

Development, Buildings, and Licensing

This checklist is for major developments that will be reviewed by the [Development Permit Board](#)¹ or [Urban Design Panel](#)² for approval or applications related to a rezoning application.

For information on the application process, contact your assigned Project Facilitator or visit vancouver.ca/DevelopmentPermit.

If you have any questions regarding the information requested, contact:

- Your assigned Project Facilitator; or
- The Development and Buildings Services Center online at vancouver.ca/building-development-support.

This checklist is not limited in its content. Upon review of each submitted application, additional plans or documents may be required to continue the review process.

Documents required

Document Title	Details
Application Form	<ul style="list-style-type: none"> • Development and/or Building Application Form³
Architectural Design Rationale & Relaxation Rationale	<ul style="list-style-type: none"> • A written statement, with illustrations as needed, conveying the proposal's urban design and architectural concept and its response to the by-law and relevant sections of the applicable guidelines, including justification of request for any discretionary zoning provisions (relaxations, increases, etc.). Responses to rezoning conditions must be included.
BC Hydro Infrastructure Checklist	<ul style="list-style-type: none"> • Checklist found in VBBL Bulletin 2015-002-AD/EL⁴, completed by a registered professional.
Rental Declaration Form	<ul style="list-style-type: none"> • Rental Declaration form⁵
Site Disclosure Statement (SDS)	<ul style="list-style-type: none"> • British Columbia – Ministry of Environment and Climate Change - Schedule 1 Site Disclosure Statement⁶ <p>Visit Province of BC's Site Identification⁷ for more information</p>
Title Search and Charge Summary	<ul style="list-style-type: none"> • A current title search from the Land Title Office, for each parcel involved in the proposal. <p>If there are charges on the land title:</p> <ul style="list-style-type: none"> • A written charge summary by a solicitor (on their company letterhead) describing each charge on title (except financial charges) and advising whether the charges are affected by the proposal.

Additional documents that may be required

Document Title	Details
Acoustical Report	Required in zones with acoustic regulations. Refer to the zone's district schedule ⁸ or Official Development Plan ⁹ for regulations.
Arborist Report	Required when a site has permit-sized trees (on site and/or adjacent to the site) as defined by the Protection of Trees By-law ¹⁰ . Review Protection of Trees ¹¹ for more information. An arborist report must be prepared by an ISA Certified Arborist to assess existing trees either for retention or removal. Refer to "Submission of arborist's report" section of the Protection of Trees By-law for more information.
Arboricultural Letter of Assurance (LOA)	Required when there is proposed work within the critical root zone to verify that the arborist hired will supervise and direct work within the area. Must include signatures by the owner, contractor and arborist to confirm that all parties are aware of the roles and responsibilities.
Arboricultural Neighbouring Owner Letter of Consent	Required for proposals to remove a protected size tree that is neighbor-owned or is a shared tree. A letter signed by the neighbouring property owner confirming their consent to remove a permit sized tree. For more information, visit the Protection of Trees ¹² webpage.

