

Bulletin

Official Established Building Grades - Requirements for Development Applications

Effective November 16, 1981

Last amended May 27, 2020

Authority: Director of Planning

Background and Context

This bulletin provides information on development permit application requirements related to official established building grades, referred to in this bulletin as building grades. Building grades are necessary to confirm building entries will meet existing and future sidewalks, streets, and lanes.

When required, building grades must be clearly shown on application drawings, and can be requested from Engineering Services, located at 507 West Broadway, or by contacting building.grades@vancouver.ca.

Requirement

Building grades are required for development applications in all zoning districts except under the circumstances described in this bulletin.

Exceptions

1 Existing site grades will be accepted for development applications in:

- RS-1, RS-3, RS-3A, RS-5, and RS-6 zoning districts for principle buildings, accessory buildings, laneway homes, and infill dwellings.
- All RT zoning district sites with relatively flat topography (*no more than 0.15 meters or 6 inches between existing site grades and adjacent streets/lanes or neighbouring properties, as determined by the Director of Planning*) for one-family dwellings, two-family dwellings, and Multiple Conversion Dwellings (MCDs).

Where existing site grades and adjacent road and lane elevations are accepted in lieu of building grades, they must be prepared by a British Columbia Land Surveyor (BCLS) and shown on plans as indicated on the application submission checklist available online at <https://vancouver.ca/home-property-development/application-forms-and-checklists.aspx>.

2 Building grades *may* be required for development applications in *any* zoning district if one or more of the following conditions exist adjacent to the proposed development site:

- City lanes are not physically opened for use;
- The City has requested a road dedication/widening; and/or
- The site is affected by an established building line.

Additional Resources

- To establish parking and garage slab elevations where building grades are not required, please review Bulletin 2000-011-BU: <https://vancouver.ca/home-property-development/application-forms-and-checklists.aspx#bulletins>.
- Building Grades for sidewalk and street elevations and additional related information including City prepared building grade plans or user prepared building grade plans: <https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>.