

Development, Buildings, and Licensing

Applicants are encouraged to [obtain advice from a Development Planner](#)¹ prior to submitting their application.

To submit your application online, visit <https://vancouver.ca/building-development-support>.

When submitting your application package:

1. Ensure that one PDF copy of each required drawing/document is included in your application package
2. Use vector format PDF for drawings (scanned paper drawings will not be accepted).
3. Submit all drawings separately from other non-drawing documents, such as schedules, forms, and reports.
4. Submit landscape drawing separately from all other drawings.
5. Submit an individual file for each document (e.g. schedule, form, report, etc.).

For more information on document submission standards, visit [Electronic permit applications](#)².

Fees are calculated when staff review the application for completeness and must be paid before the detailed review can start.

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

Reference documents to prepare your design and application:

1. [RA-1 district schedule](#)³
2. [Southlands RA-1 guidelines](#)⁴
3. [Clustering of buildings near road intersections – RA-1 district](#)⁵
4. [Grades, filling and drainage – RA-1 district](#)⁶
5. [Height Relaxation – RA-1 district](#)⁷
6. [Perimeter landscape – RA-1 district](#)⁸
7. [Stables – RA-1 district](#)⁹
8. [Flood plain standards and requirements](#)¹⁰

Documents required

| Document Title | Details |
|---|---|
| Application Form | <ul style="list-style-type: none"> • Development and/or Building Application Form¹¹ |
| ALC Confirmation Letter per Sec. 23(1) ALC Act | <ul style="list-style-type: none"> • Visit Provincial Agricultural Land Commission (ALC)²³ for more information |
| 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.). |
| Rental Declaration Form | <ul style="list-style-type: none"> • Rental Declaration form¹² |
| Site Disclosure Statement (SDS) | <ul style="list-style-type: none"> • British Columbia – Ministry of Environment and Climate Change - Schedule 1 Site Disclosure Statement¹³ <p>Visit Province of BC's Site Identification¹⁴ 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 |
|---|---|
| Arborist Report and Arborist Letter of Supervision | Arborist Report is required if there are existing trees 30 centimetres in diameter or larger. Review Protection of Trees By-law 9958 ¹⁵ for more information. If an arborist report is submitted, the arborist will stipulate if a supervision letter is required. |
| Subdivision Plan | Required if the property is being subdivided as part of the development proposal. |

Drawings required

| Drawing Title | Details |
|---------------------------|--|
| Survey Plan | Prepared, signed, and sealed by a BC Land Surveyor. See Survey Plan Requirements listed at the end of this checklist. |
| Site Plan | <ul style="list-style-type: none"> • Address and street name(s) • Legal description (found on tax notice) • North arrow • Dimensions of site and site area • Location, dimensions, and sizes of all buildings (principal, infill, and accessory) • Required yards, setbacks and building lines • Size and location of all off street parking • Access to parking, 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 around all corners and perimeter of the proposed building(s) • Existing and proposed grade elevations along both sides of property lines where the front yard setback line and rear setback line intersect. (NOTE: Setbacks must be taken from the established Building Line, where applicable) • Treatment of open areas, courtyards, pedestrian areas, etc. • Drainage plan, if applicable |
| Flood Proofing Design | <ul style="list-style-type: none"> • All new buildings and/or additions in the RA-1 district to be designed to meet the guidelines set out by the Province of BC and City of Vancouver. Review Flood Plain Standards and Requirements ¹⁶ for more information. |
| Filling and Drainage Plan | <ul style="list-style-type: none"> • Prepared and certified by a Professional Engineer registered in the Province of BC Review Grades, Filling, and Drainage – RA-1 District ¹⁷ and Section 10 of the RA-1 Guidelines ¹⁸ for more information. |
| Floor Plans | <ul style="list-style-type: none"> • North arrow • All outside floor dimensions (outer wall to outer wall) • Rooms uses and dimensions, including finished and unfinished rooms • All door, window and skylight sizes and locations • All plumbing fixtures, appliances, etc. • Indicate line of ceiling heights of 1.2 metres or less • Indicate line of ceiling heights between 1.2 meters and 2.3 metres in height, if applying an applicable floor space ratio exclusion • Indicate locations where ceiling heights of 1.2 metres and greater occur in a half-storey or dormer |
| FSR Compliance | May be submitted directly to the Project Coordinator after intake. <ul style="list-style-type: none"> • Proof of compliance with FSR (colour-coded floor plans cross-referenced to data sheets) Review Area Calculation and Tracing Overlay Requirements ¹⁹ for more information. |
| Roof Plan | Separate roof plan is required. Do not overlay on a floor plan. <ul style="list-style-type: none"> • Indicate all roof slopes |

