

**Recommended amendments to remove the policies that allow for consideration of 5- or 6-storey buildings on Minor Corridors without an Official Plan Amendment process**

**Reference: R. Brockington Motion PLC-ARAC 2021-5-5 [m14.1]**

THEREFORE BE IT RESOLVED that Joint Committee recommend Council direct Staff to modify the New Official Plan to remove the policies that allow for consideration of 5- or 6-storey buildings on Minor Corridors without an Official Plan Amendment process.

BE IT FURTHER RESOLVED that, to implement the above, the following text be modified in the New Official Plan:

<b>Section</b>	<b>Existing Text</b>	<b>Updated Text</b>
Table 7 – Minimum and Maximum Height Overview Based on Official Plan Policy	5.1.4(4) Minor Corridors Low-rise and Mid-rise: minimum 2 storeys and maximum 9 storeys	5.3.3(4) Minor Corridors Low-rise: minimum 2 storeys and maximum 4 storeys
Table 7 – Minimum and Maximum Height Overview Based on Official Plan Policy	5.2.3(3) Minor Corridors Low-rise and Mid-rise: minimum 2 storeys and maximum 6 storeys	5.3.3(4) Minor Corridors Low-rise: minimum 2 storeys and maximum 4 storeys
5.1.4(4)	<p>4) On Downtown Core Minor Corridors, all buildings shall have active entrances facing the Minor Corridor, regardless of use. Minimum 2 storeys and maximum building heights are generally in upper Mid-rise range between 7 and 9 storeys, except where a secondary plan or area-specific policy permit greater or lower heights and are subject to appropriate height transitions and stepbacks. The height of such buildings:</p> <p>a) Shall, with respect to the wall heights directly adjacent to a street, be proportionate to the width of the abutting right of way and consistent with the objectives in the urban design section on Mid-rise and High-rise built form in Subsection 4.6.6, Policies 8) and 9);</p> <p>b) May be limited further on lots too small to accommodate an appropriate height transition; and</p> <p>c) May be increased to generally 15 storeys within 100 metres walking distance of a rapid transit station.</p>	<b>No change needed</b>
5.2.1(4)	4) The Inner Urban Transect shall continue to develop as a mixed-use	<b>No change needed</b>

Section	Existing Text	Updated Text
	<p>environment, where:</p> <p>a) Hubs and a network of Mainstreets and Minor Corridors provide residents with a full range of services within a walking distance from home, in order to support the growth of 15-minute neighbourhoods;</p> <p>b) Small, locally oriented services may be appropriately located within Neighbourhoods;</p> <p>c) Existing and new cultural assets are supported, including those that support music and nightlife;</p> <p>d) Larger employment uses are directed to Hubs and Corridors; and</p> <p>e) Increases in existing residential densities are supported to sustain the full range of services noted in Policy a).</p>	
5.2.3 (3)	<p>3) Along Minor Corridors, permitted building heights are as follows, subject to appropriate height transitions and setbacks:</p> <p>a) <del>Generally, not less than 2 storeys and in the maximum height range between 4 to 6 storeys</del>, except where a secondary plan or area specific policy specifies different heights;</p> <p>b) Where the Zoning By-law permits a Low-rise building, an amendment to this Plan shall not be required to consider a building of 5 or 6 stories;</p> <p>c) The wall heights directly adjacent to a street of such buildings shall be proportionate to the width of the abutting right of way, and consistent with the objectives in the urban design section on Mid-rise built form in Subsection 4.6.6, Policies 8 and 9); and</p> <p>d) The height of such buildings may be limited further on lots too small to accommodate an appropriate height transition.</p>	<p><b>Modify Policy 5.2.3 (3) (a) to replace the words “Generally, not less than 2 storeys and in the maximum height range of between 4 to 6 storeys” with the words “Generally, not less than 2 storeys and up to 4 storeys”</b></p>
5.3.3(4)	<p>4) Along Minor Corridors, permitted building heights, subject to appropriate height transitions and setbacks shall not be less than 2 storeys and up to 4 storeys except where a secondary plan or area-specific policy specifies different heights.</p>	
5.4.1(2)	<p>2) The Suburban Transect is generally</p>	<p>• <b>Amend Policy (a) so</b></p>

Section	Existing Text	Updated Text
	<p>characterized by Low- to Mid-density development. Development shall be:</p> <p>a) Low-rise within Neighbourhoods;</p> <p><del>b) Low-rise along Minor Corridors, however the following policy direction applies;</del></p> <p><del>i) Mid-rise buildings, between 5 to 7 storeys, may be considered through a rezoning without an amendment to this Plan;</del></p> <p><del>ii) Mid-rise buildings above 7 storeys may be permitted through an area-specific policy or secondary plan; and</del></p> <p><del>iii) High-rise buildings may be permitted through a secondary plan</del></p>	<p><b>that it reads “Low-rise within Neighbourhoods and along Minor Corridors”</b></p> <ul style="list-style-type: none"> <li>• <b>Delete entire policy (b)</b></li> <li>• <b>Renumber all subsequent policies accordingly</b></li> </ul>
5.4.3 (3)	<p>c) Such buildings may be limited to 4 storeys on lots too small to accommodate an appropriate height transition. Along Minor Corridors, subject to appropriate height transitions and stepbacks, permitted building heights are of up to 4 storeys; <del>however,</del></p> <p><del>i) Mid-rise buildings, between 5 to 7 storeys, may be considered through a rezoning without amendment to this Plan;</del></p> <p><del>ii) Mid-rise buildings above 7 storeys may be permitted through an Area-Specific Policy or Secondary Plan; and</del></p> <p><del>iii) Mid-rise or high-rise buildings may be permitted through a Secondary Plan.</del></p>	<p><b>Delete all words in policy (c) after “permitted building heights are of up to 4 storeys” as highlighted</b></p>
11.6 (4)	<p>4) An increase in height to permit a building in a taller height category, than as permitted by the underlying transect or designation policies of this Plan requires:</p> <p>a) In the case of a Minor Corridor, only for increases from Low-rise to Mid-rise which are 5 or 6 storeys, and only if a secondary plan or area-specific policy does not provide otherwise, a Zoning By-law amendment; and</p> <p>b) In all other cases, an amendment to this Plan through an area-specific policy, or an amendment to a secondary plan where applicable, in addition to the Zoning By-law amendment.</p>	<p><b>Remove Policy (a) and the words “In all other cases” at the start of policy (b), and group the remainder of the text which is now labelled as Policy (b) as part of the same sentence, so that it reads:</b></p> <p><b>4) An increase in height to permit a building in a taller height category, than as permitted by the underlying transect or designation policies of this Plan requires an amendment to this Plan through an area-specific policy, or an amendment</b></p>

<b>Section</b>	<b>Existing Text</b>	<b>Updated Text</b>
		to a secondary plan where applicable, in addition to the Zoning By-law amendment.