Regulation Redesign
Simplifying Rules for City Building
Fall 2018
Overview

1. Introduction to the Regulation Redesign

2. Challenges of Current Land Use Regulations

3. Objectives of Regulation Redesign

4. Timeline

5. Engagement

6. Your Input
A corporate priority in 2018 Corporate Plan (Goal 1C – Excellent Service)

Action item in Housing Vancouver Strategy

Goal to simplify land use regulations, policies and processes

Align with work on Customer Service and Permit Process Improvements

Coordinate with other key priority projects that will impact land use regulations
Adopted in 1956, the Zoning and Development By-law has been amended (8000+ amendments), but not been comprehensively reviewed.
Challenges: Inconsistency, Complexity, Conflicts

- Layers of regulations, policies and guidelines - complex and sometimes conflicting requirements
- Inconsistency of language and regulations
- Some regulatory and policy priorities conflict
- Some policies are outdated
Key Objectives of Regulation Redesign

• Simplify regulations
• Ensure consistency between regulations, by-laws and policies
• Streamline review processes
• Reconcile competing objectives
• Ensure land use regulations and policies advance City priorities
• Improve communication about land use regulations
Simplify Regulations and Improve Consistency

- Re-structure the Z&D By-law to be more user-friendly
- Consolidate regulations
- Update regulations and improve consistency
- Reduce the number of district schedules
- Delete outdated/redundant policies
- Establish criteria for creating new regulations
Streamline Review Processes

- Simplify and clarify review processes to reduce processing times
- Review role and mandate of land use advisory committees
- Assess opportunities to provide more flexibility in zones to reduce need for rezoning
Reconcile Competing Objectives

- Develop framework to address conflicts between regulations and policies
- Clarify priorities to provide more certainty and simplify decision-making
- Establish process to ensure new regulations and policies are aligned with existing regulations, policies, priorities
Advance City Priorities

- Ensure existing and new regulations and policies advance key City priorities and strategies
Improve Communication

• Improve internal and external communication about:
  • new regulations and policies
  • revisions to existing regulations and policies

• Improve availability of information online

• Develop a user-friendly website that is interactive and easy to navigate
Timeline

PHASE 1: Project Start-Up
- Review regulatory framework
- Review best practices
- Consultation to identify key issues

PHASE 2: Develop Options and Directions
- Prioritize issues based on findings in Phase 1
- Report to Council with options and directions

PHASE 3: Initiate Implementation
- Amendments to simplify regulations and review processes
- Strategy for ongoing rationalization

Ongoing regulatory updates to improve clarity, consistency, and simplify regulations, policies and processes

Semi-annual Planning & Development Priorities Update Reports
Engagement

- Engagement to include:
  - Stakeholder roundtables
  - External advisory committee (technical experts)
  - Public open houses, pop up booths, kiosk in Development and Building Services Centre
  - Consultation with City staff
  - Website, online information, engagement and educational videos
Your feedback

We’d like to hear from you about issues the review should address:

1. What are the most challenging regulations or policies?

2. What are the easiest regulations or policies to work with?

3. How can we improve the format of the Z&D By-law?

4. Other ideas or comments?

Share your ideas

Send an email: RegRedesign@vancouver.ca

Submit comments on the webpage: vancouver.ca/RegRedesign