

# Engagement Summary Report

Shape Your City June 15 to July 13, 2021

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## Regulation Redesign

### Modernizing the Zoning and Development By-law

- Proposed new district schedule format and language
- Two outdated regulations for removal
- Ten proposed new defined terms

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# 1.0 EXECUTIVE SUMMARY

Regulation Redesign is a priority project in the City's 2020 Corporate Plan (Goal 2B – Build and Protect the Vancouver Economy) to support the Vancouver economy by improving the regulatory framework. It is a project to simplify Vancouver's land use regulations, policies, and online tools in order to streamline permit processing.

One of the outcomes of Regulation Redesign will be a reformatted Zoning and Development By-law ("zoning by-law") that is more user-friendly, and more accessible for screen readers. Since the project launched in 2018, our engagement results highlighted the need to modernize the zoning by-law to clearly communicate complex regulations.

To bring forward a modernized zoning by-law format, in 2020 we conducted workshops and virtual focus groups with industry members and staff to develop a set of guiding principles and objectives for a user-friendly zoning by-law and consider prototype options for a new district schedule format. In spring 2021, three local architectural firms tested the new district schedule format and wording.

In June and July 2021, we presented a proposed new district schedule format, updated wording, and new defined terms for public feedback as well as sought input on removing a few outdated regulations. The results of the consultation are presented in this report.

## Methodology

Due to public health orders restricting in-person gatherings during the COVID-19 pandemic, public engagement was conducted online. From June 15 to July 13, 2021, a proposed new district schedule format, updated wording, new defined terms, and outdated regulations to be removed were shared through a virtual open house using the Shape Your City Vancouver (SYC) platform. Opportunities for feedback were available through an online survey. The SYC site received 342 visitors and 28 responses to the survey.

In addition, telephone office hours were scheduled from June 16 to June 30, 2021 to provide an opportunity for open house participants to ask questions about the proposed improvements and to share comments.

## What We Heard

Respondents generally felt the proposed new district schedule layout, wording, and use of diagrams were very helpful. They mentioned these elements enhanced the utility and user-friendliness of the zoning by-law, even for people who were unfamiliar with it. The majority of respondents also supported the removal of the two outdated regulations, stating the regulations were too complex. There was also support to update terms for consistency and many felt the proposed new terms and definitions were very clear.

Staff will update the draft format and wording based on these comments to improve the new zoning by-law format so information is easier to understand and find.

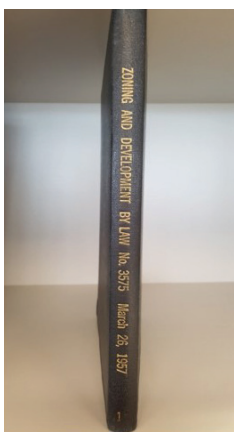
## 2.0 ABOUT REGULATION REDESIGN

Regulation Redesign is a priority project in the City’s 2021 Corporate Plan (Goal 2B – Build and Protect the Vancouver Economy) to support the Vancouver economy by improving the regulatory framework. It is a project to simplify Vancouver’s land use regulations, policies, and online tools in order to streamline permit processing.

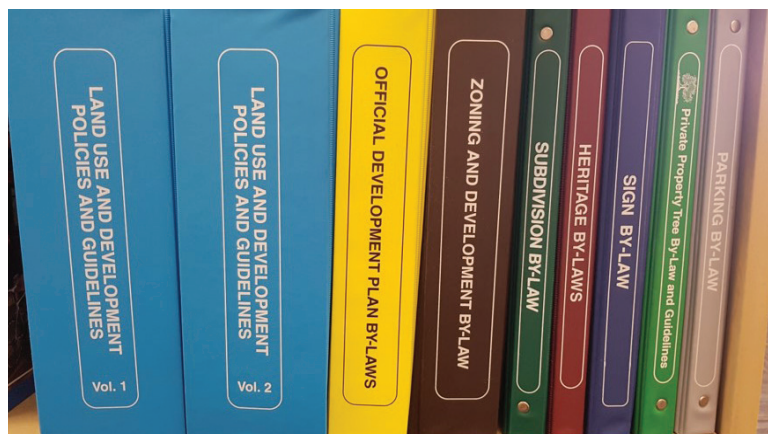
### 2.1 Project Context

The current Zoning and Development By-law was adopted by City Council in 1956. It has been amended extensively but a comprehensive review has never been undertaken. To implement the City’s goals and priorities, the zoning by-law has grown significantly more complex over the years. Some of the more than 8,000 amendments to the original 1956 zoning by-law introduced new terminology or regulations that have resulted in inconsistencies with other parts of the zoning by-law or with other City by-laws.

The growing complexity of the City’s land use regulations, policies and guidelines has made it difficult to find and understand information, which has resulted in a complicated permit review process and longer review times.



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## 2.2 Objectives of Regulation Redesign

The key objectives of the project are to:

- Simplify and clarify land use regulations to make them easier to understand and implement
- Modernize regulations and language, and to improve the format of land use documents to make them more user-friendly
- Improve the consistency of land use regulations and policies
- Improve communication about land use tools
- Establish a robust and enduring land use framework

This work is aligned with other projects to improve review processes, including the Development Process Redesign project, and service improvements being coordinated by the Development, Buildings and Licensing Department. Regulation Redesign is focusing on simplifying and clarifying regulations and improving their consistency. The project will not address substantive zoning or policy amendments, however we'll work closely with staff teams leading that work to ensure co-ordination.



## 2.3 Project Progress to Date

### Spring 2018 to Winter 2019

#### Project Launch

This phase focused on engagement with the development and building industry, businesses and non-profit organizations, the general public, and staff to understand the issues, gather ideas and develop options to simplify and clarify the City's land use regulations and policies.

Key outcomes of this phase included:

- Reviewing regulatory framework and best practices
- Holding public engagement events such as listening sessions, kiosks at the Development and Building Services Centre, stakeholder roundtables, and pop-up events in the community to seek feedback to identify issues with land use regulations and policies and ideas to address them
- Reporting to Council with the first round of regulatory amendments to clarify approval authorities, update regulations, and repeal outdated land use documents

Photo: Project Launch Stakeholder Roundtable, November 2018



## Winter 2019 to Spring 2020

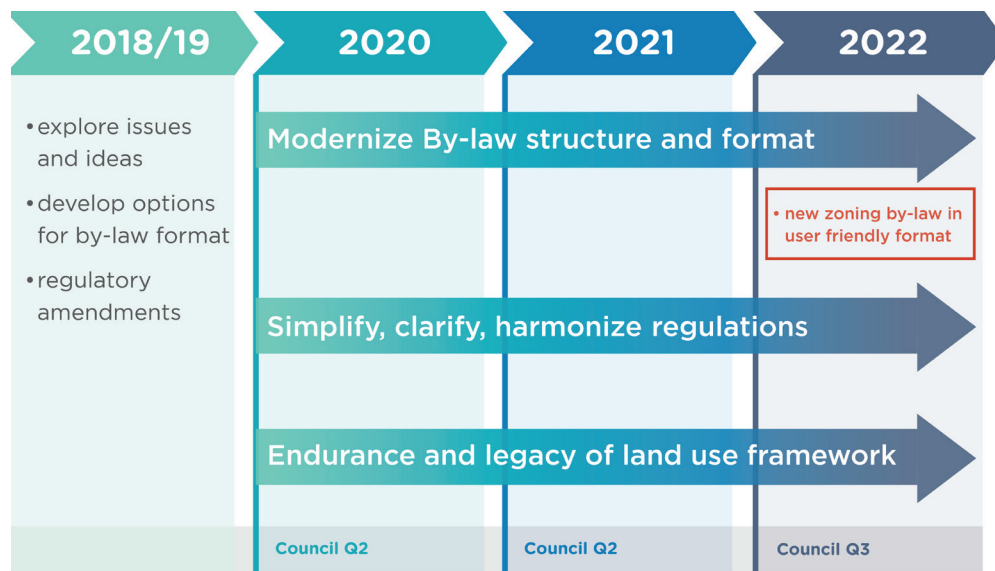
### Develop Options and Directions

Key issues and ideas identified in the launch phase informed the development of strategic options and directions for prioritizing the work to simplify and modernize land use regulations and framework. This included the creation of three key streams of work for 2020 – 2022: modernizing the zoning by-law structure and format, simplifying regulations, and clarifying the land use framework (see Figure 1: Project Timeline 2020 – 2022). Stakeholder engagement in this stage provided input on the development and testing of options.

Work completed in this phase included:

- Updating Sections 2, 10, 11 of the Zoning and Development By-law into a new modernized user-friendly format
- Simplifying regulations, removing gendered terms, and repealing outdated land use documents
- Clarifying the land use framework through the creation of an online zoning and land use document library, new document naming conventions, and a new user guide for the zoning by-law

Figure 1: Project timeline 2020 – 2022





## Spring 2020 to Fall 2022

### Further Develop and Implement Solutions

The final phase of the project focuses on completing the final deliverables for each of the three work streams including a newly formatted, up-to-date Zoning and Development By-law that is more user-friendly and easier to understand.

