

Public Hearing

Proposed Amendments to Height Miscellaneous Amendments

Planning, Urban Design &
Sustainability
July 6, 2021

1. Proposed amendments to simplify height regulations:

- Engagement
- Definitions
- Section 10.18 regulations



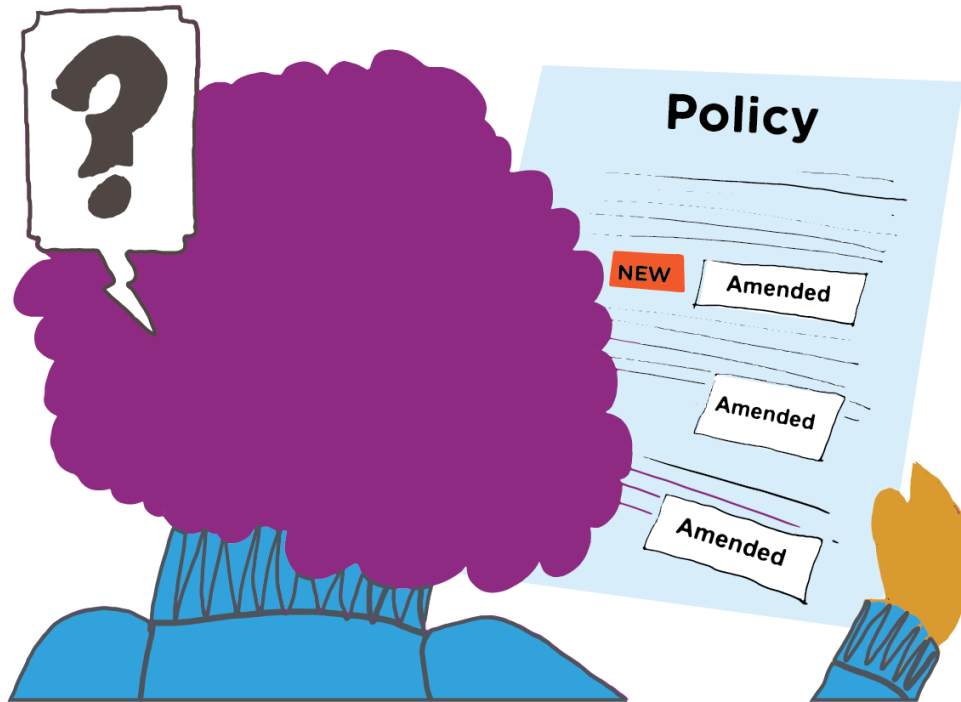
2. Miscellaneous amendments:

- Add infill dwellings to section 10.23A
- Correct wording in RM-8, 8A, 8N, 8AN
- Various amendments to by-laws and land use documents to correct errors and references

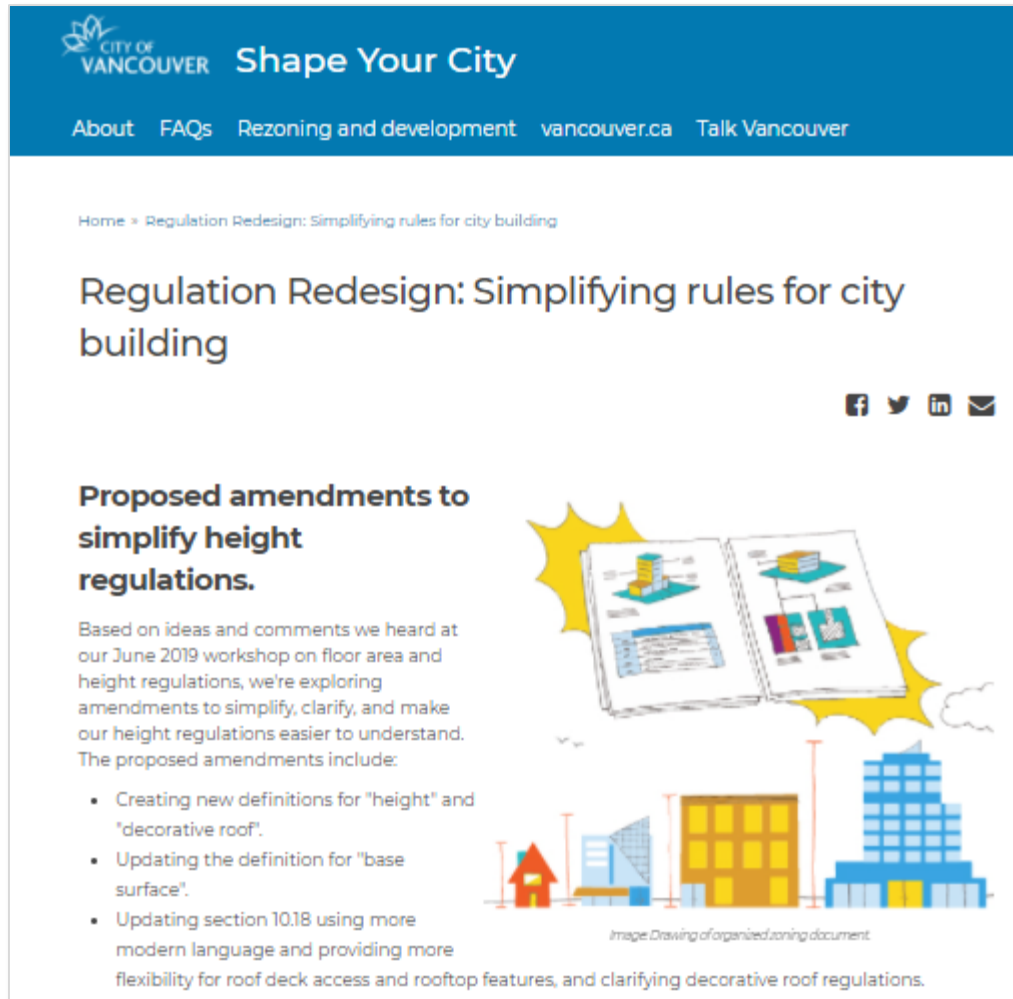
I CAN'T
FIND THE
INFORMATION
I NEED

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



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Regulation Redesign: Simplifying rules for city building

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Proposed amendments to simplify height regulations.

