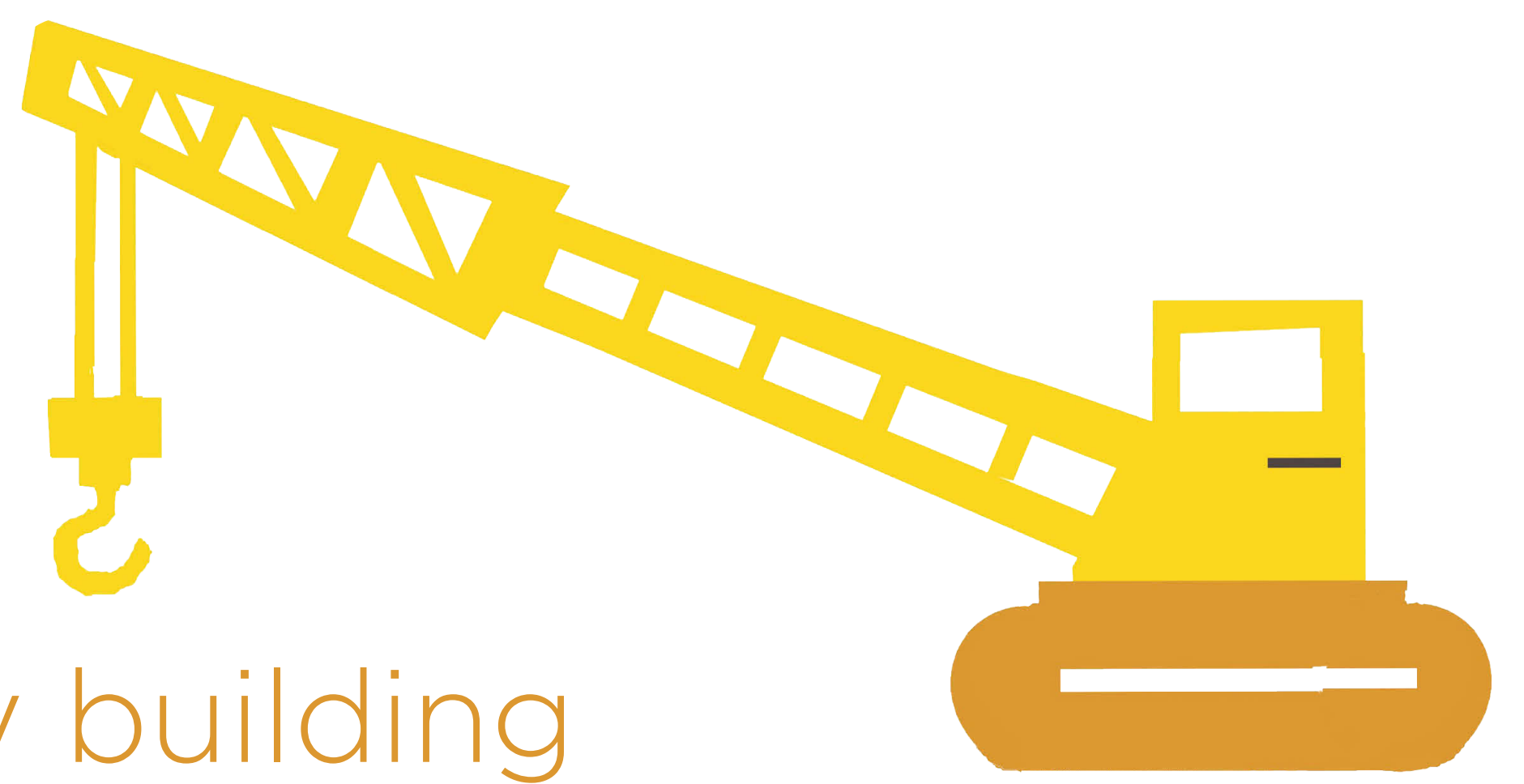


1 Regulation Redesign

Simplifying rules for city building



Welcome

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

WE'VE BEEN LISTENING

The City of Vancouver's rules and processes for building and development are complex! Through the **Regulation Redesign** project, we are looking to simplify and redesign the City's land use rules to make them easier to find, use, and understand. This project is part of the City's Corporate Plan under the goal of providing **excellent service**.

We are launching a comprehensive review of our regulations and policies for planning, development, and building. The key goals are to:

- Simplify, clarify, and update regulations
- Improve the consistency of regulations and policies
- Streamline permit review processes by simplifying and reducing regulations
- Ensure land use regulations align with the City's emerging policies and priorities
- Improve communication and information sharing

GET INVOLVED

Today's Open House is an opportunity to:

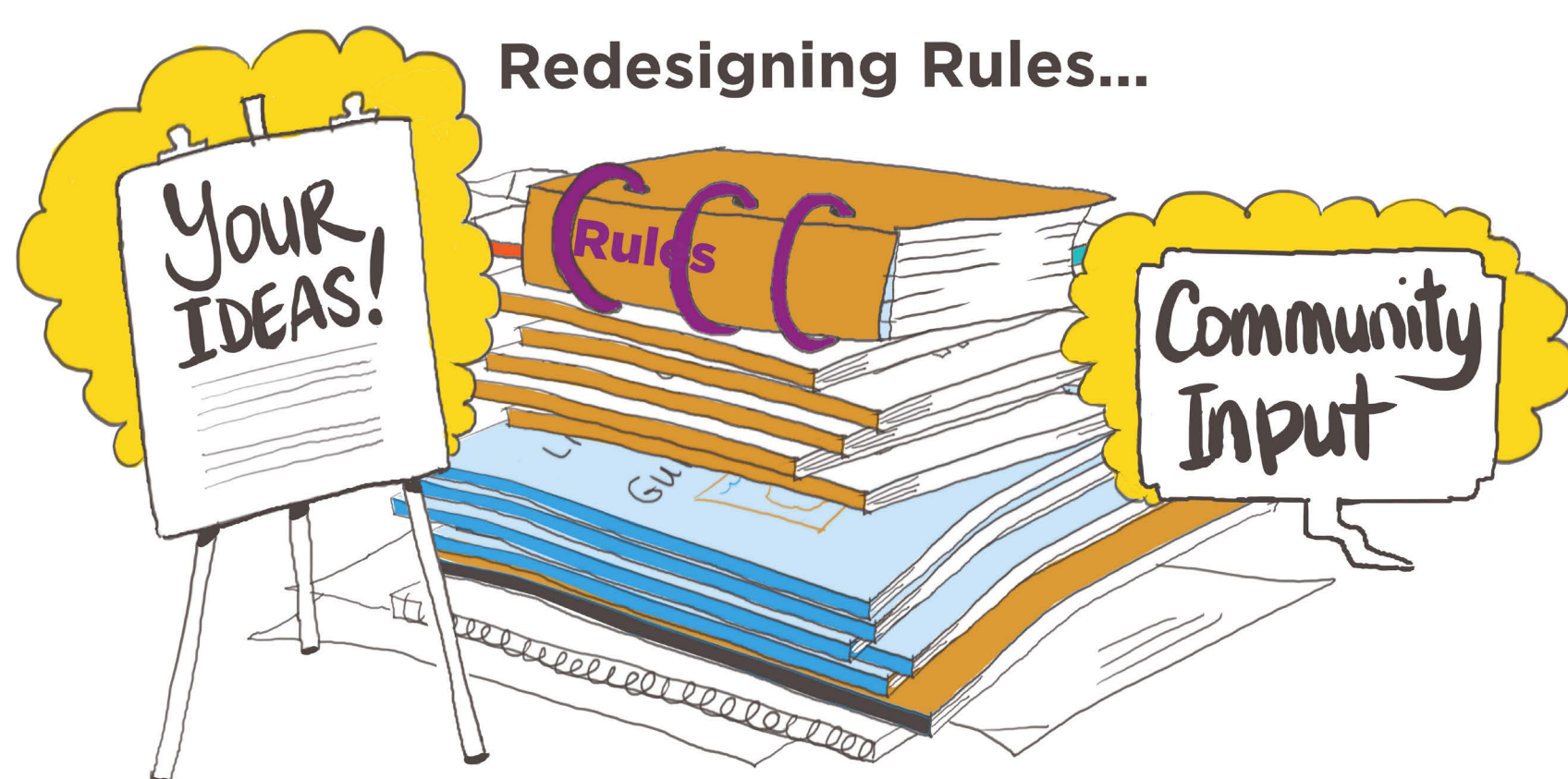
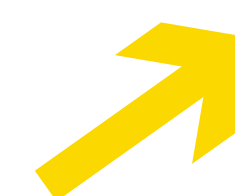
- ✓ Learn about our best practice research and what we've heard so far
- ✓ Ask questions and provide input on the items we're working on
- ✓ Get a sneak peek at a new online document library we've been working on

View the boards and fill in our questionnaire either in person or online. We want your feedback!