Work completed to date in this phase includes:

- New definitions for building height and decorative roof, and updates to the base surface definition
- Updates to section 10.18 building height regulations in the by-law to modernize language, provide flexibility for roof access and roof top amenity features and clarify decorative roof regulations
- Consolidating and updating regulations in sections 3, 4 and 5 on authorities, administration of development permits, and relaxation and discretion into separate sections
- Clarifying Development Permit Board review and updating relaxation authorities to allow both the Director of Planning and Development Permit Board to relax for unnecessary hardship
- Adding a new definition for unnecessary hardship
- Updating terms “vary” and “relax” throughout the by-law to reflect authorities to relax and vary regulations, and moving regulations to the relevant section of district schedules
- Consolidating regulations from district schedules that allow variances to regulations for character houses in Section 10.6 and broadening permitted variations to further enable retention
- Introducing new definitions for awning, balcony, enclosed balcony, deck, roof deck, canopy, covered entry, patio, porch, and verandah, and update terms throughout the by-law and various land use documents
- Updating and improving the consistency of regulations for decks, balconies and covered entries, porches, and verandahs

## **Modernize By-law structure and format work stream**

In 2022, the Regulation Redesign project will deliver one of its key outcomes: a newly formatted Zoning and Development By-law that is easier to understand and more user-friendly. This work is based on the feedback we received from consultation in 2018 and 2019 that zoning regulations are hard to find and understand and are often inconsistent. To address this we developed a prototype of a new district schedule format that makes it easier to understand what forms of development are permitted in a district with clearer, more consistent land use terms. Also, we will enhance the utility of the district schedule by including colour coding, making the layout consistent, and adding tables and illustrations to increase clarity.

The new format and wording are based on key principles of:

- Writing clear rules so they are more easily understood
- Using more diagrams to help explain regulations
- Consolidating rules and organizing them intuitively
- Applying consistent document standards

The prototype and draft schedules have been reviewed by industry stakeholders and staff through on-line workshops. In spring 2021 three architectural firms tested four draft RM (multiple dwelling) district schedules and provided feedback on their structure, wording and user-friendliness.

In June and July 2021, we consulted with users of the Zoning and Development By-law and the broader public for feedback on:

- One proposed new interactive district schedule format and language, Presented in four multiple dwelling district schedules
- Two outdated regulations for removal
- Ten proposed new defined terms

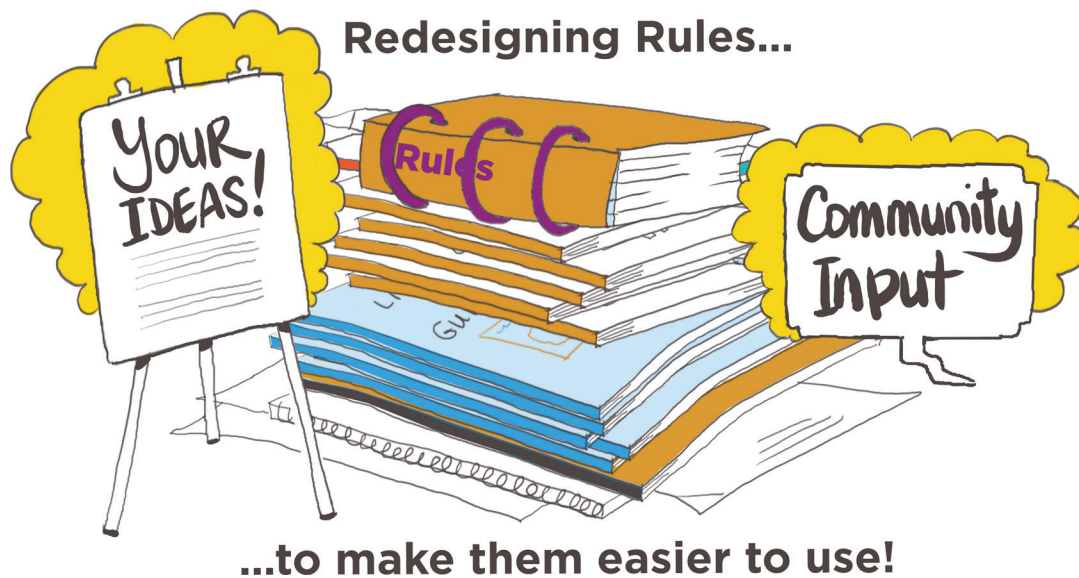
The next section describes the engagement process, including methodology and findings from public feedback.

# 3.0 ENGAGEMENT PROCESS

## 3.1 What We Did

To bring forward a modernized zoning by-law format, the proposed improvements were presented for broad community feedback from June 15 to July 13, 2021 through the Shape Your City Vancouver online platform. Additionally, telephone office hour appointments were offered for the public to ask questions about the project and to share their thoughts.

Members of the public could also submit feedback any time through the [vancouver.ca/RegRedesign](https://vancouver.ca/RegRedesign) webpage and by emailing [regredesign@vancouver.ca](mailto:regredesign@vancouver.ca). The survey deadline was extended from the original July 6, 2021 closing date to July 13, 2021 to encourage more responses. We also made use of the notification and engagement methods described in the next section.



## Notification

Industry stakeholders and the public were notified about public engagement opportunities using multiple notification methods. All notifications included a link to the project website ([vancouver.ca/RegRedesign](http://vancouver.ca/RegRedesign)) and the project's email address ([regredesign@vancouver.ca](mailto:regredesign@vancouver.ca)).



To notify industry stakeholders and the public of the modernizing by-law work, two emails were sent to the Regulation Redesign distribution mailing list to invite members to participate. Members were also encouraged to share the information with their networks about engagement opportunities (294 members).



The invitation to participate was posted on the Homebuilders Association of Vancouver's (HAVAN) Government Relations Update newsfeed, as well as the Architectural Institute of British Columbia (AIBC) and Urban Development Institute's (UDI) online newsletters.



Information about the engagement period, including ways to participate and engagement materials were posted on the project website, [vancouver.ca/RegRedesign](http://vancouver.ca/RegRedesign) and on the Shape Your City Vancouver online public engagement platform, [ShapeYourCity.ca](http://ShapeYourCity.ca).



To connect with industry stakeholders and the general public, social media marketing strategies on the City's social media platforms were used to boost engagement.

## Shape Your City Vancouver Virtual Open House and Survey

The project team consulted with the general public and industry stakeholders from June 15 to July 13, 2021 through the Shape Your City Vancouver online public engagement platform and survey.

The Shape Your City Vancouver website included the following information and background material:

- Narrated video presentation (with captions) and presentation slides
- Sample reformatted district schedules (RM-4 and RM-4N, RM-5 all districts, RM-6, RM-8 all districts)
- Two outdated regulations
- Ten proposed new defined terms

Participants were invited to share their feedback on the proposed improvements and amendments through Shape Your City Vancouver by submitting a survey or sharing their views by asking questions using the “Ask a question” tool. Participants could also submit comments by emailing [regredesign@vancouver.ca](mailto:regredesign@vancouver.ca).

The Shape Your City Vancouver site received 342 visits, of which 97 were informed visitors. Informed participants either viewed a video, downloaded a document, or clicked on a link to visit a page to learn more about our project. A total of 28 people submitted a survey and one person sent their response via email.

## Telephone Office Hours

Telephone office hours for 15-minute appointments were available from June 16 to June 30, 2021 on Wednesdays from 9:00am to 12:00pm and Thursdays from 1:00pm to 4:00pm.

Five people made appointments to ask questions about the proposed improvements to the by-law and to share their feedback.

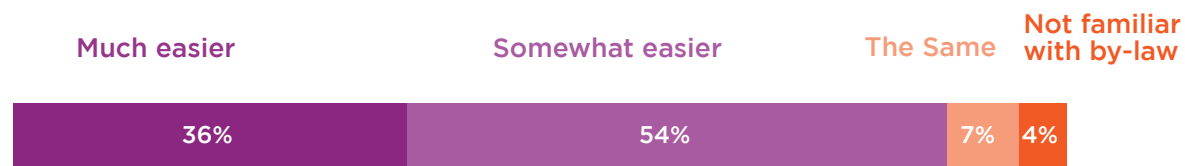
A summary of what we heard in response to the proposed improvements and changes is provided in the next section.

## 3.2 What We Heard

This section provides a summary of survey responses and feedback collected from telephone office hours and email submissions. All verbatim responses are recorded in Appendix A. Appendix B presents a summary of demographic questions from the survey. See Appendix C for full survey questions.

### 1. The new features for the proposed format and language for district schedules include: accessible document format, hyperlinks, supplementary diagrams, new language and organization of regulations.

**Are the regulations easier to find in the new format compared to the current format?**



Generally respondents felt the new features made the regulations easier to find. Many responses noted the introduction of hyperlinks, diagrams, pictures, tables and use of colour were very helpful. One respondent recommended including various accessibility features, such as adding alternate text descriptions below images to help users with limited vision. People who were not familiar with the by-law mentioned that the new format made the regulations easier to read and the wording made it easier to understand the regulations. Suggestions for additional changes included using less jargon and bolding terms that are defined in the by-law.

**2. We've made improvements to clarify the wording of certain regulations. Are there other regulations you would like us to clarify?**

Respondents to this question and other survey questions provided the following suggestions to simplify and clarify regulations:

- Clarifying “conditional” and “outright” uses
- Removing the formula for calculating side yard in RS-1 and applying a 10% minimum width
- Improving consistency between requirements for dormer slope and building height for infill, laneway and duplex
- Creating a bulletin or guideline for measuring sloping sites so that staff and applicants reference the same document when reviewing applications
- Defining the term “impermeable” and listing acceptable permeable materials for further clarification

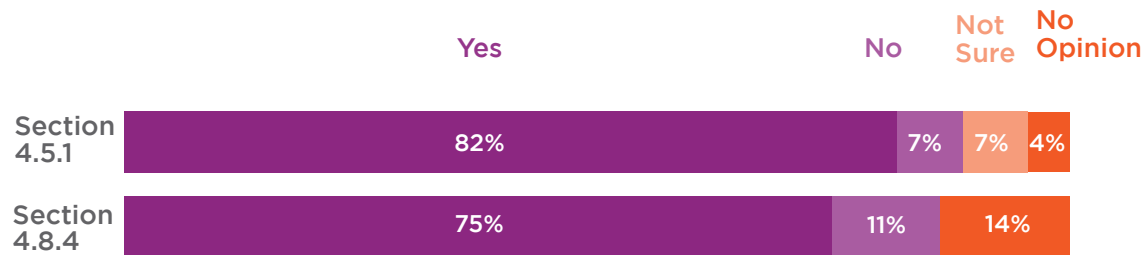
Some of the suggestions shared in survey responses fall outside the scope of the Regulation Redesign project and will be shared with the appropriate City staff.

