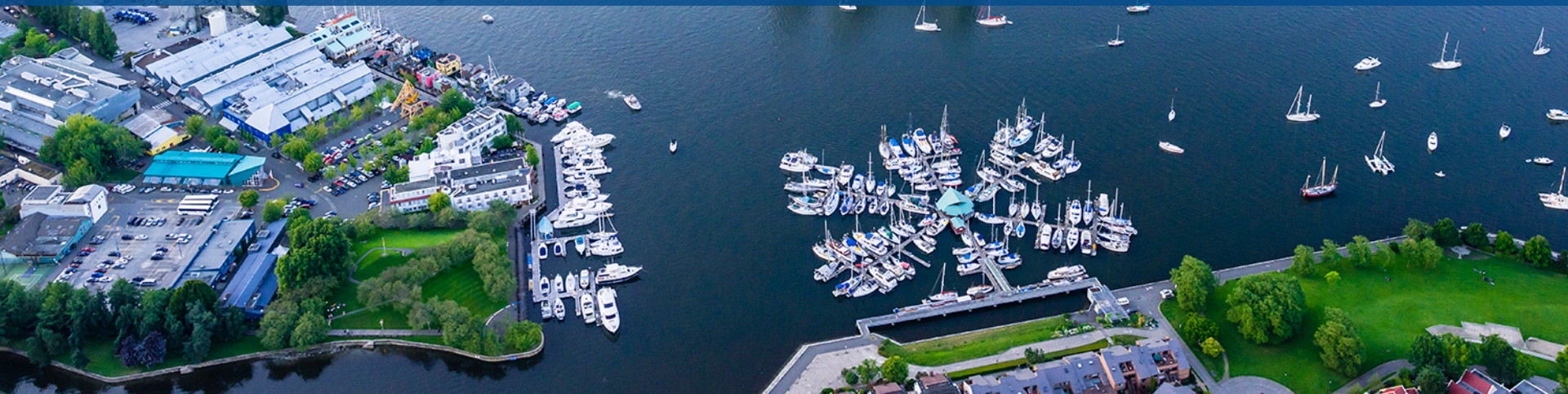




# Regulation Redesign

## Simplifying Rules for City Building

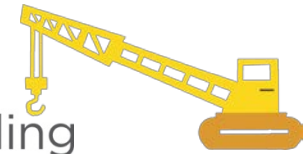
Report Reference | May 15, 2019





# Regulation Redesign

Simplifying Rules for City Building



1. Introduction and Related Initiatives
2. Current situation
3. How we got where we are
4. Key objectives and deliverables
5. Accomplishments to date
6. Engagement and issues identification
7. What we've been working on
8. Next steps



# 1 | Introduction to Regulation Redesign

- **Priority in 2019 Corporate Plan (Goal 1C: Excellent Service)**
- **Action item in Housing Vancouver Strategy**
- **Goal to simplify land use regulations/policies to:**
  - streamline permit processing and decisions
  - improve consistency and transparency
  - reconcile competing objectives
  - provide an updated regulatory framework to advance City priorities





- **Coordinate with other key priority projects** that will impact land use regulations, *such as*:
  - City Plan
  - Employment Lands and Economy Study
  - Climate Response – Big Moves
  - Housing Vancouver Implementation
- **Align with customer service and permit process improvements**, *such as*:
  - Commercial Renovation Centre improvements
  - Expanding ASAP lessons learned to regular process
  - Ongoing customer service improvements
- **Engineering initiatives**, *such as*:
  - Parking By-law update
  - Updates to weather protection guidelines
  - Street and Traffic By-law update



# 1b | Introduction to Regulation Redesign

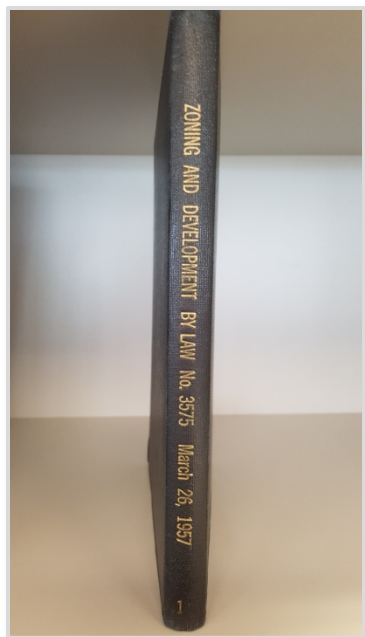


*Updated and simplified land use regulations and policies will result in more streamlined review processes.*

