



Regulation Redesign

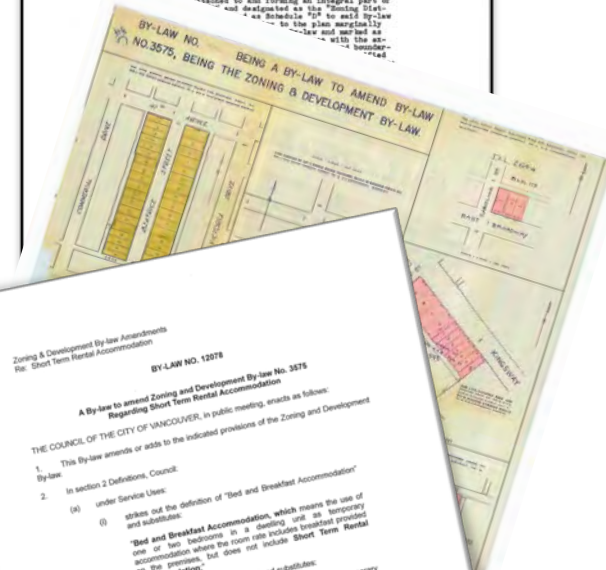
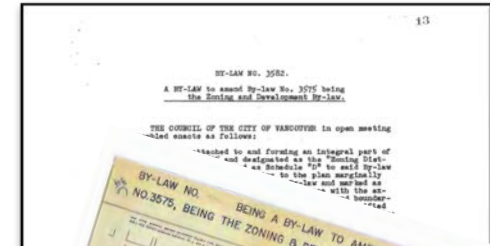
Simplifying Rules for City Building

Fall 2018



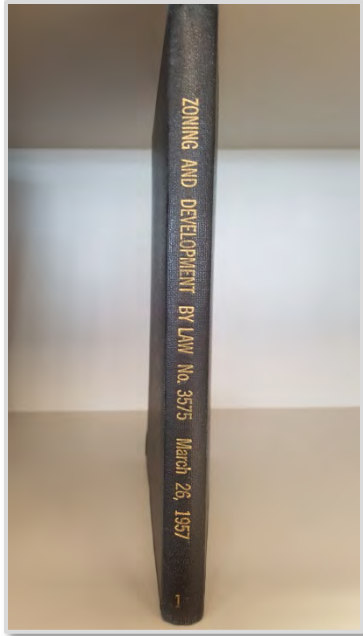
1. Introduction to the Regulation Redesign
2. Challenges of Current Land Use Regulations
3. Objectives of Regulation Redesign
4. Timeline
5. Engagement
6. Your Input

- 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



Challenges: Volume of Regulations and Policies

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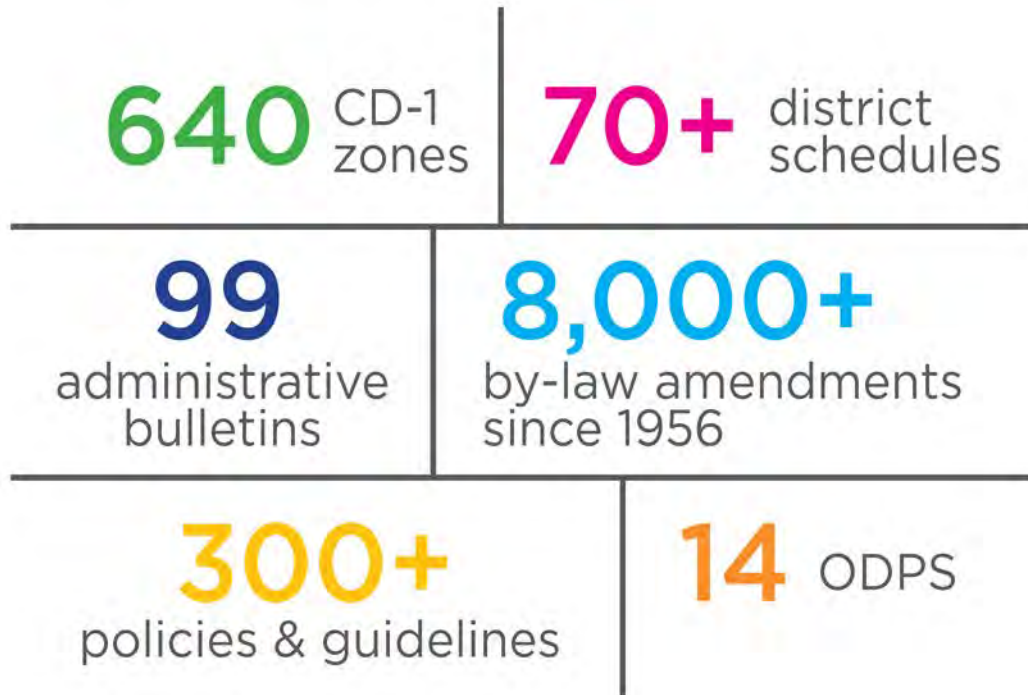


2018



- 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- Some policies are outdated

- 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- Delete outdated/redundant policies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

MIXED USE ZONES

6.1 Permitted Uses

A) Users permitted in the Mixed Use Zones are denoted by the symbol "✓" in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 8.1.1, below.

