



Report

Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

Date: July 20, 2007
File: G65 GP
Subject: Proposed Interim Growth Management Policies
Contact: Janice Given, Manager, Growth Management and Special Policy
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OVERVIEW:

- In April 2007, Council approved the Grown Plan conformity work plan (per Resolution C097-2007), which outlined the steps, stakeholders, roles and responsibilities necessary to achieve Grown Plan conformity. This work plan targets completion of the Growth Plan conformity exercise by June 2009.
- Staff have reviewed the planning tools available to guide high-density residential intensification outside of the Central Area and employment land conversions until the comprehensive Growth Plan conformity exercise is complete. The available planning tools include an interim control by-law and interim growth management policies.
- After reviewing the appropriateness of properties currently zoned for high-density residential development, and considering their potential impact if developed under the existing zoning, staff are not recommending that an interim control by-law be implemented at this time.
- Staff are recommending that interim growth management policies be added to the Official Plan to guide applications for high-density residential intensification outside of the Central Area and applications for employment land conversions until the overall Growth Plan conformity exercise is complete.
- Amendments to both the 1992 and 2006 Official Plan are attached for Council's consideration.
- The Official Plan Amendments attached propose policy language that states that employment land conversions are premature pending completion of the Employment Land Inventory and Analysis being

completed as part of the Growth Plan Conformity Exercise.

- The Official Plan Amendments attached propose general interim growth management policies that applications for high density intensification outside of the Central Area will be subject to, as well as specific policies for Intensification Corridors and Transit Supportive Nodes, and all other areas of the City.
- Interim growth management policies do not apply to the Central Area as the current planning policies and framework are in line with the City's vision for the Central Area.
- Policies for Intensification Corridors and Transit Supportive Nodes (outside of the Central Area) propose a maximum height of 8 storeys and a maximum density of 200 dwelling units per net residential hectare.
- Policies applying to all other areas of the City (outside of the Central Area and Intensification Corridors and Transit Supportive Nodes) propose a maximum height of 4 storeys.
- City staff are seeking direction to proceed to a public meeting to obtain input into the proposed Official Plan Amendments.

Recommendations:

1. **That** the report entitled "*Proposed Interim Growth Management Policies*" dated July 20, 2007, be received; and,
2. **That** a public information meeting be held on September 5, 2007, to receive public input on the proposed Interim Growth Management Official Plan policies.

Background:

Over the past two years, policy direction from the provincial government has placed significant emphasis on intensification and on ensuring that there is a long-term supply of employment lands to meet future demands.

In April 2007, Council approved the Growth Plan conformity work plan (per Resolution C097-2007), which outlined the steps, stakeholders, roles and responsibilities necessary to achieve Growth Plan conformity. Specifically, the Growth Plan conformity work plan identified that the following be completed:

- Greenfield Land Inventory;
- Employment Land Inventory and Analysis;
- Review of Built Densities and Planning Densities;
- Inventory and Assessment of Intensification Opportunities;
- Review and Assessment of Existing Infrastructure and Future Capacity;

- Financial and Municipal Management Implications;
- Allocation of Population and Employment Across Region; and,
- Public Awareness Strategy.

The Growth Plan Act requires that all municipalities affected by the Growth Plan shall amend their respective Official Plans within 3 years of the Growth Plan coming into effect (by June 16, 2009.) Due to the scale and scope of studies required to complete the conformity exercise, staff anticipates that completion of the conformity Official Plan Amendment will be in line with the June 2009 date prescribed by the Growth Plan Act.

Current Situation:

At the same time the Growth Plan conformity work is being undertaken, a number of applications and inquiries for high-density residential intensification projects have been submitted to the City for consideration. Some of these proposals are outside of Brampton's Central Area and many cite conformity with the Growth Plan as justification for the proposal. In some instances, the justification reports are accurate and provide broad rationale for the development, but in others, some applicants appear to erroneously infer that the objective of the Provincial Policy Statement (PPS) and Growth Plan are to promote intensification at all costs. City staff recognize that it was not the intention of the Province to promote intensification at all costs. The intensification study being undertaken by the City will identify the most suitable intensification sites within the City and processing applications for high-density residential intensification developments ahead of this study may result developments with more intensity than can be properly supported by infrastructure or than is compatible with surrounding land uses. Existing policies may not adequately guide recommendations for an appropriate type and scale of residential intensification outside of the Central Area.

