

Feeling Unsure About the City's Zoning & District Plan Survey? You're Not Alone.

Many residents are unsure how to respond to the City's zoning and district plan survey and how their answers might be interpreted. The language is technical, and it's not clear what it means for **your** street.

We have heard clearly from neighbourhoods: **the main concern is massing**, the overall size and bulk of new buildings in the middle of their blocks, that are sometimes 5 times bigger than the houses on their street. People want to be constructive and to understand what the options mean in plain language.

Zoning Bylaw Changes: What's Missing

The City's motion focuses on three things:

1. Number of units permitted on mid-block lots, down to 6.
2. Height, no change
3. Floor-area-to-lot-size numbers, still creates large buildings on small lots

It sounds helpful, but it does not directly address massing. Under the City's formula:

- A 6-plex is still allowed on a 550 m² lot
- On a large lot (e.g. ~1,200 m²), development is capped at 6 units
- Nothing limits the actual building volume

In practice, a 6-plex can be just as large as an 8-plex. **There is no cap on building volume (and size).**

You do not need to be a planning expert to register your concern. Just say plainly:

- You want to understand the **real, on-the-ground impacts** on your street
- You want the massing (building size and volume) addressed directly
- You want the City to consider other options that deal with massing more clearly

District Plan Changes: Lack of Clarity

The City is also proposing changes that reopen District Plans and remove Clauses 2.4–2.7, which have raised concerns across many neighbourhoods. This is good, they listened. However, the crossed-out text and new text in red, is not tied to any visible analysis explaining the alternatives what it means to you.

If this is a concern to you, say so:

- If the proposal is unclear or confusing, say that
- If you want neighbourhoods, the City, and developers working things out **at one table**, say that
- If you want growth focused on underused land near major corridors and transit, say that

Trees Matter

There is currently **no specific proposal** to protect healthy trees on private property.

If you want trees preserved **before** they are removed for redevelopment, **say so clearly**.

Bottom Line – You have a right to information

Keep your message **simple, direct, and clear**. Don't sign onto options proposed to you without first asking what does it mean to you and the street you live on. If you are unsure, ask for other options to be considered and ask for the analysis on what it means to you, your street and the problems that you see.