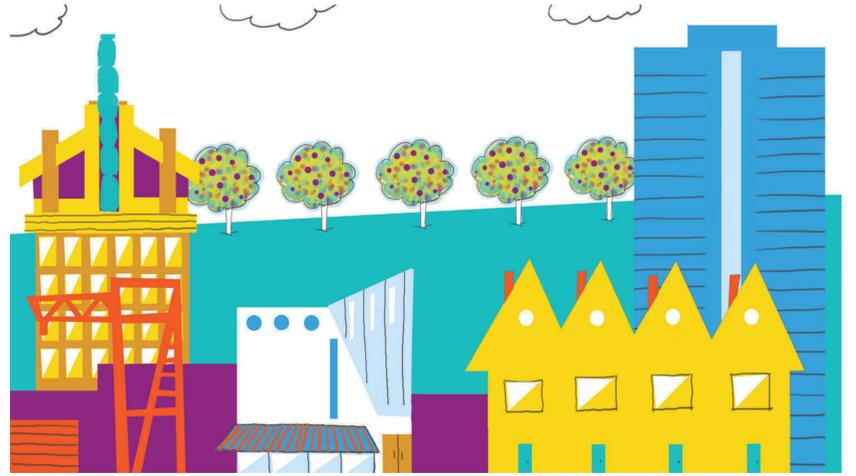


1 Regulation Redesign

Simplifying rules for city building



Project Updates

Vancouver is situated on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh Nations.

The Regulation Redesign project was launched in 2018 to improve the City of Vancouver’s regulatory framework by simplifying land use regulations and improving access to information. It is a city-wide project to make regulations and zoning-related information clearer and easier to use in order to improve permit review and processing.

The first phase of public engagement aimed to gather public and staff feedback to inform potential updates to the land use by-law, focusing on key amendments that:

- Simplify and clarify regulations
- Create a more user-friendly modernized by-law
- Establish a robust and enduring land use framework

