

NEW ZONING BY-LAW UPDATES

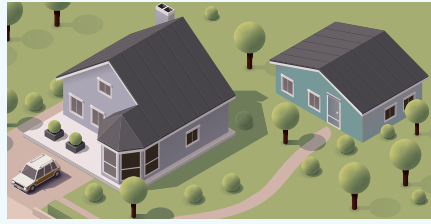
What is Changing?



Pre-Zoning Major Transit Station Areas (MTSA)

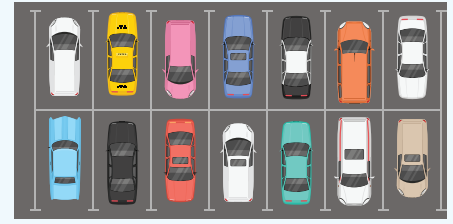
Encourage vibrant, high-density, walkable places with open spaces and an attractive public area by pre-designating the following:

1. Height permissions
2. Density permissions
3. Use permissions



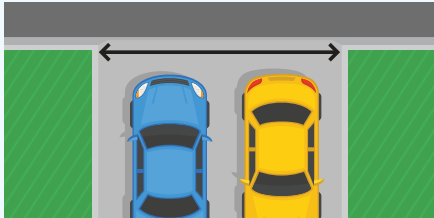
Garden Suites

The maximum permitted size of garden suites has been increased to 100 sq.m to support housing supply.



Parking

To encourage walkability and greater transit use, minimum parking requirements will be removed, with parking maximums set in areas of highest transit service and reduced maximums applied in other well-served transit areas.



Driveways

Mature Neighbourhood Area

To maintain consistency with the neighbourhood context, a maximum driveway width of 6 metres is proposed for smaller lots and 8.5 metres for larger lots.

Remaining areas of the City

Allow maximum driveway widths to vary by lot size, ranging from 4.9 metres to 9.14 metres.



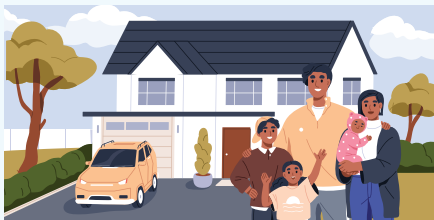
New Mixed-Use zones

New mixed-use zones allow urban-style development to support neighbourhoods where residents can access their daily needs within a 15-minute walk or bike ride from their homes.



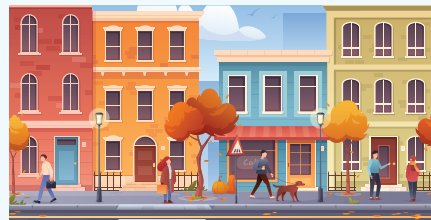
Gentle Intensification Opportunities

To support housing supply, duplexes, triplexes, and fourplexes will be permitted more widely across the city, with emphasis on transit-oriented corridors.



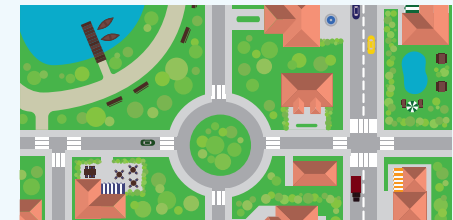
Streamlining of Home Occupation Uses

More floor area is now allowed (up to 25%) and parking rates have been standardized. Home occupation rules still prevent unwanted commercial uses in residential areas.



Commercial and Employment Use Expansion

Commercial and Employment Zones have been updated to allow more flexible and modern uses such as pet daycares, commercial schools and data storage facilities.



Agricultural and Future Development (FD) Zone

Introduce a Future Development (FD) zone for properties with potential to develop based on their surroundings. Existing uses are allowed until Council approves a development application to rezone the land.

Need More Information?

Specific property details showing existing and proposed Zoning information can be found using our [Interactive Mapping Tool](#). Using this tool, you can search a specific property to view both the existing and proposed zoning information. The slide function at the center of the screen can be moved to view existing and proposed Zoning information. Users can click on a parcel to view the Zoning information associated with that parcel. Hyperlinks are embedded to direct users to view the specific Zoning provisions.

More technical details including past drafts of the Zoning By-law, the Zoning Strategy Report, Technical Memoranda's and Staff reports can be found on our [Project Library page](#).