PROJECT TIMELINE



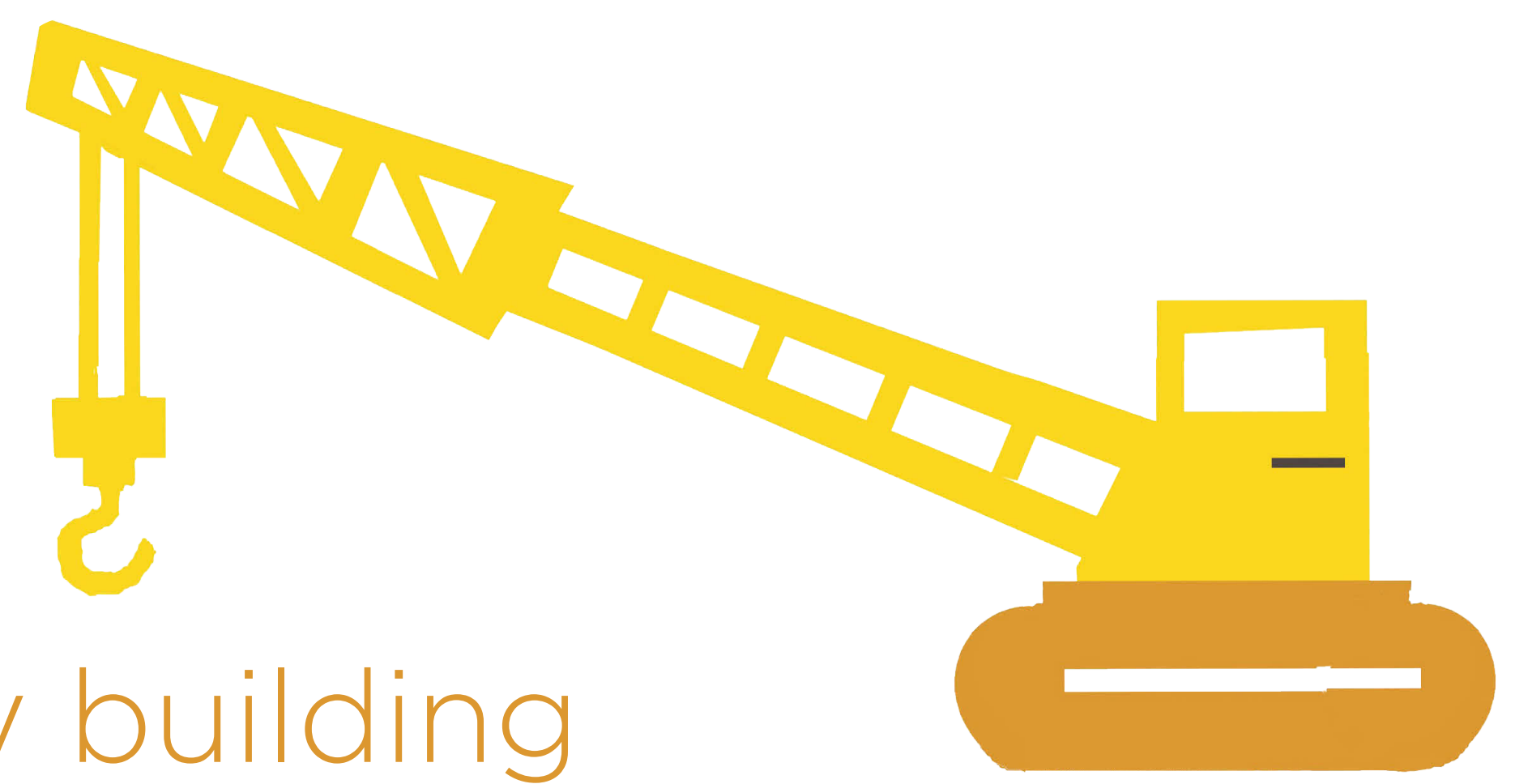
WE ARE
HERE



...to make them easier to use!

2 Regulation Redesign

Simplifying rules for city building



Best practices

STRUCTURE AND FORMAT

In North American cities, zoning by-laws were generally established in the early to mid-20th century. Over the decades, these regulations have been amended extensively albeit in their traditional form. Recently, some cities have started to update their zoning by-laws to modernize how information is presented, and make them more accessible, user-friendly, and interactive.

Tables and Charts

Some cities have started to organize sections of their zoning by-laws (such as permitted uses and siting information) into tables and charts, or matrices. In some instances, written provisions have been entirely replaced with tables. This new formatting approach helps clarify and simplify information.

6.1 Permitted Uses

A) Uses permitted in the Residential 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 6.1.1, below.

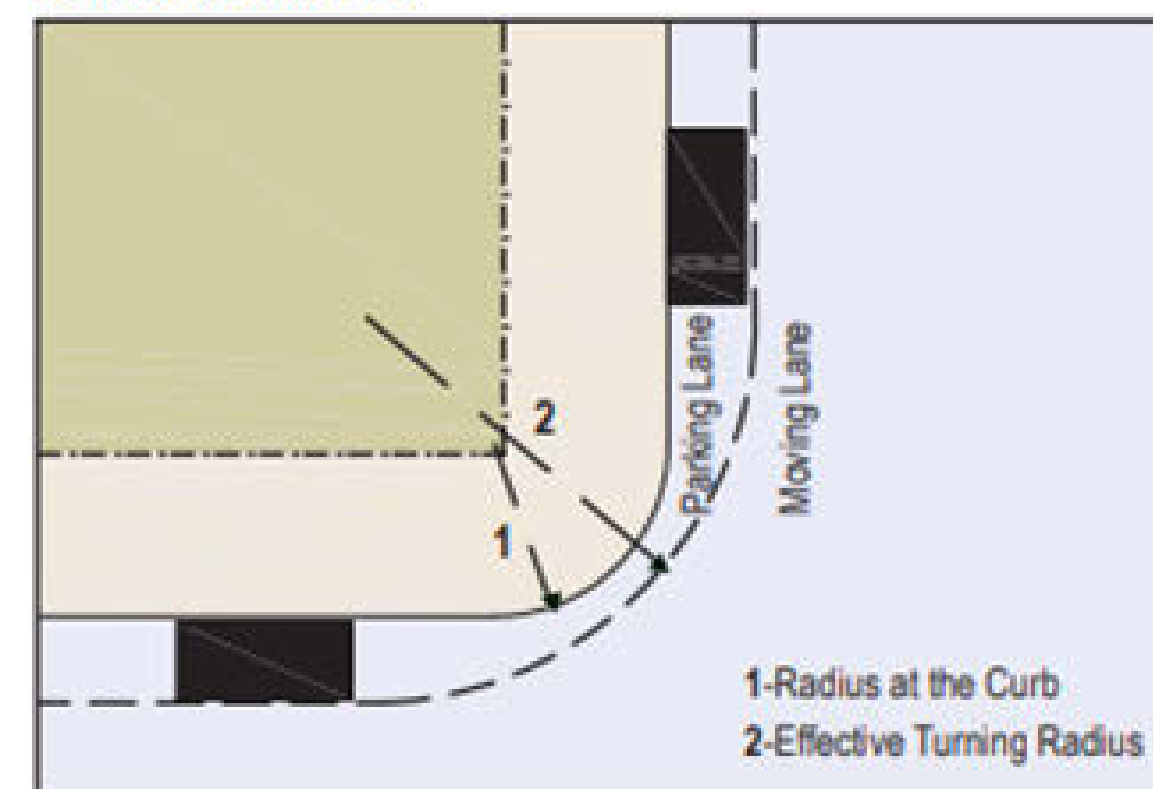
Table 6.1.1: Permitted Uses in the Residential Zones

RESIDENTIAL USE	Residential Zone 1	Residential Zone 2	Residential Zone 3	Residential Zone 4
	R1	R2	R3	R4
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)	✓	✓	✓	✓

Graphics

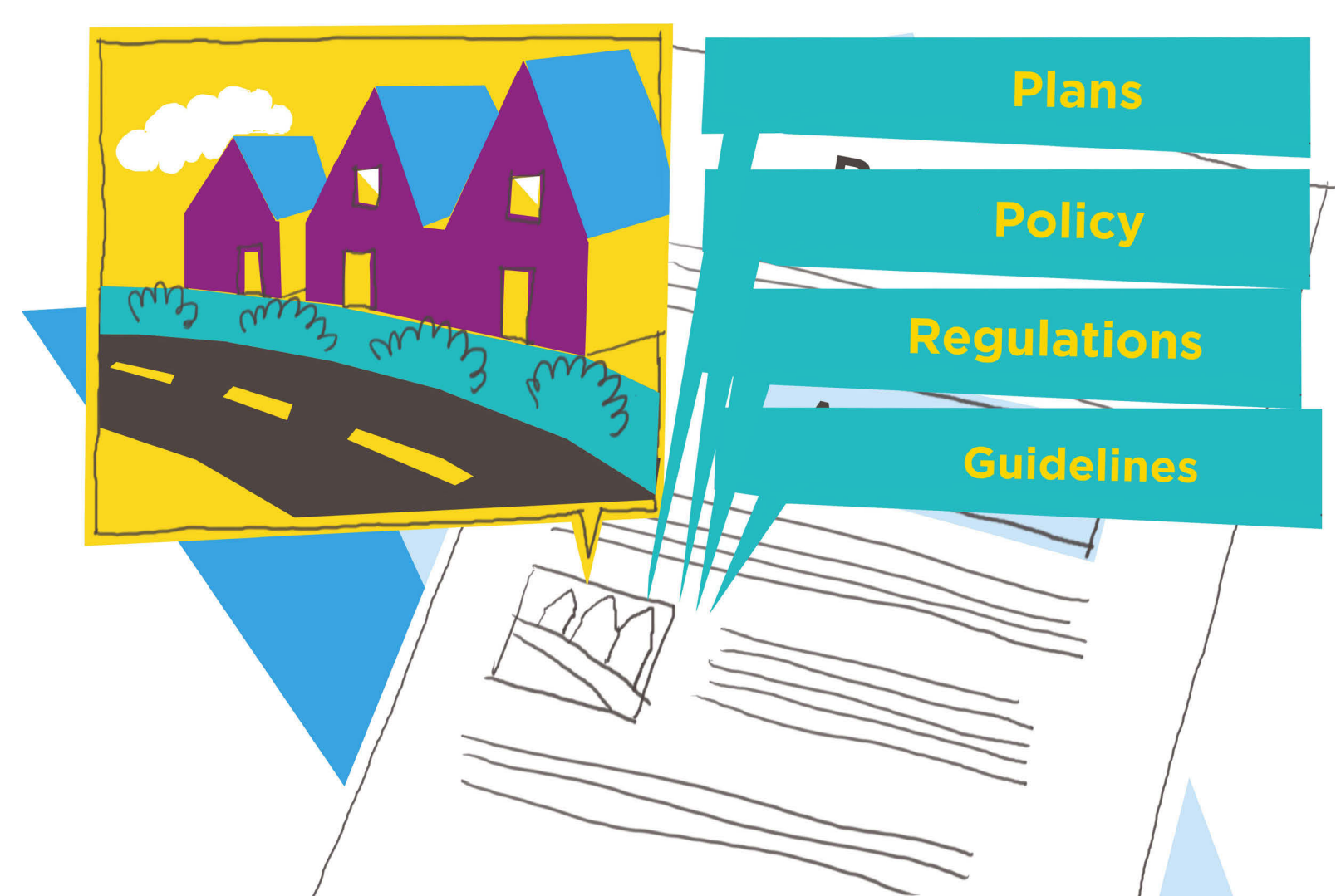
Including graphic materials such as illustrations, figures, photos, and diagrams to support regulatory text has become increasingly common to assist with information interpretation. Graphics can help users understand regulations and assist in conveying complex concepts.

