Regulation Redesign 規例重新設計

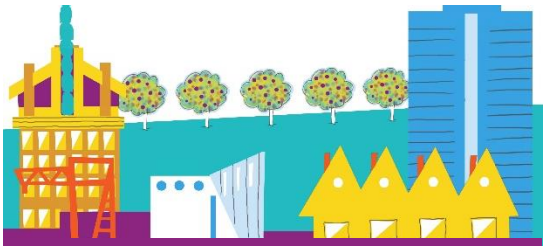
Simplifying Rules for City Building 簡化城市建設規定

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.

「規例重新設計」(Regulation Redesign) 是溫哥華市政府 2020 計劃中的優先項目，目的是要全面評估我們的土地使用規例及相關政策文件。「規例重新設計」的重點是要簡化規例和提高一致性，同時對土地用途及發展附例 (Zoning and Development By-law) 採用現代化表述，令規例更易於使用和明白。



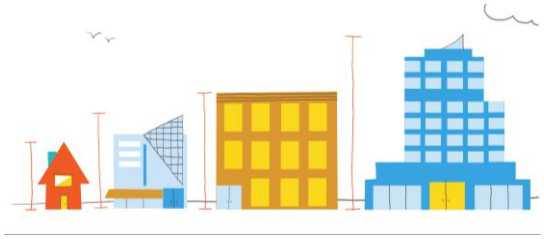
Project Objectives 項目目標

1. Simplify and clarify
   簡化與釐清
2. Modernize and improve formatting
   現代化及改善格式
3. Improve consistency
   提高一致性
4. Improve communication
   促進溝通
5. Establish an enduring framework
   確立持久的框架

New bulletin for balconies, decks, etc. 陽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，市議會批准了陽台、露台、入口、門廊、平台、天井及屋頂平台的新詞彙。我們製作了新的公告，解釋規例的應用情況。當中包括建築面積、建築深度及場地面積的計算方式、建築伸出物、天井位置，以及屋頂平台定義等詳情。您可在 vancouver.ca/zoning-library 的公告一欄下閱讀這些資料。



Simplifying height regulations 簡化高度規定

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.

我們建議在第 2 條中加入「高度」和「裝飾性屋頂」的新定義，同時更新「基面」的定義。我們也正研究修訂第 10.18 條以使用較現代化的語言表述和更新詞彙，為屋頂設施空間和使用提供更大靈活性，同時釐清裝飾性屋頂的規定。

Learn more 了解更多資訊:
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.

住宅使用詞彙

目前土地用途及發展附例使用「多戶住宅」一詞來描述公寓單位、城市屋和三拼屋等多種住宅用途。要了解可以發展哪種類型的多戶住宅，我們便需要參閱多項指引等其他土地使用文件，這個過程經常使人混淆。我們建議在土地用途附例中加入新的住宅用途詞彙，以便大眾更易明白相關規定：

- 「公寓單位」是指有 4 個或以上主要住宅單位的建築，所有單位需共用最少一個對外的出入口。
- 「城市屋」是指有 4 個或以上主要住宅單位的建築，而每個單位各自有對外的出入口。
- 「三拼屋」是指有 3 個主要住宅單位的建築，但不包括多戶轉換住宅。

New district schedule format 新的區域規定附表格式

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:

區域規定附表是土地用途及發展附例中的一部分，指明每個物業可允許的用途以及適用的特定規例。目前溫哥華市的 97 個土地用途區域共有 67 個區域規定附表，而自土地用途附例在 1956 年實行起，這些規定附表變得越來越複雜。我們正探討採用更有組織的新格式，並會基於以下四大指引原則：



Document standards to organize information consistently

採用文件標準，以更一致的方式整理資訊



Summary pages to provide an overview of each zoning family

採用總結頁面，提供每類土地用途的概覽



Simple language and diagrams to make rules easier to understand

採用簡單的語言和圖表，令規定更易明白



Similar rules combined to make related requirements more clear

合併類似規定，令相關要求更清晰

Visit our website or contact us to learn more and provide your feedback!

請瀏覽我們的網站或與我們聯絡以了解詳情，同時歡迎您提供意見！

website 網站: vancouver.ca/RegRedesign email 電郵: RegRedesign@vancouver.ca