

Renovating Homes in The City of Vancouver

What You Need to Know

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Development Services*

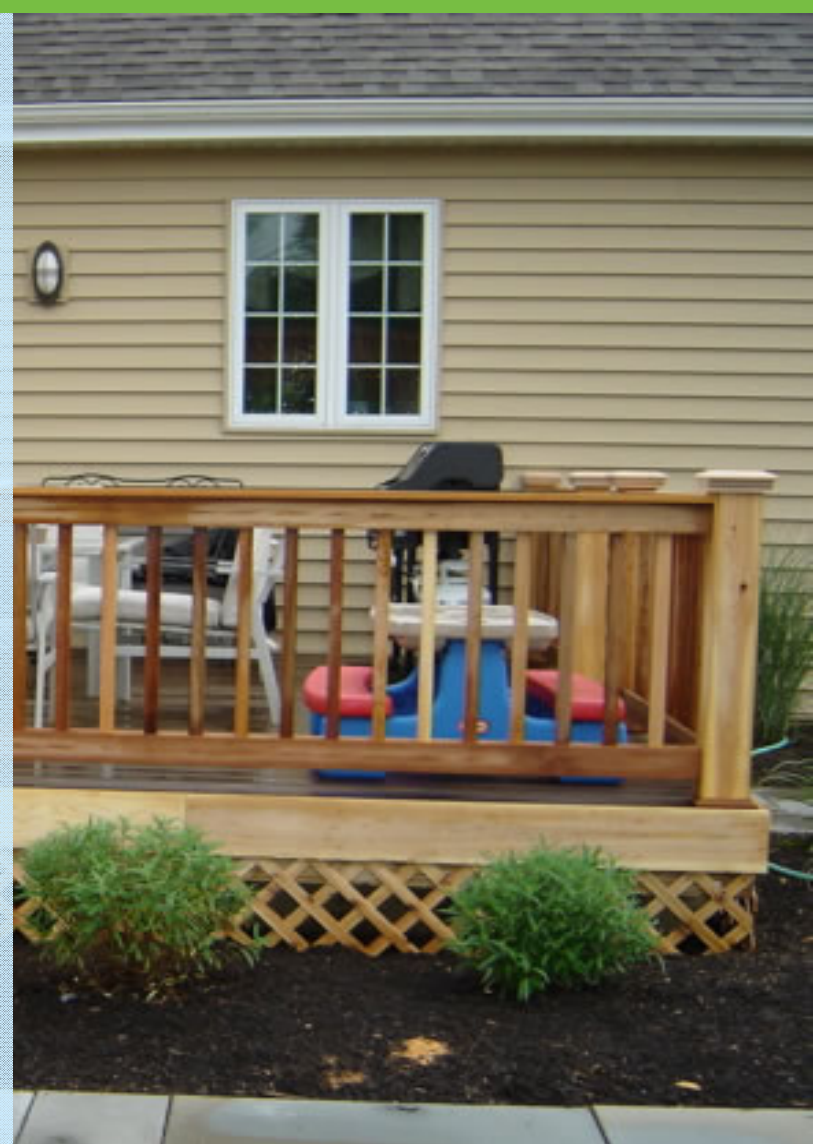


Agenda

- Permit Requirements
- Doing Your Homework / Developing Your Plan
- What Are the Rules?
 - Zoning & Development By-law
 - Vancouver Building By-law
- Where Can I Get Info?
 - Phone Centre
 - Enquiry Centre
 - Housing Renovation Centre
- Other Items

Permit Requirement

- Permits are required for:
 - Structural alterations and/or repairs
 - Building additions, including decks
 - Finishing a basement or installing a secondary suite
 - New plumbing, electrical or gas work
 - Building a garage / carport



Permit Requirement

- Permits are not required for:
 - Cosmetic upgrades
(e.g., replacing plumbing fixtures, kitchen cabinets, flooring)
 - Non-structural maintenance or minor repairs
(e.g., roofing, painting, replacing windows)

Exceptions:

- Exceptions may be for 'conditionally approved' developments or for Heritage buildings, where City approval may be required



Thinking About Your Renovation/Addition

- What work do you want to do to your house?
- Will it meet the zoning regulations for the site? (e.g. size, height, setbacks, etc.)
- Are there any building bylaw implications? (existing problems, fire protection, structural issues)



By-law Regulations

Zoning By-law

- Regulates the use of land (residential, commercial, industrial, etc.)
- Regulates the amount of development (floor area, height, setbacks, open space, etc.)

Building By-law

Regulates the actual construction of buildings

- structural standards
- fire safety and exiting
- insulation and other environmental performance issues
- other health and safety issues

Outright vs. Conditional Zoning

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

Building Code Upgrade Triggers

- Cost of construction relative to the replacement value of the building
- Size (floor area) of building addition
- Upgrades may include:
 - Sprinkler system
 - Amount/size of windows
 - Exiting
 - Structural capacity
 - Rainscreen
 - Smoke Alarms



Applicant Homework

- Understanding your site
 - zoning district (RS-1, RS-5, etc.)
 - site size and dimensions
 - existing development on the site (house, garage. etc.)
- Gathering Information
 - site plan
 - floor plans of existing buildings on the site
 - photos of your site and neighbouring sites
 - professional survey plan, including significant trees
- Preparing preliminary sketches



The Enquiry Centre: Where Questions Get Answered

- By Phone:
Phone Centre 604-873-7611
Hours: 8:30-5:00, Mon- Fri
- In Person:
Enquiry Centre
2nd Floor, East Wing, City Hall
Hours 8:30-4:30, Mon-Fri
- Website -
<http://vancouver.ca/commsvcs/developmentservices/>



Housing Renovation Centre

- Guidance & advice on by-laws, guidelines and permit processes
- Offers **private appointments** with a Planner to review sketches of your renovation proposal - but **please come prepared!**



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Other Consideration Items

- Tree By-law / Landscape Plan
- Engineering Services
 - Water and Sewer Upgrade
 - Damage Deposit
- Development Cost Levy
- Board of Variance