

Memorandum to Council

Planning and Development Department

Policy and Heritage Planning



To: Mayor and Members of Council
CC: Town Clerk; Department Heads
From: Lori Tesolin, Principal Planner, Policy and Heritage, Planning and Development
Date: February 3, 2025
File #: OPA-2024-W/05
Subject: PDP 02-25, Attachment 4
By-law 8149-25 for Town-Initiated Official Plan Review – Final Recommended Official Plan Amendment 139: Strategic Growth Areas, Nodes and Corridors

**Acknowledged by M. Gaskell,
Chief Administrative Officer**

The Town-Initiated Official Plan Review, Final Recommended Official Plan Amendment 139 was considered by Committee of the Whole on January 13, 2025. Refer to [PDP 02-25, Attachment 4](#).

By-law 8149-25 for Official Plan Amendment 139 is being brought forward to the February 03, 2025, Regular Meeting of Council. Items #8 and #18 of Amendment 139 have been revised in the by-law to reduce the minimum required building height from 6 storeys to 4 storeys, thereby providing for a more appropriate transition in building heights to adjacent Low Density Residential areas and Mature Neighbourhoods as was originally intended.

Item #8 in By-law 8149-25 is revised to read as follows (**emphasis** added):

*By amending the first sentence of Policy 4.3.3.3.4.2 b.) to read as follows: “The minimum building height for residential and mixed-use buildings shall be **4 storeys** and the maximum building height shall be 25 storeys subject to providing a transition in height and density where the development abuts existing low rise residential development through increased setbacks, intervening low-rise built-form and the use of a 45-degree angular plane.”*

Item #18 in By-law 8149-25 is revised to read as follows (**emphasis** added):

By amending Policy 11.5.5.5 to read as follows: The minimum building height for new non-residential buildings greater than 500 square metres in gross floor area shall be 2

*storeys. The minimum building height for new residential and mixed-use buildings shall generally be **4 storeys**. The maximum building height shall be 25 storeys, subject to providing a transition in height and density where the development abuts existing low rise residential development through increased setbacks, intervening low-rise built-form and the use of a 45-degree angular plane. Buildings that have a height greater than 8 storeys shall generally be located in proximity to Brock Street or Taunton Road.*