

## SUMMARY AND RECOMMENDATION

**1. Internal Development Application and Permitting Modernization Task Force – Zoning and Development By-law Amendments to Enable Issuance of a Building Permit for Excavation and Shoring Before a Development Permit**

**Summary:** To amend Section 4 (Development Permits) of the City of Vancouver Zoning and Development By-law to enable a building permit (BP), limited in scope to excavation and shoring, to be issued before the development permit (DP). If approved, these amendments will provide additional flexibility in construction scheduling for eligible projects, limited to those including Social Housing or Secured Market Rental Housing, Institutional Uses, and select Cultural and Recreational Uses.

**Applicant:** The General Manager of Planning, Urban Design and Sustainability

**Referral:** This item was referred to Public Hearing at the Council Meeting of July 20, 2021.

**Recommended Approval:** By the General Manager of Planning, Urban Design and Sustainability:

- A. THAT Council approves the application to amend the Zoning and Development By-law to amend Section 4 to permit the Director of Planning to recommend that the City Building Inspector issue a building permit, limited to excavation and shoring, before issuance of the development permit for projects including Dwelling Uses developed as Social Housing or Secured Market Rental Housing, Institutional Uses, and select Cultural and Recreational Uses, generally as presented in Appendix A of the Referral Report dated July 6, 2021, entitled “Internal Development Application and Permitting Modernization Task Force – Zoning and Development By-law Amendments to Enable Issuance of a Building Permit for Excavation and Shoring Before a Development Permit”.

**[Internal Development Application and Permitting Modernization Task Force – Zoning and Development By-law Amendments to Enable Issuance of a Building Permit for Excavation and Shoring Before a Development Permit]**