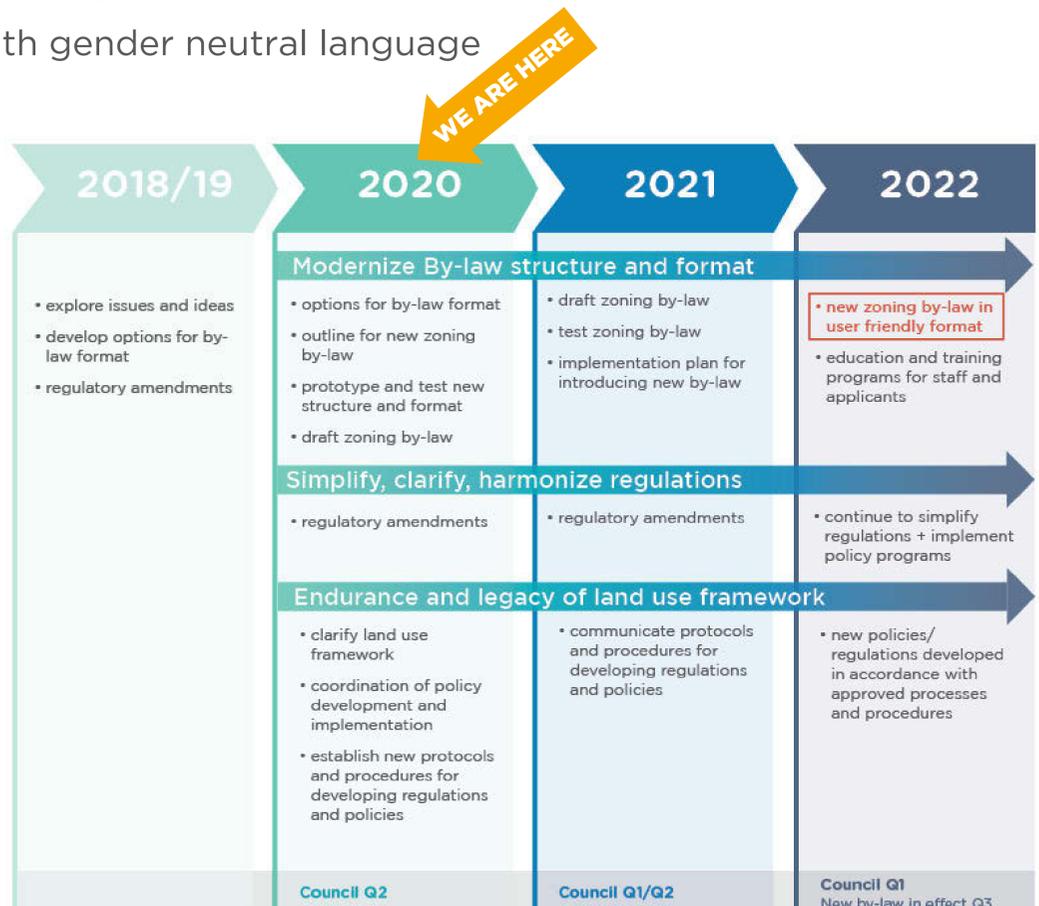


Over the last year, staff reviewed feedback collected via the 2018 Stakeholder Roundtable event, community pop-up events and 2019 spring Open Houses, online surveys, focus group sessions and a workshop with industry experts exploring how to simplify and streamline complex regulations (e.g. floor area, building height). The input received from the public and staff were essential in informing the draft options presented at today’s event.

PROJECT PROGRESS

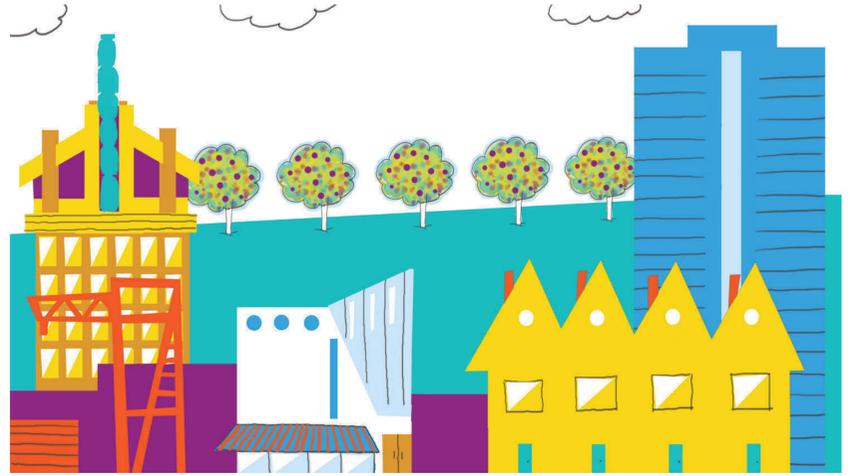
- Launched project webpage and online document library: vancouver.ca/zoning
- Simplified the structure of Sections 2, 10, and 11 (Definitions, General Regulations and Use-Specific Regulations) to make it easier to find information)
- Introduced a new User Guide for the Zoning and Development by-law
- Repealed outdated policies and guidelines
- Replaced gendered terminology with gender neutral language

PROJECT STREAMS & TIMELINE



2 Regulation Redesign

Simplifying rules for city building



What We're Working On

User-Friendly By-law Format

To improve user-friendliness, we're redesigning the layout and how information is organized in the Zoning and Development By-law. We are exploring how the by-law is being used and best practices, then we will develop prototypes and test with people who use the by-law.