**3. Does the introduction of diagrams help you better understand the regulations?**



Most respondents felt the introduction of diagrams were very helpful. Some mentioned that the addition of diagrams helped to clarify zoning terms and regulations and they would like to see more illustrative features throughout the zoning by-law. One person said “having diagrams and by-laws in one place [is] extremely helpful”. Suggestions for further improvements included shortening summaries by replacing text with captions, diagrams and relevant images.

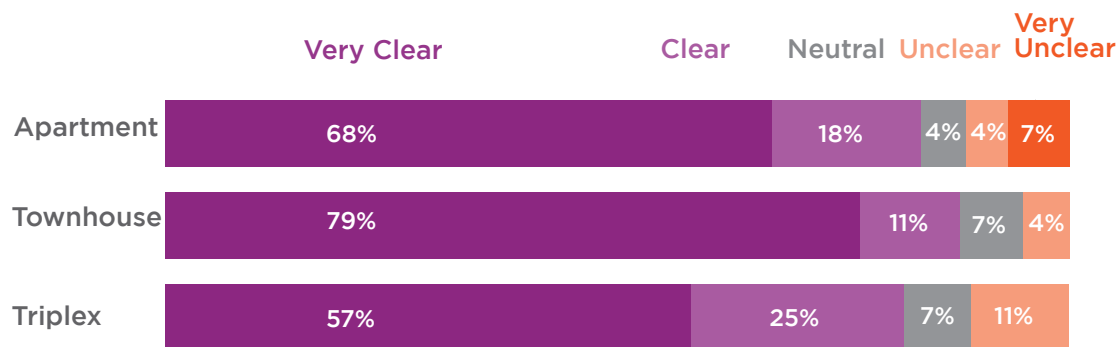
**4. Do you agree with removing section 4.5.1 (which regulates side yard containment angles) and section 4.8.4 (which regulates site coverage on sloping sites for underground structures) from various district schedules in the Zoning and Development By-law?**



Sections 4.5.1 and 4.8.4 are older regulations that no longer applies to new development. Respondents generally agreed with removing these sections from current district schedules to modernize the district schedules.

**5. We are proposing new defined terms to clarify various forms of multiple dwellings that are more clear and specific. The proposed new defined terms and definitions are: Apartment, Townhouse, and Triplex.**

**Are the proposed new defined terms clear?**





New defined terms were proposed to clarify various forms of multiple dwellings. Many respondents indicated the new defined terms were very clear. Respondents' feedback for each new term are presented below.

### **Apartment**

Some respondents expressed concerns that the term implied rental housing and the definition may provide rationale for the opposition of higher density developments such as four-plexes in single detached districts.

### **Townhouse**

To avoid confusion, one respondent suggested separate definitions for townhouse and stacked townhouse to distinguish between the nuanced forms of development.

### **Triplex**

To further clarify the term triplex, one respondent suggested differentiating between triplex and multiple conversion dwelling definitions. Another expressed they were uncertain if the triplex definition meant units on top of each other or side-by-side, explaining that a triplex could be a subset of a townhouse in the proposed definition. Feedback also indicated that the diagram for triplex presented the units on the same floor, when these could be stacked on top of each other.

### **Other comments**

Respondents suggested defining four-plex and clarifying whether four-plex, six-plex or ten-plex fall under the townhouse definition. While diagrams were helpful to describe the form of development, one respondent suggested a regulatory change to remove the building height and envelope regulations that make the configurations challenging to achieve.

**6. To clarify the term “ Dwelling units in conjunction with...”, we are proposing to add a new defined term: mixed-use residential building. Is the proposed term and definition clear?**



Many respondents indicated the new proposed term and definition for “mixed-use residential building” was very clear, citing the “meaning is immediately apparent to me as a layperson” and the new definition is “clear and concise”.

**7. We’re proposing to update terms one-family dwelling to single detached house and two-family dwelling to duplex, with no change in the definitions.**

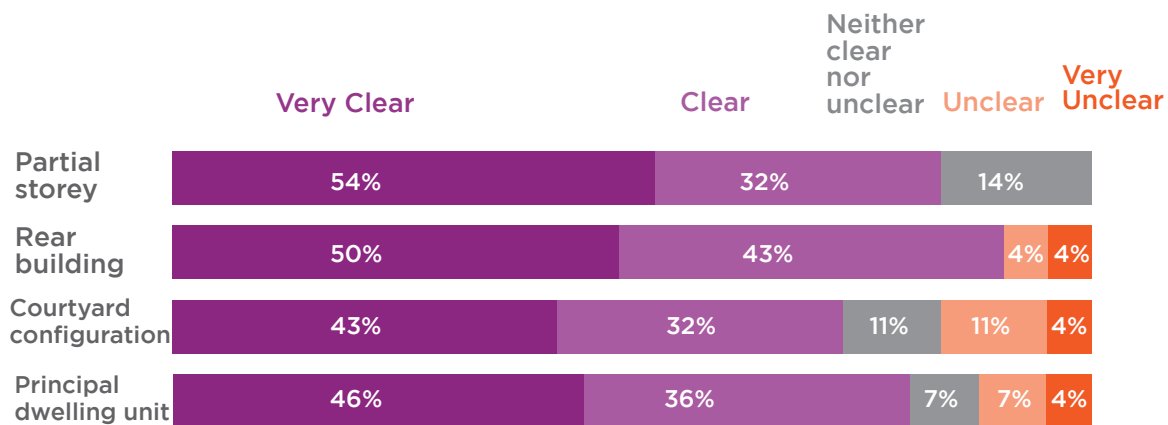
**Do you agree with updating the terms?**



Most respondents agreed with updating the terms, with no change in the definitions. One respondent commented that defining the term “family” might be problematic. Other’s agreed, noting that groups of people who are not families also live in single detached houses. While respondents agreed with the concept of a given number of families living in a dwelling, they were more interested in removing the definition since such housing typologies do not meet the affordability or sustainability goals.

**8. We are proposing four new technical terms to help clarify regulations and to reduce repetition of lengthy information in each district schedule: partial storey, rear building, courtyard configuration and principal dwelling unit.**

**How clear are the proposed new defined terms?**



New technical terms were proposed to help clarify regulations and to reduce repetition of lengthy information in each district schedule. Generally respondents indicated the proposed new defined technical terms were clear. Respondents’ feedback are summarized under each term.

**Partial storey**

Some respondents suggested the definition should also clarify how exclusions affect the partial storey and to consider adding diagrams to help the user understand the definition better.

**Rear building**

There was a suggestion that the definition for rear building should specify the two buildings are not physically connected. One respondent expressed concern that the definition only refers to buildings at the rear of the property when some may be built beside each other due to site configurations.

### **Courtyard configuration**

A few respondents were unclear whether courtyard configuration only applies to townhouses or if it includes other building typologies. If courtyard configuration includes other typologies, respondents suggested improving the definition by adding more illustrations to include such building typologies.

### **Principal dwelling unit**

Respondents suggested that the term should be defined by what it is, rather than by what it isn't. Others suggested re-naming the term "principal dwelling unit" with "primary residence" to avoid confusion. Others felt the new term may cause confusion with "principal building".

## 4.0 NEXT STEPS

Staff are reviewing and refining the proposed format and wording based on what we heard. In 2022, staff will present a draft reformatted by-law for Council's consideration at public hearing.

Please visit the project webpage at [vancouver.ca/RegRedesign](https://vancouver.ca/RegRedesign) for opportunities to engage and stay up-to-date on the project.

# Appendix A

## Open ended verbatim responses

**1. The new features for the proposed format and language for district schedules include: accessible document format, hyperlinks, supplementary diagrams, new language and organization of regulations.**

**Are the regulations easier to find in the new format compared to the current format?**

Survey
Navigable graphics.
The removal of some of the restrictive laws is very appreciated and important in the modernization of our city. Please continue updating the laws so that there is more design flexibility for future builders! Also, because land is very expensive, please reduce restrictions on the having a 50% third floor in the RS-1 through RS-5 guidelines!
Section 2 feels like a "catch all". If you bolded the key words it might help the user clearly see what is important. For example - in the RM-8 district under section 2.2.4 put Infill in Bold to make it stand out. As well, have a specific section that talks about what the Director of Planning may relax in the district.
More accessible language please. Planning jargon is not readable by normal people.
Looks good, but the primary issue is why is the city micro-managing everything to such an extent. Results in a stale city, like living under a petty HOA or municipal strata council.
There are a lot of reasons you haven't fixed the problems. The regulations are common to very many zones, there are very many descriptions shared across zones. The regulation should be expressed as a table of data applicable to all zones. Many of these regulations are arbitrary or intended to segregate people by class. It's hard to believe that these regulations still exist. Why separate residential uses from other residential uses other than to enforce class segregation? It's hard to believe that planners can maintain moral authority as a profession without reminding politicians of the purpose of regulations intended to maintain class segregation, reminding them of the consequences, and recommending their removal or replacement. There are still references to the old definitions, despite the new definitions. There are still "unless" clauses that are difficult to interpret - does the unless apply to just the last part of the sentence or a previous part of the sentence?

Question 1 continued

Use tables clearly stated at the beginning, diagrams, and language is much more approachable for layman, and also much easier to read for someone who regularly reads zoning schedules.

Consolidating regulations and hyperlinking them represents a huge improvement over the status quo.

Colour coding is helpful, images and diagrams are helpful, hyperlinks are good as long as the link works. COV staff have often provided me with links in their emails that don't work - or - take me to a general page where I end up having to search for the information needed. More diagrams please!