Table 8.1.1: Permitted Uses in the Mixed Use Zones

	Mixed Use Zone 1	Mixed Use Zone 2	Mixed Use Zone 3	Mixed Use Zone 4
	MU1	MU2	MU3	MU4
RESIDENTIAL USE				
Apartment dwelling	✓	✓	✓	✓
Detached dwelling		✓	✓	✓
Dormitory	✓			
Live-work dwelling	✓	✓	✓	✓
Long term care facility		✓	✓	✓
Retirement home		✓	✓	✓
Semi-detached dwelling	✓			
Townhouse dwelling	✓	✓		
ACCESSORY RESIDENTIAL USES				
Accessory dwelling (1)	✓	✓	✓	✓
Bed and breakfast	✓	✓	✓	✓
Home occupation	✓	✓	✓	✓
Lodging house (1)(2)	✓	✓	✓	✓
Private home day care (1)	✓	✓	✓	✓
OFFICE USES				
Business office	✓	✓	✓	✓
Medical office	✓	✓	✓	✓
SERVICE COMMERCIAL USES				
Commercial school	✓	✓	✓	✓
Dry cleaning depot	✓	✓	✓	✓
Financial institution	✓	✓	✓	✓
Place of entertainment	✓	✓	✓	✓

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Date 2018 | 3

The regulations for lots in a Mixed Use Zone are set out in Table 10.3.1 below.

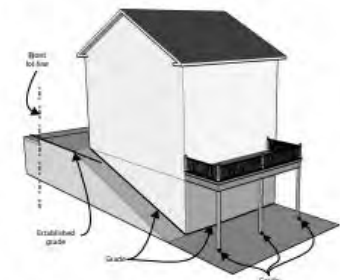
Table 10.3.1: Zone Standards for Mixed Use Zones

Lot Dimensions		Setbacks	
1 Lot area (m ²)		1 Frontyard setback (m)	
2 Lot coverage (m ²)		2 Exterior side yard setback (minimum)	
3 Height		3 Interior side yard setback (m)	
4 First storey height		4 Rear yard setback (m)	
5 Height			

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4 | Zoning By-law No. XX

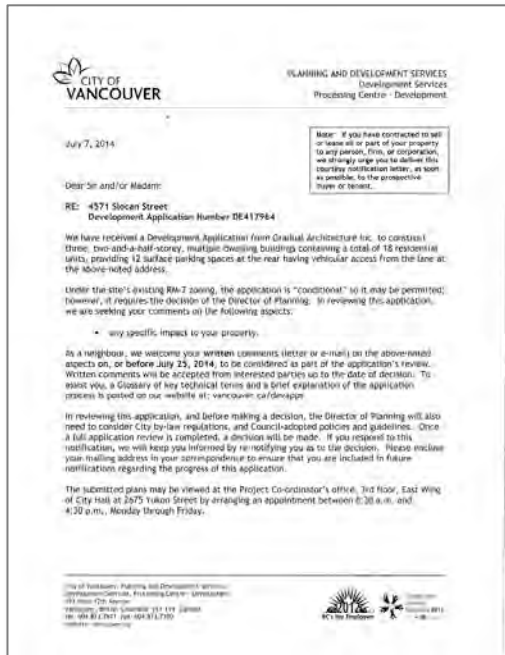
Gatehouse	means a <i>building or structure</i> for the purpose of controlling access to a <i>lot</i> .
Golf Course	means a public or private area operated for the purpose of playing golf, and includes a par 3 <i>golf course</i> , golf driving range, club house, and other <i>buildings and structures</i> devoted to the maintenance and operation of the <i>golf course</i> .
Grade	means the average level of proposed or finished ground adjoining a <i>building or structure</i> at all exterior walls.
Grade, Established	means the grade elevation measured at: <ol style="list-style-type: none"> The centre point of the <i>front lot line</i> for interior lots; and, The average of the centre points of each <i>lot line</i> abutting a <i>road</i> for corner lots, through lots, and through corner lots.

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Grade and established grade. The Town's definition of "grade" is mirrored upon the definition in the Ontario Building Code.