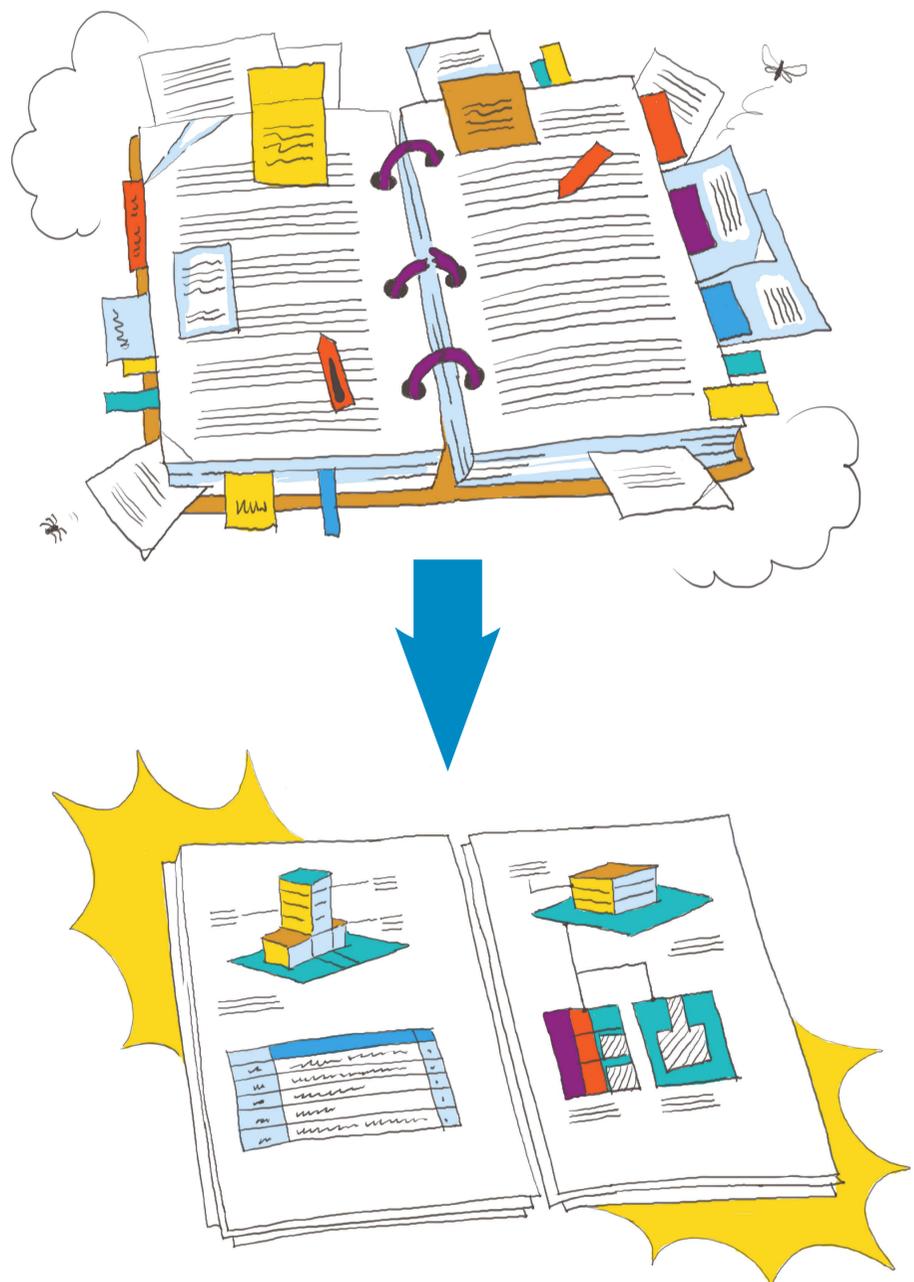
Tell us what you think.

DRAFT OBJECTIVES

1. Make the by-law **user-friendly** so users can **find info quickly**
2. Give each part of the by-law **context and purpose**
3. Bring **wholeness** to the by-law

