

# Good Living

**Proposal for new ambitious urban planning regulations for all streets, squares and buildings to make Brussels a city where everyone can live well.**

Juli 2022



# History

- 2006: current Regional Planning Regulations (RPR)
- 2014-2019: draft new RPR
- 2019: public research
- Meanwhile: impact study, covid, paradigm shift
- 2020: political decision by Vervoort and Smet for new ambitious framework
- 2021: recommendations by expert committee
- 2021 - 2022: working groups with all important stakeholders
- July 2022: adoption of the text





# Ambitions

- A future-proof framework for the city of today and tomorrow.
- The paradigm shift is translated into regulations.
- Regulations based on objectives, not detailed regulations with lots of deviations.
- The unbuilt area will take centre stage.
- One ambitious and coherent vision at all policy levels.



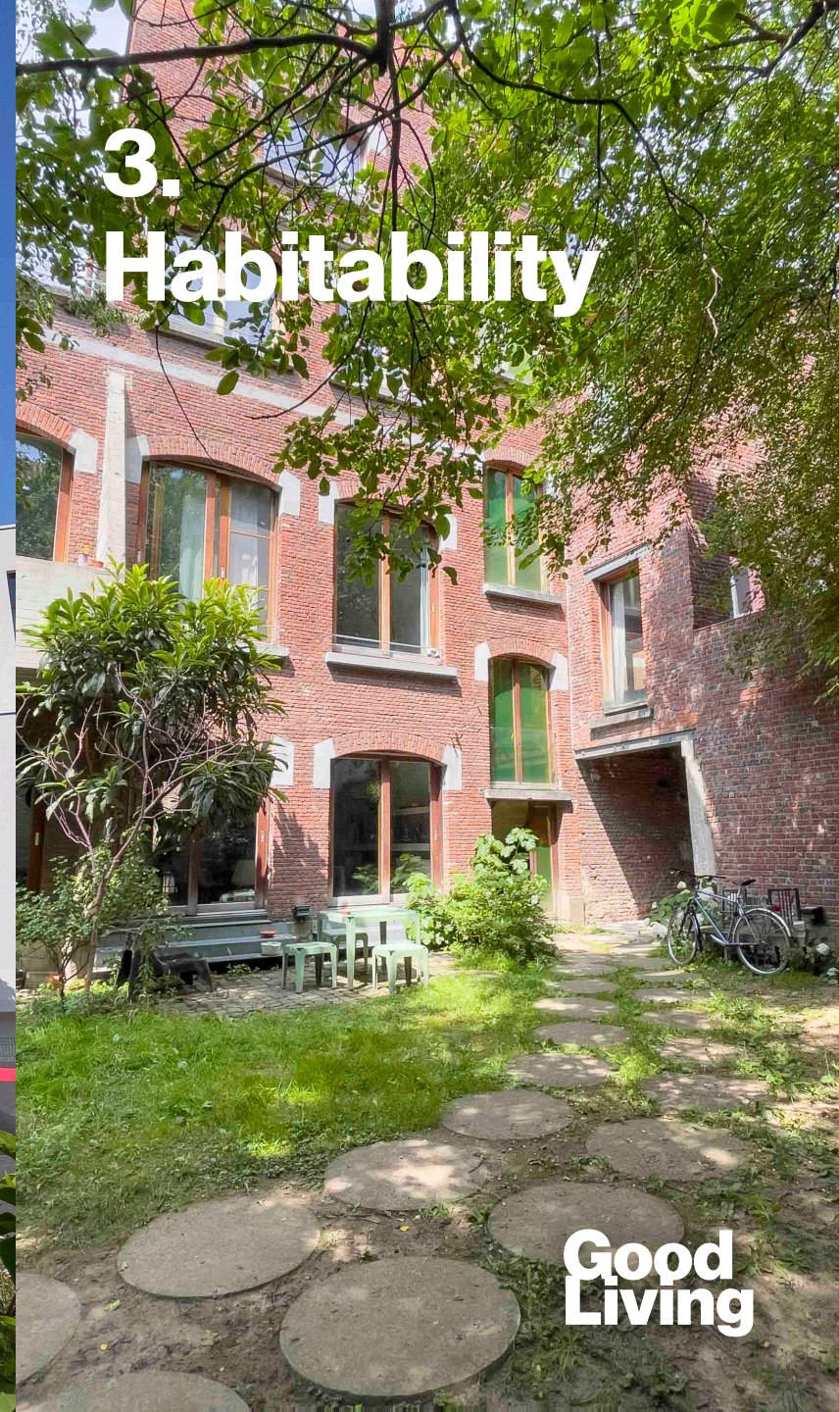
# 1. Open space



# 2. Urbanity



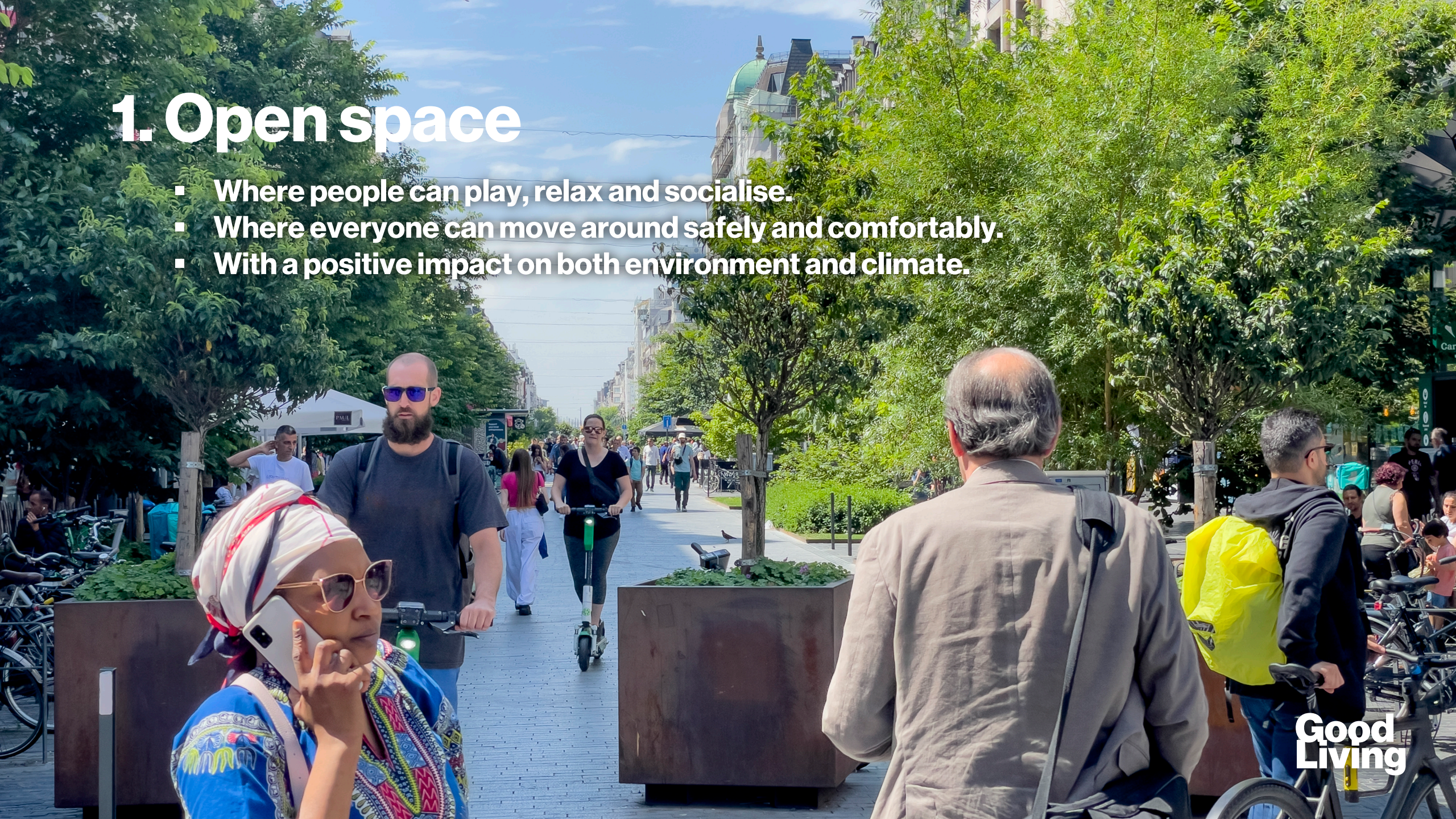
# 3. Habitability





# 1. Open space

- Where people can play, relax and socialise.
- Where everyone can move around safely and comfortably.
- With a positive impact on both environment and climate.