| Drawings required, continued | |
|-------------------------------------|---|
| Drawing Title | Details |
| Sections | <ul style="list-style-type: none"> • Longitudinal and cross sections • Indicate floor-to-ceiling heights of all floors, including crawl spaces • Stair details • Height line where ceiling height is 1.2 metres • Height line where ceiling height is between 1.2 metres and 2.3 metres in height, if applying an applicable floor space ratio exclusion. Indicate roof pitch for these areas • Bay window, window seats and window well details |
| Elevations | <ul style="list-style-type: none"> • Label all building material, finishes, and trim (with dimensions) • Existing and proposed grades at the building corners • Porch dimensions and clear height to underside of ceiling • Show all roof ridge & floor elevations • Door and window sizes • Chimney material and detail • All peak roof height elevations (in survey or building grade datum) • The height of the building shall be measured as the vertical distance that the building extends above the base surface • All interpolated elevation points relative to roof height elevations (in survey or building grade datum) • Show peak elevation of house |
| Details | <p>Enlarged details of architectural elements, including but not limited to:</p> <ul style="list-style-type: none"> • Front porch • Guardrails • Gable Treatments • Window and door trims • Eaves and brackets |
| Context Plan | <ul style="list-style-type: none"> • Drawings address privacy concerns. • 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 |
| Drawn Streetscape Analysis | <ul style="list-style-type: none"> • Graphic and written analysis of the streetscape noting the existing architectural and landscape patterns • Streetscape to be drawn as a continuous elevation, accurately drawn showing spacing between the buildings • Indicate the main ridge heights, door sills, and grade of the adjacent houses |
| Context and Streetscape Photos | <ul style="list-style-type: none"> • Photos showing the relationship of the proposed building(s) to surrounding development at the front, rear, and sides • Photos of the streetscape linked together in a montage (comparable in size to the drawn streetscape) |

| Additional drawings or items that may be required | |
|--|--|
| Drawing Title | Details |
| Accessory Building drawings (garage or carport) | <p>Review Construction of Detached Garage or Carport²⁰ for more information and sample drawings.</p> <p>For corner-flanking lots, view Section 10.27²¹ of the Zoning and Development By-law for setback requirements.</p> |
| FSR Exclusion | <ul style="list-style-type: none"> • Indicate floor space exclusion for additional wall thickness to control Building Envelope Leaks and other excluded areas. <p>Review Floor Area Exclusions for Improved Building Performance²² for more information.</p> |
| Model | If applicable, as determined by the assigned Planner. |

