with all necessary departments
- Neighbourhood notification (conditional applications only)
- Prepare for Building Application (conditional only)
- All permits issued at once
- Timing to complete - 2+ weeks to 3+ months



The Outright Process

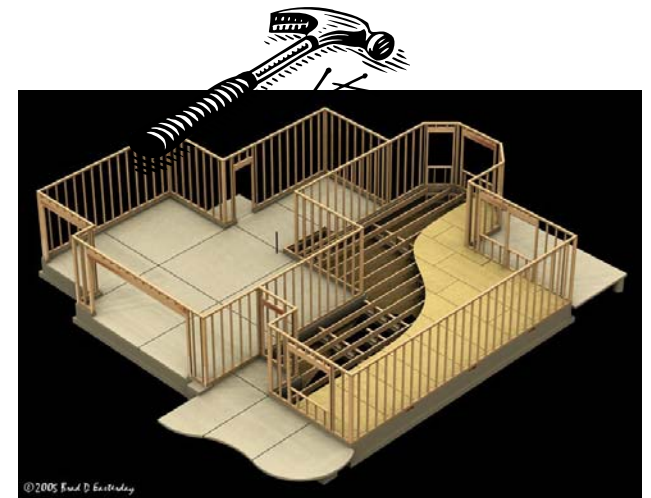


The Conditional Development Permit Process



What Happens Next?

- Start building
- Sub-trades come in to City Hall and obtain trades permits
- Inspections
- Revisions



And Then...





Questions?