Maximum

50%

of each street  
will be reserved  
for individual  
motorised transport.



At least

50%

of each street will be reserved for pedestrians, cyclists, public transport, trees and bushes, benches, playground equipment...



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**Highly frequented areas will contain benches, toilets, drinking fountains, playground equipment and other street furniture...**



**Each Brussels road will have suitable cycling infrastructure, in line with the Good Move road hierarchy. Transit car traffic? Then there will be a separate bicycle lane.**







**Each separate bicycle lane will be ochre in colour. Each separate one-way bicycle lane will be at least 1.8 m wide. Each separate two-way bicycle lane will be at least 3 m wide.**



Each pavement will be at least 2 meters wide.







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Oblique and  
perpendicular parking  
will be forbidden.






**Only parking parallel  
to the road will  
still be possible.**



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**Parking in front of the entrance  
of protected monuments, schools,  
parks, places of worship and cultural  
institutions will be prohibited.**



**In each street, at least 10 to 15% of the total surface area will be reserved for trees and plants in the open ground.**





Rainwater management will be integrated into each public space redevelopment.

# Eau Water

## Les dispositifs de rétention et d'infiltration de l'eau de pluie

La commune de Forest s'illustre par la mise en place de maillages « pluie ». Ces dispositifs de rétention et d'infiltration de l'eau de pluie sont en cours de réalisation. Ils permettent de séparer tout ou une grande partie des eaux de pluie récoltées du réseau des eaux usées.

**Les avantages de ces aménagements sont nombreux :**

- éliminer le risque d'inondation
- réduire le développement d'eaux sales et de pollution vers le milieu naturel
- permettre le sol, temporairement, d'absorber les eaux de pluie et restituer au sol le cycle naturel de l'eau grâce à l'infiltration naturelle dans le sol.
- améliorer le caractère environnemental et paysager de l'espace public.

Vous trouvez des informations plus détaillées sur le site de la commune de Forest : <http://www.forest.be/commune/les-services-communaux/gestion-des-eaux/les-maillages-pluie>

## Comment fonctionne un dispositif de rétention et d'infiltration de l'eau de pluie ? Quelle est son utilité ?

**Le jardin de pluie / la noue paysagère :**  
Il s'agit d'une dépression dans le sol qui forme une bande paysagère et qui permet de collecter les eaux de ruissellement, de les stocker temporairement puis de les évacuer par infiltration naturelle.

**Le massif drainant :**  
Il s'agit d'une sous-structure bétonnée d'une voirie, d'un trottoir ou d'une place de stationnement composée de matériaux drainants (comme par exemple, des graviers) d'une dalle qui laisse des interstices pour le stockage de l'eau qui permet également de collecter, stocker et puis évacuer les eaux de ruissellement par infiltration naturelle ou de manière dirigée vers l'égout lorsque l'infiltration n'est pas possible.

Principe d'un jardin de pluie / noue paysagère  
Principe van een regenput / landschapswadi

Principe d'un massif drainant  
Principe van een drainagebed

## Voorzieningen voor de retentie en de infiltratie van regenwater

De gemeente Forest werkt aan een regenwaternetwerk. Dit netwerk wordt ontwikkeld voor de retentie en de infiltratie van regenwater. Zo wordt het regenwater regenterst geëist of grotere delen van het afvalwater.

**Wat heeft het wat voordelen :**

- Het risico op overstromingen daalt.
- De bodem wordt efficiënter en versuurt in de natuur terecht.
- De natuur wordt beschermd tegen de uitval van regenwater, verontreiniging en overstromingen.
- De natuur en landschap worden van de openbare ruimte wordt bevordert.

Meer info op de website van de gemeente Forest : <http://www.forest.be/commune/les-services-communaux/gestion-des-eaux/les-maillages-pluie>

## How works a device for retention and infiltration of rainwater ? What is its use ?

**Retention / landscape wadi :**  
It is a depression in the ground, which forms a landscape band and which allows to collect the runoff waters, to store them temporarily and then to evacuate them by natural infiltration.