<p>Building Envelope Letter</p>	<p>Required if applying for Floor Area Exclusions for Exterior Wall Thickness, under Section 10.11¹³ of the Zoning and Development By-law.</p> <ul style="list-style-type: none"> A letter from a Building Envelope Consultant. Wall assembly details and other items may be required. <p>Review Floor Area Exclusions for Improved Building Performance¹⁴ for more information.</p>	
<p>Hydrogeological Study (Groundwater Study)</p>	<p>Required for sites identified in the Groundwater Areas of Concern¹⁵ map.</p> <p>The Hydrogeological Study will include:</p> <ol style="list-style-type: none"> Finalized Groundwater Management Plan; and Finalized Impact Assessment, <p>Signed & sealed by a Registered Professional with experience in hydrogeology.</p> <p>Review Groundwater Management Bulletin¹⁶ for more information.</p>	
<p>Letter 'A' – Transfer of Heritage Density</p>	<p>Required if a transfer of heritage density is proposed.</p> <ul style="list-style-type: none"> Letter 'A' – Transfer of Heritage Density (to accompany development application)¹⁷ <p>Review Incentives for developers: transferable heritage density bonuses¹⁸ for more information.</p>	
<p>Rainwater Management Plan (RWM) Package</p>	<p>Not required</p>	<p>As of July 25, 2023, a RWM Package is <u>no longer</u> required at development permit application submission.</p> <ul style="list-style-type: none"> All development projects will be required to comply with the rainwater management requirements of Vancouver Building By-law Book II, Division B, Article 2.4.2.5
<p>Renter Screening Form and Applicant Checklist for Projects Involving Tenant Relocation</p>	<p>Required for projects with existing rental units on site.</p> <ul style="list-style-type: none"> Renter Screening form¹⁹ Applicant checklist for projects involving tenant relocation [select applicable]: <ol style="list-style-type: none"> Rezoning and DP process applicant checklist²⁰; or DP process only (within existing zoning) applicant checklist²¹. <p>For projects with existing rental units on site, pre-application review with Housing Policy & Projects staff is required to discuss tenant relocation requirements.</p> <p>Visit Renter Relocation Resources for Owners and Developers²² for more information.</p> <p>Contact the Tenant Relocation Plan group at trp@vancouver.ca.</p>	
<p>Transportation Assessment and Management Study (TAMS)</p>	<p>Most applications will not require a TAMS. Required for developments that:</p> <ul style="list-style-type: none"> Did not undergo, or submit a TAMS at, rezoning; and Where the site size is a minimum of 8,000 sq. m; and/or, The proposal consists of a minimum of 45,000 sq. m of new development floor area. <p>Notwithstanding the above, the City may require a TAMS for smaller proposals which include land uses with unique transportation needs, such as, but not limited to, schools and/or other institutional uses; and/or, based on site-specific transportation conditions</p> <p>Note that a TAMS or revisions to scope may be requested after application submission. For applications where a TAMS is required, applicants are encouraged to have their transportation consultant confirm the TAMS Terms of Reference with City staff in advance of undertaking the study.</p> <p>Refer also to:</p> <ul style="list-style-type: none"> TAMS Guidelines for Consultants 	
<p>Transportation Demand Management (TDM) Plan</p>	<p>Review Transportation Demand Management for Developments in Vancouver²³ to determine the requirements for your project.</p> <ul style="list-style-type: none"> TDM Plan, if applicable Note: Applicants intending to pursue TDM Plan D must obtain prior approval from Engineering in advance of application submission. <p>TDM questions can be sent to TDMdevelopment@vancouver.ca (Application-specific guidance will be provided via the Project Facilitator.)</p>	

View Protection Analysis	<ul style="list-style-type: none"> An analysis of the impact of the development on any existing view corridors or any view impacts on adjacent properties or nearby public open spaces and an analysis of any skyline impacts, as seen from afar, as they impact sea or mountain views or the crest of any hill. <p>Review City of Vancouver View Protection Guidelines²⁴ and visit Protecting Vancouver's Views²⁵ for more information.</p>
--------------------------	---

Drawings and details required

Drawing Title	Details
Building Grades Plan	<ul style="list-style-type: none"> Building Grades issued by the City of Vancouver Engineering Services Department. <p>Visit Building Grades for Sidewalk and Street Elevation²⁶ for more information.</p>
Technical Data Summary	<p>Cover Sheet on the drawings with project statistics provided, including but not limited to:</p> <ul style="list-style-type: none"> Total site area; Permitted and Proposed: <ul style="list-style-type: none"> Total floor space; Site coverage; Building height(s); Yard setbacks; FSR statement, including accessory uses, amenities and FSR exclusions (e.g. enclosed balconies or bulk storage) Required and Proposed - Parking, loading, bicycle parking, and passenger spaces statement; Statement of dwelling uses (units/types/sizes); Statement of balconies (if applicable); and List of proposed relaxations.
Survey Plan	<p>Prepared, signed, and sealed by a BC Land Surveyor.</p> <ul style="list-style-type: none"> The PID (The Property Identifier Number) Legal description (found on tax notice) Street address, street name(s) and location, as well as location and width of any lane(s) Dimensions of site and site area, including north arrow Location and dimensions of all existing buildings on the site Front and rear yard depth at each corner of the proposed building Setbacks must be taken from the established building line (where applicable) Location and elevations at the top and bottom of any existing retaining walls at regular intervals of approximately every 3 metres (10' 0") Ultimate property line Lane dedications, registered easements, encroachments and right-of-ways must be indicated on the surveys Location of existing street crossings Existing grades at each of the four corners of the site Existing grades at each corner of the existing and/or proposed principle building envelope (based on Zoning and Development By-law requirements) Existing grade levels at the four corners of the proposed accessory building envelope Elevations along the centre line of the lane opposite to the centre line of the accessory building envelope (if lane paved, elevations must also be shown along the centre-line of the gutter) Location, height and diameter of all stumps 20 cm (8") caliper or greater; Location of all existing permit sized trees (including adjacent property trees within 2 m (6.56') of the property line and trees on any City street or lane allowance adjacent to the site); Tree grades (existing tree base elevations) for those permit sized trees affected by development; The drip line (crown of trees or extent of tree branches) and species or type of permit sized trees
Site Plan	<ul style="list-style-type: none"> Address and street name(s) Legal description North arrow Dimensions of site and site area Location and dimensions of all buildings (principal and accessory) Required yards, setbacks and building lines Size and location of all off street parking and loading Access to parking and loading, including all curbs and paving materials Size of manoeuvring aisles Location of existing trees, as noted on the Survey Sewer, water and gas lines on the property Existing and finished grade levels Treatment of open areas, courtyards, pedestrian areas, etc.