The second key component of the Growth Plan conformity exercise is related to employment land conversions. Policy 1.3.2 of the 2005 PPS states that "Planning Authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion." The PPS defines a comprehensive review as "an official plan review initiated by a planning authority or an official plan amendment initiated or adopted by a planning authority." The Employment Lands Inventory and Analysis being prepared by the City of Brampton as part of the conformity exercise, and resulting amendment, will meet the requirements for a comprehensive review as defined by the PPS. Staff are concerned that a private official plan amendment application to support employment land conversion may be initiated prior to completion of the municipally initiated comprehensive review, prematurely arguing that the requirements have been met.

The purpose of this report is to assess the planning tools available to guide high-density residential intensification outside of the Central Area and employment land conversions until the comprehensive Growth Plan conformity exercise is complete. The two planning tools considered to manage residential intensification applications are an interim control by-law and interim growth management Official Plan policies. The details of each of these planning tools and the merits of each are discussed in the following sections of this report.

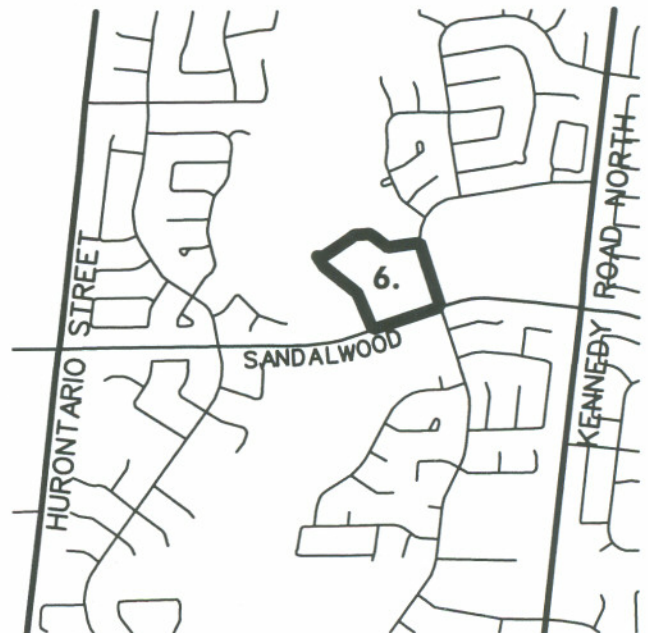
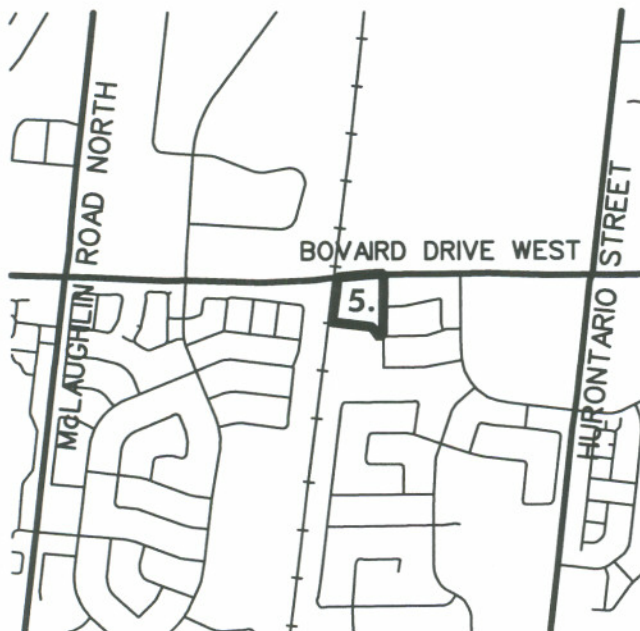
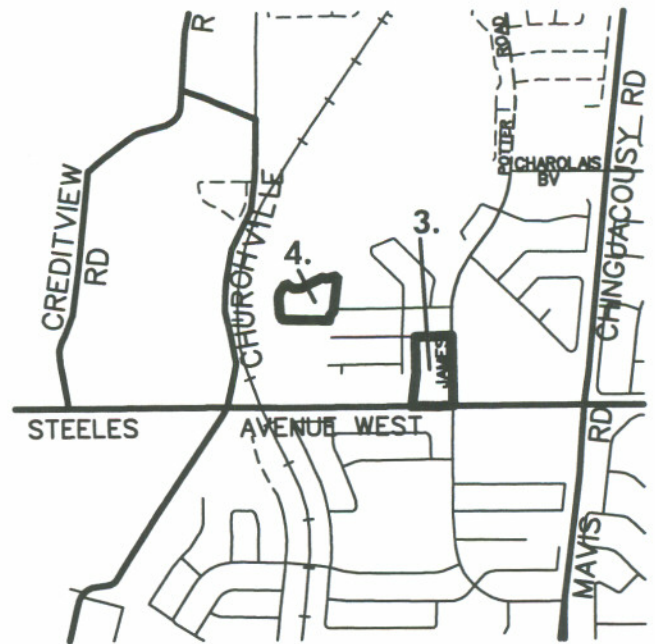
Interim Control By-law

