

PRELIMINARY DEVELOPMENT FORM

The Preliminary Development Proposal is the first step in development for Official Community Plan amendments, rezoning, and heritage applications. In order to provide detailed advice on whether a development proposal would be supported at a site, the Planning Department must receive the Preliminary Development Proposal submission requirements.

Please submit the completed Preliminary Development Proposal form and the required submission requirements to planning@westvancouver.ca

Site Address or Location

Address	
Legal description	
PID	

Submission requirements*

Development statement brief <ul style="list-style-type: none"> • Project description • Project rationale including neighbourhood impacts and benefits • Existing and intended use • Compliance with Official Community Plan policies 	
Site plan (1/8" = 1-0' scale) <ul style="list-style-type: none"> • Lot area and dimensions • Proposed buildings and setbacks to property lines • Potential driveway(s) and parking spaces 	
Site survey (1/8" = 1-0' scale) <ul style="list-style-type: none"> • Lot area and dimensions • Topographic plan • Watercourse features, trees, and top of bank • Legal encumbrances including easements and right-of-ways 	
Zoning Bylaw table <ul style="list-style-type: none"> • Existing and proposed regulations (FAR, setbacks, lot coverage, height, parking) 	
Location plan/context map showing surrounding uses and adjacent streets	
Title search (dated within 30 days of submission) & all encumbrances on title	
3D preliminary massing	
Photos of the existing lot / streetscape / neighbouring properties	

*Additional information may be required depending on the scope of the Preliminary Development Proposal

Proposal type:

Rezoning and Development Permit	
Official Community Plan Amendment	
Heritage Revitalization Agreement	
Heritage Alteration Permit for properties within the Lower Caulfield Heritage Conservation Area	
Other, please specify:	

