Regulation Redesign 法规重新设计

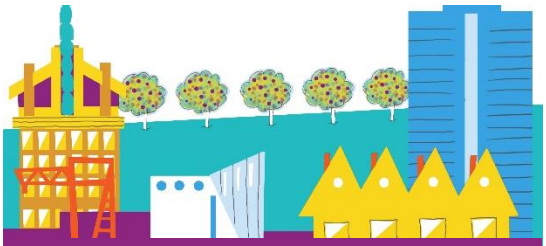
Simplifying Rules for City Building 简化城市建设规定

Spring 2021 Update / 2021 年春季更新

Background 背景

Regulation Redesign, a priority project in the City's 2020 Corporate Plan, is a comprehensive review of our land use regulations and related policy documents. The focus of Regulation Redesign is to simplify the regulations and improve their consistency, and to modernize the Zoning and Development By-law to make it more user-friendly.

“法规重新设计”（Regulation Redesign）是温哥华市政府 2020 计划中的优先项目，目的是要全面评估我们的土地使用法规及相关政策文件。“法规重新设计”的重点是要简化法规和提高一致性，同时对土地用途及发展附例（Zoning and Development By-law）采用现代化的表述，令法规更易于使用和明白。



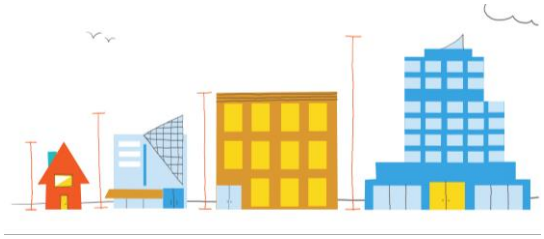
Project Objectives 项目目标:

1. Simplify and clarify
   简化和厘清
2. Modernize and improve formatting
   现代化及改善格式
3. Improve consistency
   提高一致性
4. Improve communication
   促进沟通
5. Establish an enduring framework
   建立持久的框架

New bulletin for balconies, decks, etc. 阳台和露台等的新公告

In July 2020, Council approved new terms for **balconies, decks, entries, porches, verandahs, patios, and roof decks**. We've created a new bulletin to explain how the regulations are applied. It includes details on what's counted in floor area, building depth and site area; projections into yards; where patios can be located; and what is considered a roof deck. Read it now at vancouver.ca/zoning-library under bulletins.

在 2020 年 7 月，市议会批准了阳台、露台、入口、门廊、平台、天井及屋顶平台的新词汇。我们制作了新的公告，解释法规的应用情况。当中包括建筑面积、建筑深度及场地面积的计算方式、建筑伸出物、天井位置，以及屋顶平台定义等详情。您可在 vancouver.ca/zoning-library 的公告一栏下阅读这些资料。



Simplifying height regulations 简化高度规定

We're proposing to create new definitions in Section 2 for “height” and “decorative roof”, and to update the definition for “base surface”. We're also exploring amendments to Section 10.18 to modernize language and update terms, to provide more flexibility for rooftop amenity spaces and access, and to clarify decorative roof regulations.

我们建议在第 2 条中加入“高度” 和 “装饰性屋顶”的新定义，同时更新 “基面”的定义。我们也正在研究修订第 10.18 条以使用较现代化的语言表述和更新词汇，为屋顶设施空间和使用提供更大灵活性，同时厘清装饰性屋顶的规定。

Learn more 了解更多信息:
vancouver.ca/RegRedesign

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Dwelling use terms:

Currently, the Zoning and Development By-law uses "multiple dwelling" to describe a variety of dwelling uses such as apartment, townhouse and triplex. To find out what type of multiple dwelling can be developed, we need to look at other land use documents like guidelines. This can be very confusing. We're proposing to create new dwelling use terms in the zoning by-law to make it easier to understand the regulations:

- "apartment" means a building containing 4 or more principal dwelling units, all of which share at least one common entrance from the exterior of the building.
- "townhouse" means a building containing 4 or more principal dwelling units, where each unit has its own entrance from the exterior of the building.
- "triplex" means a building containing 3 principal dwelling units, but does not include a multiple conversion dwelling.

住宅使用词汇:

目前土地用途及发展附例使用"多户住宅"一词来描述公寓单位、城市屋和三拼屋等多种住宅用途。要了解可以开发哪种类型的多户住宅，我们需要参阅多项指引等其他土地使用文件，这个过程经常使人混淆。我们建议在土地用途附例中加入新的住宅用途词汇，使相关规定更好理解:

- "公寓单位"是指有 4 个或以上主要住宅单位的建筑，所有单位需共用最少一个对外的出入口。
- "城市屋"是指有 4 个或以上主要住宅单位的建筑，而每个单位各自有对外的出入口。
- "三拼屋"是指有 3 个主要住宅单位的建筑，但不包括多户转换住宅。

New district schedule format 新的区域规定附件格式:

A district schedule is a part of the Zoning and Development By-law that specifies what uses are allowed on a property and what specific regulations apply. There are currently 67 district schedules for 97 zoning districts in the City of Vancouver, and they've become very complex since the zoning by-law was introduced in 1956. We're working on a new, more organized format based on these four guiding principles:

区域规定附件是土地用途及发展附例中的一部分，指明每个物业被允许的用途以及适用的特定法规。目前温哥华市的 97 个土地用途区域共有 67 个区域规定附件，而自土地用途附例在 1956 年实行起，这些规定附件变得越来越复杂。我们正探讨采用更有组织的新格式，并会基于以下四大指引原则:



Document standards to organize information consistently

采用文件标准，以更一致的方式整理信息



Summary pages to provide an overview of each zoning family

采用总结页面，提供每类土地用途的概览



Simple language and diagrams to make rules easier to understand

采用简单的语言和图表，使规定更明白易懂



Similar rules combined to make related requirements more clear

合并类似的规定，使相关要求更加清晰

Visit our website or contact us to learn more and provide your feedback!
请浏览我们的网站或与我们联系以了解详细信息，同时欢迎您提供意见!

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