One planning tool available to Council is the interim control by-law. An interim control by-law prohibits certain uses otherwise allowed as-of-right in the zoning by-law for a limited time period to permit the completion of planning studies. In this instance, an interim control by-law could be implemented to prohibit the development of sites currently zoned to permit high density residential if it is deemed that development of these sites may be undesirable in light of the new policy framework imposed by the Provincial Policy Statement and Growth Plan, which has not yet been fully implemented into the City's planning documents.

Staff have conducted a review of properties with existing high density zoning provisions (R4A – Residential Apartment and R4B – Residential Apartment B) in the City that are currently vacant to assess the suitability of those sites for high density residential and outside of the Downtown and Central areas. The City has long promoted redevelopment and intensification in the Downtown and Central area and an interim control by-law was not contemplated for the Downtown and Central Area. Table 1 below summarizes the results of the review.

Table 1 – Vacant Sites Zoned for High Density Residential

Site ID #	Location	Permissions	Application (Yes/No/Pending)
1	South Side of Steeles Ave. W, West Side of Malta Ave.	25 Storeys	No
2	South Side of Steeles Ave. W, West Side of Malta Ave.	25 Storeys	No
3	North Side of Steeles Ave. W. West of Mavis Road	8 Storeys – 125 units/ha	No
4	North of Steeles Ave. East of Churchville Road	8 Storeys - 145 units/ha	Yes
5	South Side of Bovaird Dr W. West of Gillingham Dr.	12 Storeys – 202 units/ha	No



**FIGURE 1 - VACANT PROPERTIES CURRENTLY
ZONED FOR HIGH DENSITY RESIDENTIAL**

6	Conestoga Drive and Sandalwood Parkway	2 Apartments, 18 Storeys, 419 units maximum.	Pending
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Figure 1 attached identifies the exact locations of the above noted properties. Based on the review, City staff have concluded that sites # 1-5 were suitably zoned through a comprehensive planning process, and in the event these sites were to develop in the short term, within the limits of the current zoning, it is the opinion of City staff that the resultant development would be appropriate. A rezoning application has already been submitted for site #6, and is currently proceeding through the development review process of being evaluated based on the merits of the application. This process is expected to unfold over a process that will approach the 2-year period allowed by an interim control by-law; this process will have the same affect as implementing an interim control by-law.

Based on the analysis provided above related to the appropriateness of properties currently zoned for high density residential, and given that an interim control by-law is not a suitable approach to deal with applications for employment land conversion, since such applications do not revolve around uses already permitted as-of-right in the by-law, staff are not recommending that an interim control by-law be implemented at this time.

Interim Growth Management Official Plan Policies

The 2006 Official Plan, approved by Council in October 2006, reflects many of the overarching goals and principles of the Growth Plan, however since the review of the Official Plan preceded the Growth Plan, detailed policies designed to achieve the Growth Plan targets in the City of Brampton will be addressed through the overall Growth Plan conformity exercise. Since it is anticipated that completion of the Growth Plan conformity exercise will take until June 2009, the second planning tool available to Council is to incorporate interim growth management policies into the Official Plan to provide a policy framework, against which to evaluate applications to amend the zoning by-law until the comprehensive Growth Plan conformity exercise is complete and appropriate amendments to planning documents are made.

Interim growth management policies would limit the magnitude of residential intensification and provide area specific and general intensification policies to guide applications in advance of completion of the Growth Plan conformity exercise. Through the conformity exercise, the most appropriate form and density of intensification will be identified for specific areas, ensuring compatibility, sufficient infrastructure and Growth Plan compliance. In some areas of the City, intensification beyond the current provisions of the Official Plan may be deemed appropriate and in other cases, it will not. Interim growth management policies could also provide guidance for conversions of employment lands to non-employment uses.

