

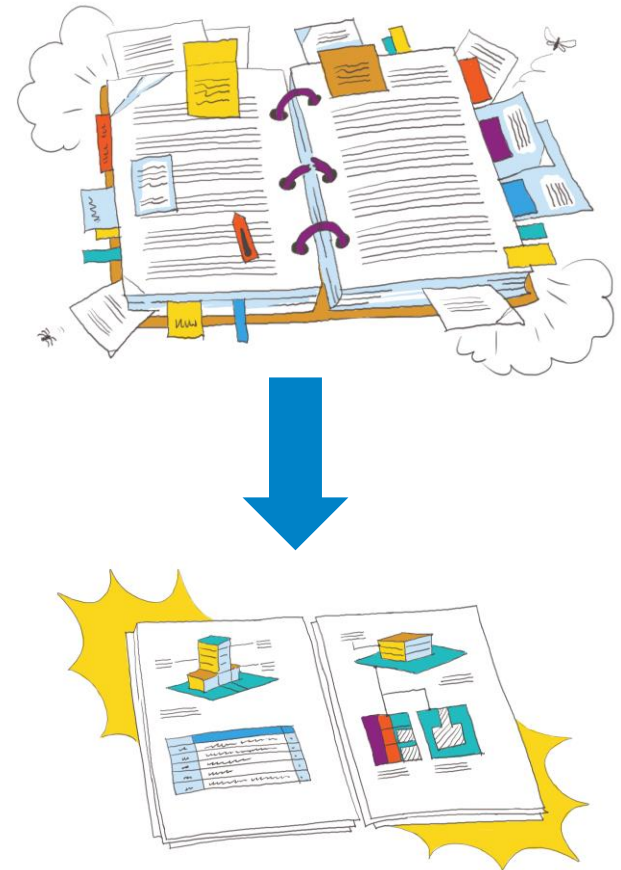
Proposed Regulatory Amendments Regulation Redesign