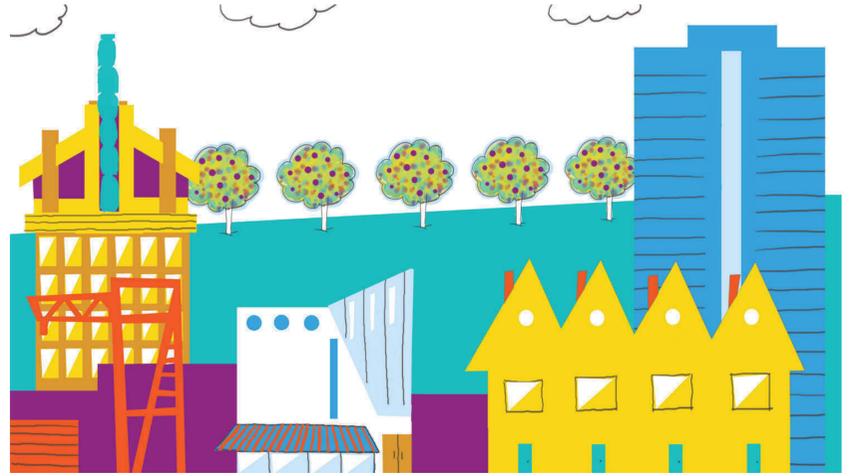
DRAFT PRINCIPLES

- ★ **DON'T ASSUME**
Users will know the original intentions
Users will read it cover to cover
- ★ **DISTINGUISH NUANCES**
Make it obvious to users
- ★ **BE CLEAR**
Simple language, define terms, tables, diagrams
- ★ **DOCUMENT STANDARDS**
Consistent organization of information
- ★ **GROUP SIMILAR RULES TOGETHER**
One point of reference
- ★ **QUICK REFERENCE PAGES**
Introduce and summarize content for the user
- ★ **UP-TO-DATE INFORMATION**



3 Regulation Redesign

Simplifying rules for city building



What We're Working On

Clarifying Regulations: Porches, Decks, Balconies

We heard from you that the rules are being inconsistently interpreted and applied. We've been working on creating new definitions for porches, decks and balconies to provide more certainty and clarity. We are also making the regulation more consistent across all districts so they are easier to apply and understand.

Proposed Definition (draft)

Proposed Regulatory Amendments (draft)

Covered Entry, Porch, Verandah



- A platform that is covered to provide weather protection, and that:
- Projects from, or is recessed into, a building and covered by a roof or floor(s) above;
 - May be supported on posts;
 - Is located at an entrance to a building at grade or with stairs to grade, except for inset porches located above the first storey; and
 - Is open, other than with a required guard, on at least one side.

- In RS/RT Districts, combine floor area exclusion with balcony deck exclusion
- In RM Districts, introduce floor area exclusions to districts that currently don't have one
- In some RM Districts, increase floor area exclusions from 12% to 16% for multi-family dwellings
- New floor area exclusion in all R Districts for area under a covered entry, porch, verandah if less than 2.0 m in height and no access from inside the house

Deck



- A platform providing useable outdoor space, that:
- Projects from a building and is supported on posts;
 - May be accessed from grade;
 - Generally has a surface height, at any point, greater than 600mm above grade; and
 - Is not enclosed, except for a required guard.

- Introduce 12% floor area exclusion for decks in non-residential uses in Commercial and Industrial Districts
- Increase floor area exclusion from 8% to 12% in districts where there is an existing exclusion

Awning



- A semi-rigid or retractable framed structure that:
- Projects from a building face and generally provides weather and shade protection;
 - Is covered in a flexible material; and
 - Is entirely supported by a building.

- No proposed amendments

Canopy

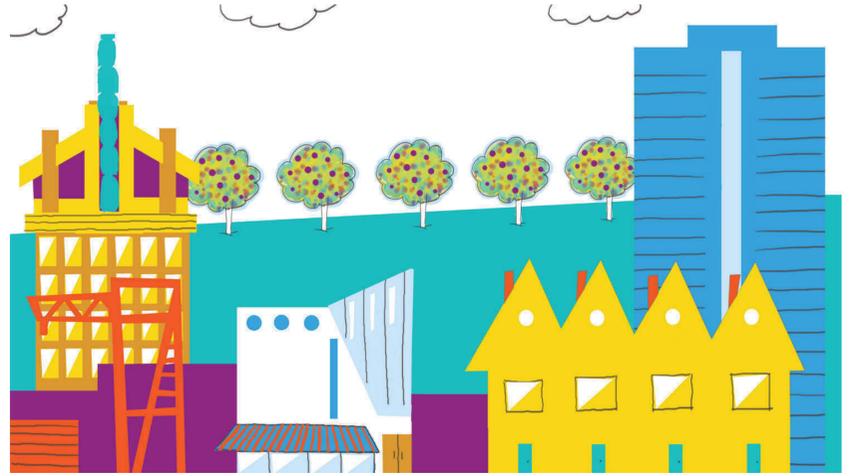


- A rigid, roof-like structure that:
- Projects from a building face and generally provides weather and/or shading protection; and
 - Is entirely supported by the building.