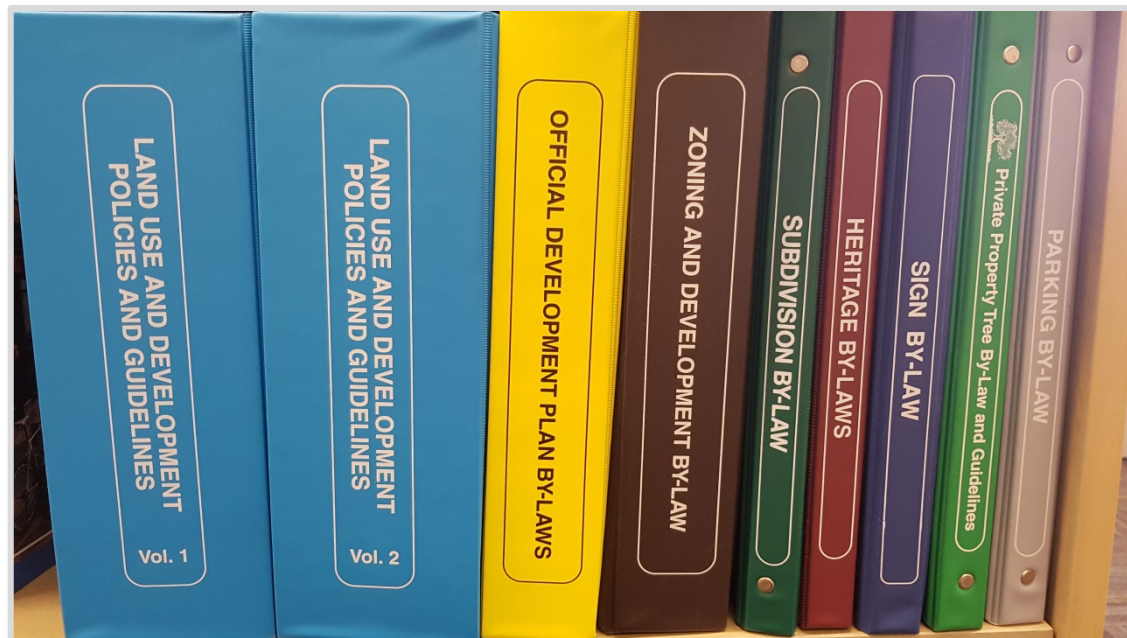


## 2 | Current Situation

1956



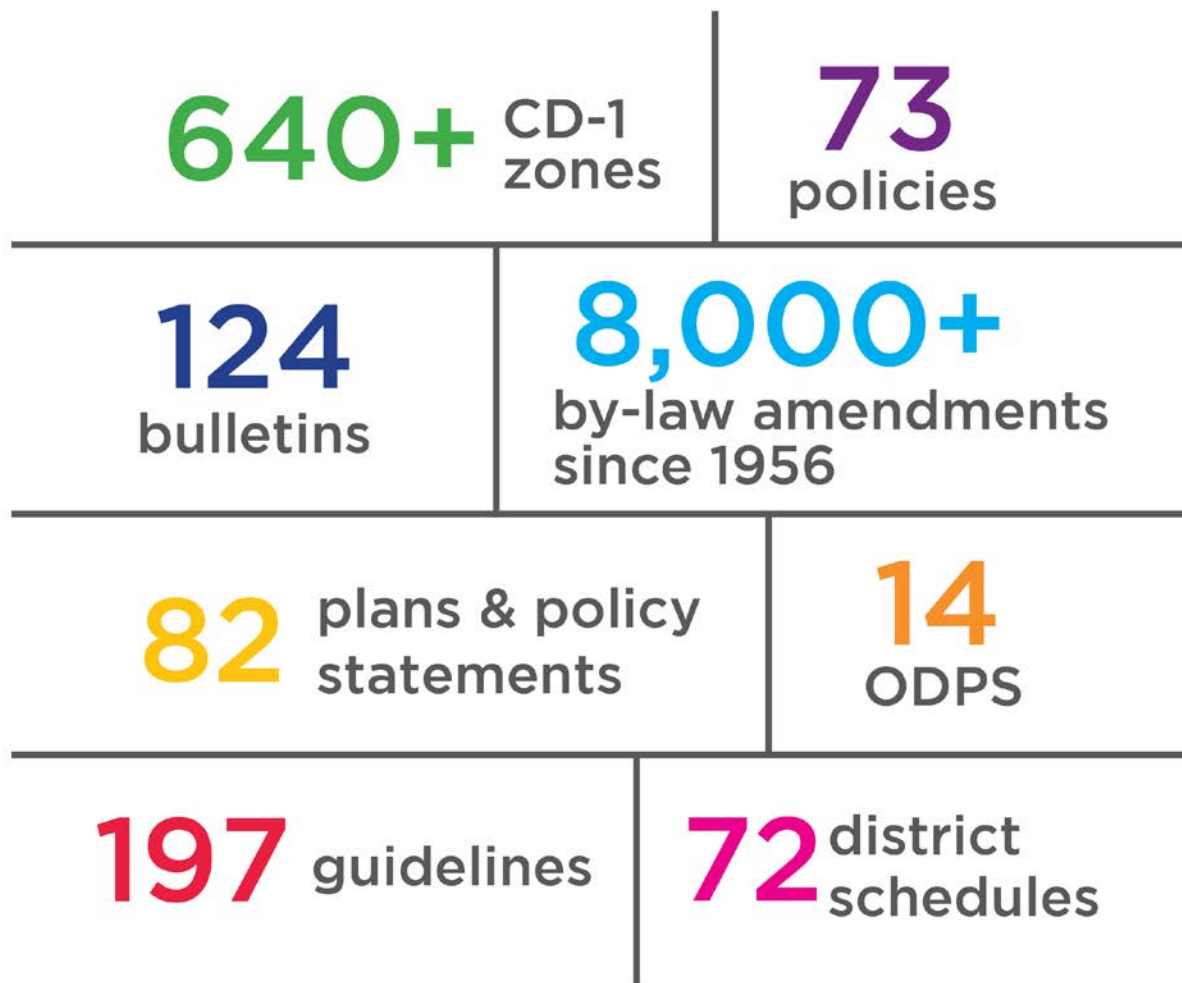
2019



Adopted in 1956, the Zoning and Development By-law has been amended (8000+ amendments), but not been comprehensively reviewed

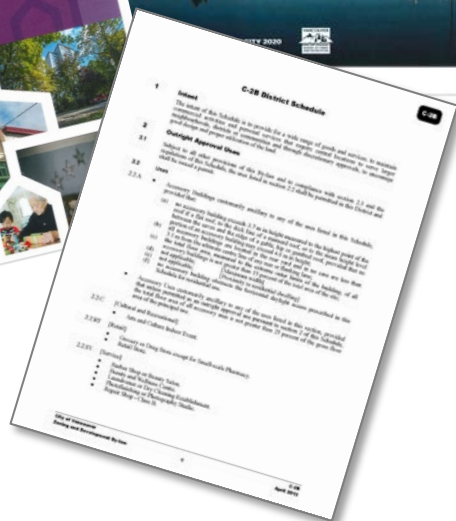
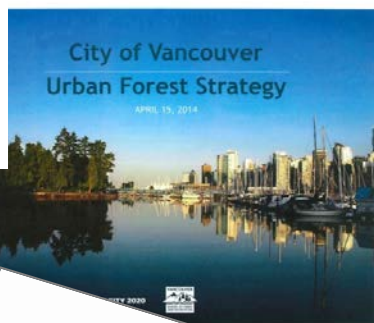


## 2a | What We Started With





# 3 | How We Got Here...



- The numerous layers of regulations, policies and guidelines result from implementing various City objectives
- Many initiatives - coordination between them is often limited, resulting in:
  - conflicts between priorities
  - uncertainty about hierarchy of priorities
  - inconsistency of language
  - inconsistency of regulations





## 4 | Key Objectives

- **Simplify** regulations
- **Improve** consistency between by-laws and policies
- **Reconcile** competing objectives
- **Ensure** land use policies and regulations advance City priorities
- **Improve** external and internal communication





- **Simplify** language and format to make the by-law more user-friendly
- **Reduce/Consolidate** the number of regulations, district schedules
- **Update** definitions and land uses
- **Improve consistency** with other by-laws (e.g. Building and License By-laws)
- **Establish standards** for creating and amending regulations and policies