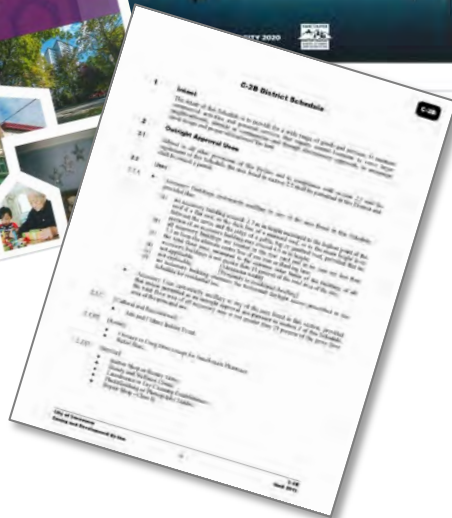
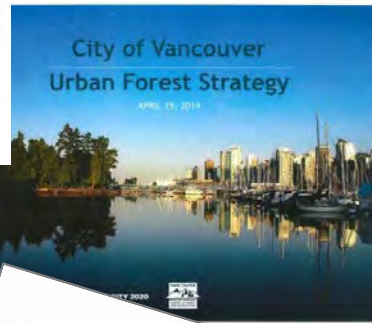
Streamline Review Processes



- 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



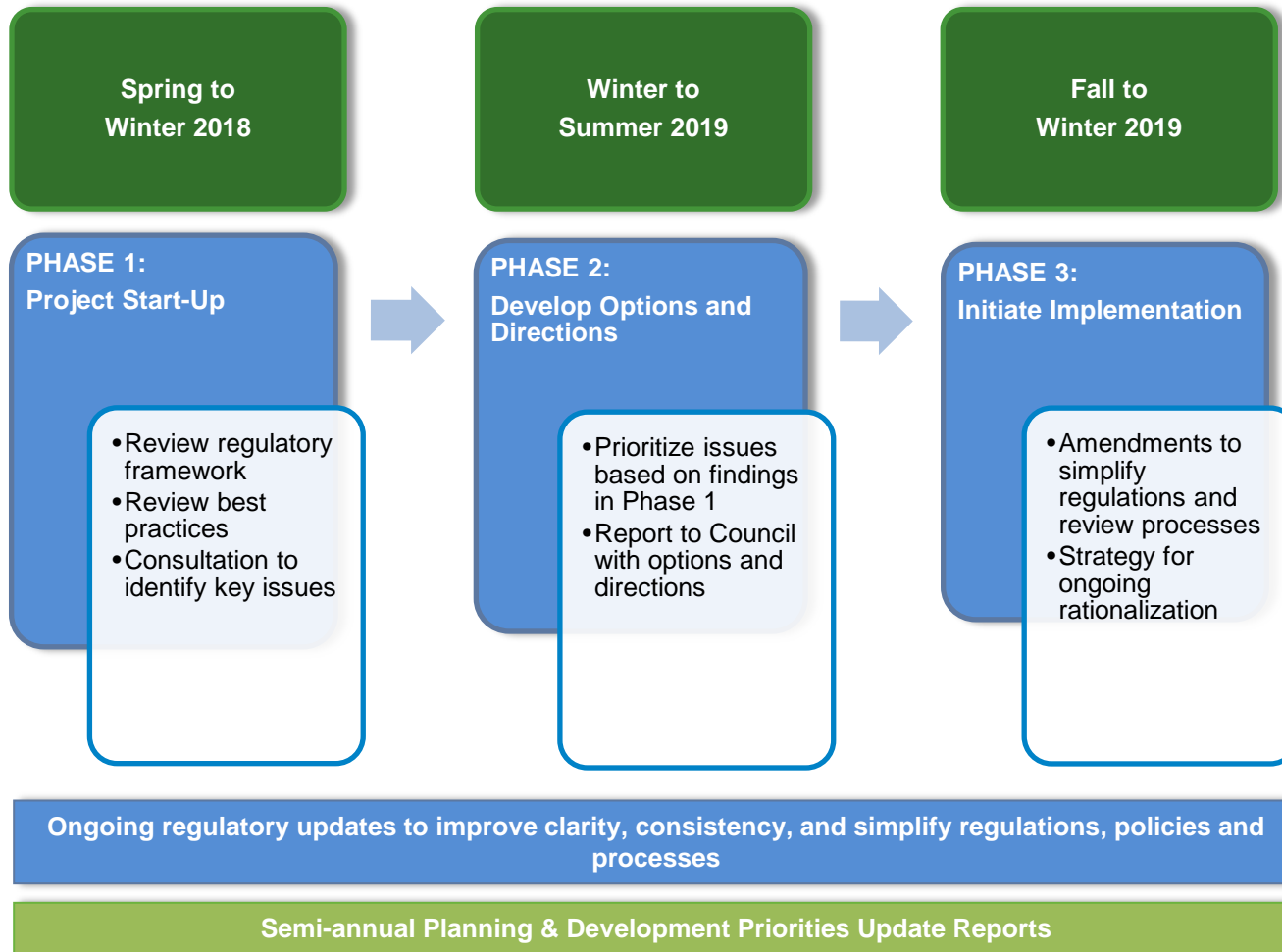
- Develop framework to address conflicts between regulations and policies
- Clarify priorities to provide more certainty and simplify decision-making
- Establish process to ensure new regulations and policies are aligned with existing regulations, policies, priorities

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



- 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







- 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



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