The language is easier for a non-developer to understand and therefore offer accurate feedback.

### Telephone Office Hour

The diagrams are very helpful

Recommendations for images and tables: add alt text and a printed description below the images.

McGill University is developing a screen reader feature for graphs, and limit tables to no more than approx. 7 x 20 cells.

Screen readers require skilled users otherwise difficult to navigate around the document.

Recommendations: lots of cross-references, links, use Table of Contents and headings/subheaders.

### E-mail

I have looked at the presentation and documents. I am a lawyer and I thought that legal documents were soooo boring..... but I have found a new winner! You have to be a developer or builder to read these, not an average Joe like me. I have zero competence to assess whether the new format is better than the old one but I do have this to say: simplifying is ALWAYS good, hyperlinks to bring together other relevant text is ALWAYS good, grouping relevant topics together is ALWAYS good, and getting rid of obsolete regulations/bylaws is ALWAYS good. I found the examples in your presentaiton very helpful and really all I needed to know to see the value of the proposed modernization. I salute you and I envy the expertise you bring to this project!

**2. We've made improvements to clarify the wording of certain regulations. Are there other regulations you would like us to clarify?**

Survey
The commercial and industrial districts need help. Terms need defining and uses need simplifying.
In allowing 3 story townhouses in single family areas, you need to provide noise mitigation from townhouse service and parking areas to other residential areas.
Define "outright" and "conditional" explicitly
Because land is very expensive, please reduce restrictions on the having a 50% third floor in the RS-1 through RS-5 guidelines! There is no need to have that restriction if you just put a maximum on the entire above grade FSR and maybe restrict the third storey to be only as large as the storey below it. Land is already unaffordable and it would be good to at least this design flexibility.
A bit of an aside - where there are uses in the Z&D Bylaw that don't have a definition, give them one. In C-2, you list a Neighbourhood Public House. What's the definition? (and then what's the parking ratio)?
A significant improvement would be to make the conditional uses (that include more housing units) be outright uses
Its more the navigation to get to the section I am interested in. I still use google to search out a specific zoning reg. faster, less clicks.
There used to be a lot "notwithstanding" that should be changed to "despite". The outright and conditional limits are somewhat clear, but the bit at the end about further override by the Director of Planning is another level of conditional, and it's really not clear how that applies. There are multiple levels of conditional, and these should be stated more clearly.
Great improvements so far. I am sure there are others that can be improved too, but I don't know specifically what at this time.
I would simply request that you not sacrifice the City's objectives in key areas like housing affordability, sustainability, and livability to achieve clarification in regulations.
Change the way FSR is measured. It works against many city policies and desirable outcomes. Measure to the inside face of drywall and exclude elevators and circulation. This will eliminate all the complications of wall exclusions. It will allow us to design wider corridors with indentations at doors and small sitting areas where appropriate. We can also add an open stair not required for exiting to encourage the use of stairs...
Please include "FSR" after a number which says what the FSR is supposed to be so as not to confuse with number indicating a different section of the document.



Question 2 continued

How to determine height through 'interpolation'...check out the docs provided by the District of West Vancouver...they provide clear steps and instructions
Not sure if this will address's excluded space in multi-family buildings
<b>Telephone Office Hour</b>
In RM districts with additional side yard for compatibility (RM-1) the compatibility doesn't work for double-fronting sites - can there be a DoP variation for these lots? RS-1 side yard calculation- min is 10%; but there is also a complicated formula- surveyors only ever measure the 10% - can the formula be removed? Dormer slope varies between infill and LWH and duplex and RS-5- be consistent Dormer height exclusions vary between infill, duplex and LWH - be consistent can exclusions be more consistent in terms of whether wall thickness is counted or not?
The name of Section 4 General Regulation can be confused with Section 10 of the ZD. Suggest renaming it to District Schedule Regulations.

**3. Does the introduction of diagrams help you better understand the regulations?**

<b>Survey</b>
Before, the design interpretations were in separate bulletins. Having diagrams and bylaws in one place is extremely helpful.
All the setbacks and parking minimums explains why there is so little housing.
A lot of the regulations that require diagrams aren't super helpful, and should be reexamined in of themselves.
Pictures are better. examples are best. process maps would also help people navigate the building or development application processes
The geometries are pretty basic. There was a diagram in the definitions section at least for the lot.
Some of the regulations have multiple components like pieces of a jigsaw puzzle. Without diagrams I'm trying to put the puzzle together without knowing what the picture will look like.
Many people are visual learners, the diagrams are an alternative reading the words which can be especially hard due to the complex compound sentences used in many zoning schedules.
The issue of interpretation is not the typical case but the unusual case where there is lots of uncertainty as to how the Director will interpret it. We need a way to clear this up early in the process. Sloping sites being a particular concern.
MORE diagrams please!
Translating language into things I can visually relate to is helpful.

**4a. Do you agree with removing Section 4.5.1 from the current district schedules in the Zoning and Development By-law?**

Survey
Does not make sense to regulate.
Removing restrictions gives hope in the ideology being used to overhaul all the bylaw schedules. With land being out of reach already, you might be able to build something more usable on a smaller piece of land. Keep up the good work.
Make it easier please!!
Legalize Rowhomes.
The city should be moving towards shared lot lines at every other PL to allow for consolidation of lots and townhouse/row houses in all these neighbourhoods. Similar to Montreal. four floors and corner stores
Hopefully this is the first of many useless regulations you will remove.
Because a regulation is “difficult” to meet or understand is not a reason to remove it.
Needlessly complex given that access to sunlight is addressed elsewhere
Without proper light en sun exposure new constructions will not be livable. People with get depressed, we should aim to better construction. Not the other way around.
Rule prevents more efficient interior space for larger apartments, and is obsolete
I trust that the benefits of removing it exist, but I’m not clear on what the benefits for keeping it are. Since I don’t know enough about this regulation, I’d prefer not to comment on it.
It lead to a very restrictive building envelope in RM-4 and coffin like forms that needed relaxation discussions early in the process.
The existing is needlessly fussy, and functionally unneeded.
I haven’t dealt with this regulation before, but based on this review, it is confusing so removing it seems logical
I agree that this complexity add unnecessary permit processing time and the resulting building is not energy efficient. I don’t understand why the rule was even in place.

**4b. Do you agree with removing Section 4.8.4 from the current district schedules in the Zoning and Development By-law?**

Survey
I agree, the law was antiquated and unnecessary.
Remove all this nonsense. There are engineers on each project for a reason.
It's useless.
Put a definition of impermeable in the bylaws. what permeable materials are accepted. need clarity on this and outright regs for rainwater management. disconnect downspouts from sewers!
Rare use case, issues addressable by other regulations if relevant
Rules is not used and makes permitting slower
Same as before
It might be better as a guideline. For sloping sites a whole set of guidelines is needed to help the Director, staff and applicants. I have had this issue relaxed in the past simply because there was no other option.
I support the removal of as many restrictions as possible

**5. We are proposing new defined terms to clarify various forms of multiple dwellings are more clear and specific. The proposed new defined terms and definitions are: Apartment, Townhouse, and Triplex. Are the proposed new defined terms clear?**

Survey
Clear except for Townhouse. There are detached townhouses that are not connected to other buildings. Does that mean they would fall under the Single Family Home category?
Would link to definition of MCD for Triplex. Would fourplex-sixplex or ten-plex be counted in TH?
What's a Fourplex considered?
apartments: shared door. townhouse: individual door. Triplex: something with 3 units.
Makes sense.
Residential lending calls 4 units a residential loan, where is the 4plex designation? If you want someone besides Bosa and friends to participate in creating the city, let homeowners build 4plexes.

Question 5 continued

Townhouse and stacked townhouse should be separately defined
Triplex should be clear if you mean units on top of each other or side by side. A townhouse could be a subset of townhouse in this definition.
Apartment and townhouse are good. Triplex diagram suggests the units are all on the same floor, when they could be a stacked triplex with each unit taking up the whole footprint of the level. Multiple conversion dwelling may confuse some.
I'm concerned that the definition of 'Apartment' will empower nimbies to oppose even moderate density fourplexes and higher. Would this direct form of development to townhouses, which are significantly more expensive compared to apartments?
It seems to match my understanding.
You need to provide a definition for multiple conversion dwelling if you're telling us it's not included. BTW I have multiple terms that COV staf have given me for Character Retention Projects; MCD, Duplex (to 2 of the 3 units, not infill), Addition...
Simple and clear

**6. To clarify the term “ Dwelling units in conjunction with...”, we are proposing to add a new defined term: mixed-use residential building.**

**Is the proposed term and definition clear?**

Survey
Yes, this should be allowed outright in all Residential areas.
Meaning is immediately aparent to me as a layperson
Hopefully this definition creates space for non-commercial uses, i.e. non-profit service providers, artistic, and light-industrial (to the degree such is environmentally appropriate) in the non-residential space.
Is Community Care Class A a residential use? Then most residential is mixed use residential?
Is there a particular reason this definition is needed?
Mixed-use residential is already a very common colloquial term. Canonizing it makes perfect sense.
Clear and concise

**7. We're proposing to update terms one-family dwelling to single detached house and two-family dwelling to duplex, with no change in the definitions.**

**Do you agree with updating the terms?**

Survey
Then you need to define what is a "family" and that could get problematic...
Single detached should be "single detached mansions"
Groups of people who are not families live in such dwellings
I agree that we should strip the concept of a given number of families living in a dwelling, but I'm concerned about continuing to have a definition for one family dwellings, when such housing doesn't meet the city's affordability or sustainability goals. I think abolishing the definition would be preferable.
Matched the building code and typical language used in the industry.
The duplex image assumes both halves are equal. Do they have to be?
clear and concise
Telephone Office Hour
diagram for duplex can be view as a 3D cube structure embeded in the ground

**8. We are proposing four new technical terms to help clarify regulations and to reduce repetition of lengthy information in each district schedule: partial storey, rear building, courtyard configuraion and principal dwelling unit.**

**How clear are the proposed new defined terms?**

Survey
Principal dwelling unit should be defined by what it is and not by what it isn't.
"rear building" - could it be beside? limiting definition given some site orientation that could cause confusions
"courtyard" - implies containment which the definition nor graphic indicates. (Google and definition of "courtyard" because this is not it...)
The removal of some of the restrictive laws is very appreciated and important in the modernization of our city. Please continue updating the laws so that there is more design flexibility for future builders! RS-1 through RS-5 "half-storey" restriction needs to be removed! There is no need to have that restriction if you just put a maximum on the entire above grade FSR and maybe restrict the third storey to be only as large as the storey below it. Land is already unaffordable and it would be good to at least this design flexibility.

