

EXPLANATION**A By-law to Amend
Zoning and Development By-law No. 3575
Regarding Building Permits**

Following the Public Hearing on September 21, 2021, Council resolved to amend the Zoning and Development By-law to enable issuance of a building permit before the development permit is issued in limited circumstances. Enactment of the attached By-law will implement Council's resolutions.

Director of Legal Services
September 22, 2021

BY-LAW NO. _____

**A By-law to Amend
Zoning and Development By-law No. 3575
Regarding Building Permits**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of the Zoning and Development By-law No. 3575.

2. Council strikes out section 4.7 and substitutes the following:

“4.7 Building Permit Validity

4.7.1 Unless issued in accordance with sections 4.7.2 and 4.7.3, no building permit issued for any operation with respect to which a development permit is required under this By-law shall be valid unless and until a development permit has been issued.

4.7.2 Despite section 4.7.1, the Director of Planning may recommend the issuance of a building permit to the City Building Inspector, provided that the:

- (i) Director of Planning has issued a “prior-to permit issuance” letter for the development;
- (ii) Director of Planning, in consultation with the City Engineer and Director of Legal Services, is satisfied that the applicant has made substantial progress in satisfying the conditions imposed under (i);
- (iii) City Building Inspector, in consultation with the City Engineer, is satisfied that a building permit may be issued, and the building permit:
 - (a) application is submitted by a Certified Professional; and
 - (b) is limited only to excavation and shoring associated with the proposed development permit for the same site; and
- (iv) development must include one of the following uses:
 - (a) Cultural and Recreational Uses, limited to Artist Studio, Community Centre or Neighbourhood House, Library, Museum or Archives, and Park or Playground;
 - (b) Dwelling Uses, developed as Social Housing or Secured Market Rental Housing;
 - (c) Institutional Uses; or
 - (d) any other use which the Director of Planning reasonably considers to be similar to the foregoing.

