

# Regulation Redesign

## Proposed Regulatory Amendments: Height

1. What is Regulation Redesign?
2. Proposed amendments to simplify height regulations
  - Definitions
  - Section 10.18 regulations

- Regulation Redesign is a priority project in 2020 Corporate Plan, specifically Goal 2B – Build and Protect the Vancouver Economy
- Key objectives of the project are to:
  - simplify and clarify land use regulations to make them easier to understand and implement
  - modernize regulations and language and improve the format of land use documents to make them more user-friendly
  - improve the consistency of land use regulations and policies
  - improve communication about land use tools
  - establish a robust and enduring land use framework

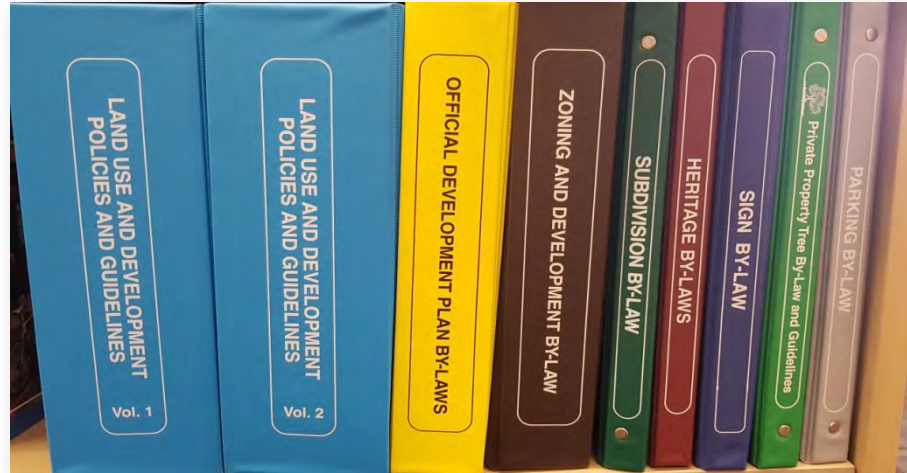


Adopted in 1956, the Zoning and Development By-law has been amended thousands of times (8000+), but it has not been comprehensively reviewed.

1956



2019



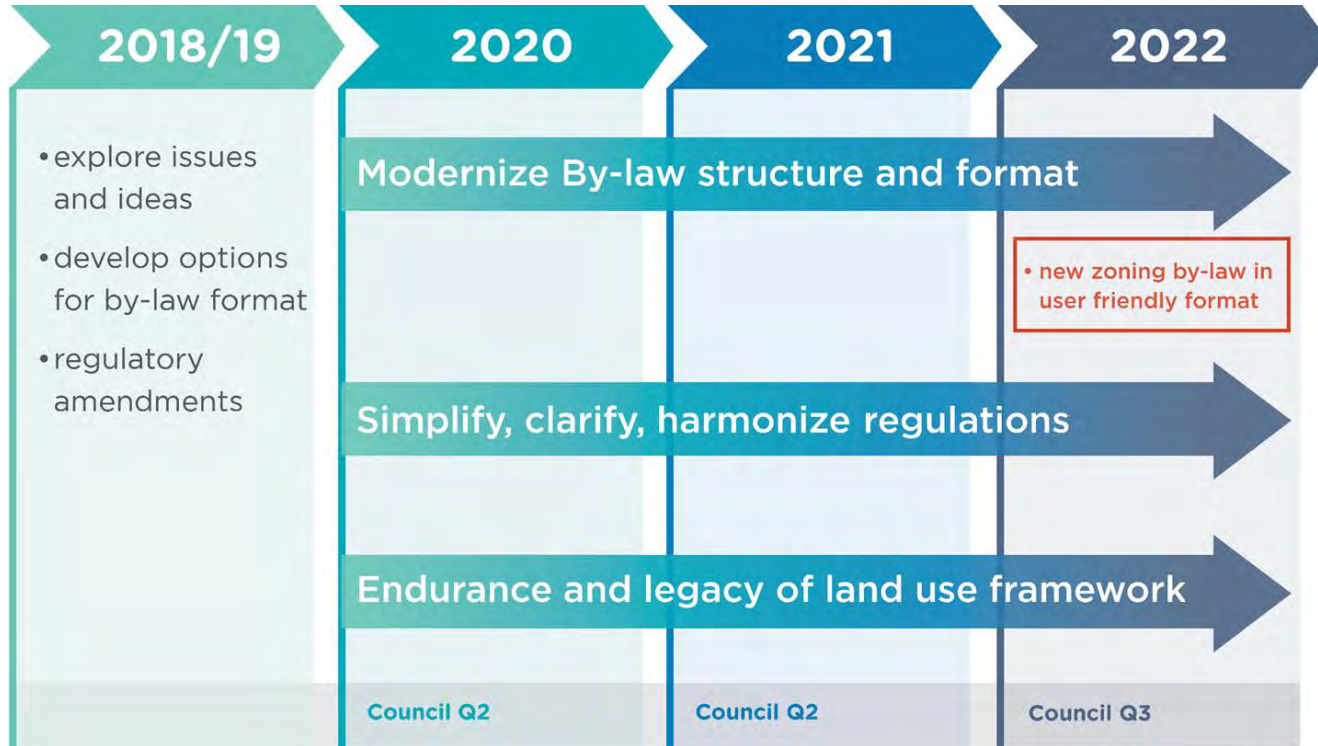
**I CAN'T  
FIND THE  
INFORMATION  
I NEED**