### MIXED USE ZONES

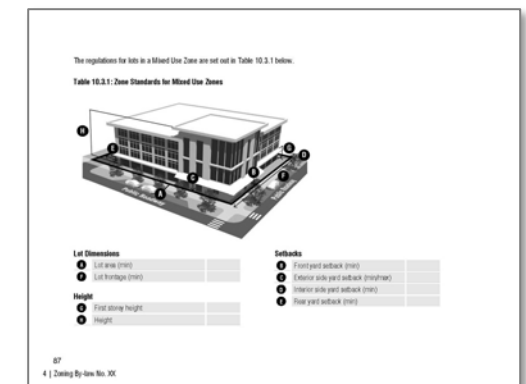
8.1 Permitted Uses

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

Table 8.1.1: Permitted Uses in the Mixed Use Zones

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

78  
Date 2018 | 3





## 4b | Key Objectives – Framework & Coordination

- **Develop a framework to clarify priorities** in order to provide more certainty and simplify decision-making
- **Improve coordination** of developing/implementing new regulations and policies to ensure:
  - alignment with existing regulations
  - key priorities and strategies are advanced
- **Review role** and mandate of land use advisory committees





- Improve internal and external communication about:
  - new regulations and policies
  - revisions to existing regulations and policies
- Improve availability of information online
- Develop a user-friendly website that is interactive and easy to navigate

**Find documents related to your property**

To determine what can be built on a property, find the regulations and policies that apply for an address.

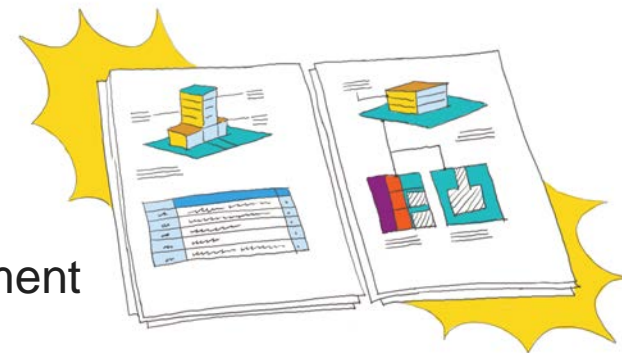
When you are ready to design a project in preparation for a permit application, review the applicable guidelines and bulletins.

**Find the zone**





1. **Updated**, user-friendly Zoning and Development By-law and land use documents
2. More **consistency** between Zoning and Development By-law and other by-laws
3. On-line document library and **streamlined** web pages
4. **Improved** coordination of policy development via an inter-departmental oversight committee and dedicated staff
5. **Criteria and procedures** for developing/amending regulations and policy and coordinated implementation
6. **Updated** terms of reference for land use advisory committees





## Spring – Winter 2018

### Phase 1: Project Start Up

- Established inter-departmental project team and technical and steering committees
- Launched project website
- Best practices review
- 1<sup>st</sup> round of regulatory updates to Council July 2018
- Engagement - ideas and issues identification



## Winter – Summer 2019

### Phase 2: Develop Options & Directions

- Issues refinement, prioritization and exploration
- 2<sup>nd</sup> round of regulatory updates to Council
- Ongoing consultation
  - Workshop (June)

## Fall 2019 +

### Phase 3: Initiate Implementation



## 6 | Engagement activities

- Established expert technical advisory panel (16 members)
- Held first roundtable event (68 participants)
- Hosted 6 pop-ups and open houses (200+ participants)
- Reached out to various target groups
- Met with and surveyed land use advisory committees
- Consulted with 370+ staff from various departments





