



REZONING APPLICATION

COMPREHENSIVE DEVELOPMENT (CD-1)

This application form and checklist is for consideration of amendments to the Zoning and Development By-law to rezone to Comprehensive Development (CD-1) district.

- Applications submitted without having received a Letter of Response (LOR) through the rezoning enquiry process may result in longer processing times, potential resubmission(s), and staff non-support. [Learn more](#) about submitting a formal rezoning enquiry prior to rezoning application.
- Incomplete submissions will be returned to the applicant for completion and resubmission prior to commencement of formal review. Contact your Rezoning Planner for further clarification or questions.
- Send your application package through a digital download link to rezoningapplications@vancouver.ca.

1. PROPOSAL INFORMATION

Project Name (if applicable)	
Property Address(es)	
Legal Description(s) and PID(s)	
Existing Zone(s)	
Applicable Rezoning Policy	
Summary of Proposal (include height, FSR, use(s), etc.)	

Existing Site
Briefly describe the existing site. For example, number and type of existing buildings, year(s) constructed, heritage status , any plans to relocate or retain existing residential or commercial tenants (See Tenant Relocation and Protection Policy and the Commercial Tenant Assistant Program).

2. APPLICANT INFORMATION

This proposal has previously been shared with staff prior to submitting this application.

Staff Contact(s)

	Applicant (primary contact)	Developer (or owner)	Payment Contact
Name(s)			
Company			
Address			
Phone			
Email			

Payment Information

A payment notice will only be issued after the Rezoning Planner has deemed the application complete. Do not drop off or mail cheques prior to receiving the payment notice.

Preferred payment method

Site area (sq. m)

Notes for payment
(if applicable)

3. CHECKLIST

Review the [CD-1 Rezoning Applications Guide](#) to determine applicability. Please name all document files using the following format, starting with the full address:

Address - Rezoning Application - Item Name

Required ●
If applicable ○

Submission

Item Name	Req	Applicant	Staff Review
1 Application Forms & Fees			
1.1 Rezoning Application Form (this document)	●		
1.2 Rezoning Application Fee	●		
1.3 Sign By-law Amendment Application Fee	●		
2 Property Information			
2.1 Title Search	●		
2.2 Charge Summary	●		
2.3 BC Company Summary	○		
2.4 Rezoning Consent Letter(s)	○		
3 Site Plans & Design Package			
3.1 Building Grades and Response Letter	●		
3.2 Survey Plan	●		
3.3 Rezoning Booklet	●		
3.4 Large-Scale Architectural Drawings	●		
4 Studies, Reports & Assessments			
4.1 Development Water Demands	●		
4.2 Site Disclosure Statement	●		
4.3 Phase 1 Environmental Site Assessment	○		
4.4 Green and Resilient Building Measures Package	●		
4.5 Preliminary Hydrogeological Study	○		
4.6 Transportation Demand Management (TDM) Plan	●		
4.7 Transportation Assessment & Management Study (TAMs)	○		
4.8 Arborist Report and Supporting Documents	○		
4.9 Heritage Statement of Significance and Conservation Plan	○		
4.10 Social Impact Study	○		
4.11 General Policy for Higher Buildings Requirements	○		
4.12 Rezoning Policy for Sustainable Large Developments Package	○		
5 Additional Information			
5.1 Community-Serving Spaces Information Form	●		
5.2 Renter Screening Form	●		
5.3 Community Amenity Contribution (CAC) Offer Form	●	●	
5.4 Real Estate Pro Forma Analysis	●		
5.5 Quantity Survey (QS) Elemental Cost Report (Class C)	●		
5.6 Public Art Requirement	●		
5.7 Development Cost Levy (DCL) Waiver Request Form	●		
5.8 Pre-Application Public Consultation Summary	○		
6 May be requested after application submission			
6.1 Consultation Materials	○		
6.2 Urban Design Panel Materials	○		
6.3 Tenant Relocation Plan	○		
6.4 Retail Impact Assessment	○		
6.5 Community Benefit Agreement (CBA)	○		

Additional Notes (e.g. missing materials, clarification, or outstanding questions)

4. NOTICE OF ADDITIONAL ITEMS

Sign By-law Amendment (If applicable)

The proposal will require an amendment to the Sign By-law, with an additional fee payable. Review the *CD-1 Rezoning Applications Guide* to determine applicability.