- No proposed amendments

4 Regulation Redesign

Simplifying rules for city building



What We're Working On

Clarifying Regulations: Porches, Decks, Balconies

Tell us what you think.

Balcony



Proposed Definition (draft)

- A platform providing useable outdoor space, that:
- Projects from a building or is recessed into a building;
 - Is only accessed from within the building;
 - Is located above grade;
 - Is not enclosed, except for a required guard, or where it is recessed between adjacent walls; and
 - Is not conditioned by heat or air conditioning.

Proposed Regulatory Amendments (draft)

- Introduce 12% floor area exclusion for balconies for non-residential uses in Commercial and Industrial Districts
- Increase allowable projection of balconies into front yard from 1.2 m to 1.8 m
- Increase floor area exclusion from 8% to 12% in districts where there is an existing exclusion

Enclosed Balcony



- An enclosed platform that provides protection from weather or noise, that:
- Projects from a building or is recessed into a building;
 - Is only accessed from within the building; and
 - Is not conditioned by heat or air conditioning.

- No proposed amendments

Patio



- A platform providing useable outdoor space that:
- Is not enclosed; and
 - Generally has a surface height, at any point, no greater than 600mm above finished grade.

- No proposed amendments

Roof Deck

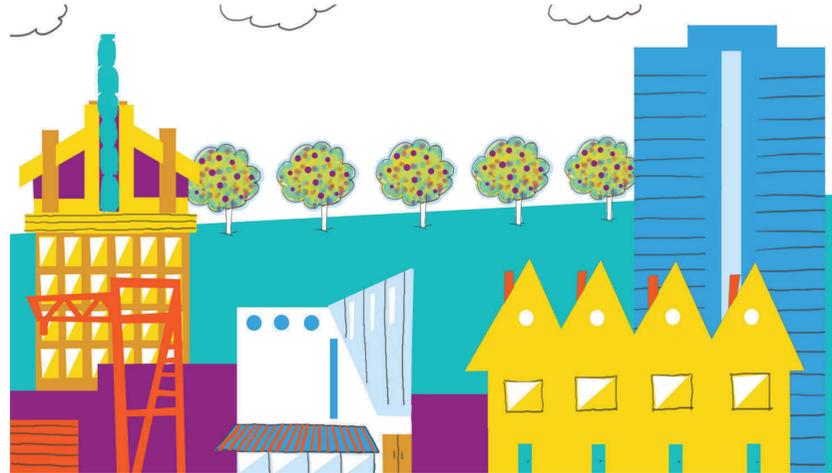


- A platform providing useable outdoor space that is:
- Located in such a way as to form a roof over existing or proposed floor(s) below;
 - Generally accessed from within a building; and
 - Not enclosed, except for a required guard or where located next to a portion of the same building or an adjacent building.

- Provide a floor area exclusion for roof decks for non-residential uses

5 Regulation Redesign

Simplifying rules for city building



What We're Working On

Clarifying Regulations: Other Regulations

We will continue to update zoning regulations to improve clarity, consistency and ease of use where appropriate. We're consolidating and reducing duplication of information to better organize information for users. Updates to regulations include:

PROPOSED DRAFT AMENDMENTS:

Section 3 - Authorities

- Move regulations for development permits to Section 4 - Development Permits
- Move regulations for relaxations to Section 5 - Relaxations and Discretion
- Update references

Section 4 - Development Permits

- Consolidate regulations for Development Permits
- Clarify Director of Planning vs. Development Permit Board Review

Section 5 - Relaxations and Discretion

- Director of Planning or Development Permit Board can relax for hardship (broad application)
- Remove specific relaxation provisions
- Define hardship in Section 2 - Definitions
- Consolidate information on powers of discretion and update language to reflect discretion vs relaxation

Church

- Update term 'Church' to 'Place of Worship', the definition will remain unchanged

Service Bay

- Delete outdated term 'Service Bay'

Official Established Building Grades Bulletin

- Amend official established building grades bulletin to update information to reflect current practice



ENDURING FRAMEWORK:

Regulation Redesign will clarify the existing land use framework to inform process improvements by:

- Defining the purpose of land use documents and their relationship with each other (e.g guidelines vs. bulletins)
- Improving processes for creating new policy and regulation
- Standardizing templates for consistency