**Drainage bed :**  
It is a concrete substructure of a road, of a sidewalk or of a parking area composed of draining materials (such as gravel) of a slab which leaves interstices for the storage of water which also allows to collect, store and then evacuate the runoff waters by natural infiltration or directed towards the sewer when infiltration is not possible.



**Buildings with a floor area exceeding 1,000 m<sup>2</sup> will have open space with facilities accessible to all users of the building.**



A photograph of a courtyard area. On the left is a red brick building with large windows and a small outdoor seating area with a table and chairs. The courtyard is filled with green grass and several trees. A path made of large, flat, oval-shaped stones leads from the foreground towards the background. In the background, more trees and a bicycle are visible. The overall scene is bright and sunny, with shadows cast by the trees and building.

**75% of the unbuilt surface area  
of a site will be open ground.**





**Advertising in private open space  
will be prohibited.**





**Advertising in public spaces  
is being rationalised and restricted.**





Light advertising will be switched off  
between 10 PM and 7 AM.



## 2. Urbanity

- For quality architecture and respect for our heritage.
- For more quality housing and the preservation of open space.
- For sustainable and multifunctional buildings.



**Renovation will be the starting point for each existing building. Demolition of a building will only be allowed in very exceptional circumstances.**





**It will be possible for each new or renovated building to evolve to other functions in the future.**



**Each new or renovated building  
will have a positive impact  
on climate and biodiversity.**



**Each new or renovated building will  
contain rainwater management.**



**Project density will be determined based on the available green and open space, accessibility to mobility options, the mix of project functions...**





**At least 30% of each site  
will remain undeveloped.**



**Any flat roof larger than 20 m<sup>2</sup> will be used as a green roof, as a terrace, for urban agriculture or for solar panels.**



**Advertisements on facades and signs will become more subtle and aesthetic. For example, each sign will have a maximum surface area of 0.75 m<sup>2</sup>.**



# 3. Habitability

- To adapt to the different ways of living of today and tomorrow.
- To guarantee safety, comfort and accessibility.
- To combine different urban functions.



**The minimum surface area of a housing unit will be determined based on the number of bedrooms.**





**The minimum surface area for collective facilities will increase with the number of bedrooms in the housing unit.**



**Co-living will be clearly regulated. A co-living unit may have a maximum of 15 rooms, with at least one bathroom and toilet per three bedrooms. Special attention will be paid to acoustics.**



**Each dwelling will have its own outdoor space of at least 4 m<sup>2</sup>. An additional 2 m<sup>2</sup> will be added for each extra bedroom.**



**Each dwelling with more than 1 bedroom  
will have windows in at least 2 directions.**



**Each building of more than 1000 m<sup>2</sup> with several dwellings must be at least 10% adaptable to make the dwellings more accessible to disabled persons.**



**A dwelling divided into several dwellings  
will contain at least one dwelling  
with 3 or more bedrooms.**



A row of six bicycles is parked against a grey brick wall in a secure indoor parking area. The bicycles are of various models, including some with baskets and fenders. The wall is made of large, light-colored bricks. To the right, a white pillar with a red horizontal stripe is visible. The floor is a light-colored concrete.

**Each building with dwellings will have at least one safe and quality bike parking space per bedroom.**



**The number of parking spaces for cars will be determined based on criteria such as public transport accessibility and efforts towards shared and sustainable mobility.**



**Each individual student residence will have a minimum surface area of 24 m<sup>2</sup>. Each collective student room will have a minimum surface area of 12 m<sup>2</sup>.**



**Each housing unit will have an outdoor space with a surface area of at least 10 % of the total surface area. This outdoor space can be shared with other housing units.**





# Additional tools

- An up-to-date population density map
- An update of the Regional Land Use Plan
- The vade mecum on public space
- The 'BAF+' tool for biodiversity potential
- The 'Reversible Design' tool
- The 'TOTEM' tool
- An update of the Cartography of Noise
- An update of the Flood Maps



# Next steps

- September 2022: formal first reading by the government
- Autumn 2022: public enquiry and consultation rounds with municipalities and regional bodies
- Spring 2023: second reading by the government
- 2023: formation
- January or July 2024: entry into force



A large, ornate, light-colored building with a clock tower, surrounded by lush green trees and a public square with a fountain and people.

# Share your opinion...

...through the public enquiry  
to be held in the autumn.

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