b. TURNING RADIUS



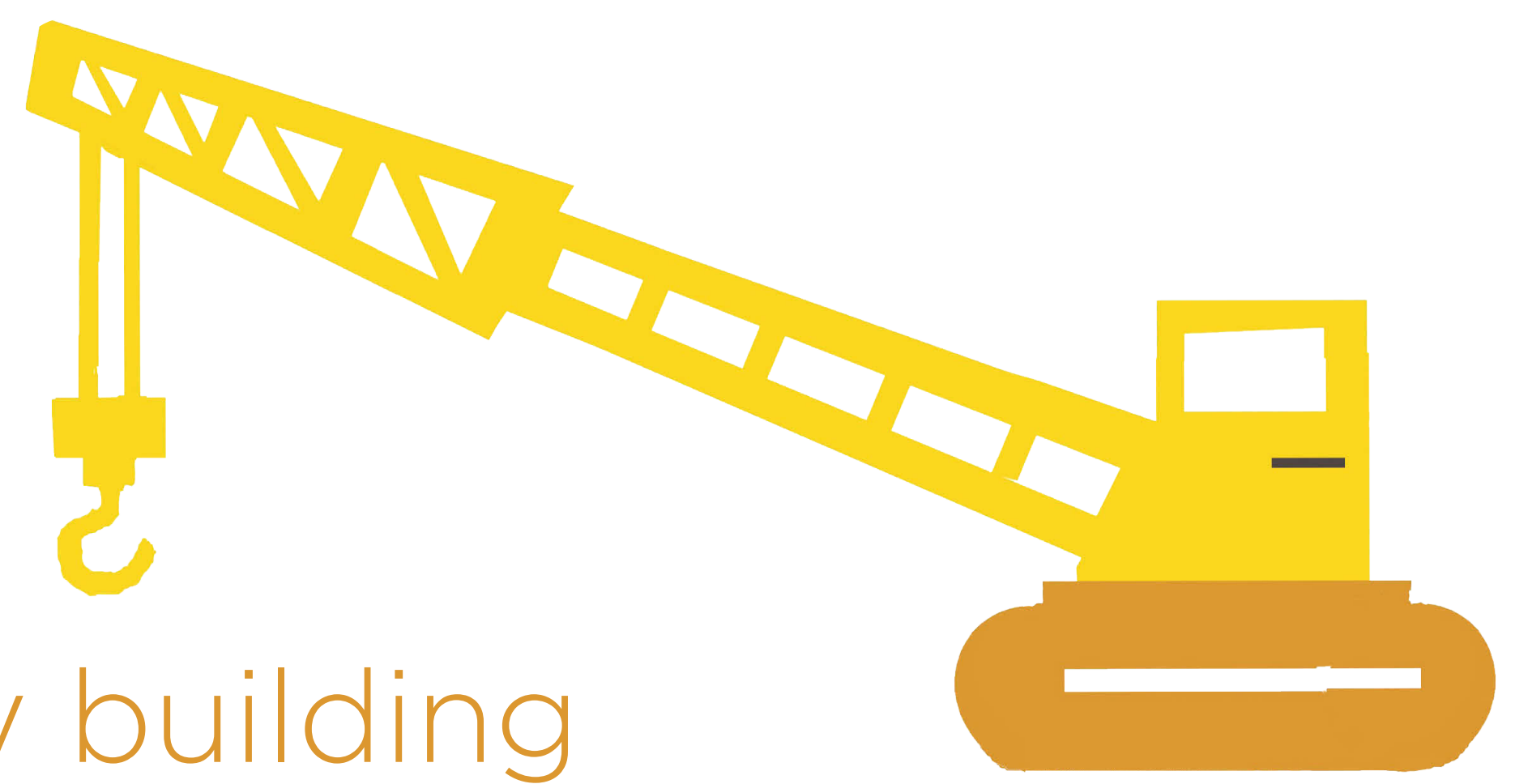
User Guide

Many cities include a non-statutory user guide at the beginning of their zoning by-laws. The user guide contains helpful information about the purpose of the by-law and how it is organized. It describes how to navigate the by-law and may also explain the more technical aspects of zoning.



3 Regulation Redesign

Simplifying rules for city building



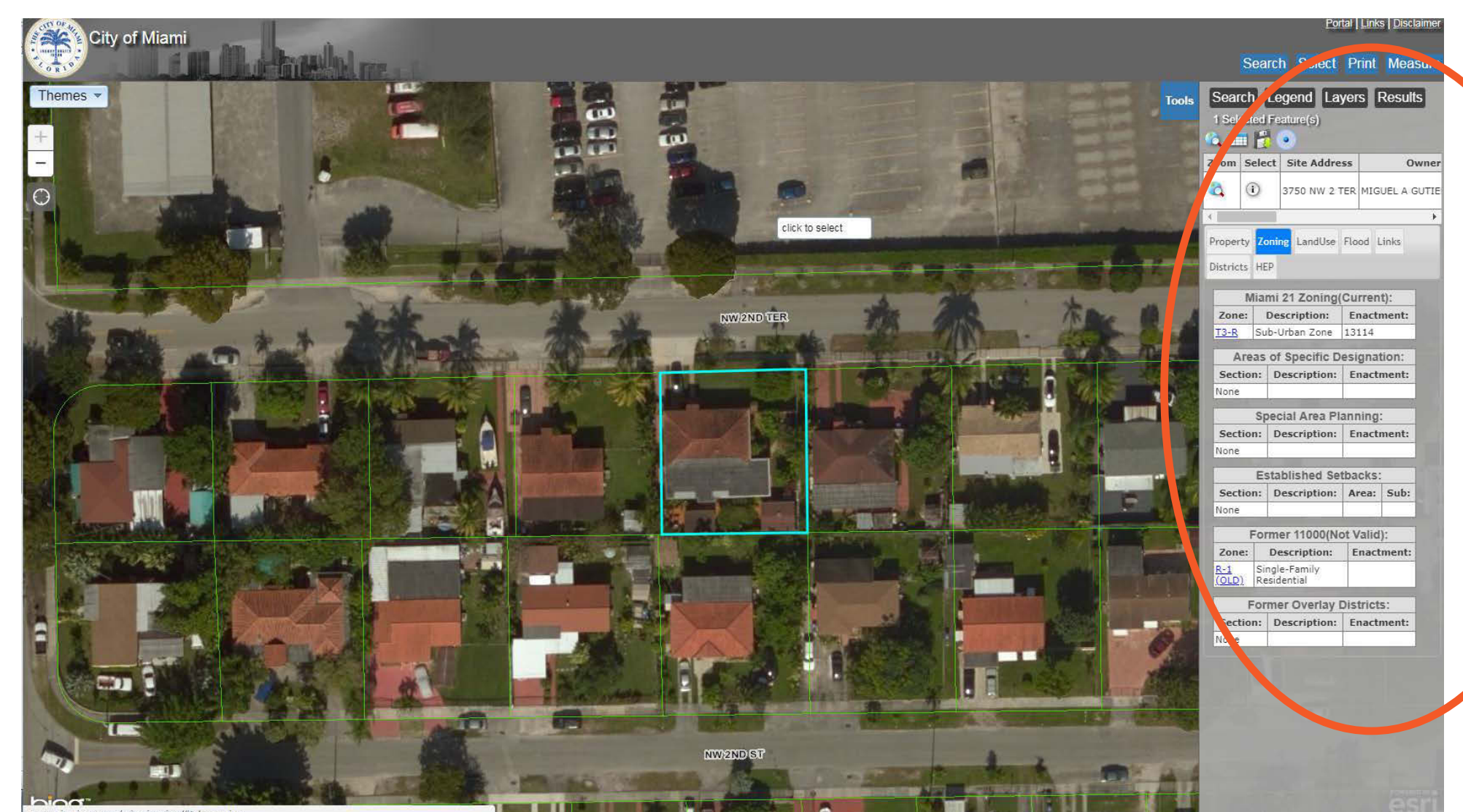
Best practices

INTERACTIVE MAPS & WEBSITES

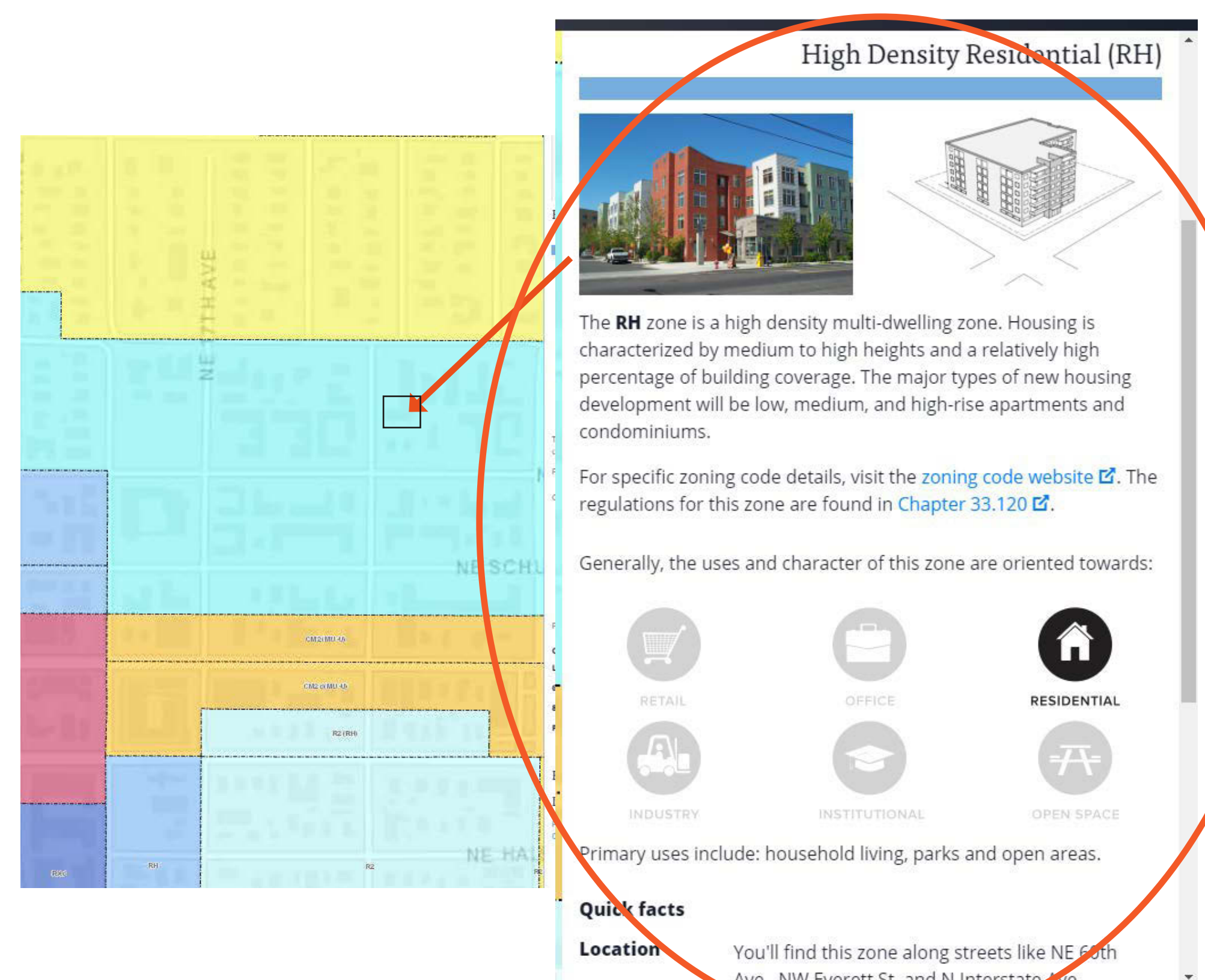
In many local and international cities, zoning information is often supplemented with an online mapping tool. Most commonly, these online maps are linked to geographic information systems (GIS) that present spatial or geographic zoning and policy information. In representing zoning information through readily accessible online maps, users are able to quickly and easily access regulatory information related to a property (e.g. permitted uses, flood zones, heritage, environment). Links are included within the maps, directing users to relevant sections of the by-law.