Public Hearing
June 25, 2020



Presentation Overview

- Regulation Redesign Project
- Proposed Amendments
- Engagement
- Next Steps



Regulation Redesign Project

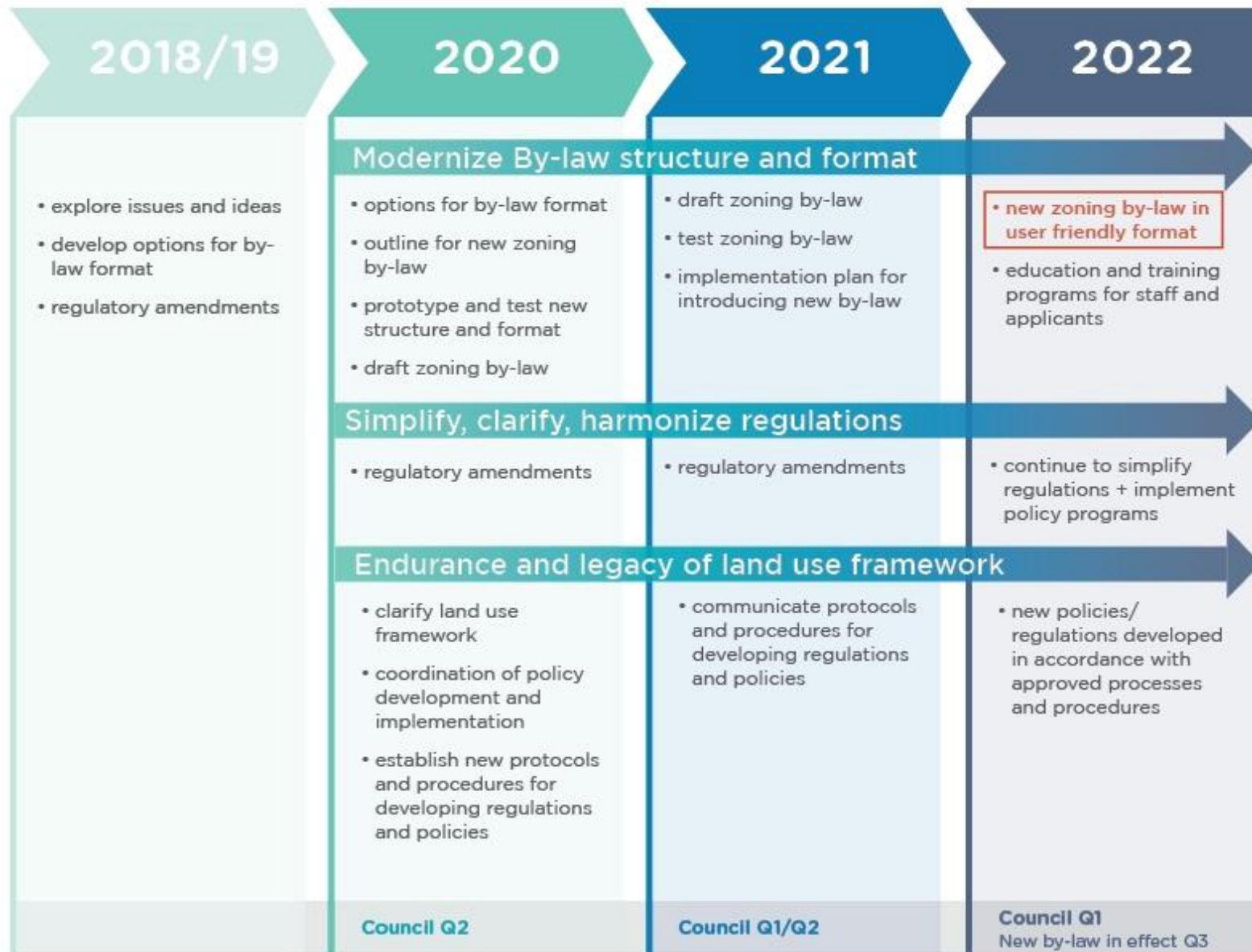
Background

- **Corporate priority project** - Goal 2B –Build and Protect the Vancouver Economy
- Support and enhance the Vancouver economy by **improving the regulatory environment**
- Aligned with Development Process Review and DBL process improvements

Regulation Redesign Objectives

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

Work Plan and Deliverables



Work-To-Date Highlights

- Regulatory updates in 2018 and 2019
- Inventory of land use documents and online document library
- Improved internal policy coordination and procedures

Section 2

Definitions

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

[Note: Individual land uses that fall within one of the twelve defined general land use categories, which are in bold below, are indicated with the corresponding letter and colour as follows:]

A Agricultural Uses	P Parking Uses
C Cultural 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

The letter and colour markers are for information purposes only and do not form part of the general land use category definition.]

...poses only and does not

...which is ancillary to situated on the same additional dwelling by existing, or cipal use being made cessary use is located.

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.

How to use the library

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

- REGULATIONS (BY-LAWS)**
- POLICIES**
- GUIDELINES**
- BULLETINS**

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.

Contents

- [Zoning and Development By-law](#)
 - [Zoning district schedules](#)
 - [Official development plan by-laws](#)
- [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](#)

Public Engagement – 2018-2020

- External advisory panel (16 technical/industry experts)
- Stakeholder workshops
- Focus groups
- Open houses
- Pop-up events at Services Centre and local building supply/paint stores
- Regulation Redesign website



Proposed Amendments

Summary of Proposed Amendments

1. Consolidate regulations and update sections 3,4, 5 of Z&D By-law:
 - Authorities
 - Development permits
 - Relaxations and discretion
2. Update district schedules:
 - Revise language to reflect discretion vs relaxation
3. Define balconies, porches, decks etc. and update related regulations:
 - Exclusions
 - Projections
4. Housekeeping amendments

Amendments to Sections 3, 4, 5

1. Organize and consolidate regulations by topic:

- Section 3: Authorities
- Section 4: Development permits
- Section 5: Relaxations and powers of discretion

2. Clarify when Director of Planning vs DP Board reviews development permit application

- DoP reviews unless there are potential significant impacts or significant public concern

Section 4

Development Permits

[Note: The content in the right margin is for information purposes only and does not form part of this By-law.]