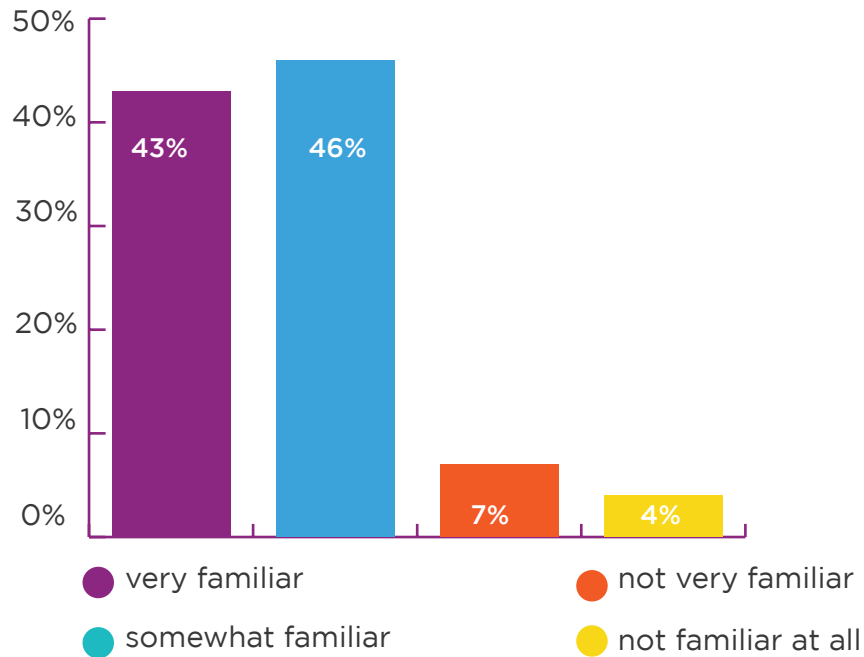
Question 8 continued

<p>Not sure I like defining principal dwelling unit by what it is NOT. But maybe it's fine! Also happy to define rear buildings together :).</p>
<p>please remove the need/requirement for a basement and allow a full 3 storey buildings or taller in all R zones. greater flexibility in tenure, rental, duplex/triplex</p>
<p>Courtyard should just apply to all residential, not separately for house plus laneway house differently from apartment from townhouse or other.</p> <p>Principal dwelling unit is defined in the negative. You, the person reading this, are a "principal dwelling unit" according to this definition as you are not a secondary suite or any of these other things.</p>
<p>All meanings parse clearly in colloquial canadian english</p>
<p>Only concern with 'Courtyard configuration' is the type of development approved on it. From this example, I'm not sure if buildings typologies are prescribed as townhouses or if this is only an example.</p>
<p>The partial storey is flawed in its size. The height at the shoulder should be increased to 1.5m which is more useful and the % of below needs to be larger as units are getting smaller.</p> <p>Partially to eliminate the requirement to have an accessible washroom on the main floor.</p>
<p>What "Courtyard configuration" is meant to denote clearly flows from the term, but the specific definition of "Two or more multiple dwelling buildings on a site where there is at least one rear building." doesn't really express this.</p>
<p>The "Rear Building" definition should include that the two buildings are not physically connected.</p> <p>The diagram for Courtyard Configuration shows the townhouses not touching, which they should.</p> <p>"Principal Dwelling Unit" sounds too much like Primary Residence, which is a definition used for residency purposes, so it sounds like a person who lives in one of the housing forms listed does not have a principle residence. Further, there is a possibility of a laneway house or micro dwelling being strata titled, which would then seem to indicate a power relation between the Principal resident and other residents. That power dynamic is also problematic for renters by indicating that the Principal Dwelling Unit is the lord of the manor.</p>
<p>Principal dwelling unit lists all the things it is NOT. Perhaps include what it IS first, followed by what it is not.</p>
<h3>Telephone Office Hour</h3>
<p>partial storey definition should clarify how the exclusions affect the partial storey . amend partial storey definition; consider if a diagram would be helpful (see RS-7 bulletin)</p>

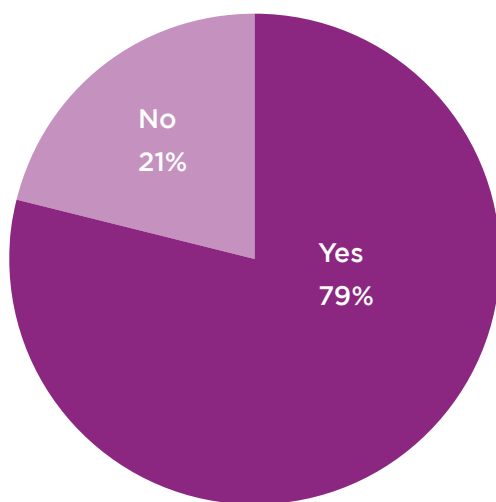
# Appendix B

## Additional information from survey

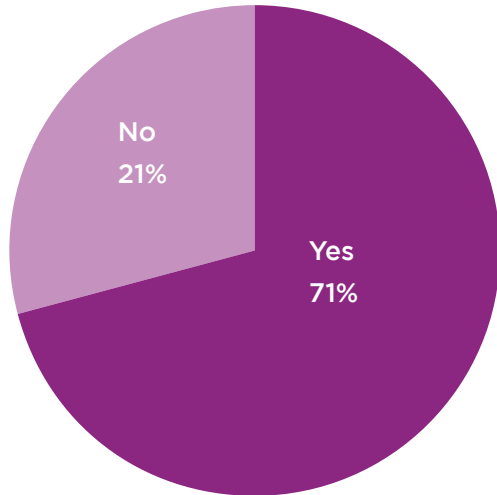
**How familiar would you say you are with the Zoning and Development By-law?**



