Regulation Redesign

Simplifying Rules for City Building

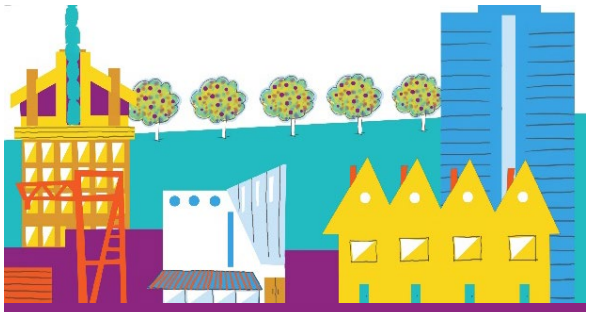
CITY OF VANCOUVER

Spring 2021 Update

Background

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.

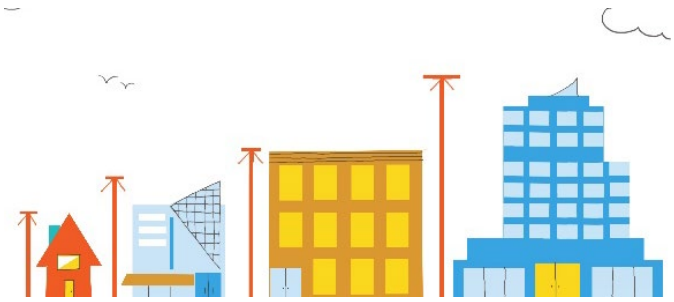


Project Objectives:

1. Simplify and clarify
2. Modernize and improve formatting
3. Improve consistency
4. Improve communication
5. Establish an enduring framework

☆ New bulletin for balconies, decks, etc.

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.



Simplifying height regulations

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.

Learn more:
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.

New district schedule format:

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:



Document standards to organize information consistently



Simple language and diagrams to make rules easier to understand



Summary pages to provide an overview of each zoning family



Similar rules combined to make related requirements more clear

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

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