Based on ideas and comments we heard at our June 2019 workshop on floor area and height regulations, we're exploring amendments to simplify, clarify, and make our height regulations easier to understand. The proposed amendments include:

- Creating new definitions for "height" and "decorative roof".
- Updating the definition for "base surface".
- Updating section 10.18 using more modern language and providing more flexibility for roof deck access and rooftop features, and clarifying decorative roof regulations.




Image: Drawing of organized zoning document.

- External Advisors and PDS/DBL staff
- Shape Your City engagement March 1 to 31, 2021
- Information session with Mandarin and Cantonese small scale builders/designers
- Project update newsletters (translated into Punjabi and traditional and simplified Chinese)

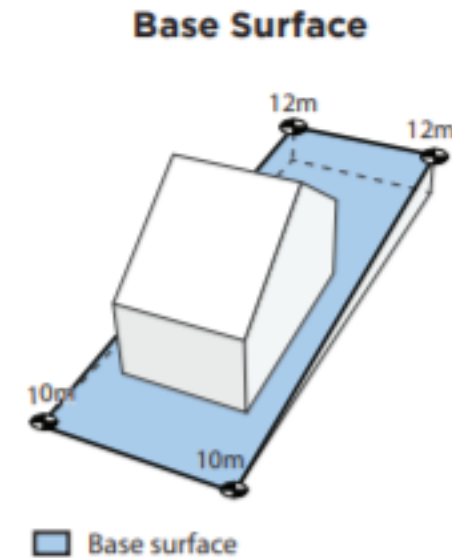
Add new definitions to Section 2:

- **Height**
 - clarify how height is measured
 - consolidate information into new definition
- **Decorative roof**
 - clarify what it is



Revise base surface definition:

- clarify when existing grades may be used
- consolidate information into existing definition



Provide more flexibility for roof-top features:

- Remove limit restricting additional building height to 1/3 of the building width
- Remove 1.1 m height limit for architectural features
- Introduce variations to height for:
 - roof-top access structures (e.g. stairs, elevators) to a private or common outdoor amenity space
 - roof-top amenity structures for common outdoor amenity space
 - screening material that reduces visual impacts



Create a bulletin to explain how height regulations are implemented, including:

- Types of grades and when they are used
- Where height is measured to
- How height is measured for unique site circumstances
- Interpolation
- Height variances

Bulletin

Building Height

Effective Month Day, Year

Last amended XX

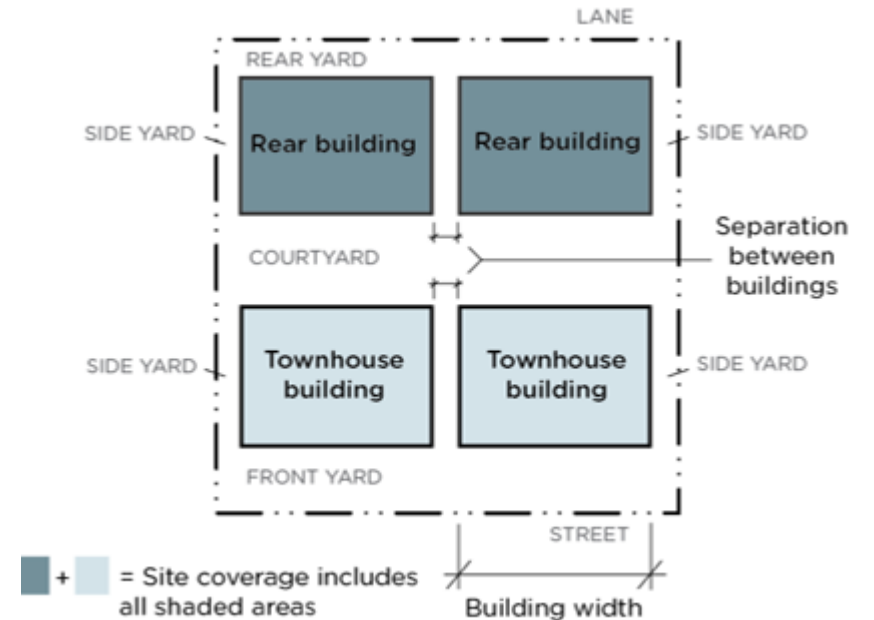
Authority: Director of Planning

Add infill to section 10.23A – Passive House

- Section 10.23A enables Director of Planning to vary regulations to encourage passive houses
- Applies to 1 and 2 family dwellings
- **Proposed amendment:** add infill to list of dwelling types

Amend section 4.19.2 of the RM-8, 8A, 8A and 8-AN Districts Schedule

- Intent to allow multiple townhouse buildings on a site in a courtyard form
- To reduce massing on wide lots allow more than one building at street/lane
- Guidelines have correct wording but not the district schedule
- **Proposed amendment:** revise wording in district schedule to allow ‘more than one’ townhouse building



To improve clarity and correct errors, omissions and references, housekeeping amendments are proposed to:

- Zoning and Development By-law
- Downtown-Eastside/Oppenheimer District Official Development Plan
- Sign By-law
- Zoning and Development Fee By-law
- Noise Control By-law
- License By-law
- Parking By-law
- Various land use documents

Questions/Discussion