Norm Shearing, **Open Road Living (chair)**

Maura Gatensby, **Architecture Institute of BC**

Mark Sakai (alt: Jake Fry), **Homebuilders Association Vancouver**

Anne McMullin and Ryan Thé (alt: Jeff Fisher), **Urban Development Institute**

Alan Davies, **Acton Ostry Architects**

Barry Thorson, **Thorson McAuley Certified Professionals**

Brennan Cook, **MST Development Corporation**

Dani Pretto, **Vanterre Projects**

Don Piner, **Intarsia Design**

Jim Bussey, **Formwerks Architectural**

Marianne Amodio, **MA+HG Architects**

Robin Petri, **Catalyst Community Development Society**

Samuel Yau, **Licon Construction**

Shawn Gill, **The Panther Group**

Veronica Gillies, **Henriquez Partners Architects**



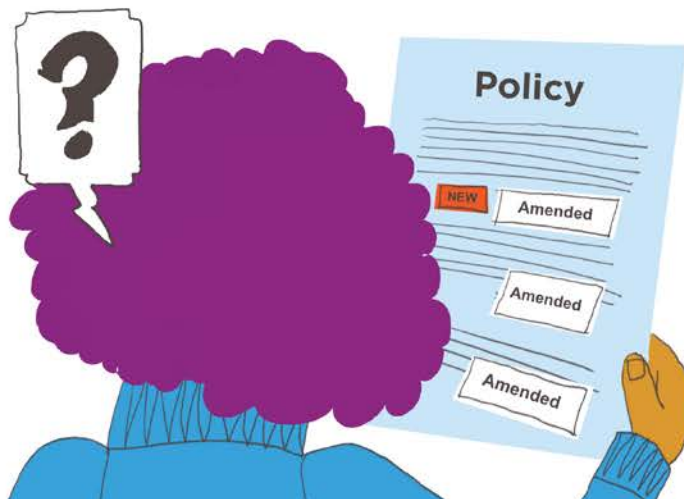


## FOUR KEY THEMES

**I CAN'T  
FIND THE  
INFORMATION  
I NEED**

**EVEN WHEN  
I FIND WHAT  
I'M LOOKING  
FOR, I CAN'T  
UNDERSTAND IT**

**INFORMATION  
CONFLICTS**  
WITHIN BY-LAWS  
AND ACROSS  
REGULATIONS /  
POLICIES



THE RULES  
ARE BEING  
**INCONSISTENTLY  
INTERPRETED AND  
APPLIED**



## Referral to public hearing:

- Proposed amendments to reformat sections 2, 10, 11
- Update by-law language to remove gender references
- Repeal outdated policies and guidelines
- Minor amendments to I-3, C-5A, C-6

## For information:

- Website/document library
- Introduce user guide
- District schedule prototype





## Objectives

- **Make it easier to find documents**
  - Drive users to one place:  
[vancouver.ca/zoning-library](https://vancouver.ca/zoning-library)
  - Fewer clicks
- Create a **comprehensive** repository of regulatory documents
- **Organize** the documents
- Establish a **naming convention**
- Enable users to **find information** in different ways
- **Complement** project/program web pages

**Zoning and land use document library**

Development in Vancouver is guided by a collection of regulations and other related documents that set out the rules and expectations for what is possible.

Rules generally vary depending on where a property is located, and the type of project that is being proposed.

**Find documents related to your property**

To determine what can be built on a property, find the regulations and policies that apply for an address.

When you are ready to design a project in preparation for a permit application, review the applicable guidelines and bulletins.

[Find the zone](#)

**Contents**

**Zoning and Development Bylaw**

- Zoning district schedules

**Official development plan bylaws**

**Policies**

- Area specific plans
- Policy statements
- Rezoning policies
- General policies

**Guidelines**

- Area specific
- Zoning district
- Non-residential projects
- Residential projects
- General

**Bulletins**

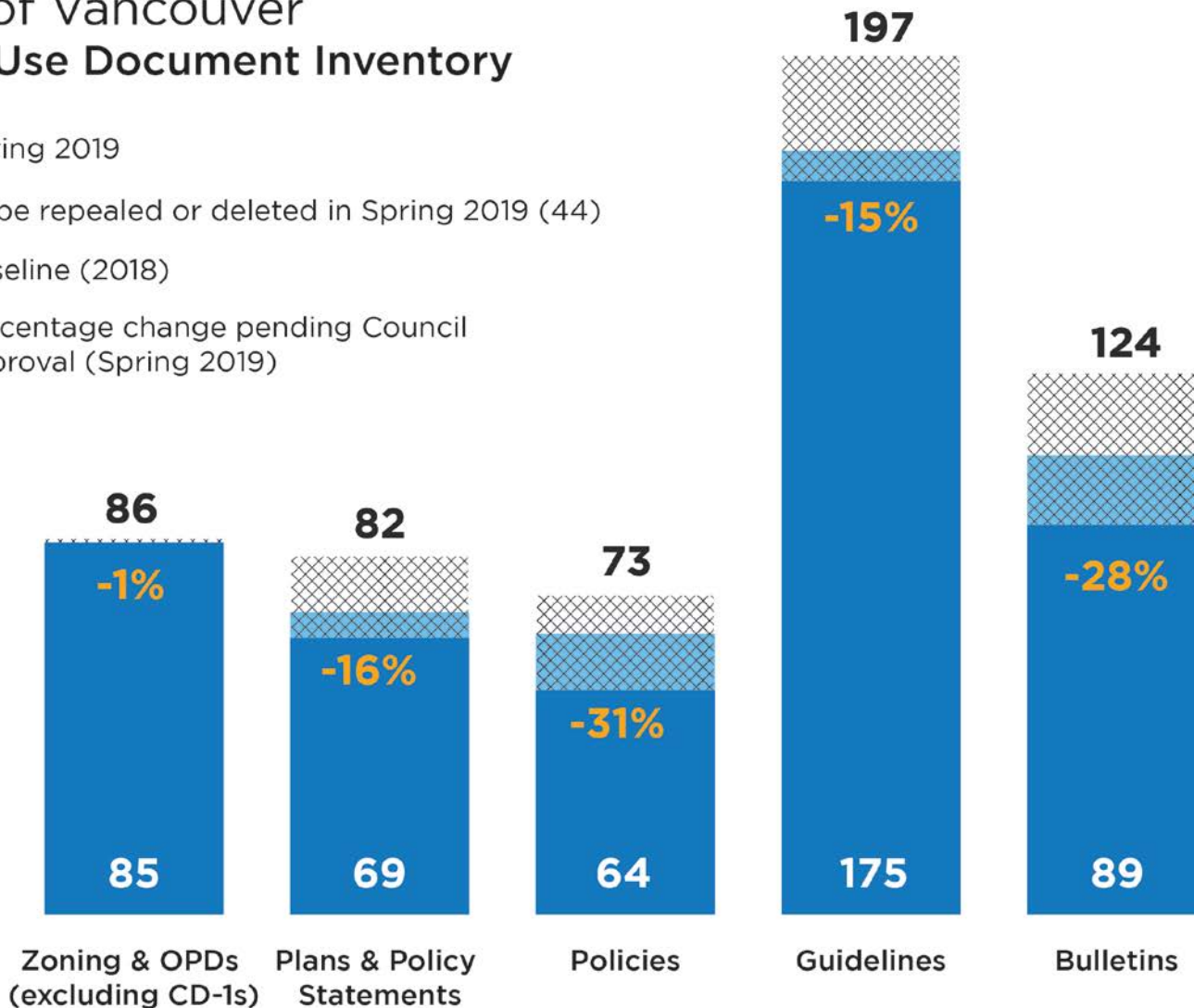
- Area specific
- Non-residential uses
- Rezoning related
- Topic specific



