City of Richmond

General Compliance Guidelines

Development Applications Department
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Introduction

General Compliance applications are intended to accommodate minor changes to approved Development Permits that do not change the basic form and character of a development and that do not impact adjacent properties and streetscape. Proposed modifications should enhance the project and should not change basic site planning and urban design details.

General Compliance applicants are encouraged to identify all required modifications in a single application, following the Building Permit review stage, to allow the total impact of proposed changes to be assessed. General Compliance applications are not intended for approval of modifications which have already been constructed.

There is a fee of $680.00 for each request for a General Compliance ruling.

Criteria

In order to be considered for General Compliance, the following criteria must be met:

1. Proposed modifications must not require any new development variances or increase approved variances.
2. The density of development must not be increased beyond the level specified in the approved Development Permit.
3. Proposed modifications must not alter elements that were controversial or that attracted considerable discussion from the public, Advisory Design Panel or Development Permit Panel during the original Development Permit process.
4. Proposed exterior modifications must maintain or enhance the quality of the development and must retain the basic form and character of the development.
5. Applications should not alter the approved site coverage, siting, scale, spacing or configuration of buildings, with the exception of minor changes and additions to buildings to accommodate Building Code or servicing requirements.
6. Approved open space and amenity areas should be maintained; proposed changes to landscaping detail should be minor in nature and of equivalent value to approved plans.
7. Proposed changes to the location and configuration of vehicle access and parking areas should be minor in nature.
8. Proposed modifications must not contravene the applicable Development Permit Guidelines.