As Council is aware, a number of recent planning initiatives have been or are being put in place to align the City's planning framework with the City's vision for Brampton's Central Area. These initiatives include such things as: the recent review and update of zoning designations; the Community Improvement policies; and the exemption of the Central Area from the City's Development Cap. In light of these recent initiatives and in keeping with the City's vision to continue to encourage intensification within the Central Area, staff are recommending that interim growth management policies not apply to Brampton's Central Area.

City staff recommend that Council consider the implementation of interim growth management policies in the Official Plan to guide applications for high density intensification outside of the Central Area and employment land conversions until such time that the conformity exercise is completed. Details of the proposed interim growth management policies are outlined in the following section.

Proposed Interim Growth Management Official Plan Policies

For the purposes of Interim Growth Management Policies, "residential intensification" shall mean the development of a property, site or area at a higher density than currently exists, consistent with the Growth Plan definition. Amendments to both the 1993 and 2006 Official Plan are attached for Council's review and comments as Appendix I and II respectively. The following sections outline the highlights of the proposed Interim Growth Management Policies:

General Intensification Policies

General intensification policies are proposed for all applications for residential intensification outside of the Central Area. These general intensification policies provide guidelines for such things as appropriate transition to adjacent uses, compatibility, impacts on infrastructure and proximity to transit. It is proposed that all applications for residential intensification outside of the Central Area be evaluated based on these general intensification policies.

Intensification Corridors and Transit Supportive Nodes

Intensification Corridors and Transit Supportive Nodes are identified in the 2006 Official Plan as areas where future intensification will be located. Again, proposed interim growth management policies would not apply to Intensification Corridors and Transit Supportive Nodes within the Central Area. Properties considered being within intensification corridors are defined as having one property boundary that abuts the right-of-way defining the intensification corridor. Properties within a Transit Supportive Node are defined as being within a 500-meter radius (representing about a 10-minute walk) of the intersecting roads defining the Transit Supportive Node. This definition is consistent with the definition of a Major Transit Station Area in the Growth Plan, which states that, a transit station area as the area within a 500-meter radius of a transit station.

Proposed interim growth management policies recognize that intensification in these nodes and corridors is appropriate, however until the intensification study is complete, amendments to the Official Plan and Zoning By-law be contemplated to a maximum of eight (8) storeys with a maximum density of 200 units per net residential hectare (from the definition of high-density development in the 1993 and 2006 Official Plan.)

The rationale for 8 storeys is based on the existing high density zoning categories, R4A and R4B, which allows for a maximum of 12 and 22 storeys respectively. Approximately 85% of properties zoned for high density residential outside of the Central Area are within the R4A zoning category, however they may have special sections that permit a slight range in the maximum height for the property. Eight storeys is often considered an acceptable built form along Arterial Roads, adjacent to stable residential areas. Based on the above, it is the opinion of City staff that an 8 storey maximum building height for intensification nodes and corridors would be appropriate as an interim measure, until the intensification study to support the Growth Plan conformity exercise is complete. The maximum density (200 units per net residential hectare) is from the definition of "High Density Residential" in the City of Brampton Official Plan.

All Other Areas of the City

Proposed policies for areas outside of the Central Area and Transit Supportive Nodes and Intensification corridors are aimed at allowing sensitive residential intensification in locations that are compatible with the surrounding neighbourhood. The proposed policy direction states that any Official Plan amendment permitting residential intensification higher than 4 storeys in this area would be considered premature. An amendment to the zoning by-law may be appropriate subject to an evaluation based on the General Intensification Policies above, to a maximum building height of 4 storeys.

The rationale for 4 storeys is to set the maximum height at such a threshold that developments proposing heights higher than 4 storeys would be directed towards Brampton's Central Area, transit supportive nodes and along intensification corridors.

Employment Land Conversions

As stated previously, the Employment Lands Inventory and Analysis being prepared by the City of Brampton as part of the conformity exercise, will meet the requirements for a comprehensive review as defined by the Provincial Policy Statement. The results of this study may recommend that conversions of employment lands are appropriate if it is determined that there is an ample supply of appropriate employment lands to accommodate projected employment to 2031. Alternatively, the study may reveal an employment land shortfall