# 7b | Land Use Document Inventory

## City of Vancouver Land Use Document Inventory

- Spring 2019
- To be repealed or deleted in Spring 2019 (44)
- Baseline (2018)
- Percentage change pending Council approval (Spring 2019)





## User Guide to the Zoning and Development By-law

These pages are intended to make the Zoning and Development By-law easier to understand and use by outlining how to find basic zoning information. These pages do not form part of Zoning and Development By-law No. 3575 and are for information only.

### A. Authority and Purpose of the Zoning and Development By-law

The statutory authority to regulate zoning is granted by the Vancouver Charter. The Charter is a provincial statute that specifies the types of by-laws the City can create and what the by-laws can regulate.

In keeping with Charter authority, the Zoning and Development By-law establishes regulations for the development of land in the City of Vancouver. This includes the types of uses allowed, where a building can be located on a site, its height and size, and other provisions necessary to enable good city building. These regulations reflect the City's values and goals, as contained in Council-adopted policies and plans.

### B. Zoning and Development By-law Structure

The by-law is organized into three main parts:

- Sections 1 to 16 which include administration, definitions, enforcement, general regulations and use-specific regulations
- Zoning district schedules and comprehensive district schedules (site/area-specific zoning regulations)
- General Schedules which include regulations on landscaped setbacks, building lines, costs schedules, and stipulated rents at initial occupancy for secured market rental housing

A set of appendices provide related information, but do not form a part of the by-law.

For more information on these sections please visit [vancouver.ca/zoning](http://vancouver.ca/zoning).

### C. How to Use this By-law

The following eight steps describe how to identify what uses are allowed on a site, the size and location of the structures that can be built, and other development-related regulations. It is the responsibility of the applicant to review all the relevant regulations in the Zoning and Development By-law and related by-laws.

#### 1. Determine your property's zoning designation:

Visit the City's website at [vancouver.ca/zoning](http://vancouver.ca/zoning) and review the map to find your zone.

The city is divided into zoning districts, which are organized into five broad categories (Limited Agriculture, Residential, Commercial, Industrial and Heritage) and comprehensive development districts, which typically apply to individual sites.

#### 2. Review section 5 of the by-law to confirm a development permit is required:

Section 5 sets out which uses, structures, and activities do not require a development permit.

#### 3. If a development permit is required, review the district schedule to determine the uses allowed in your zone and what regulations apply to your property:

Once you have determined what your site is zoned, refer to the zoning district schedule or comprehensive district schedule that applies to your site to determine what uses are allowed on your property and the specific regulations (see Part D of this user guide for information on the structure of a district schedule).