Statements Required

| Statement | Details | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|-----------------------|------------------------|-----------------------|----------|-----------|--|--|--|-----------------------|--|--|--|---|--|--|--|------------|--|--|--|---------------------|--|--|--|---------------------|--|--|--|-----------|--|--|--|-----------------|--|--|--|----------------|--|--|--|---------------|--|--|--|------------------------------------|--|--|--|-----------|--|--|--|---------------|--|--|--|
| Technical Data Summary (Zoning Analysis) | <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; • Required and Proposed – Parking spaces • List of proposed relaxations • The items listed in this sample table: <table border="1" data-bbox="386 352 1484 1083"> <thead> <tr> <th data-bbox="386 352 883 428">Site</th> <th data-bbox="883 352 1040 428">Dimension (Total Area)</th> <th data-bbox="1040 352 1243 428">Permitted or Required</th> <th data-bbox="1243 352 1484 428">Proposed</th> </tr> </thead> <tbody> <tr> <td data-bbox="386 428 883 474">FSR Total</td> <td data-bbox="883 428 1040 474"></td> <td data-bbox="1040 428 1243 474"></td> <td data-bbox="1243 428 1484 474"></td> </tr> <tr> <td data-bbox="386 474 883 520">FSR Total above grade</td> <td data-bbox="883 474 1040 520"></td> <td data-bbox="1040 474 1243 520"></td> <td data-bbox="1243 474 1484 520"></td> </tr> <tr> <td data-bbox="386 520 883 596">Floor area of each floor basement/main/upper</td> <td data-bbox="883 520 1040 596"></td> <td data-bbox="1040 520 1243 596"></td> <td data-bbox="1243 520 1484 596"></td> </tr> <tr> <td data-bbox="386 596 883 642">Front Yard</td> <td data-bbox="883 596 1040 642"></td> <td data-bbox="1040 596 1243 642"></td> <td data-bbox="1243 596 1484 642"></td> </tr> <tr> <td data-bbox="386 642 883 688">Side Yard (N/S/E/W)</td> <td data-bbox="883 642 1040 688"></td> <td data-bbox="1040 642 1243 688"></td> <td data-bbox="1243 642 1484 688"></td> </tr> <tr> <td data-bbox="386 688 883 735">Side Yard (N/S/E/W)</td> <td data-bbox="883 688 1040 735"></td> <td data-bbox="1040 688 1243 735"></td> <td data-bbox="1243 688 1484 735"></td> </tr> <tr> <td data-bbox="386 735 883 781">Rear Yard</td> <td data-bbox="883 735 1040 781"></td> <td data-bbox="1040 735 1243 781"></td> <td data-bbox="1243 735 1484 781"></td> </tr> <tr> <td data-bbox="386 781 883 827">Building Height</td> <td data-bbox="883 781 1040 827"></td> <td data-bbox="1040 781 1243 827"></td> <td data-bbox="1243 781 1484 827"></td> </tr> <tr> <td data-bbox="386 827 883 873">Building Depth</td> <td data-bbox="883 827 1040 873"></td> <td data-bbox="1040 827 1243 873"></td> <td data-bbox="1243 827 1484 873"></td> </tr> <tr> <td data-bbox="386 873 883 919">Site Coverage</td> <td data-bbox="883 873 1040 919"></td> <td data-bbox="1040 873 1243 919"></td> <td data-bbox="1243 873 1484 919"></td> </tr> <tr> <td data-bbox="386 919 883 966">Impermeable Material Site Coverage</td> <td data-bbox="883 919 1040 966"></td> <td data-bbox="1040 919 1243 966"></td> <td data-bbox="1243 919 1484 966"></td> </tr> <tr> <td data-bbox="386 966 883 1012">Deck Area</td> <td data-bbox="883 966 1040 1012"></td> <td data-bbox="1040 966 1243 1012"></td> <td data-bbox="1243 966 1484 1012"></td> </tr> <tr> <td data-bbox="386 1012 883 1083">Covered Porch</td> <td data-bbox="883 1012 1040 1083"></td> <td data-bbox="1040 1012 1243 1083"></td> <td data-bbox="1243 1012 1484 1083"></td> </tr> </tbody> </table> | Site | Dimension (Total Area) | Permitted or Required | Proposed | FSR Total | | | | FSR Total above grade | | | | Floor area of each floor basement/main/upper | | | | Front Yard | | | | Side Yard (N/S/E/W) | | | | Side Yard (N/S/E/W) | | | | Rear Yard | | | | Building Height | | | | Building Depth | | | | Site Coverage | | | | Impermeable Material Site Coverage | | | | Deck Area | | | | Covered Porch | | | |
| Site | Dimension (Total Area) | Permitted or Required | Proposed | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FSR Total | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FSR Total above grade | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Floor area of each floor basement/main/upper | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Front Yard | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Side Yard (N/S/E/W) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Side Yard (N/S/E/W) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rear Yard | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building Height | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building Depth | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Coverage | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Impermeable Material Site Coverage | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Deck Area | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Covered Porch | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Survey Plan (by BC Registered Surveyor) Requirements:

- The PID (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 of lead plugs, iron pins and show corner angles, datum;
- Location and dimensions of all existing buildings on the site for proposed additions;
- Front yard setback, main ridge height, and door sill heights of the two adjacent site on each side of the proposed building(s);
- Front, side and rear yard setbacks to each corner of the permitted building envelope, based on Zoning and Development By-law requirements;
- Setbacks must be taken from the established building line (where applicable);
- Ultimate property line;
- Lane dedications, registered easements, encroachments and right-of-ways must be indicated on the surveys. Where lane dedications are required, setbacks must be measured from dedication line;
- 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 principal building envelope (based on Zoning and Development By-law requirements);
- Existing grade on the adjacent property, parallel to side property lines at regular intervals approximately 3 m (10'0") into the neighbouring sites;
- 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 and elevations at the top and bottom of any existing retaining walls at regular intervals of approximately every 3 m (9.84');
- Location, height and diameter of all stumps 20 cm (8") caliper or greater;
- Location of all existing 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) 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 m (4.60') above the ground;
- Tree grades (existing tree base elevations) for those trees exceeding 20 cm (8") in diameter that are affected by development;
- The drip line (crown of trees or extent of tree branches) and species or type of trees (for all trees exceeding 20 cm (8") in diameter when measured 1.4 m (4.60') above the ground);
- Along the road and 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 m (9.84') 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 &/or guy wire locations, existing transformers, 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);
- For 3 m (9.84') 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 m (9.84') 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 m (9.84') increments.

Note: For proposed driveways from a street, contact the Enquiry Centre for Zoning and Development By-law requirements. (A Streetscape Plan and/or Building Grades Plan may be required.)

¹ <https://vancouver.ca/files/cov/online-feedback-permit-instructions.pdf>

² <https://vancouver.ca/home-property-development/electronic-permit-applications.aspx#upload>

³ <https://bylaws.vancouver.ca/zoning/zoning-by-law-district-schedule-ra-1.pdf>

⁴ <https://guidelines.vancouver.ca/S004.pdf>

⁵ <https://bylaws.vancouver.ca/bulletin/C002.pdf>

⁶ <https://bylaws.vancouver.ca/bulletin/G001.pdf>

⁷ <https://bylaws.vancouver.ca/bulletin/H004.pdf>

⁸ <https://bylaws.vancouver.ca/bulletin/P008.pdf>

⁹ <https://bylaws.vancouver.ca/bulletin/S002.pdf>

¹⁰ <https://guidelines.vancouver.ca/F014.pdf>

¹¹ <https://vancouver.ca/files/cov/dev-build-app-form.pdf>

¹² <https://vancouver.ca/files/cov/rental-declaration-form.pdf>

¹³ https://www2.gov.bc.ca/assets/gov/environment/air-land-water/site-remediation/docs/forms/site_disclosure_statement.pdf?forcedownload=true

¹⁴ <https://www2.gov.bc.ca/gov/content/environment/air-land-water/site-remediation/site-identification>

¹⁵ <https://vancouver.ca/your-government/protection-of-trees-by-law.aspx#propertydevelopment>

¹⁶ <https://guidelines.vancouver.ca/F014.pdf>

¹⁷ <https://bylaws.vancouver.ca/bulletin/G001.pdf>

¹⁸ <https://guidelines.vancouver.ca/S004.pdf#page=12>

¹⁹ <https://bylaws.vancouver.ca/bulletin/bulletin-floor-area-calculation-tracing-overlay.pdf>

²⁰ <https://vancouver.ca/files/cov/garage-guide-and-submission-checklist.pdf>

²¹ <https://bylaws.vancouver.ca/zoning/zoning-by-law-section-10.pdf#page=12>

²² <https://bylaws.vancouver.ca/bulletin/bulletin-floor-area-exclusion-improved-building-performance.pdf>

²³ <https://www.alc.gov.bc.ca/alc/content/home>