Online Zoning Application Features

- GIS-based web mapping applications
- User-friendly, accessible, and easy to navigate
- Interactive, clickable maps
- Hyperlinks to corresponding information in the zoning by-law and related land use documents
- Quick access to existing regulations as well as guidance on redevelopment potential
- Reliable data
- Mobile friendly



Interactive, clickable map from Miami, FL provides users with a variety of visual layers and shows site-specific information in the side panel.

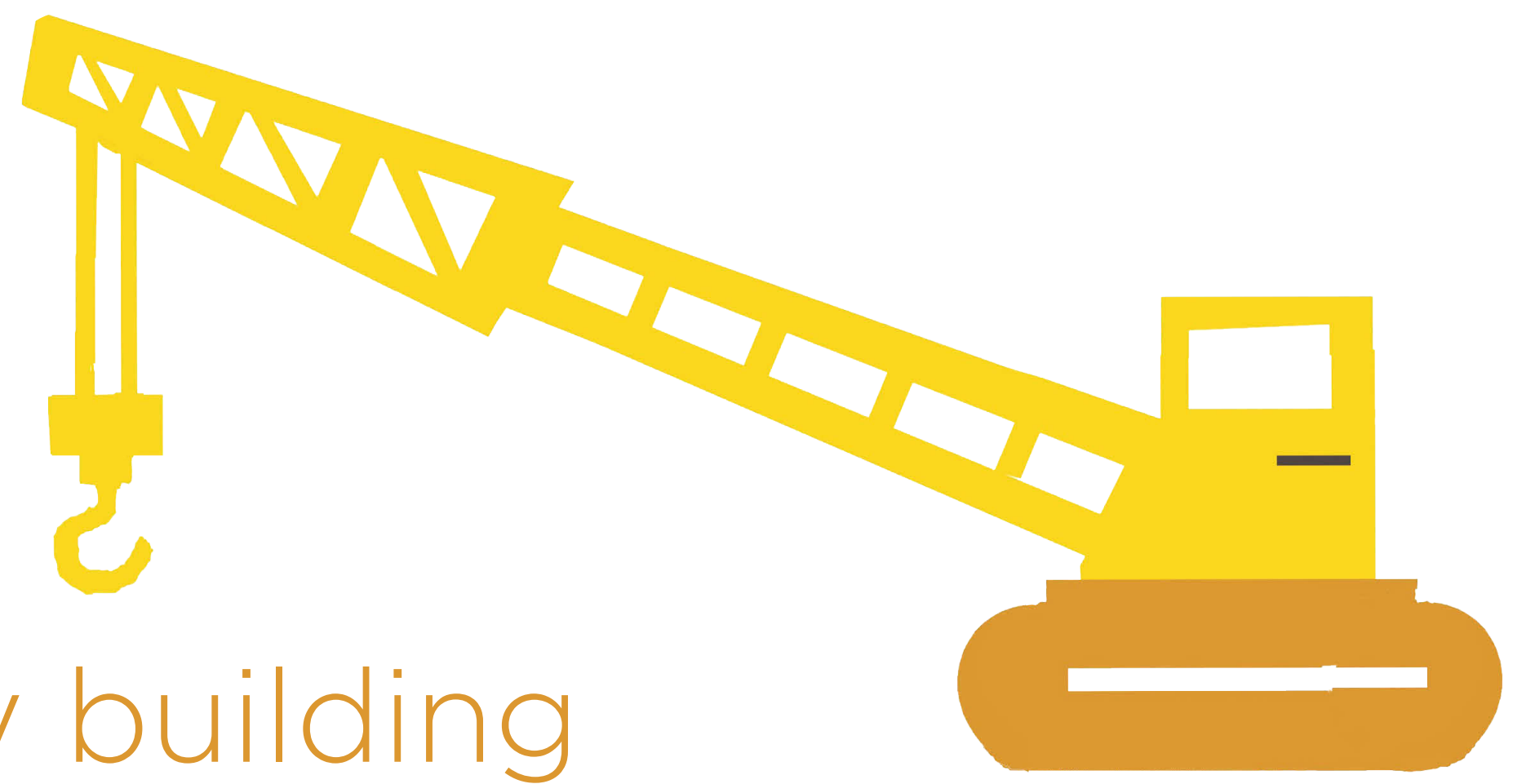


The City of Portland's Zoning app allows users to explore zoning details or search for an address. This app includes high-level summaries of base zones, overlay zones, plan districts, historic and conservation districts, and natural resource management plans.



4 Regulation Redesign

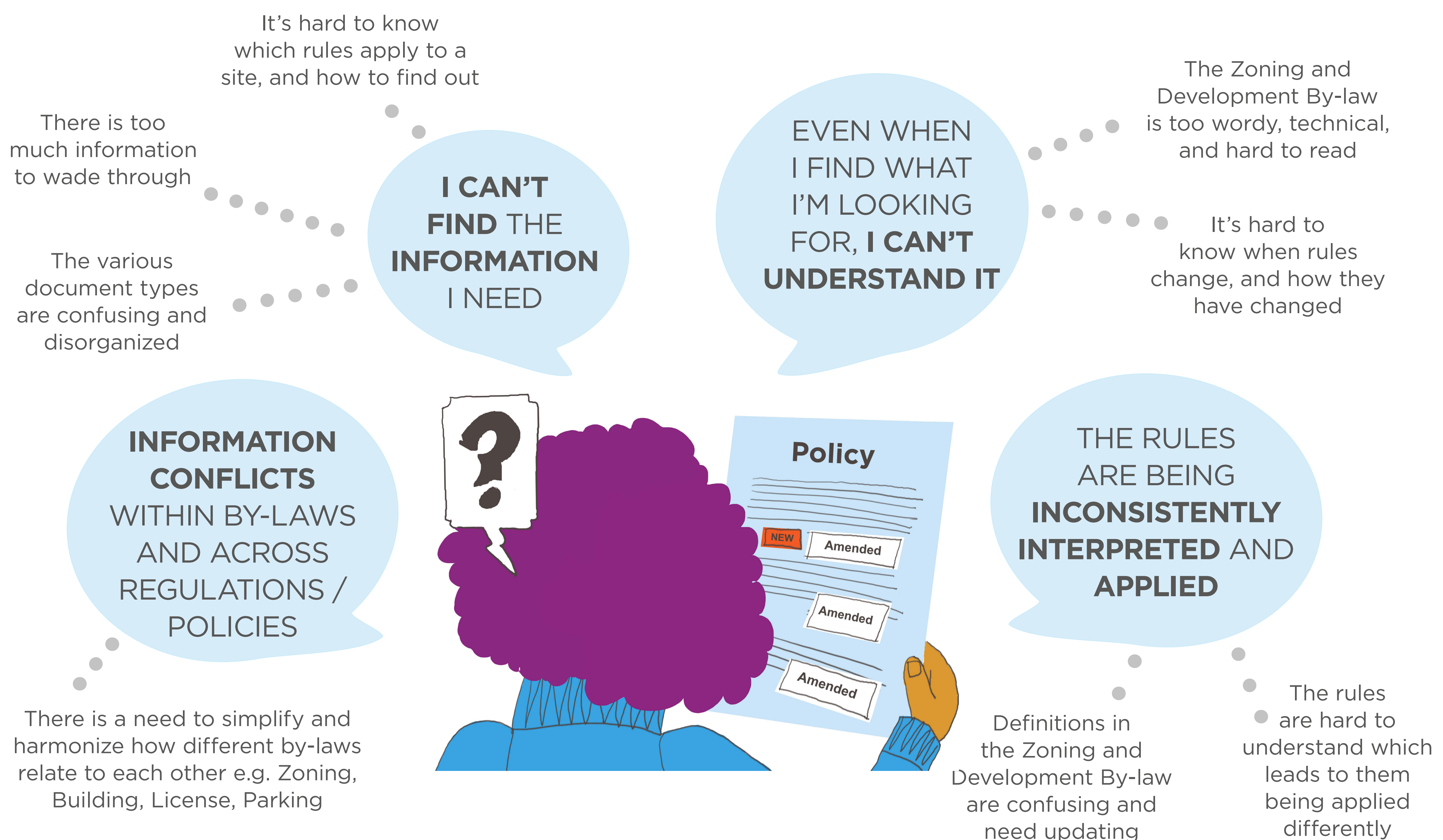
Simplifying rules for city building



What we've heard so far

STAFF CONSULTATION

In the summer of 2018, we reached out to over 370 City of Vancouver staff about the issues that they were encountering with the City's land use regulations and policies. These were the top four themes we heard.