If the use you are considering is a conditional use (e.g. a use that may have an adverse impact on surrounding sites) it will be subject to a more rigorous review. If it is allowed it may be subject to specific conditions. Check to see if there are any additional conditions in section 3.3 of the district schedule that apply.

Uses that are not listed in the district schedule may still be considered if they are deemed to be comparable in nature to a listed use in the same district schedule (section 3.2.Z of some district schedules).

If any of the regulations can be varied by the Director of Planning, refer to the guidelines listed at [vancouver.ca/zoning-library](http://vancouver.ca/zoning-library) to determine the criteria for varying the regulations. The guideline documents are organized by location/zone and land use/project type.



**C-2B**

### C-2B District Schedule

**1 Intent**

The intent of this Schedule is to provide for a wide range of goods and services, to maintain commercial activities and personal services that require central locations to serve larger neighbourhoods, districts or communities and through discretionary approvals, to encourage good design and proper utilization of the land.

**2 Outright Approval Uses**

**2.1** Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

**2.2 Uses**

**2.2.A**

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:
  - (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
  - (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane;
  - (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 15 percent of the total area of the site;
  - (d) not applicable; [Maximum width]
  - (e) not applicable; [Proximity to residential dwelling]
  - (f) no accessory building obstructs the horizontal daylight access prescribed in this Schedule for residential use.
- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that unless permitted as an outright approval use pursuant to section 2 of this Schedule, the total floor area of all accessory uses is not greater than 25 percent of the gross floor area of the principal use.

**2.2.C** [Cultural and Recreational]

- Arts and Culture Indoor Event.

**2.2.RT** [Retail]

- Grocery or Drug Store except for Small-scale Pharmacy.
- Retail Store.

**2.2.SV** [Service]

- Barber Shop or Beauty Salon.
- Beauty and Wellness Centre.
- Laundromat or Dry Cleaning Establishment.
- Photofinishing or Photography Studio.
- Repair Shop - Class B.

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City of Vancouver  
Zoning and Development By-law1C-2B  
April 2013

Current district schedule

### Zoning District Schedule Prototype

#### Z-3A, Z-3B, Z-3B1

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### 3. Accessory Buildings

Accessory Buildings customarily ancillary to the uses listed in Table 1 above shall be permitted in this District and shall be issued a permit.

Table 1.1 Regulations for Accessory Buildings in the Z-3A, Z-3B, Z-3B1 Zones	Z-3A	Z-3B	Z-3B1
<b>Height</b> See ① below		3.7m	4.6m
<b>Location</b>	In Rear yard Min. 3.6 m from centre line of lane		
<b>Max. Area</b>	15% of Site Area		
<b>Max. Width</b>	N/A		
<b>Proximity to Principal Building</b>	N/A		
<b>Impact on Daylight Access</b> See ② below	No obstruction of Horizontal Angle of Daylight requirements		

**Additional Notes for Accessory Buildings Table 1.1**

① No Accessory building exceeds 3.7m in height measured to:

- (a) the highest point of the roof if a flat roof ③;
- (b) the deck line of a mansard roof or ④;
- (c) to the mean height level between the eave and the ridge of a gable ②, hip or gambrel roof ⑤, and provided that:  
No portion of an accessory building may exceed 4.6m in height.