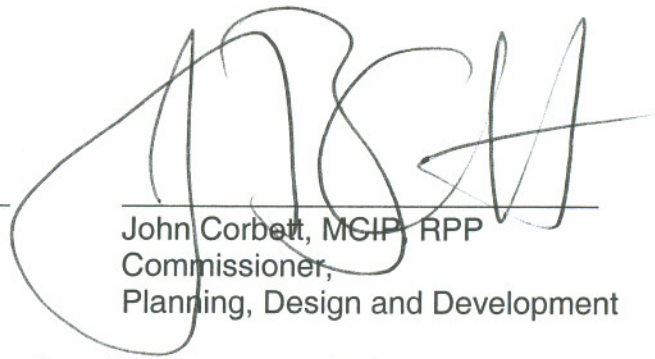
requiring the designation of additional land. In order to address staff's concern that an Official Plan amendment application for employment land conversion may be submitted prior to completion of the municipally initiated comprehensive review, the proposed interim growth management policy direction is to state that applications for Official Plan amendments to convert lands designated for employment uses to non-employment uses are considered premature. The interim growth management policies would not preclude approval of an amendment, which modifies the mix or density of employment land, although the employment land study will address these elements as well.

Conclusion:

City staff recommend that Council consider implementing Interim Growth Management Policies to guide applications for residential intensification outside of the Central Area and employment land conversions. These policies would be in place until the overall Growth Plan conformity exercise is complete. Amendments to both the 1993 and 2006 Official Plan are attached for Council's review and comments as Appendix I and II respectively. A number of other municipalities such as the City of Mississauga and the Town of Oakville have employed similar interim growth management policies to provide a policy framework for applications for high-density residential intensification and employment land conversions until the Growth Plan conformity exercise is complete. City staff are seeking direction to hold a public meeting to receive public input on the proposed Official Plan Amendments.



Adrian Smith, MCIP, RPP
Director, Planning and Land
Development Services



John Corbett, MCIP, RPP
Commissioner,
Planning, Design and Development

Authored by: Tara Buonpensiero, Growth Management Policy Planner

Appendices

Appendix I – Amendment to the 1993 City of Brampton Official Plan
Appendix II – Amendment to the 2006 City of Brampton Official Plan

To Adopt Amendment Number OP93-
to the Official Plan of the
City of Brampton Planning Area

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP93- ____ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this day of 2007.

Susan Fennell - Mayor

Kathryn Zammit – Clerk

Approved as to Content
Adrian Smith, M.C.I.P., R.P.P.
Director of Planning and Land Development Services

AMENDMENT NUMBER OP93-
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP93-
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to:

- Add interim growth management policies to the Official Plan to guide development of certain types of residential intensification outside of Brampton's Central Area, and employment land conversions until such time that the City adopts the conformity amendment for the Provincial Growth Plan.

2.0 Location:

The lands subject to this amendment include all of the lands within the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) The addition of a new Schedule H-1, entitled Interim Growth Management Areas.
- (2) Section 4. Policies, is amended by adding the following as new Section 4.14 and renumbering Section 4.14 to Section 4.15 accordingly:

4.14 Interim Growth Management Policies

In addition to the other policies of this plan, all applications for residential intensification outside of the Central Area, and all applications for conversions of employment lands shall be subject to the policies in Section 4.14 until such time that the City adopts the conformity amendment for the Provincial Growth Plan for the Greater Golden Horseshoe approved under the Places to Grow Act.

For the purposes of the Interim Growth Management Policies the following definitions shall apply:

"Residential Intensification" shall mean the development of a property, site or area at a higher density than currently exists.

Residential Intensification within an “Intensification Corridor” shall mean an application for residential intensification on a property with at least one property boundary that abuts the right-of-way defining the “Intensification Corridor” as identified on Schedule H-1, Interim Growth Management Policy Areas.

Residential Intensification within a “Transit Supportive Node” shall mean an application for residential intensification on a property that is within a 500-metre radius of intersecting roads defining the “Transit Supportive Node” as designated on Schedule H-1, Interim Growth Management Policy Areas.

“Employment Area” is defined as an area designated in an Official Plan for clusters of business and economic activities, including but not limited to, manufacturing, warehousing, offices and associated retail and ancillary facilities.

“Central Area” is defined as that area designated on Schedule H-1 – Interim Growth Management Policy Areas.

