

CONVERSATION STARTER

How can the new Zoning Bylaw help ensure **that everyone can afford a place to call home?**

This paper shows that the new Zoning Bylaw can help by

- 1** Simplifying and reducing overlap between zones by **consolidating existing standard zones**

 - From ——— To
 - 15** Standard Residential Zones
 - 2** Residential Zones
 - + Small Scale Residential Zone
 - + Low Rise Residential Zone
 - 3** Mixed Use Zones
 - + Mixed Use 1 (MU1)
 - + Mixed Use 2 (MU2)
 - + Comprehensive Site (CS) Zone

For more info on the Mixed Use Zones, please see the [Nodes and Corridors discussion paper](#).
- 2** Providing room for **diverse housing types and more units**

 - Some examples of housing types that could be built in the proposed zones may include:
 - Small Scale Residential Zone**
 - + Tiny Homes
 - + Garden Suites
 - + Single Detached
 - + Semi-Detached
 - + Duplex
 - + Row Housing
 - + Small Apartment
 - Low Rise Residential Zone**
 - + Fourplex
 - + Row Housing
 - + Stacked Row Housing
 - + Courtyard Apartment
 - + Low-Rise Apartment
 - + Mid-Rise Apartment
- 3** Advancing **15-minute districts and local nodes** throughout the city by allowing **more types of activities and uses** closer to where people live

 - Permitted Uses**
 - + Agriculture
 - + Civic Services
 - + Residential
 - Conditional Uses**
 - + Home Based Business
 - + Food, Cultural and Entertainment
 - + Indoor Sales and Service
 - + Public Utility
 - + Special Events / Temporary Uses
- 4** Enabling designs that are **flexible and compatible with their surroundings**

 - Compatibility** means that the form, scale and mass of buildings in a given zone are generally similar, and that the activities that are allowed in these buildings do not create undue impacts on their surroundings.