DCL Waiver Request Form (If applicable)

The proposal will be requesting a DCL waiver, with the rezoning planner to provide the form after submission. Review the *CD-1 Rezoning Applications Guide* to determine applicability.

Public Art Requirement (If applicable)

The proposal meets the minimum floor area requirement for a contribution under the Public Art Policy for Rezoned Developments. Review the *CD-1 Rezoning Applications Guide* to determine applicability.

5. CAC OFFER FORM

Community Amenity Contributions (CACs) are voluntary contributions toward public benefits that are provided by rezoning applicants as in-kind or cash contributions when Council grants additional development rights through the enactment of rezonings. All CACs are negotiated between the applicant and the City (on behalf of Council) with Council as the approving authority and secured as conditions of by-law enactment.

CACs apply to rezoning applications unless they are exempt under policy 8.1 or policy 8.2 in the [Community Amenity Contributions Policy for Rezonings](#).

The purpose of this form is for applicants to confirm the CAC offer that accompanies their rezoning application. Information on how CACs are calculated can be found in the [CAC Implementation Procedures](#). Complete applicable section of the CAC Offer form (Policy 1.2(a) OR Policy 1.2(b)), depending on whether target contributions or negotiated contributions apply.

Policy 1.2(a): Target contributions		
<i>Select applicable target area based on the table and map in the appendix of the CAC Policy</i>		
<input type="checkbox"/> Map A: Southeast False Creek <input type="checkbox"/> Map B: Cambie Corridor <input type="checkbox"/> Map C: Little Mountain Adjacent Area <input type="checkbox"/> Map D: Norquay Village	<input type="checkbox"/> Map E: Marpole <input type="checkbox"/> Map F: Grandview-Woodland <input type="checkbox"/> Map G: Downtown, Broadway Plan Area and Rest of Metro Core <input type="checkbox"/> Key Map: City-wide Institutional	
CAC target rate (from appendix table)	\$ / m ²	\$ / ft ²
CAC target contribution	\$	
Max floor area under existing zoning	ft ²	
Proposed floor area	ft ²	
Net additional floor area	ft ²	

OR

Policy 1.2(b): Negotiated contributions		
<i>Select <u>all</u> that apply and complete all required information</i>		
<input type="checkbox"/> Cash CAC, valued at: \$	<input type="checkbox"/> In-kind CAC, valued* at: \$	<input type="checkbox"/> Other comments that accompany the CAC offer (see next page)
<small>* The value of an in-kind CAC is the total cost to deliver it turnkey to the City including hard costs, soft costs, contingency and finance. The hard costs must be identified in the QS Class C estimate and include fit-out costs. No profit is acknowledged on in-kind CACs.</small>		
In-kind CAC, described as:		

Policy 1.2(b): Project Statistics					
	FSR	FSR Area (sq. ft.)	Gross Buildable Area (sq. ft.)	Net Leasable / Saleable Area* (sq. ft.)	Gross to Net Efficiency** (%)
Strata Residential					
Market Rental Residential					
Non-Market Residential					
Retail/Service Uses					
Office Uses					
Institutional Uses					
Cultural and Recreational Uses					
Industrial Uses					
Other Uses					
Total					
Other comments that accompany the CAC offer:					

* Net leasable Area (NLA): defined as the leasable area for residential suites. Measured to the internal face of the suite demising wall with no deductions for columns or internal non-demising walls.

Net Saleable Area (NSA): defined as the saleable area for strata condominium units. Measured to the center-line of the demising wall with no deductions for columns or internal non-demising walls.

Residential areas: NSA and NLA, in-suite storage should be included. Balconies and patios are not included, unless enclosed.

Commercial areas: all commercial units should be measured in compliance with BOMA standards of measurement.

** If below 83% please provide explanation in comments