**EVEN WHEN  
I FIND WHAT  
I'M LOOKING  
FOR, I CAN'T  
UNDERSTAND IT**

**INFORMATION  
CONFLICTS**  
WITHIN BY-LAWS  
AND ACROSS  
REGULATIONS /  
POLICIES



**THE RULES  
ARE BEING  
INCONSISTENTLY  
INTERPRETED AND  
APPLIED**



1. What is Regulation Redesign?
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## 1. Create new definitions:

- height
- decorative roof

## 2. Update base surface definition

## 3. Update section 10.18 height regulations

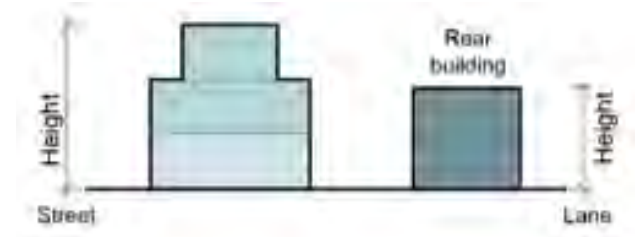
- modernize language
- provide more flexibility for roof access and roof top amenity features
- clarify decorative roof regulations





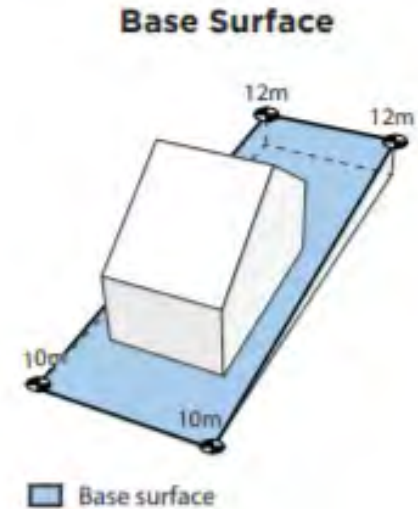
## Create new definition for height to clarify:

- height is measured as the vertical distance building extends above base surface
- interpolation is the method used to determine the point on the base surface from which height is measured
- regulations in district schedules may limit the number of storeys or building envelope



