



DE Checklist - RA-1 District cont'd.

Project Address:	Development Application:
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**Drawings Required** - Required scale 1/4" = 1'0" (1:50) unless otherwise specified in Notes, or if plans exceed standard A2 paper (2'x3') at the above-noted scale, then plans at 1/8" = 1'0" (1:100) scale may be acceptable.

**Staff Use Only**

Document	Copies Required	Details	Notes	Copies Attached	Accepted
Survey Plan (cont'd)	8	<ul style="list-style-type: none"> <li><input type="checkbox"/> Existing grades at each of the four corners of the site</li> <li><input type="checkbox"/> Existing grades at each corner of the existing and/or proposed principle building envelope (based on Zoning &amp; Development Bylaw requirements)</li> <li><input type="checkbox"/> Existing grades on the adjacent property, approximately 3 metres (10' 0") into the neighbouring sites, parallel to side property lines at regular intervals of approximately 3 metres (10' 0")</li> <li><input type="checkbox"/> Existing grade levels at the four corners of the proposed accessory building envelope</li> <li><input type="checkbox"/> 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)</li> <li><input type="checkbox"/> Location, height &amp; diameter of all stumps 20 cm (8") caliper or greater</li> <li><input type="checkbox"/> Location of all existing trees (including adjacent property trees within 2 m (6.5" ) of the property line and trees on any City street or lane allowance adjacent to the site) that are 20 cm (8") in diameter or greater (and all multi-branching trees where the combined diameters of the three largest stems equal 20 cm (8") caliper or greater) when measured 1.4 metres (4' 6") above the ground</li> <li><input type="checkbox"/> Tree grades (existing tree base elevations) for those trees exceeding 20 cm (8") in diameter that are affected by development</li> <li><input type="checkbox"/> The drip line (crown of trees or extent of tree branches) and species or type of trees, exceeding 20 cm (8") in diameter measured 1.4 m (4' 6") above the ground</li> <li><input type="checkbox"/> Along the road &amp; lane frontages including registered right-of-ways and extending to the opposite side of the street, lane and registered right-of-ways, to a point 3 metres (10' 0") beyond either side of the property lines, right-of-ways, locate the following: all utility manhole covers and their elevations, fire hydrants, street lights, utility kiosks, utility poles and their anchor rod locations, catch basins, any other street furniture, street(s), lane(s) and/or registered right-of-ways, as well as sidewalk(s), curb(s) and gutter(s)</li> <li><input type="checkbox"/> For 3 metres (10' 0") adjacent to the property and extending to the opposite side of the street(s) or lane(s) and or registered right-of-ways at 3 metre (10' 0") increments, provide the centre line elevation of all street(s), lane(s) and/or registered right-of-ways, as well as sidewalk(s), curb(s) and gutter(s) at 3 metre (10' 0") increments</li> <li><input type="checkbox"/> Note: For proposed driveways from a street, contact the Enquiry Centre for Zoning and Development By-law requirements</li> </ul>	A streetscape plan may be required.		

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Document	Copies Required	Details	Notes	Copies Attached	Accepted
Floor Plans	8	<input type="checkbox"/> All outside floor dimensions <input type="checkbox"/> All room uses/dimensions, including finished/unfinished areas <input type="checkbox"/> Stair location <input type="checkbox"/> All doors, windows, skylight locations and sizes <input type="checkbox"/> For floors that have sloped ceiling, see notes under cross section <input type="checkbox"/> Location of vents, bay or box windows, air conditioning units and/or condensing units <input type="checkbox"/> Clearly indicate proposed work if adding to the building (highlight)			
F.S.R. Compliance	1	<input type="checkbox"/> Proof of compliance with F.S.R.  May be submitted directly to the Project Coordinator, when assigned.  Not required at time of application submission.	Proof of compliance can take the form of colour-coded floor plans cross-referenced to data sheets. Verification using computer generated illustrations or other means acceptable to the Project Coordinator.  Refer to bulletin at: <a href="http://former.vancouver.ca/commsvcs/BYLAWs/bulletin/a008.pdf">http://former.vancouver.ca/commsvcs/BYLAWs/bulletin/a008.pdf</a>		
F.S.R. Exclusion	8	<input type="checkbox"/> Floor Space Exclusion for Additional Wall Thickness to Control Building Envelope Leaks	In order to assist staff in the processing of this exclusion, this information will be required for the review of the development application.  Refer to bulletin at: <a href="http://former.vancouver.ca/commsvcs/bylaws/BULLETIN/F009.pdf">http://former.vancouver.ca/commsvcs/bylaws/BULLETIN/F009.pdf</a>		
Elevations (all sides of building)	8	<input type="checkbox"/> Four elevations, front rear and two sides  <input type="checkbox"/> Floor levels indicated and height above and below finished grades <input type="checkbox"/> Finish details and materials of exterior <input type="checkbox"/> Door and window details and sizes <input type="checkbox"/> Reflective elevations showing relationship to windows	Colour rendering for the front elevation showing details of finished materials must be included in at least one set of drawings.  Cellar and basement heights.  Existing and proposed.		
Sections	8	Longitudinal and cross sections should include: <input type="checkbox"/> Details of vaulted areas and adjacent attic spaces <input type="checkbox"/> Ceiling height of crawl spaces and all habitable floors, height of all half storeys or dormers where the floor area has a minimum ceiling height of 4 feet (1.2 m) <input type="checkbox"/> Bay window, window seats and window well details			