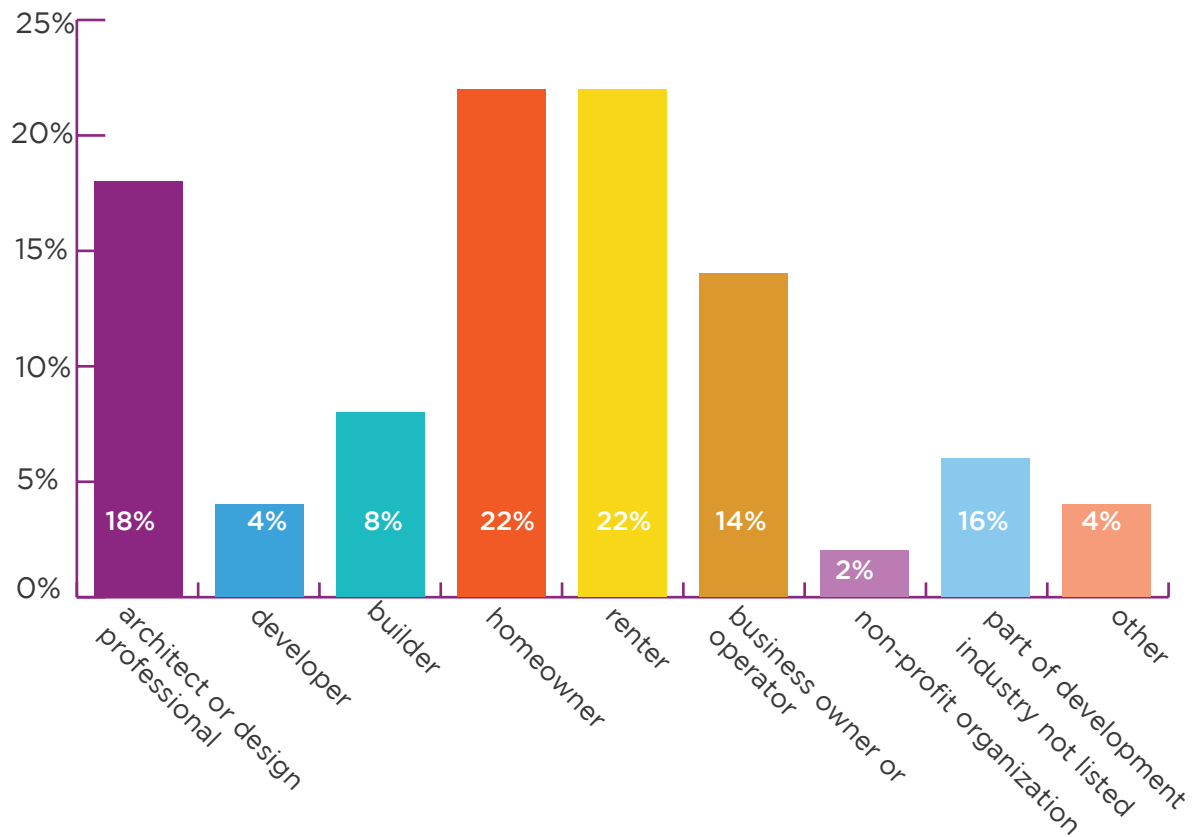
**Do you live in Vancouver?**



## Do you conduct business in the City of Vancouver?

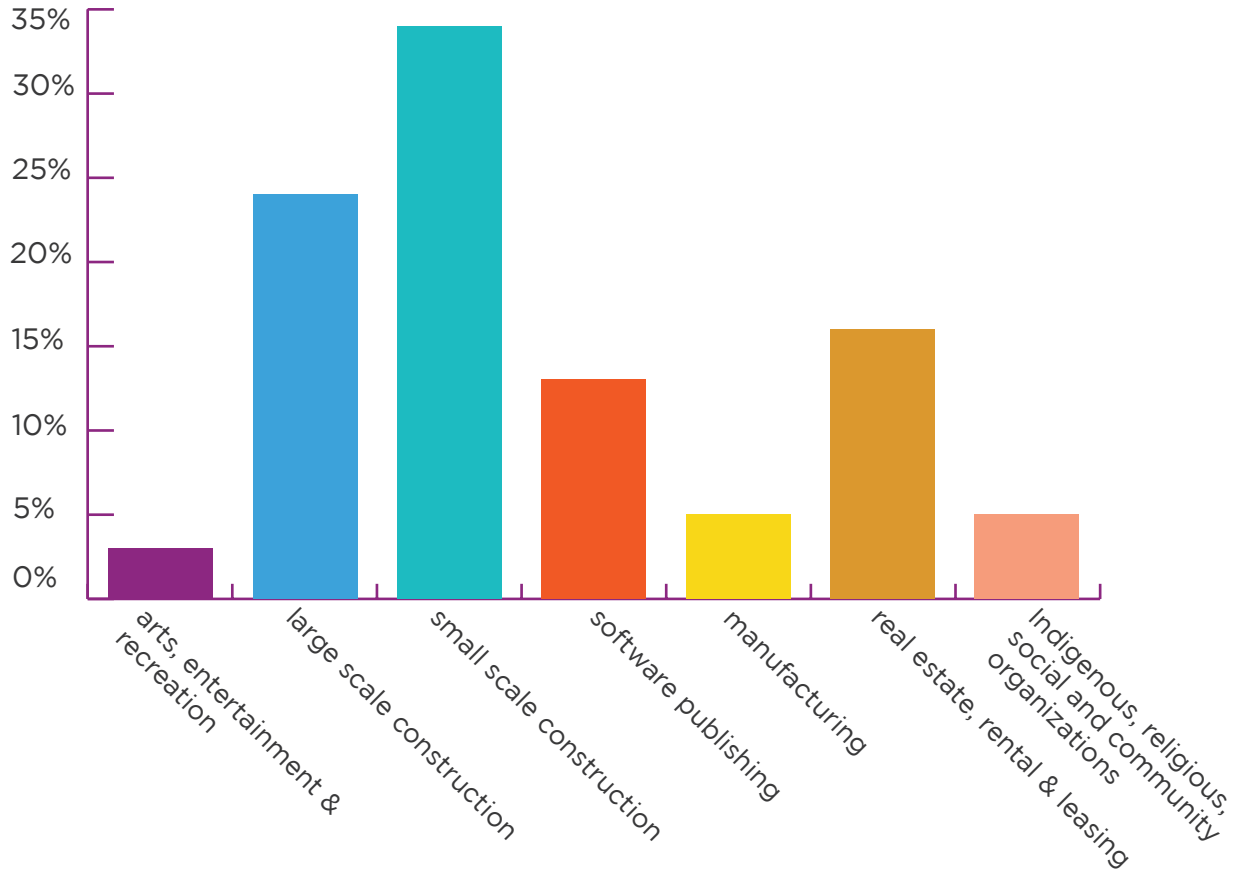


## Are you... (check all that apply)

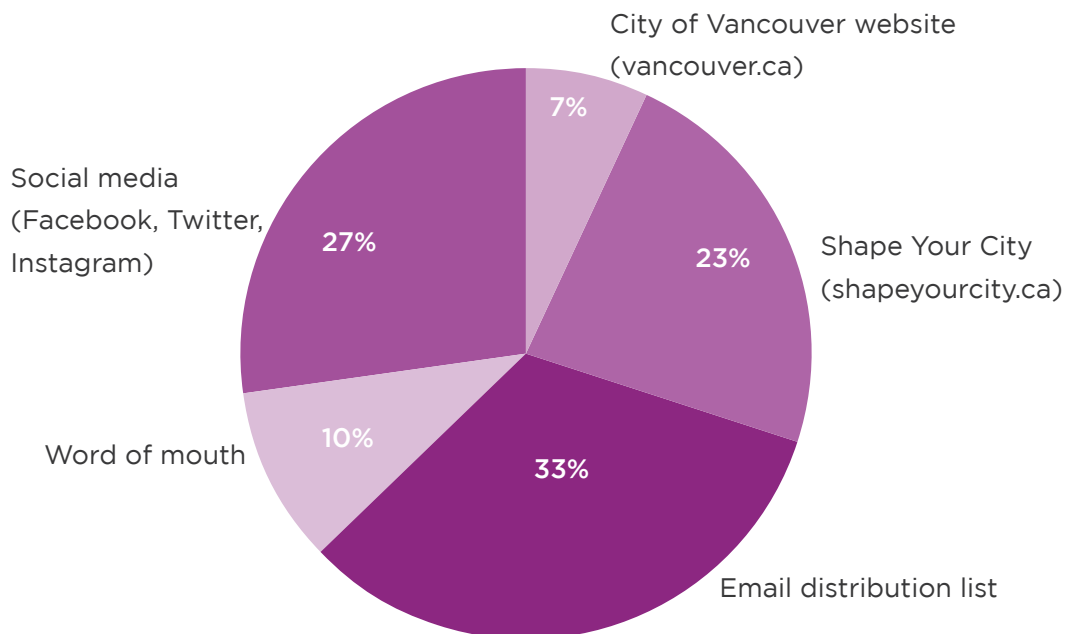




### Which of the following describes your business' primary activity



### How did you hear about this survey?



# Appendix C

## Shape Your City survey questions

Speak another language? Use the Google Translate feature at the top right of this page, or call 3-1-1 to request an interpreter.

Share your thoughts by completing the survey. Your input will help us make further refinements to the proposed new district schedule format and language, new defined terms and removal of outdated regulations.

### **1. The new features for the proposed format and language for district schedules include: accessible document format, hyperlinks, supplementary diagrams, new language and organization of regulations.**

- Sample reformatted district schedules - RM-4 and RM-4N
- Sample reformatted district schedules - RM-5 all districts
- Sample reformatted district schedule - RM-6
- Sample reformatted district schedules - RM-8 all districts

Question: Are the regulations easier to find in the new format compared to the current format?

- Much easier
- Somewhat easier
- The same
- Somewhat harder
- Much harder
- I am not familiar with the current by-law

Please explain.

**2. We've made improvements to clarify the wording of certain regulations. Are there other regulations you would like us to clarify? If yes, then please explain.**

**3. Does the introduction of diagrams help you better understand the regulations?**

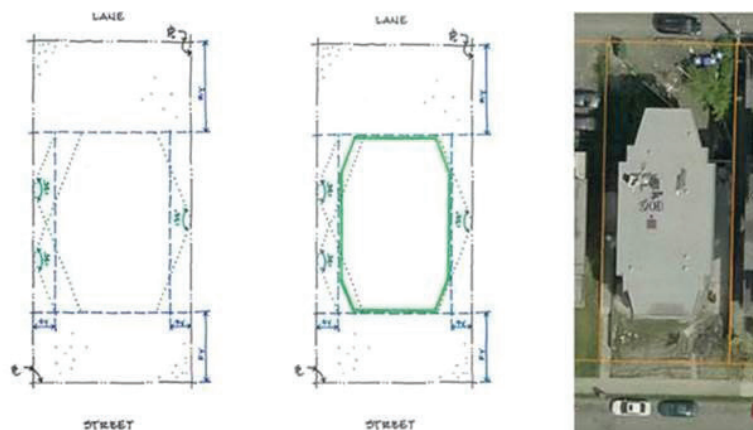
- Very helpful
- Somewhat helpful
- Neither helpful nor unhelpful
- Somewhat less helpful
- Not helpful at all

Please explain.

**4. Do you have other ideas to improve the district schedule format and language?**

**5. To modernize the district schedules, we are proposing to remove section 4.5.1 from current district schedules in the Zoning and Development By-law (e.g. RM-4 and RM-4N Districts Schedule, p. 6):**

“Section 4.5.1 - A side yard with a minimum width of 2.1 m shall be provided on each side of the principal building, but the minimum width shall be increased so that the outer walls of the building are contained within a 135 degree angle extended horizontally and measured inwardly from any and all points on the side property lines.”



Example of 135° side yard containment angle

Issues:

- This regulation is consistently varied to enable development
- No district schedule introduced in recent decades contain this regulation as side yard requirements and horizontal angle of daylight requirements already address livability and neighbourliness
- Results in a form that makes it difficult to meet energy efficiency requirements
- The complexity of this regulation adds to permitting processing time

Question: Do you agree with removing section 4.5.1 from current district schedules in the Zoning and Development By-law?

- Yes
- No
- Not sure
- No opinion

Please explain.

**6. To modernize the district schedules, we are proposing to remove section 4.8.4 from current district schedules from current district schedules in the Zoning and Development By-law** (e.g. RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule, p.11) :

“Section 4.8.4 - In the case of a sloping site where a structure is located in or beneath a yard, the structure shall be excluded from the site coverage calculation provided that it does not, except for required earth cover, permitted fences and similar items, project above the average elevation of the portions of the streets, lanes or sites located adjacent to such structure, and does not, in any event, project more than 1.0 m above the actual elevation of adjoining streets, lanes and sites.”