POP-UP EVENTS

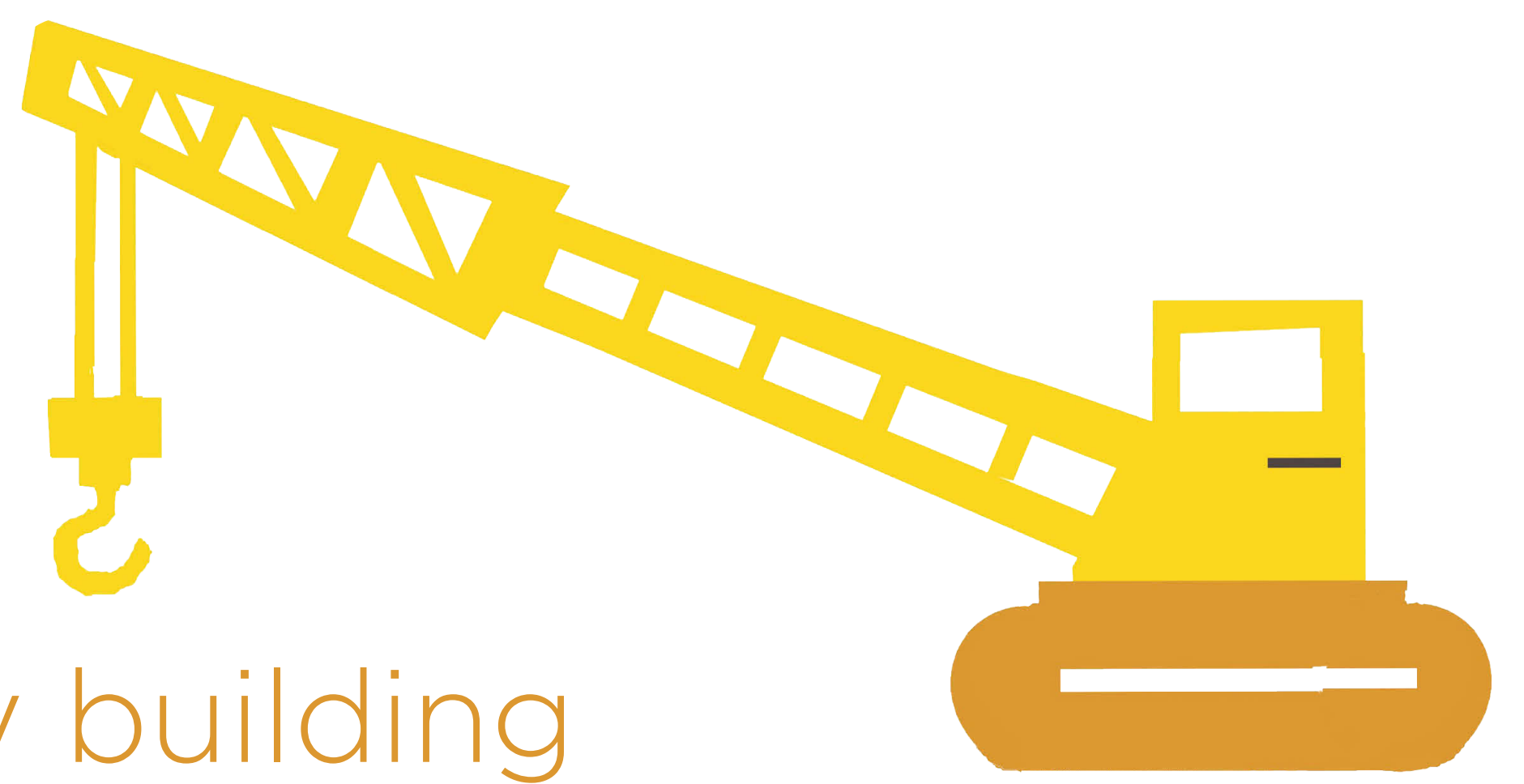
Over a two-week period in late 2018, we held a series of pop-up engagement events at local construction stores and at the Development and Building Services Centre. Over 170 people shared their experiences with Vancouver's land use regulations and policies.

Their comments were consistent with the four themes listed above. In addition, specific regulations were identified for needing further exploration, including:

- counting floor area, including exclusions
- measuring height
- defining porches, decks and balconies
- demolition permits.

5 Regulation Redesign

Simplifying rules for city building



What we've heard so far

ROUNDTABLE EVENT

In November, we held a roundtable event to seek input from individuals with direct experience with the City's land use regulations and policies. The sectors represented were construction, real estate including non-profit developers, a variety of other businesses, arts and culture, and heritage.

Comments from participants built upon the four key themes heard to date. Stories from participants also highlighted additional areas for improvement.

What are the key issues you have been facing with the City's land use regulations?

- There is over-regulation
- There needs to be a culture change within the City
- Staff need more authority and discretion
- Roles of advisory committees and the Board of Variance need to be reviewed



If you were Director of Planning for the day, what would you want to change?

- Move from regulating to enabling
- Simplify regulations and eliminate where possible
- Write regulations in a clear and straightforward manner that reduces interpretation
- Address conflicts within City regulations and between regulations of other jurisdictions
- Allow more discretionary decision making by staff and the Director of Planning
- Improve online access to information
- Improve inter-departmental communication and coordination to manage regulation interpretation

REGULATION REDESIGN EXTERNAL GROUP

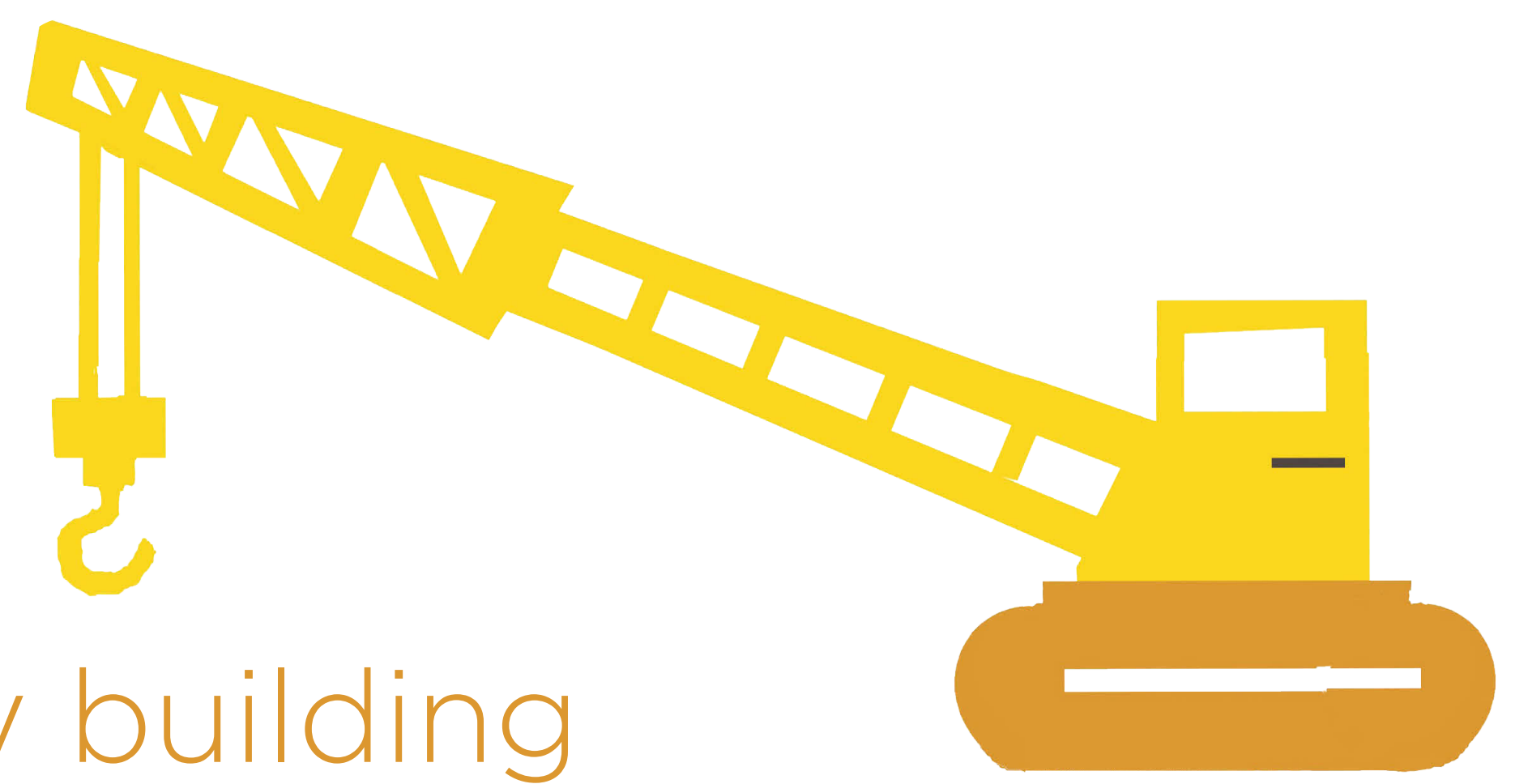
The Regulation Redesign External Group (RREG) is an advisory group comprised of 16 regular users of Vancouver's land use rules. The members represent a cross-section of construction and development industry experts who have vast experience working in Vancouver and elsewhere. Their role is to provide guidance to advance the project, to advise on issues and opportunities, as well as to support engagement with their member organizations or networks.

In their first two meetings, the RREG identified a number of issues and opportunities, which resonated strongly with what we've heard so far:

- Uncertainty in regulations and policies
- The volume of City priorities combined with the pace of new policies
- Conditional and outright approval and Director of Planning discretion
- Access to regulatory information
- Permit processing: technology, staff and processes

6 Regulation Redesign

Simplifying rules for city building



What we're working on

I CAN'T UNDERSTAND THE RULES

OUR RESPONSE: SIMPLIFY THE ZONING AND DEVELOPMENT BY-LAW

Certain sections of the Zoning and Development By-law are difficult to navigate, with:

- Terms and regulations not consistently organized e.g. not alphabetized
- Inconsistent naming
- Repetition of regulations
- Lack of supporting information e.g. reference to related regulations, explanatory diagrams

The Regulation Redesign Project is looking to improve the organization of information within the By-law, to make specific regulations easier to find.

View Board #7 for sample pages of the existing By-law and of new, reformatted Sections 2, 10 and 11.

Section 2 Definitions

Key objectives include full alphabetization, a consistent naming convention, icons to reference major land use categories, a table to structure the information, and a margin to allow for explanatory diagrams and references.

No change to content is currently being proposed. Updates to definitions will be part of a future phase of work.

Section 10 General Regulations and Section 11 Additional Regulations

Key objectives include reorganizing regulations into more distinctive categories (e.g. land use-specific), alphabetization, a consistent naming convention, and use of tables to structure the information.

Answer a question about this on your feedback form.

