



This form is a submission checklist for various types of development applications. Refer to the Development Submission Requirements for a list of required submission documents. Items indicated with an asterisk* require two sets of drawings.		Applicant Submission	City Verification
1	Application Form: All fields must be completed and accurate.	<input type="checkbox"/>	<input type="checkbox"/>
2	This form (Submission Checklist) and a USB flash drive containing all required documents: Applications will not be considered complete until all required documents are received.	<input type="checkbox"/>	<input type="checkbox"/>
3	Letter of Authorization: All fields must be completed and signed by all property owner(s). If the property owner is a company, the Corporation Certificate and Notice of Articles are required.	<input type="checkbox"/>	<input type="checkbox"/>
4	Application Fees: Refer to Consolidated Fees Bylaw 8636 .	<input type="checkbox"/>	<input type="checkbox"/>
5	Land Title Search: Current title search from the Land Title and Survey Authority (LTSA) for each parcel in the application. <i>Land Title Search must be dated within 60 days of application submission.</i>	<input type="checkbox"/>	<input type="checkbox"/>
6	Ministry of Environment and Climate Change Strategy Site Disclosure Statement: Site Disclosure Statements are used as screening tools to identify potentially contaminated sites. Triggers for submission of a Site Disclosure Statement are established in the Contaminated Sites Regulation. A fillable site disclosure statement is available on the Province of BC Site Remediation Website .	<input type="checkbox"/>	<input type="checkbox"/>
7	Legal Topographical Survey*: Survey must be dated within 1 year of application submission. Refer to Bulletin DEVAPPS-01 .	<input type="checkbox"/>	<input type="checkbox"/>
8	Arborist Report: Arborist report is not required if there are no impact on trees (i.e. no trees on-site or neighbouring property or development does not impact trees). Refer to Bulletin TREE-04 .	<input type="checkbox"/>	<input type="checkbox"/>
9	Letter Outlining Proposal: A brief letter prepared by the applicant outlining the purpose of the proposal, description of the property including existing buildings, any significant features, a description of the type of new building(s) proposed, and any benefits to the community. For multi-family, commercial, mixed-use, industrial, and institutional proposals, include the design rationale for the project which addresses how the design fits in with the site context, include a discussion of Crime Prevention through Environmental Design (CPTED) strategies, outline the landscape features and sustainable design features and explain how the building/site design complies with the applicable design guidelines listed in the OCP.	<input type="checkbox"/>	<input type="checkbox"/>
10	Site Plan*: Refer to Bulletin DEVAPPS-01 .	<input type="checkbox"/>	<input type="checkbox"/>
11	Comprehensive Drawing Package*: Refer to Bulletin DEVAPPS-15 .	<input type="checkbox"/>	<input type="checkbox"/>
12	Coloured Elevations*: Refer to Bulletin DEVAPPS-15 .	<input type="checkbox"/>	<input type="checkbox"/>
13	Landscape Plans & Overlays*: Refer to Bulletin DEVAPPS-15 .	<input type="checkbox"/>	<input type="checkbox"/>
14	Three Dimensional Drawings*: 3D coloured drawings to depict all elevations of at least two views of the proposed development, and including views from all street frontages. PDF with images (min. 15 cm/6 in. x 10 cm/4 in. min. at 300 dpi resolution). Include a key plan and caption including the direction of the views.	<input type="checkbox"/>	<input type="checkbox"/>

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15	<p>Shadow Analysis*: The shadow analysis is a planning submission requirement which provides a visualization of how the proposed development will cast its shadow. The shadow analysis will demonstrate any potential impacts on shadow sensitive areas, such as public spaces, communal amenity areas, traditional and arterial streets and residential private outdoor amenity areas and how these impacts can be mitigated (if applicable). At minimum, for the following times: 10:00am, 12:00pm, 2:00pm, 4:00pm on the Spring Equinox, Fall Equinox and Summer Solstice.</p>	<input type="checkbox"/>	<input type="checkbox"/>
16	<p>Parking Plan*: Drawing illustrating the proposed on-site vehicle parking spaces, bicycle parking spaces, loading spaces, and pedestrian circulation network. Include dimensions of all spaces, drive aisles and appropriate annotations for designated or reserved spaces.</p>	<input type="checkbox"/>	<input type="checkbox"/>
17	<p>Fire Access and Response Plan*: Drawing illustrating the required fire access and response provisions consistent with BCBC, including but not limited to distance from hydrant to furthest point of entry as measured down the centerline of the driving surface and truck maneuvering diagram.</p>	<input type="checkbox"/>	<input type="checkbox"/>
18	<p>Waste Management and Operations Plan*: Drawing illustrating where the proposed garbage/recycling room(s) and collection/loading area(s) will be located, including truck ingress and egress. <i>Refer to the Waste Management Design Guidelines.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>
19	<p>Traffic Impact Assessment: A study prepared by a professional transportation consultant to assess the impact of the proposal on the existing transportation network infrastructure. The applicant must submit a draft terms of reference (TOR) for staff review and approval prior to conducting the TIA.</p>	<input type="checkbox"/>	<input type="checkbox"/>
20	<p>Environmentally Sensitive Assessment Report: An Environmental Assessment Report is required for land use and development applications for sites within or adjoining environmentally sensitive areas. The Report must be prepared by a qualified environmental professional knowledgeable in Richmond's environmental assets, including watercourses, ravines, wetland, riparian and upland habitats, and stands of trees. <i>Refer to Bulletin DEVAPPS-08.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>
21	<p>Draft Strata Plan*: A plan prepared by a BCLS designating the locations and boundaries of different categories of a property, outlining in detail the dimensions of the building, the strata lots and the common property. May also include information about unit entitlement, assigned parking stalls, registered easements and rights-of-way and a list of registered bylaws.</p>	<input type="checkbox"/>	<input type="checkbox"/>
22	<p>Strata Title Conversion Tenant Surveys/Summary of Results: The views of the affected tenants as established by a formal canvass by the applicant. A standard form available from the City's Planning and Development Department may be used for this purpose.</p>	<input type="checkbox"/>	<input type="checkbox"/>
23	<p>Building Conditions Report: The life expectancy of the building and any projected major increases in maintenance costs due to the condition of the building. This information shall be supplied by the applicant in the form of a written report in an acceptable form prepared by a registered architect, engineer or similarly qualified professional. The report shall review the building's age, quality, general condition and measure of compliance with current building codes and City bylaws. <i>Reference residential and commercial.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>
24	<p>Building Code Compliance Report: Report by a Professional Engineer or Architect that provides a BC Building Code review that specifically addresses if the building does not comply with the current BC Building Code. The professional shall identify the work that is required to bring the building up to code. This report will be retained as public record. Ensure to include all subject buildings. <i>Reference residential and commercial.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>
25	<p>Building Energy Step Code Compliance Memo: A report by a Professional Engineer or a Qualified professional that the proposed buildings demonstrate compliance with the applicable requirements of the BC Energy Step Code (ESC) and Zero Carbon Step Code (ZCSC) to the satisfaction of the City. <i>Refer to Building Regulation Bylaw No. 7230 and Section 14.2.10 of Schedule 1: Official Community Plan Bylaw 9000.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>