	<ul style="list-style-type: none"> • Subdivision plan • Location of garbage facilities • Location of fire hydrants and their distance from the subject site • Fire access routes or lanes • Location of existing BC Hydro infrastructure (e.g. power poles, transformers, etc.) and location of proposed Pad Mounted Transformer (PMT)
--	---

Drawings and details required

Drawing Title	Details
Parking, Loading, Bicycle, and Passenger Space Plans	<p>Proposed development to comply with the following sections of the Parking By-law²⁷:</p> <ul style="list-style-type: none"> • Parking spaces in accordance with Section 4²⁸ • Loading spaces in accordance with Section 5²⁹ • Bicycle spaces in accordance with Section 6³⁰ • Passenger spaces in accordance with Section 7³¹ <p>Review Parking and Loading Design Guidelines³² for more information.</p> <ul style="list-style-type: none"> • Access to spaces (include elevations to verify) • Ingress/egress ramp(s), width(s) (include elevations to verify) • Ingress/egress ramp grade(s), i.e., not more than 10% slope for the first 20' and 12.5% subsequently • Interior ramp(s) grade(s) and width(s) • Vertical clearances (height) for spaces located underground • Length and width of all spaces to be indicated • Length, width and throat width for loading and passenger spaces • Maneuvering aisle widths for parking spaces • Accessible parking spaces designed and provided, in accordance with section 4.8³³ of the Parking By-law. • Curbs having cross-sectional dimensions above the pavement of at least 15 cm (6"), located at least 60 cm (23.6") from interior or exterior fences, walls, landscaped areas and buildings
Floor Plans	<ul style="list-style-type: none"> • All storeys, including all levels of underground parking, with all outer wall to outer wall dimensions provided • Indicate all room uses and dimensions, including finished and unfinished areas • All door, window, and skylight locations • For floors that have sloped ceiling, see notes under cross section • Location of vents, bay or box windows, air conditioning units and/or condensing units • Floor space ratio permitted and proposed for new buildings and additions • Number of dwelling units - existing and/or proposed • Compliance with horizontal angle of daylight regulations for the particular zone in which the building site is located <p>Clearly indicate proposed work and existing work, if adding to an existing building (highlight)</p>
FSR Compliance Plans	<p>Not required at time of application submission. May be submitted directly to the Project Coordinator, when assigned.</p> <ul style="list-style-type: none"> • Proof of compliance with FSR (colour-coded floor plans cross-referenced to data sheets) <p>Review Area Calculation and Tracing Overlay Requirements³⁴ for more information.</p>
FSR Exclusion Plans	<ul style="list-style-type: none"> • Indicate floor space exclusion for additional wall thickness to control Building Envelope Leaks and other excluded areas, if applicable (e.g. amenity rooms, enclosed balconies, bulk storage). <p>Review Floor Area Exclusions for Improved Building Performance³⁵ for more information.</p>
Roof Plan	<ul style="list-style-type: none"> • Layout of elevator machine room, mechanical rooms and equipment • Details of any screening • Dimensions of any roof overhang
Elevations	<p>Elevations of all sides of the building if new building or if adding to an existing building, sufficient elevations to clearly represent the proposal.</p> <ul style="list-style-type: none"> • Four elevations, front, rear and two sides • All floor levels and height above and below finished grades • Finish details and materials of exterior • Elevation on each floor level, peak of pitched roof or parapet wall of flat roof • Chimney details • Door and window details and sizes • Weather protection • Fencing and accessory building details • Layout of heating, ventilation, air conditioning, mechanical structures or equipment • Detailed elevations of screening

Sections	<ul style="list-style-type: none"> • Longitudinal and cross sections • Details of vaulted areas and adjacent attic spaces • Envelope or height protrusions • Bay window, window seats and window well details
----------	---