Upcoming Work:

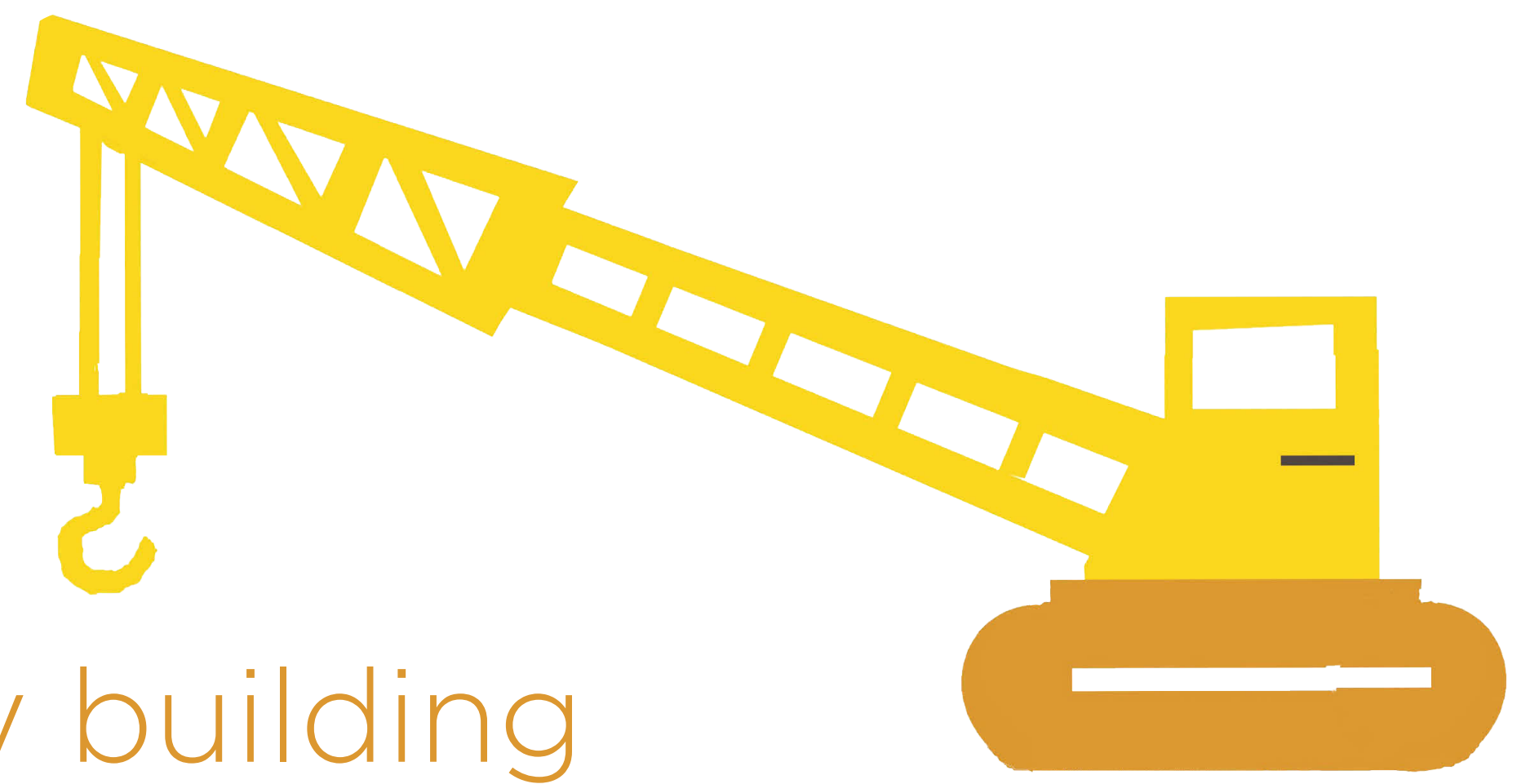
District Schedules

District Schedules are difficult to navigate and understand. They use long, complicated narratives, complex technical terms, and convoluted language. The key objective is to develop a new format for all District Schedules based on best practices of other municipalities, staff and public input.

Regulation Redesign

Simplifying rules for city building

Tell us what you think



EXISTING

IN PROGRESS

COMMENTS

SECTION 2

Section 2
Definitions

[Note: Uses defined in Section 2 and listed in the District Schedules are grouped together and listed alphabetically according to twelve generic headings as follows: Agricultural Uses, Cultural and Recreational Uses, Dwelling Uses, Institutional Uses, Manufacturing Uses, Office Uses, Parking Uses, Retail Uses, Service Uses, Transportation and Storage Uses, Utility and Communication Uses, and Wholesale Uses. For example, "Greenhouse" is listed alphabetically under "A" for "Agricultural Use". Refer to Index for more assistance.]

In this By-law, unless the context otherwise requires:

Accessory Building means:

- (a) a building, the use or intended use of which is ancillary to that of the principal building situated on the same site, but does not include an additional dwelling unit to a dwelling unit already existing;
- (b) a building which is ancillary to the principal use being made of the site on which such accessory use is located;

Accessory Use means:

- (a) a use which is ancillary to the principal building, or use of the principal building, situated on the same site, or
- (b) a use which is ancillary to the principal use being made of the site upon which such accessory use is located;

Adult Magazine means any pamphlet or magazine which

- (a) contains a visual image or representation of the pubic, perineal or perianal areas, the buttocks, or the female breast and
- (b) depicts sexual conduct or sadomasochistic behaviour;

Affordable Housing Share means a financial contribution in an amount per share as specified in the Affordable Housing and Amenity Share Schedule to this by-law, that is paid in exchange for a specified increase in the permitted floor area of a development and that is to be used for the provision of social housing;

Agricultural Uses means and includes all of the following uses, and any one of them, but no other:

Greenhouse:
Nursery, Field Crop or Fruit Farm, which means the use of land for the growing of plants, shrubs, trees, vegetables, field crops, berry or bush crops, or orchard crops;

Stable, which means the use of premises for the keeping, breeding, raising, training or boarding of horses, but does not include a riding ring;

Urban Farm - Class A, which means the use of land, with or without a principal building, for the cultivation of fruits or vegetables for sale;

Urban Farm - Class B, which means the use of land or premises for the cultivation of fruits or vegetables for sale, and of which part or all of the use may take place in a greenhouse or other structure, and may include on-site sales;

Amenity Share means a financial contribution in an amount per share as specified in the Affordable Housing and Amenity Share Schedule to this by-law, that is paid in exchange for a specified increase in the permitted floor area of a development, and that is to be used towards the conservation or provision of an amenity as specified in the applicable zoning district schedule regulations;

Section 2 DEFINITIONS

2.1 In this By-law, unless the context requires otherwise, the term in the left column of the table below has the meaning provided in the adjacent right column of the table below.

2.2 For convenience, the margin right of the table contains illustrations and examples to assist the reader in understanding and applying the defined terms, or references special regulations applicable to that term. The content in the right margin is for information purposes only and does not form part of this By-law.

2.3 Most land uses are grouped together according to the following twelve categories. For convenience, land terms belonging to a category are marked with the corresponding icon.

A Agricultural Uses	P Parking Uses
C Culture and Recreational Uses	R Retail Uses
D Dwelling Uses	S Service Uses
I Institutional Uses	T Transportation and Storage Uses
M Manufacturing Uses	U Utility and Communication Uses
O Office Uses	W Wholesale Uses

Term	Definition
A	
Accessory Use	A use which is: (a) ancillary to the principal building, or use of the principal building, situated on the same site, or (b) ancillary to the principal use being made of the site upon which such accessory use is located.
Agricultural Use	Any or all of the following land uses: Greenhouse; Nursery, Field Crop or Fruit Farm Stable; Urban Farm - Class A; Urban Farm - Class B

* This land use is not defined in the By-law and will have the ordinary dictionary definition.

Sample page 1 of 2 City of Vancouver 1 Zoning and Development By-law

SECTION 10

Section 10
General Regulations

The following regulations apply to all zoning districts, unless they are specifically excluded:

10.1 Number of Buildings on Site
The placing of more than one principal building on any one site shall not be permitted, except as otherwise provided for by this By-law. [See, for example, section 3.2.1(b)]

10.2 Sites with Building Lines
Where a building line has been established pursuant to section 14.1, the following measurements and calculations shall be made using the building line instead of the site boundaries:

- (a) width or depth of a required yard;
- (b) depth of required setbacks for pump islands and canopies in Full Serve and Split Island Gasoline Stations;
- (c) depth of a site for the purpose of yard reductions pursuant to section 11.2 of section 11.

10.3 Land not Abutting a Street
Where an area of land does not abut a street and therefore is not defined as a site, development may be permitted by the Director of Planning if, in his opinion, the land is, or is likely to be, satisfactorily provided with the public utilities and services necessary for the development.

10.4 Principal Pedestrian Access
Except in the case of an approval pursuant to section 10.3 above, the principal pedestrian access to every principal building and separate use shall be directly from a street.

10.5 Frontage Determination
The frontage of any site having more than one boundary on a street shall be:

- (a) where street boundary lengths are equal, as determined by the Director of Planning;
- (b) in the case of a corner site, the shortest boundary abutting on a street, or as otherwise determined by the Director of Planning;
- (c) where a site is composed of more than one lot, the shortest boundary abutting on a street, or as otherwise determined by the Director of Planning.

10.6 Development in Required Yards

10.6.1 General Prohibition
No building or development shall be permitted in any required yard, except as otherwise provided for by this By-law or the Parking By-law.

10.6.2 Yards for Other Developments
No portion of required yard or required open space for any development shall be provided from any yard or open space already required for any other development.

City of Vancouver Zoning and Development By-law Section 10 April 2015

Section 10
Land Use Regulations

DRAFT: January 8, 2019

Regulations were formerly in Section 10 (General Regulations) and Section 11 (Additional Regulations) and listed in the order they were adopted and numbered accordingly. In the proposed format, all land use regulations are included in Section 10 and all general regulations are included in Section 11. In addition, the regulations in each section are organized alphabetically.

[Note: some regulations include references to other regulations by section number which will no longer apply in the alphabetized version shown below; these consequential amendments will be incorporated in the next draft].

Term	Regulation
A	
Adult Retail Store	1 Premises used as an adult retail store shall not be issued a permit for an arcade and premises used as an arcade shall not be issued a permit for an adult retail store.
	2 Adult retail stores shall be restricted to a maximum floor area of 278 m ² and a maximum premise frontage of 7.6 m.
	3 Any development permit issued for an adult retail store shall be limited in time to 3 years.
Artist Studio and Residential Unit Associated with an Artist Studio	1 Where an artist studio is combined with a residential unit, the studio may only be used by the individuals residing in the residential unit associated with and forming an integral part of the artist studio.
	2 The total minimum and maximum size of an Artist Studio when combined with a residential unit associated with and forming an integral part of an Artist Studio shall be 47 m ² and 500 m ² , respectively.
Arts and Culture Indoor Event	1 An arts and culture indoor event is not a permitted use in a dwelling unit.
B	
Bed and Breakfast Accommodation	1 A maximum of two bedrooms accommodating a maximum of four bed and breakfast guests may be permitted in a dwelling unit.
	2 The provision of bed and breakfast accommodation shall not be permitted coincidentally with the keeping of boarders and lodgers.
	3 The operator of the bed and breakfast accommodation shall reside in the dwelling unit.