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Document	Copies Required	Details	Notes	Copies Attached	Accepted
Landscape Drawings	8	<input type="checkbox"/> Provide a full Landscape Plan illustrating both common and botanical names, sizes and quantity of all proposed plant material <input type="checkbox"/> Proposed plant material, paved surfaces, other landscape elements and existing trees must be clearly shown on the Landscape Plan <input type="checkbox"/> Existing site contours, landscaping and material to be removed, include size, common name and placement <input type="checkbox"/> All landscape elements and details, including new/existing surfaces to be retained, enclosures, site furniture and structures <input type="checkbox"/> Graphic and written analysis of the streetscape noting the existing architectural and landscape design patterns and elements <input type="checkbox"/> Indicate location of sewer, water and gas lines	Refer to the RA guidelines: <a href="http://vancouver.ca/home-property-development/ra-policies-guidelines.aspx">http://vancouver.ca/home-property-development/ra-policies-guidelines.aspx</a>  All landscaping details shown on the survey are to be transferred to the Landscape Plan. The applicant is responsible for the confirmation of all Landscape information.		
Arborist Report	1	<input type="checkbox"/> Report to include details of existing site trees and adjacent trees (as noted on the survey) and relevant comments as noted in the <a href="#">Protection of Trees By-law</a> Section 7.2	Prepared by an ISA Certified Arborist  Not required for applications without site or adjacent trees, or for applications that meet Section 7.3 of the Protection of Trees By-law.		
Context Plan	8	<input type="checkbox"/> Drawings showing the relationship of the proposed buildings to surrounding development at front, rear and sides(in plan and elevation) <input type="checkbox"/> Windows, uses and private open space in adjacent buildings, including secondary buildings and significant features must be indicated			
Flood Proofing Policies in the RA-1 District	1	<input type="checkbox"/> Any new building and/or additions in the RA-1 District should be designed to meet the guidelines set out by the Provincial/Municipal government. Refer to the web address in the column to the right.	<a href="http://vancouver.ca/home-property-development/general-policies-guidelines.aspx">http://vancouver.ca/home-property-development/general-policies-guidelines.aspx</a>		
Filling and Drainage Plan	1	<input type="checkbox"/> A filling and drainage plan, prepared and certified by a professional engineer registered in the Province of BC	Note: See Southlands RA-1 Guidelines, Section 10.0 - Filling and Drainage.		
Context Photographs of Existing Buildings	1	<input type="checkbox"/> Photos showing relationship of the proposed building(s) to surrounding development at front rear and sides <input type="checkbox"/> Streetscape	Photomontage.		
Design Rationale	8	<input type="checkbox"/> A written statement, with illustrations as needed, conveying the proposal's urban design and architectural concept and its response to the bylaw and relevant sections of the applicable guidelines, including justification of request for any discretionary zoning provisions (relaxations, increases, etc.)	Point by point.		
Model	1	<input type="checkbox"/> A model of the development and the surrounding buildings	May be required.		

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<b>Development Data Summary</b>	<b>Staff Use Only</b>
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Note: This information provided for full legal lot, not just strata lot

**Technical Data - A technical statement is required on all cover sheets (sample below)**

<b>Total Site Area</b>			
<b>F.S.R.</b>	Permitted		Proposed
<b>Residential Use (max. allowable)</b>	Permitted		Proposed
<b>Site Coverage</b>	Permitted		Proposed
<b>Aggregate Material Site Coverage</b>	Permitted		Proposed
<b>Height</b>	Permitted		Proposed
<b>Front Yard</b>	Permitted		Proposed
<b>Rear Yard</b>	Permitted		Proposed
<b>Side Yard</b>	Permitted		Proposed
<b>Accessory Building Area</b>	Permitted		Proposed
<b>Accessory Building Height</b>	Permitted		Proposed

Guidelines for On-Site Sewage Disposal Systems, Sanitary Storage of Refuse and Manure, and Drainage from Stables in the RA-1 District are currently under review by Vancouver Coastal Health. If you have any questions regarding these guidelines, please contact Brian Johnson at Vancouver Coastal Health Authority - 604-736-2866

**For additional information about the RA-1 District, refer to the following:**

For RA-1 District Schedule, Southlands RA-1 Guidelines and RA-1 Administration Bulletins, call Development Services, Enquiry Centre at 604-873-7611 or view:

- <http://vancouver.ca/your-government/zoning-development-bylaw.aspx> - for the RA-1 District Schedule;
- <http://vancouver.ca/home-property-development/location-specific-policies-guidelines.aspx> - for the Southlands Plan, Policies and Guidelines; and
- <http://vancouver.ca/home-property-development/zoning-bylaw-administrative-bulletins.aspx> - for the RA-1 Administration Bulletins.

Copies Attached	Accepted