Section		
4.1	Development Permit Applications	
4.1.1	Every applicant for a development permit or an amendment to a development permit shall submit to the Director of Planning a written application on forms furnished for such purpose, and the Director of Planning may require the correctness of the information supplied in that application to be verified by statutory declaration.	
4.1.2	Every application for a development permit or an amendment to a development permit shall include: (a) the legal description and location of the site, and the purpose of the proposed development, together with such further or additional information as the Director of Planning may require; and (b) no less than three plans or drawings as may be required by the Director of Planning, sufficient to identify the site and to describe fully the proposed development. All plans or drawings, other than one set, shall become the property of the City. The Director of Planning may, however, accept the submission of an application without plans or drawings if in the Director of Planning's opinion the development is of a minor nature. The Director of Planning may require additional information to identify development within the immediate surroundings and may, if the Director of Planning deems it necessary, require the applicant to provide a survey plan of the site verified by a British Columbia Land Surveyor.	Formerly 4.1.2 and 4.13

[continued on the next page...]

4.3.2 Despite section 4.3.1, the Director of Planning or Development Permit Board, as the case may be, may permit an increase in the maximum height provided the Director of Planning or Development Permit Board first considers the intent of this Schedule, all applicable policies and guidelines adopted by Council, and the submission of any advisory group, property owner, or tenant.

3. Introduce broad **relaxation clause for unnecessary hardship** and **definition** for unnecessary hardship
4. Update by-law:
 - **Update terms** ('vary' and 'relax') in district schedules to reflect discretion vs relaxation authority
 - **Relocate clauses** that allow Director of Planning to vary a regulation to appropriate section of district schedule
 - **Consolidate** clauses from several district schedules that allow the Director of Planning to vary regulations to retain a character house in Section 10 Character House and **broaden permitted variations** to further enable retention

Unnecessary hardship means hardship that results from unique physical circumstances that are peculiar to the site and does not include mere inconvenience, preference for a more lenient standard or a more profitable use, or self-induced hardship resulting from the actions of the owner or applicant.

Amendments – Balconies, Decks, Porches

- **Add definitions** for porches, decks, balconies, etc.
- **Improve consistency** of FSR exclusions and related regulations
- Update land use documents to reflect updated regulations, **use consistent terms**
- Remove unofficial notes and documents and **coordinate information** into one document

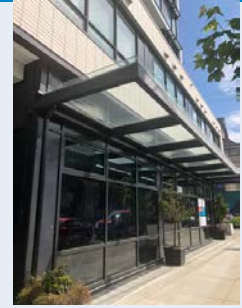


Proposed New Definitions

Awning



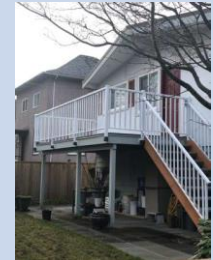
Canopy



Balcony



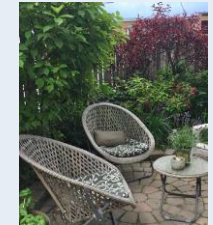
Deck



Enclosed
Balcony



Patio



Entry, Porch or
Verandah



Roof Deck



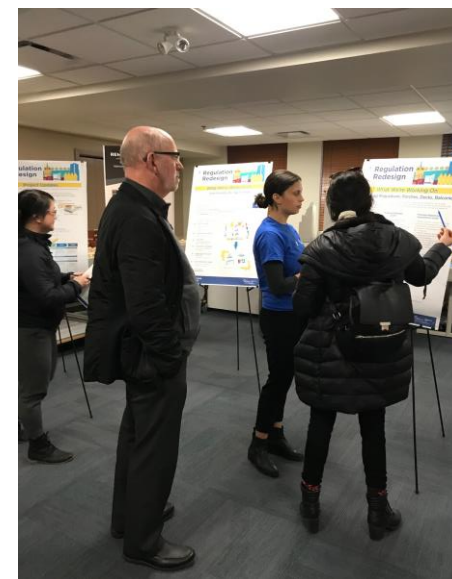
Key Regulatory Amendments

Section/ District	Proposed Amendments
Section 10	<ul style="list-style-type: none">• Increase projection into front yard for balconies on multiple dwellings from 1.2 m to 1.8 m
RS/RT/RM	<ul style="list-style-type: none">• Allow 1.8 m porch projection into front yard in all districts• In RM, increase deck & balcony exclusion for multiple dwellings from 8% to 12%• Combine porch exclusion with balcony & deck exclusion: 13% for 1 & 2 family; 16% for multiple dwellings• Exclude area under porch if less than 2.0 m in height, no access from inside house and not heated
C,I,M	<ul style="list-style-type: none">• Exclude balconies for any use, not just residential• Increase deck & balcony exclusion from 8% to 12% in I and M districts• Exclude patios in I and M districts