1

SECTION 11

Section 11
Additional Regulations

Whenever any of the following uses are permitted in any district pursuant to any provision of this By-law, the following additional regulations shall apply:

11.1 Development in an RA, RS, RT or C-1 District, on a corner site which has located at its rear, with or without the intervention of a lane, a site which fronts on the street flanking the corner site, shall provide:

- (a) in the case of the principal building, a setback from the flanking street of a distance not less than one half of the depth of the required front yard of the rear site, but which need not exceed the greater of 3.7 m or the minimum side yard of the District Schedule, or result in the reduction of the building width on the corner lot to less than 7.9 m so long as the minimum side yards of the district schedule are provided; and
- (b) in the case of any accessory building, a setback of 7.3 m from the flanking street or as otherwise approved by the Director of Planning.

11.2 Development in an RS, RT or C-1 District on a site which is less than 36.6 m deep may reduce the required depths as follows:

- (a) the front yard to 20 percent of the average depth of the site, except that the front yard shall in no case have a depth of less than 5.5 m;
- (b) the rear yard to 30 percent of the average depth of the site, except that the rear yard shall in no case have a depth of less than 8.2 m or, where it abuts a lane, 8.2 m less the lane width between the rear property line and the ultimate centre line of the lane.

11.3 Development in an M or I (Industrial) District or a CD-1 (Comprehensive Development) District where the site abuts any portion of the streets, lanes or other areas set forth in Schedule C to this By-law, shall be subject to the following:

11.3.1 A setback shall be provided and maintained at a depth as set forth in Schedule C.

11.3.2 No building or structure of any kind, or area for manoeuvring aisles, parking, loading or any other like purpose, shall be permitted within the setback area.

11.3.3 Except as provided for elsewhere in this section, the setback area shall be fully graded and landscaped with trees, shrubs and lawn to the satisfaction of the Director of Planning.

11.3.4 The following may be permitted within the landscaped setback area by the Director of Planning:

- (a) statuary, fountains and other objects of art;
- (b) open ornamental fences if necessary for the protection and preservation of landscaping or permitted objects of art;
- (c) walks or driveways which in the opinion of the Director of Planning may be required to provide direct access to any building or use on the site.

11.4 Bed and Breakfast Accommodation – subject to the following:

11.4.1 A maximum of two bedrooms accommodating a maximum of four bed and breakfast guests may be permitted in a dwelling unit.

City of Vancouver Zoning and Development By-law Section 11 June 2016

Section 11
General Regulations

DRAFT: January 8, 2019

Regulations were formerly in Section 10 (General Regulations) and Section 11 (Additional Regulations) and listed in the order they were adopted and numbered accordingly. In the proposed format, all land use regulations are included in Section 10 and all general regulations are included in Section 11. In addition, the regulations in each section are organized alphabetically.

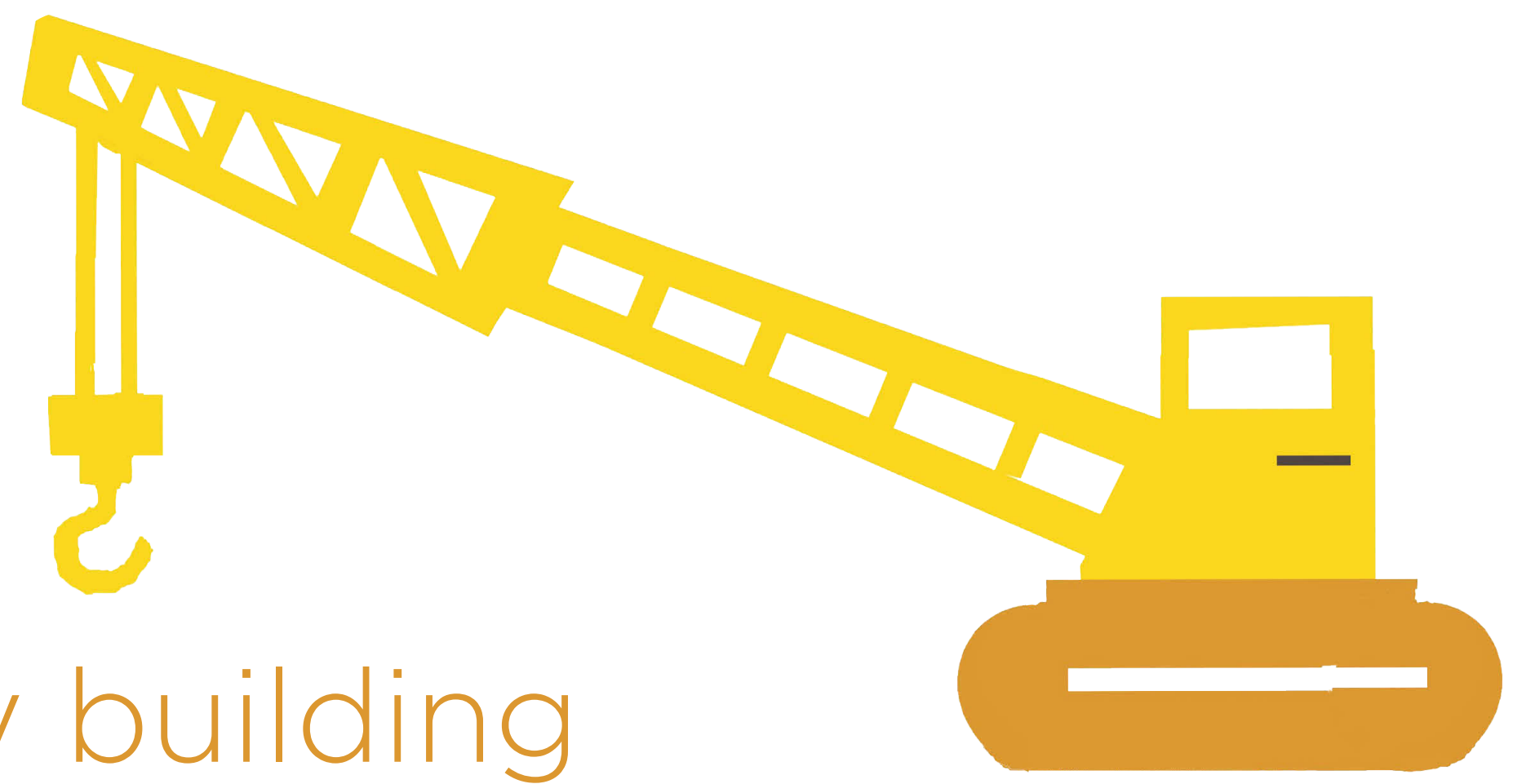
[Note: some regulations include references to other regulations by section number which will no longer apply in the alphabetized version shown below; these consequential amendments will be incorporated in the next draft].

Term	Regulation
A	
Antennae	1 Except as exempted by the provisions of section 5.15, no person shall erect an antenna, including a satellite dish, without first obtaining a development permit from the Director of Planning.
	2 The Director of Planning may permit in any district, antennae including satellite dishes used for the transmission or reception of radio, television, satellite, microwave or related communications together with related masts, mechanical equipment and mechanical rooms, whether or not they are ancillary to the principal use on the site, and may permit such antennae at a greater height than otherwise permitted by this by-law provided that:
	(a) he is satisfied the antennae will not have an unduly detrimental effect on the site or adjacent properties, having particular regard to visual impact; and
	(b) before granting approval he notifies such adjacent property owners or persons he deems necessary.
B	
Birds and Animals [See Health By-law No. 6580]	1 Buildings or runs for the shelter or accommodation of birds or animals in any districts except RA-1 shall be located no closer than 9.1 m from any dwelling and 18.3 m from the front line of the site and, as accessory buildings, shall conform with all other applicable provisions of this By-law.
	2 Despite section 10.18.1, a building or other enclosure for keeping one or more hens:
	(a) must be no more than 9.2 m ² in floor area;
	(b) must be no more than 2 m high;
	(c) must be no closer than 3 m from any door or window of any dwelling;

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8 Regulation Redesign

Simplifying rules for city building



What we're working on

I CAN'T FIND THE INFO I NEED

OUR RESPONSE:

MAKE DOCUMENTS EASIER TO FIND

Document Inventory

The City of Vancouver has hundreds of regulatory documents that set out the rules and expectations for developing in Vancouver. These include zoning district schedules, community plans, design guidelines, and bulletins explaining how rules are applied. To date, there has been no reliable source that lists out all the documents related to land use and development.

Staff have compiled a comprehensive inventory of regulatory documents from a myriad of existing sources. Documents have been:

- sorted into types (e.g. plans, policies, guidelines, bulletins) as well as categories (e.g. location, use)
- re-named with a consistent naming convention
- consolidated where possible
- identified to be rescinded where they are no longer relevant.

This inventory will make up our **Land Use Document Library**, which will be easily accessible on the City's website.



User Guide

We're developing a guide to help users navigate the Zoning & Development By-law more easily. It is intended to make the By-law easier to use by explaining its structure, and outlining how to find basic zoning information in clear, progressive steps.

Website Improvements

The City's regulatory documents are currently located on many different web pages, making them hard to find. Regulation Redesign has created a new web page that is intended to be the landing page for finding zoning and development-related documents: **vancouver.ca/zoning**.