② For Horizontal Angle of Daylight requirements see Section 10

**SAMPLE DIAGRAM**

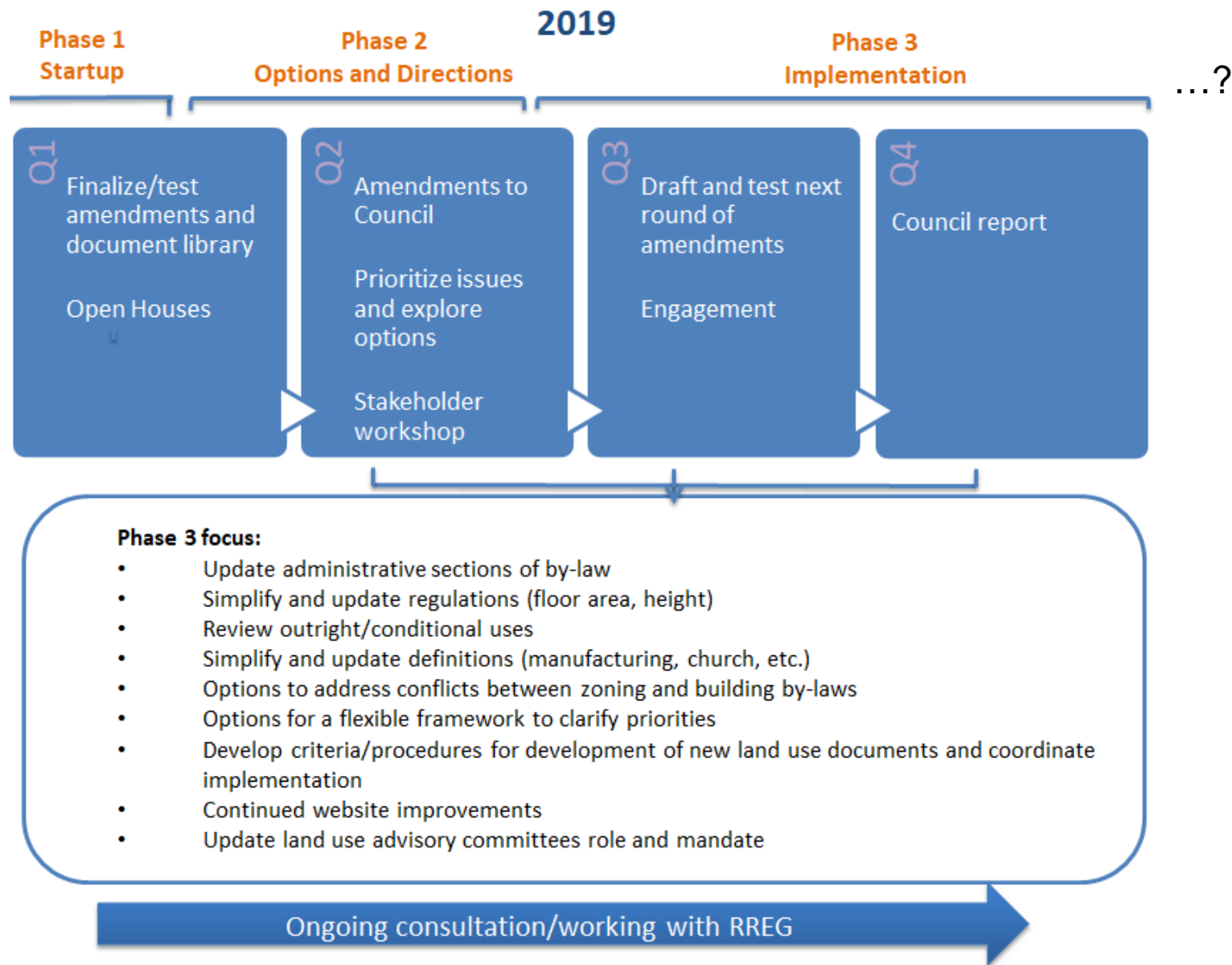
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Page 2 of 4  
Draft January 7, 2019City of Vancouver | Zoning and Development By-law  
Z-3A, Z-3B, Z-3B1

Potential new format

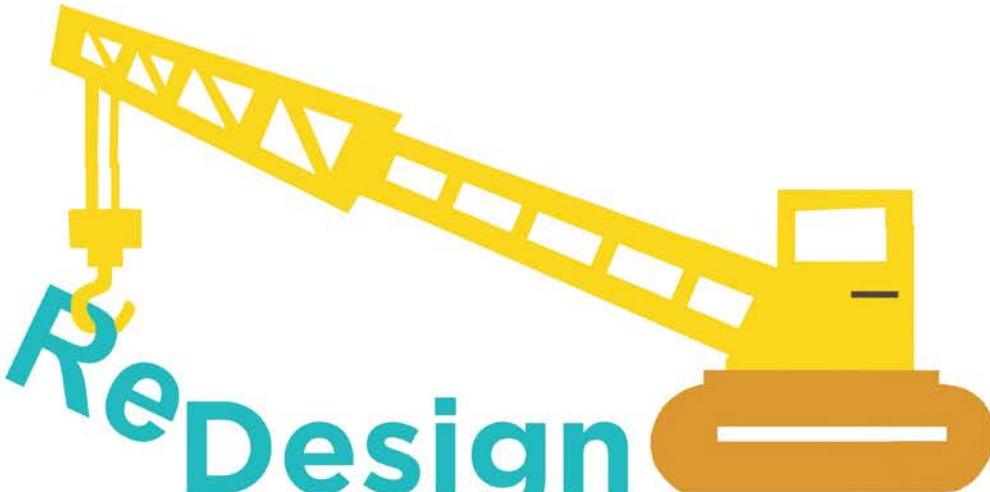


# 8 | Next Steps





# Regulation *Re* Design



**THANK YOU!**