Issues:

- This exclusion has not been utilized or needed in recent decades in order to meet site coverage requirements
- Rainwater management requirements restrict the amount of hardscaping on a site
- The complexity of this regulation adds to permit processing time
- The hardship clause in Section 5.1.1 of the Zoning and Development By-law to address unique site conditions

Question: Do you agree with removing section 4.8.4 from current district schedules in the Zoning and Development By-law?

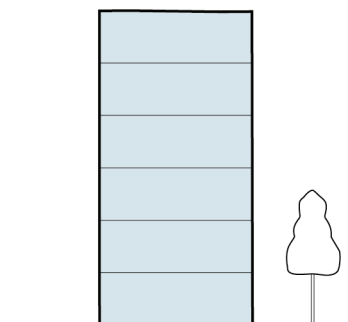
- Yes
- No
- Not sure
- No opinion

Please explain.

**7. We are proposing new defined terms to clarify various forms of multiple dwellings are more clear and specific. The proposed new defined terms and definitions are as follows:**

Apartment:

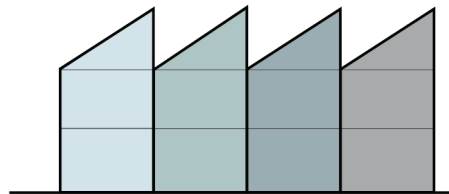
“a building containing four or more principal dwelling units, all of which share at least one common entrance from the exterior of the building. For the purposes of this by-law, a building that contains both apartment and townhouse will be considered an apartment unless otherwise specified in a district schedule.”



*Example of apartment*

Townhouse:

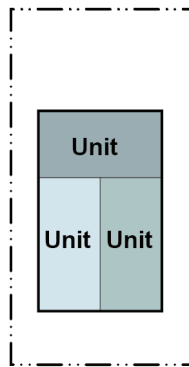
“a building containing four or more principal dwelling units, where each unit has its own entrance from the exterior of the building unless otherwise specified in a district schedule.”



*Example of townhouse*

Triplex:

“a building containing three principal dwelling units, but does not include a multiple conversion dwelling.”



*Example of triplex*

Question: Are the proposed new defined terms for apartment, townhouse and triplex clear?

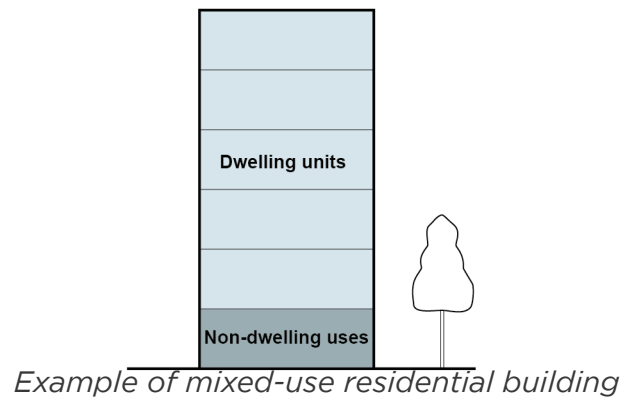
- Very clear
- Clear
- Neutral
- Unclear
- Very unclear
- No opinion

Please explain.

**8. To clarify the use “Dwelling units in conjunction with...”, we are proposing to add a new defined term: mixed-use residential building.**

We’re proposing the following definition:

Mixed-use residential building - “a building containing at least one principal dwelling unit and at least one non-dwelling use.”



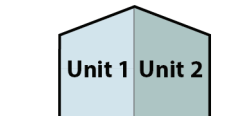
Question: Is the proposed term and definition clear?

- Very clear
- Clear
- Neutral
- Unclear
- Very unclear
- No opinion

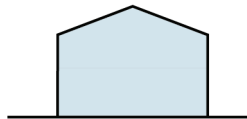
Please explain.

**9 We're proposing to update terms for one-family dwelling to single detached house and two-family dwelling to duplex, with no change in the definitions.**

The proposed single detached house and duplex terms reflect the built form rather than the occupants, and align with terms used by other Canadian cities and jurisdictions.



*Example of duplex*



*Example of single detached house*

Question: Do you agree with updating the terms?

- Definitely agree
- Somewhat agree
- Neutral
- Somewhat disagree
- Definitely disagree
- No opinion

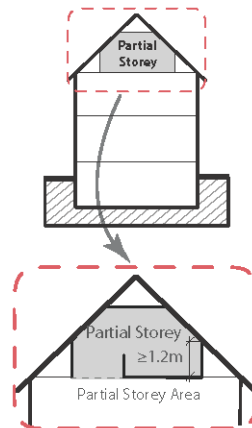
Please explain.



**10. We are proposing four new technical terms to help clarify regulations and to reduce repetition of lengthy information in each district schedule.** They are as follows:

Partial storey:

“The uppermost level of a building where the floor area is limited to a specified proportion of the storey immediately below. The floor area can be existing, proposed or as may be extended over open-to-below space, and has a minimum ceiling height of 1.2 m.”



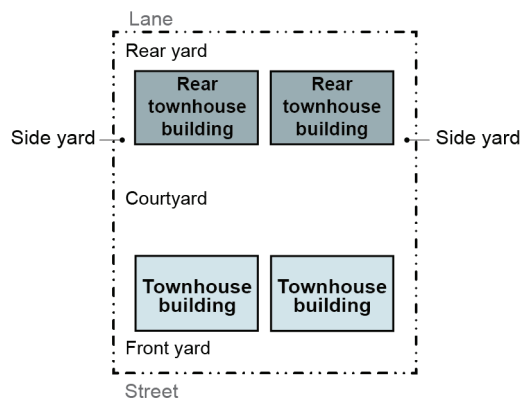
*Illustration of partial storey*

Rear building:

“The building adjacent to the rear of the site, including, but not limited to infill, laneway house, a second principal building, rear building in a courtyard townhouse form.”

Courtyard configuration:

“Two or more multiple dwelling buildings on a site where there is at least one rear building.”



*Illustration of courtyard configuration*

Principal dwelling unit:

“Is not a secondary suite, lock-off unit, laneway house, infill, micro dwelling, senior’s supportive or assisted housing, rooming house or temporary modular housing.”

Question: How clear are the proposed defined terms for partial storey, rear building, courtyard configuration and principal dwelling unit?

- Very clear
- Clear
- Neither clear nor unclear
- Unclear
- Very unclear

Please explain.

# Appendix D Presentation Slides

**Regulation Redesign**  
Simplifying Rules for City Building

## Modernizing the Zoning and Development By-law

Share your input on Shape Your City  
[shapeyourcity.ca/regredesign-by-law](http://shapeyourcity.ca/regredesign-by-law)  
 June 15 to July 6, 2021

Shape Your City: June 15<sup>th</sup> - July 6<sup>th</sup>, 2021

We need your input on the proposed modernizations to the zoning by-law:

- **1 new interactive district schedule format** presented in four sample residential district schedules
- **10 proposed new defined terms** to clarify and simplify the language in the district schedules
- **2 outdated regulations** to be considered for removal

After this presentation, view the proposals on the Shape Your City webpage and complete the survey.

2

Agenda

1. Shape Your City: June 15 to July 6, 2021
2. About the Regulation Redesign project
3. Modernizing the district schedule
4. Outdated regulations
5. Proposed new terms
6. Next steps

3

Shape Your City: June 15<sup>th</sup> - July 6<sup>th</sup>, 2021 - Instructions

Visit: [shapeyourcity.ca/regredesign-by-law](http://shapeyourcity.ca/regredesign-by-law)

**Step 1**

4

Shape Your City: June 15<sup>th</sup> - July 6<sup>th</sup>, 2021 - Instructions

**Step 2**

Review 'Documents for your feedback'

Documents for your feedback:

- Sample informational district schedules - RM-4 and RM-4B (RM-4B PDF)
- Sample informational district schedules - RM-6 all districts (RM-6 PDF)
- Sample informational district schedules - RM-4 (RM-4B PDF)
- Sample informational district schedules - RM-6 all districts (RM-6 PDF)
- Outdated regulations (RM-4B PDF)
- Proposed new defined terms (RM-7 PDF)

A summary of the proposed regulatory updates is located at the end of the PDF

For easy reference, the current district schedule is hyperlinked

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Shape Your City: June 15<sup>th</sup> - July 6<sup>th</sup>, 2021 - Instructions

**Step 3**

Regulation Redesign is modernizing the Zoning and Development By-law to make it easier to use and easier to find and understand the regulations. The new structure and format are based on the principles of writing clear rules, using more diagrams, consolidating rules and organizing them intuitively, and applying consistent document standards. We are presenting for your feedback.