Engagement

Public Engagement – 2020 Amendments

- Worked with external advisory panel (technical/industry experts)
- Engaged stakeholders and public in January and February:
 - information session with small home-builders/designers
 - 4 pop-ups in DBL Services Centre
 - open house
 - online survey
- Response:
 - support for proposed amendments
 - support for continuing to improve consistency and clarity of regulations and making by-law user friendly



Next Steps

Upcoming Work – Zoning By-law Format

MODERNIZE DISTRICT SCHEDULES

1. Organize districts as a family
2. Clarify intent statements
3. Introduce Multiple Dwelling terms: triplex, townhouse, apartment
4. Make similar rules consistent, and consolidate them
5. Develop an intuitive document layout

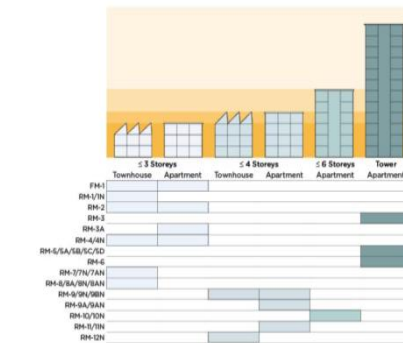
RM DISTRICTS

Overview

1. INTENT AND PURPOSE [sample statements]

- allow higher density residential development through townhouses and apartments
- offer a variety of housing types to provide flexible housing choices
- for townhouses, siting and massing are intended to be compatible with, but not the same as, pre-existing detached dwelling development
- encourage quality architectural design and livability standards for all new development

2. INTENDED FORMS [sample summary]



SUMMARY PAGE PROTOTYPE
Option A | Version 2

Page 1
May 2020

RM DISTRICTS

RM-8 & RM-8A

3 FORM and PLACEMENT REGULATIONS

3.1 TOWNHOUSE USE [mock-up layout 1]

The Director of Planning may alter a specific regulation marked with an asterisk (*) in this section, subject to requirements noted, if the Director of Planning first considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants.



Stacked form		RM-8	RM-8A
● Site Area (min)		445 m ² *	
● Frontage (min)		12.8 m	
FSR (max)		1.20 ^(a)	

Row form		RM-8	RM-8A
● Site Area (min)		445 m ² *	
● Site Area (min) - courtyard		703 m ²	445 m ²
● Frontage (min)		18.9 m	12.8 m
FSR (max)		1.20 ^(a)	

Height		RM-8	RM-8A
		11.5 m	
Overall (max)		3 storeys ^(b)	
		7.7 m ^(c)	
Rear building (max)		2 storeys ^(c)	

Dwelling units		RM-8	RM-8A
Unit density (max)		132 /ha	145 /ha
83-112 m ² units (min)		n/a	45% *
3-bed units (min)		n/a	25% *

Yards		RM-8	RM-8A
● Front (min)			4.9m *
● Side (min)			1.2 m
● Rear (min)		1.0 m	1.8 m

Site Coverage		RM-8	RM-8A
● Site coverage (max)			55%
● Building depth (max % of site depth)			40% *

(a) Increase in maximum FSR is earned by either securing 100% of the units as market rental housing or social housing, or providing an affordable housing share or amenity share to the city at no cost to the city.

(b) RM-8 only; the 3rd storey is a partial storey at 60%.

(c) RM-8A only: the Director of Planning variance is limited to a maximum height of 10.1 m and a partial 3rd storey at 60%. A minimum rear yard setback of 3.0 m must be provided.

DISTRICT SCHEDULE PROTOTYPE
Option A | Version 2

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Questions/Discussion