Drawings and details required, continued

Drawing Title	Details
Landscape Drawings and Plant List	<ul style="list-style-type: none"> • All existing landscaping details shown on the legal survey transferred to the Landscape Plan(s). • Illustrate both common and botanical names, sizes and quantity of all proposed plant material • Proposed plant material, paved surfaces, other landscape elements and existing trees • Details for planters, fences, trellis, or similar elements. • Existing site contours, landscaping and material to be removed, including size, common name, and placement • All landscape elements and details, including new/existing surfaces to be retained, enclosures, site furniture and structures • Location of sewer, water and gas lines
Context Plan	<ul style="list-style-type: none"> • Drawings to show the relationship of the proposed buildings and surrounding development at front, rear and sides (in plan and elevation) • Indicate windows, uses, private open space in adjacent buildings (including secondary buildings), and significant features • Indicate room uses of adjacent residential/mixed use buildings • Address residential privacy issues.
Streetscape Drawings	<ul style="list-style-type: none"> • Graphic and written analysis of the streetscape noting the existing architectural and landscape design patterns and elements • Where people are shown as scale figures, please include diversity in representation (e.g., gender, ethnicity, abilities) and be mindful of potentially offensive representations.
Shadow Analysis	<p>If applicable, as determined by the assigned Planner.</p> <ul style="list-style-type: none"> • An analysis of sun and shadow patterns on adjoining properties and the street as well as on usable outside open spaces on the subject site (equinox March 21 & September 21 at 10:00 am, 12 noon and 2:00 pm)

¹ <https://vancouver.ca/home-property-development/development-permit-board.aspx>
² <https://vancouver.ca/your-government/urban-design-panel.aspx>
³ <https://vancouver.ca/files/cov/dev-build-app-form.pdf>
⁴ <https://vancouver.ca/files/cov/HV-conductor-oil-filled-transformer-clearance-checklist-bulletin-2015-002-el.pdf>
⁵ <https://vancouver.ca/files/cov/rental-declaration-form.pdf>
⁶ https://www2.gov.bc.ca/assets/gov/environment/air-land-water/site-remediation/docs/forms/site_disclosure_statement.pdf?forcedownload=true
⁷ <https://www2.gov.bc.ca/gov/content/environment/air-land-water/site-remediation/site-identification>
⁸ <https://vancouver.ca/home-property-development/zoning-and-land-use-policies-document-library.aspx#regulation-zoning-regulations>
⁹ <https://vancouver.ca/home-property-development/zoning-and-land-use-policies-document-library.aspx#regulation-development-plans>
¹⁰ <https://bylaws.vancouver.ca/9958c.PDF>
¹¹ <https://vancouver.ca/your-government/protection-of-trees-bylaw.aspx>
¹² <https://vancouver.ca/your-government/protection-of-trees-bylaw.aspx>
¹³ <https://bylaws.vancouver.ca/zoning/zoning-by-law-section-10.pdf#page=6>
¹⁴ <https://bylaws.vancouver.ca/bulletin/bulletin-floor-area-exclusion-improved-building-performance.pdf>
¹⁵ <https://maps.vancouver.ca/portal/apps/webappviewer/index.html?id=ba64dbf9a80341aa8527538fe55da80e>
¹⁶ <https://bylaws.vancouver.ca/bulletin/bulletin-groundwater-management.pdf>
¹⁷ <https://vancouver.ca/files/cov/letter-a-proof-of-required-density-development-application.pdf>
¹⁸ <https://vancouver.ca/home-property-development/density-incentives-for-developers.aspx>
¹⁹ <https://vancouver.ca/files/cov/renter-screening-for-rezoning-enquiry-and-development-permit-applications.xlsx>
²⁰ <https://vancouver.ca/files/cov/applicant-checklist-rezoning-projects-involving-tenant-relocation.pdf>
²¹ <https://vancouver.ca/files/cov/applicant-checklist-development-permit-projects-involving-tenant-relocation.pdf>
²² <https://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.aspx>
²³ <https://vancouver.ca/files/cov/bulletin-transportation-demand-management-for-developments.pdf>
²⁴ <https://guidelines.vancouver.ca/V003.pdf>
²⁵ <https://vancouver.ca/home-property-development/protecting-vancouver-views.aspx>
²⁶ <https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>
²⁷ <https://vancouver.ca/your-government/parking-bylaw.aspx>
²⁸ <https://bylaws.vancouver.ca/parking/Sec04.pdf>
²⁹ <https://bylaws.vancouver.ca/parking/sec05.pdf>
³⁰ <https://bylaws.vancouver.ca/parking/sec06.pdf>
³¹ <https://bylaws.vancouver.ca/parking/sec07.pdf>
³² <https://bylaws.vancouver.ca/bulletin/parking-loading-design-supplement-bulletin.pdf>
³³ <https://bylaws.vancouver.ca/parking/Sec04.pdf#page=24>
³⁴ <https://bylaws.vancouver.ca/bulletin/bulletin-floor-area-calculation-tracing-overlay.pdf>
³⁵ <https://bylaws.vancouver.ca/bulletin/bulletin-floor-area-exclusion-improved-building-performance.pdf>