- Four sample RM district schedules (multiple dwelling districts) in the new interactive PDF format
- Ten proposed new defined terms to clarify and

Take the survey: [shapeyourcity.ca/regredesign-by-law](http://shapeyourcity.ca/regredesign-by-law)

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## Agenda



1. Shape Your City: June 15 to July 6, 2021
2. About the Regulation Redesign project
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6. Next steps

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## 2. About the Regulation Redesign project



Regulation Redesign is a priority project in 2020 Corporate Plan:

### Goal 2B – Build and Protect the Vancouver Economy



1956

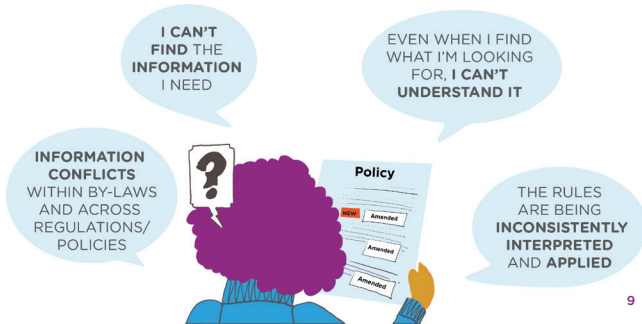
2021

### Key objectives of the project:

- Simplify and clarify land use regulations to make them easier to understand and implement
- Modernize regulations and language and improve the format of land use documents to make them more user-friendly
- Improve the consistency of land use regulations and policies
- Improve communication about land use tools
- Establish a robust and enduring land use framework

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## 2. About the Regulation Redesign project

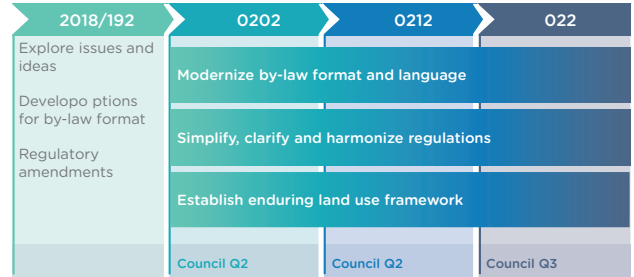


9

## 2. About the Regulation Redesign project



### Project timeline



For more information, visit [vancouver.ca/regredesign](http://vancouver.ca/regredesign)

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## Agenda



1. Shape Your City: June 15 to July 6, 2021
2. About the Regulation Redesign project
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6. Next steps

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## 3. Modernizing the district schedule



### Objectives for a user-friendly by-law

- Help users find information
- Give context and purpose to the regulations
- Bring wholeness to the by-law

### Principles for a user-friendly by-law

- Clear rules and diagrams
- Consolidated rules
- Document standards

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## 3. Modernizing the district schedule



Current	Proposed new format
1. Intent	1. Intent and overview
2. Outright approval use	2. Use regulations
3. Conditional approval use	3. Density, form and placement regulations
4. Regulation	4. General regulations
5. Relaxations*	5. Relaxations*

\* Listed only when applicable in a district schedule

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## 3. Modernizing the district schedule



### Clear rules and diagrams

- Purposeful intent statement and clear regulatory language
- Links to district-specific design guidelines (where applicable)
- Starts with an overview of land uses organized by site requirements
- Supplementary explanatory diagrams
- Updating inconsistent and outdated rules to reflect current practice

### Proposed new format

Minimum Site Area	Use	Density, Form and Placement Regulations
	Character	3.1
445 m <sup>2</sup>	Mixed-Use Residential Building	3.1
	Friendship House	3.2
	Senior Supportive or Assisted Housing	3.3

14

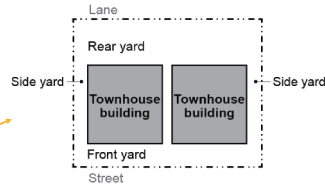
### 3. Modernizing the district schedule



#### Clear rules and diagrams

- Purposeful intent statement and clear regulatory language
- Links to district-specific design guidelines (where applicable)
- Starts with an overview of land uses organized by site requirement
- **Supplementary explanatory diagrams**
- Updating inconsistent and outdated rules to reflect current practice

#### Proposed new format



15

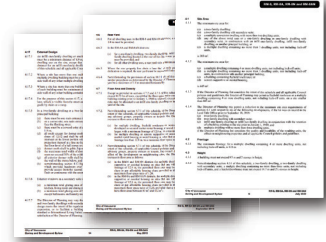
### 3. Modernizing the district schedule



#### Consolidated rules

- Organizes density, form and placement regulations by land use
- One table containing both conditional and outright uses
- Colour-coded land-use groups in a new, accessible colour palette
- Consolidates similar clauses
- Separates districts schedules where districts have substantially different regulations

#### Current



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### 3. Modernizing the district schedule



#### Consolidated rules

- Organizes density, form and placement regulations by land use
- One table containing both conditional and outright uses
- Colour-coded land-use groups in a new, accessible colour palette
- Consolidates similar clauses
- Separates districts schedules where districts have substantially different regulations

#### Proposed new format

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### 3. Modernizing the district schedule



#### Consolidated rules

- Organizes density, form and placement regulations by land use
- One table containing both conditional and outright uses
- Colour-coded land-use groups in a new, accessible colour palette
- Consolidates similar clauses
- Separates districts schedules where districts have substantially different regulations

#### Proposed new format

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### 3. Modernizing the district schedule



#### Document Standards

- Designed for digital viewing and accessibility screen readers
- Interactive features such as hyperlinks to improve wayfinding
- Land use writing standards guide for staff

#### Proposed new format

Use	Approval	Use-Specific Regulations
<b>Dwelling Units</b>		
duplex	Outright	2.2.1
Duplex, in combination with another principal building	Conditional	2.2.2
Duplex, in combination with another principal building	Conditional	2.2.2
Fourplex	Conditional	2.2.3
Fourplex	Conditional	2.2.4
inlet duplex, in combination with the retention of a building existing on the site prior to January 1, 1980	Conditional	2.2.4
inlet Single Detached House, in combination with the retention of a building existing on the site prior to January 1, 1980	Conditional	2.2.5
Laneway House	Conditional	2.2.5
Mixed-Use Residential Building	2.2.6, 2.2.7, 2.2.8	
Multiple Conversion Dwelling, having 2 dwelling units	Outright	2.2.9
Multiple Conversion Dwelling, not permitted as an outright use and requiring prior approval as a conversion retaining an in-law suite	Conditional	2.2.10
Principal Dwelling Unit with Lock-off Unit	Conditional	2.2.9
Senior Supportive or Assisted Housing	Outright	2.2.11
Single Detached House	Outright	2.2.12
Single Detached House with Secondary Suite	Conditional	2.2.2
Single Detached House, in combination with another principal building	Conditional	2.2.2
Single Detached House with Secondary Suite, in combination with another principal building	Conditional	2.2.2

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### Agenda



1. Shape Your City: June 15 to July 6, 2021
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6. Next steps

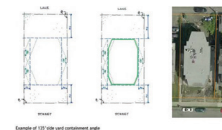
20

### 4. Outdated regulations



These regulations have been identified as being outdated and difficult to understand.

**Regulation Section 4.5.1**  
A side yard with a minimum width of 2.1 m shall be provided on each side of the principal building, but the minimum width shall be increased so that the outer walls of the building are contained within a 135 degree angle extended horizontally and measured inwardly from any and all points on the side property lines.



Applicable district schedules: RM-4 & RM-4N & seven other district schedules

Do you agree? Submit your answer on the Shape Your City survey.

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### 4. Outdated regulations



These regulations have been identified as being outdated and difficult to understand.

**Regulation Section 4.8.4**  
In the case of a sloping site where a structure is located in or beneath a yard, the structure shall be excluded from the site coverage calculation provided that it does not, except for required earth cover, permitted fences and similar items, project above the average elevation of the portions of the streets, lanes or sites located adjacent to such structure, and does not, in any event, project more than 1.0 m above the actual elevation of adjoining streets, lanes and sites.

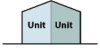

- Issues**
- This provision has not been utilized in recent decades
  - The hardship clause (section 5.1.1 of the zoning by-law) already addresses unique site conditions
  - Rainwater management requirements restrict the amount of hardscaping on a site
  - The complexity of this regulation adds to permit processing time

Applicable district schedules: RM-4 & RM-4N RM-5 all districts & nine other district schedules

Do you agree? Submit your answer on the Shape Your City survey.

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


1. Shape Your City: June 15 to July 6, 2021
2. About the Regulation Redesign project
3. Modernizing the district schedule
4. Outdated regulations
5. **Proposed new terms**
6. Next steps

Current term	Proposed defined term	Examples of forms
Two-family dwelling	<b>Duplex</b> (no change to definition)	
One-family dwelling	<b>Single detached house</b> (no change to definition)	

**Key Dates**

Until July 6, 2021S	Share your input on Shape Your City
Fall 2021C	consultation summary report
Spring 2022P	public consultation on a draft fully reformatted by-law
Fall 2022D	draft reformatted by-law to Council for approval

Shape Your City  
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Current term	Proposed defined term	Examples of forms
<b>Multiple dwelling</b>	<b>Apartment</b> a building containing four or more principal dwelling units, all of which share at least one common entrance from the exterior of the building. For the purposes of this by-law, a building that contains both apartment and townhouse will be considered an apartment unless otherwise specified in a district schedule.	
	<b>Townhouse</b> a building containing four or more principal dwelling units, where each unit has its own entrance from the exterior of the building unless otherwise specified in a district schedule.	
	<b>Triplex</b> a building containing three principal dwelling units, but does not include a multiple conversion dwelling.	
<b>Dwelling units in conjunction with...</b>	<b>Mixed-use residential building</b> a building containing at least one principal dwelling unit and at least one non-dwelling use.	

**Proposed new technical terms**

**Partial storey**

The uppermost level of a building where the floor area is limited to a specified proportion of the storey immediately below. The floor area can be existing, proposed or as may be extended over open-to-below space, and has a minimum ceiling height of 1.2 m.

**Rear building**

The building adjacent to the rear of the site, including, but not limited to infill, laneway house, a second principal building and rear building in a courtyard townhouse form.

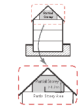
**Courtyard configuration**

Two or more multiple dwelling buildings on a site where there is at least one rear building.

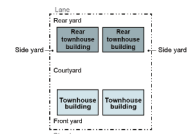
**Principal dwelling unit**

Is not a secondary suite, lock-off unit, laneway house, infill, micro dwelling, seniors supportive or assisted housing, rooming house or temporary modular housing.

**Partial storey**

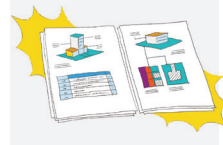


**Courtyard configuration**



**We need your input on the proposed modernizations to the zoning by-law:**

- **1 new interacted istrict schedule format** presented in four sample residential district schedules
- **10 proposed new defined terms** to clarify and simplify the language in the district schedules
- **2 outdated regulations** to be considered for removal



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 June 15 to July 6, 2021