

BUILDING GRADES PROCESS

The City is making changes to the building grades application process to reduce processing time for most applicants and help expedite the development process. Up until January 1, 2015, the City set building grades for all new developments or reviewed developer designed building grades.

What is a building grade?

Building grades are designed elevations for development projects to meet when constructing new buildings. They ensure the height of buildings meet zoning regulations, that new building entrances meet current and future street elevations, and that water drains from the site without causing damage.

What has changed?

From 2012 through 2014, the city designed all building grades, but required the applicant to provide their own survey information. As of January 1, 2015, the survey and design of building grades must be completed by the applicant and submitted for City review and approval.

In some cases, the City may provide a road design and building grades adjacent to the affected road where adjacent roads are planned for reconstruction or they are in poor condition. Where the City provides only part of the design, applicants will still need to complete the remaining survey and building grade design.



How does the new application process work?

Step one: The applicant submits a building grade application and pays the review fee.

Step two: The City reviews the application to determine if any of the building grade design is already complete and whether City support is required.

Step three: The applicant is notified as to whether they need to design all of the building grades and submit their survey and design for review or if the City will be completing a design and building grades for some or all of the roads around their site. If the City will be completing a design for the building grade application, the applicant will need to pay an additional fee.

How do I design building grades?

For buildings requiring the services of an architect, the building grade design is required to be completed and certified by a Professional Engineer or Architect registered in BC. For other buildings, the building grade design can be prepared by the building designer.

Every building grade design will be reviewed by the City and may require revisions if the survey and design criteria are not met.

Survey, design, and submission criteria for building grades are available at vancouver.ca/buildinggrades.

For more information:

Visit us online at vancouver.ca/buildinggrades or phone us at 3-1-1.

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