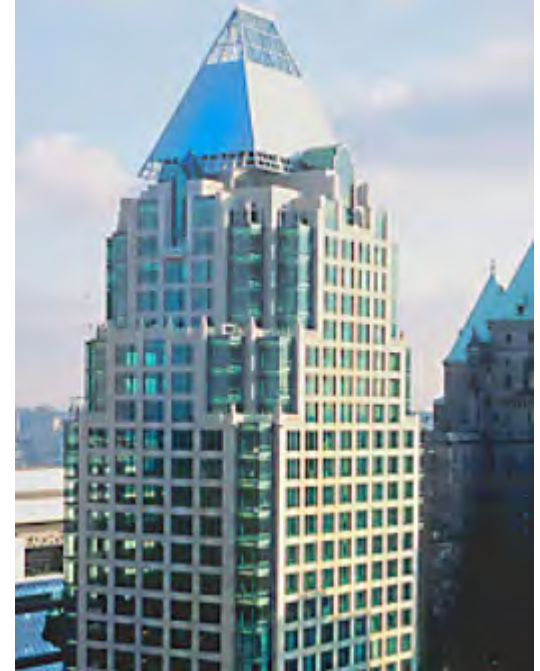
## Amend definition for base surface to:

- clarify that existing grades may be used to determine base surface if:
  - official established building grades cannot be obtained or
  - where they are incompatible with grades on adjacent sites
- remove wording about height calculation that is in new height definition



## Create new definition for decorative roof:

- an architecturally designed roof element on buildings over 30.5 m high
- enhances the overall appearance of the building
- screens and integrates mechanical appurtenances
- doesn't add to floor area



*Photo by Merrick Architecture*

## Update Section 10.18 – Height of Building:

- remove sections 10.18.1 to 10.18.3 (which explain how height and base surface are calculated)
- replace with new height definition and updated base surface definition



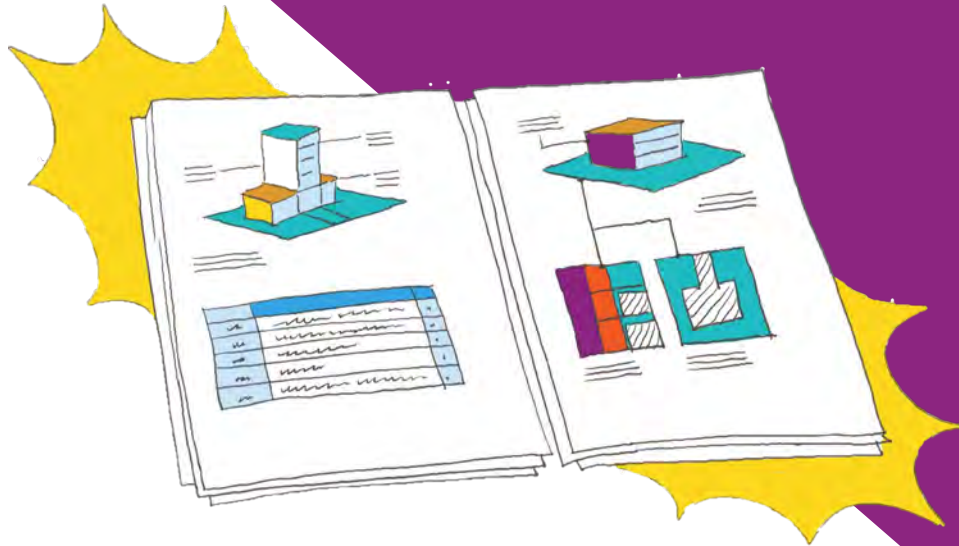
## Update height increases (currently section 10.18.4):

- remove 1/3 of building width limit (max. 10% of roof area to apply)
- update language on architectural appurtenances and remove 1.1 m height limit
- add the following features to the list of items that may exceed permitted height:
  - roof-top access structures to a private or shared outdoor amenity space that do not exceed 3.6 m in height
  - common roof-top amenity structures contiguous with common outdoor amenity space that do not exceed 3.6 m in height
  - screening material the Director of Planning considers appropriate to reduce visual impacts



Thank you

# Questions?



## What's next?

- Shape Your City Engagement in March
- Report to Council late spring 2021

### Learn more:

[vancouver.ca/RegRedesign](https://vancouver.ca/RegRedesign)  
[RegRedesign@vancouver.ca](mailto:RegRedesign@vancouver.ca)