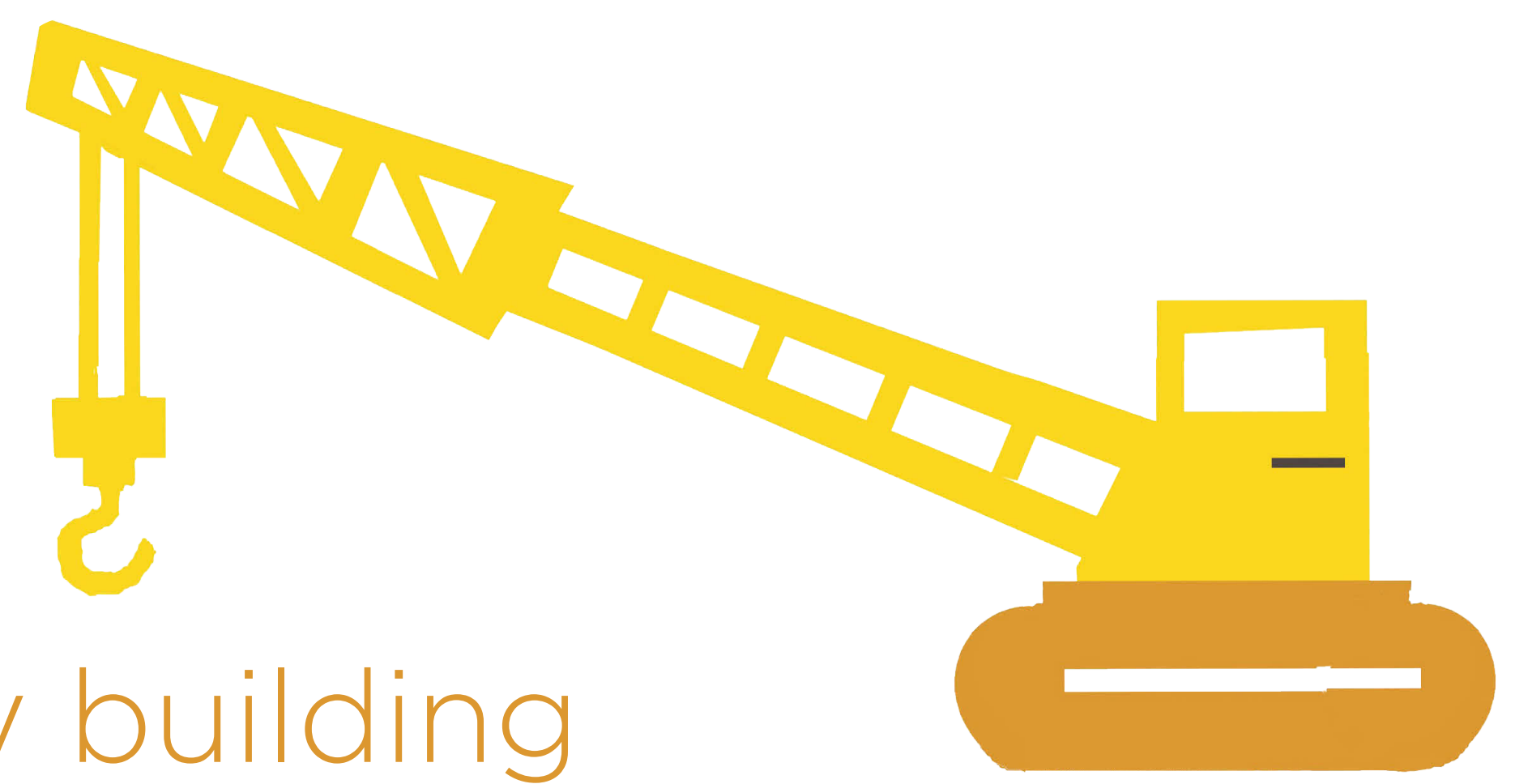
The web page currently includes a new video introducing what zoning is. Soon, it will house a new **Land Use Document Library**. In time, the web page will also allow users to find the zone and policies for an address through an interactive mapping application.

Get a sneak peek of the new **vancouver.ca/zoning** webpage at one of our computer stations!

Tell us what you think of the new webpage!

9 Regulation Redesign

Simplifying rules for city building



What we're working on

REVIEW LAND USE ADVISORY COMMITTEES

The City has seven advisory committees that provide advice on various matters related to land use and development:

- Chinatown Historic Area Planning Committee
- First Shaughnessy Advisory Design Panel
- Gastown Historic Area Planning Committee
- Development Permit Board Advisory Panel
- Urban Design Panel
- Vancouver Heritage Commission
- Vancouver City Planning Commission

We are reviewing the membership composition and functions of these committees. A survey was conducted in December with committee members and staff liaisons, seeking input on their committee experience to help inform and guide any potential future changes. Results will be presented to City Council in 2019.

Answer a question about this on your feedback form

Tell us what you think

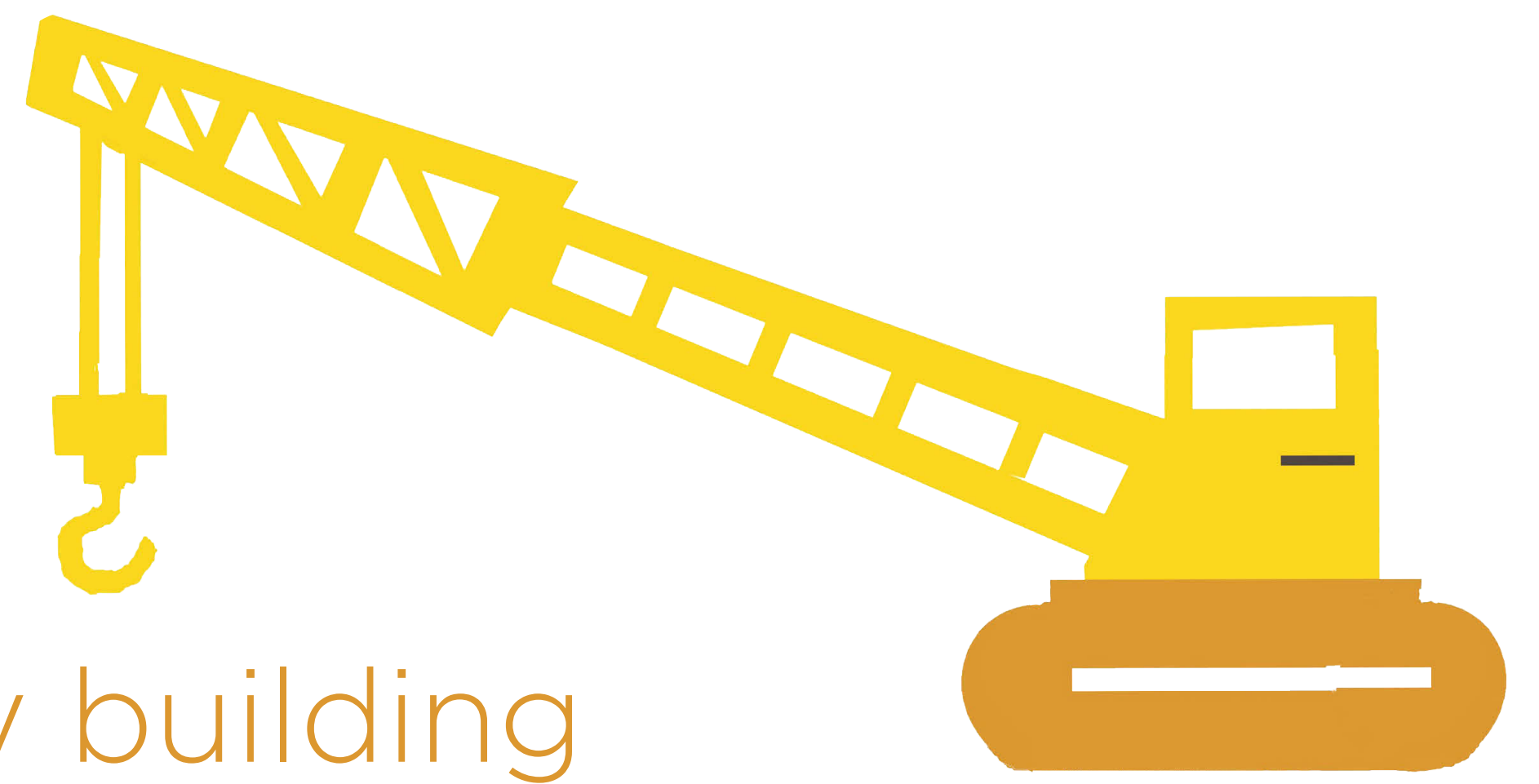
WHAT ELSE SHOULD WE WORK ON?

In your experience, which topics or rules need the most attention, to either fix or remove?

	Needs work	Comments
Counting floor area (e.g. exclusions)		
Measuring height		
Defining balconies, decks, porches, etc.		
Horizontal angle of daylight requirements		
Site coverage		
Building depth, yards		
Parking		
Secondary suites		
Lanes/laneway house		
Demolition permits		
Trees/landscaping		

10 Regulation Redesign

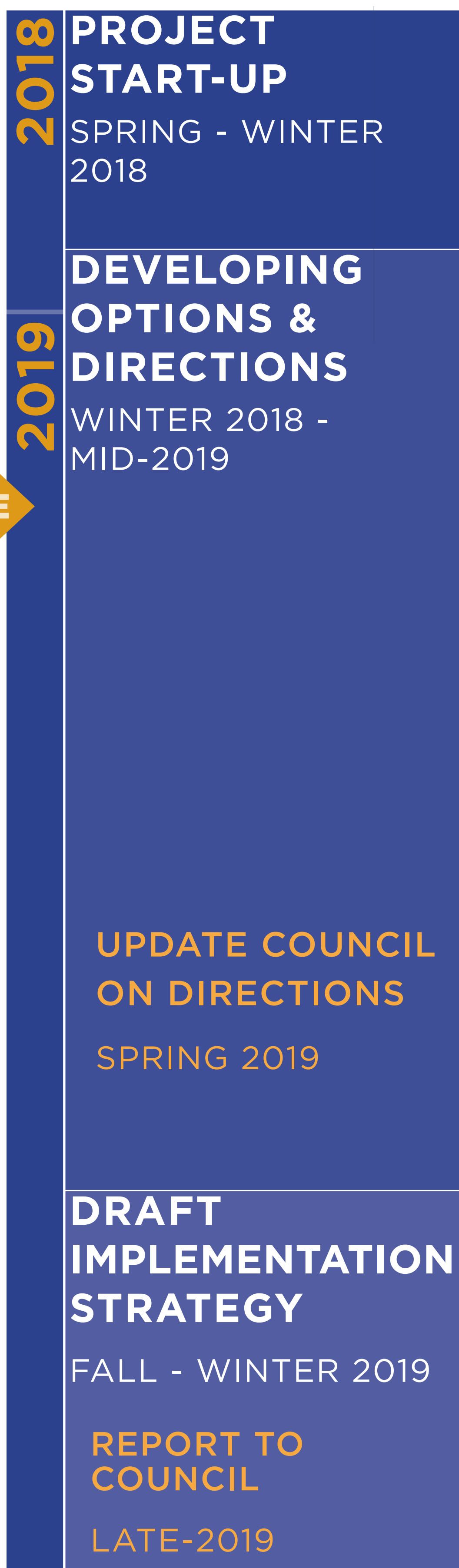
Simplifying rules for city building



Next steps





WHAT WE'LL WORK ON NEXT

Some of the priorities for the next phases of Regulation Redesign include the following:



- » **Simplify the Zoning and Development By-law**
 - Focus on Sections 2, 10 and 11
 - Draft a new format for district schedules
 - Consolidate administrative sections
 - Explore how to simplify and streamline complex regulations e.g. floor area, height, measurements
 - Explore reducing regulations
- » **New regulations and policies**
 - Develop criteria for the creation of new regulations, policies and guidelines
 - Improve processes for how new regulations and policies come into effect
- » **Website improvements**
 - Focus on improving access to information
- » **Land use advisory committees**
 - Update roles and mandates
- » **Simplify the Zoning and Development By-law**
 - Introduce a User Guide
 - A new format for Sections 2, 10 and 11
 - Remove gendered terminology
 - Repeal outdated policies and guidelines
 - Launch a new vancouver.ca/zoning webpage

STAY INVOLVED!

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