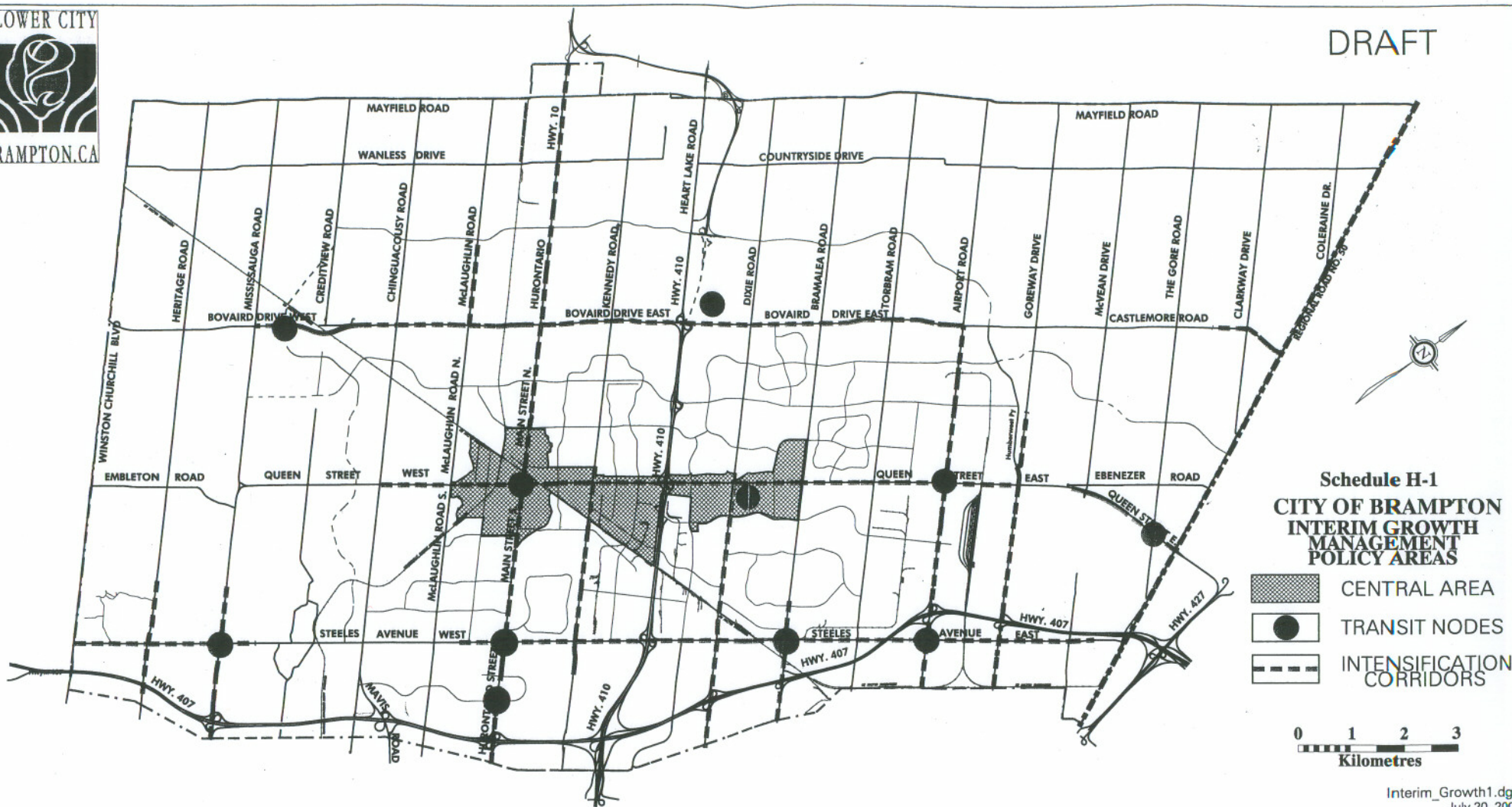
4.14.1 General Intensification Policies

4.14.1.1 All proposals for residential intensification 4 storeys or greater, outside of Brampton’s Central Area, shall submit supporting justification to demonstrate the following to the satisfaction of the City:

- Compatibility, including lot size, configuration, frontages, natural environment, height, massing, architecture, streetscapes, heritage features, setbacks, privacy, shadowing, the pedestrian environment and parking.
- That the proposal maintains transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking and open and amenity space.
- That there are no potential reductions in levels of service for hard and soft infrastructure including community services, human services, emergency services, transportation systems and engineering services.
- That the site is in close proximity to existing or planned transit and maintains or improve pedestrian, bicycle and vehicular access.
- That the development minimizes surface parking.
- That the site is in close proximity to community facilities.
- That the site is in close proximity to neighbourhood retail facilities and services.
- Through a storm water management study, identify the capacity of storm drainage system, impact on downstream watercourse, recommended remediation and limits of intensification without unacceptable impact.

4.14.2 Transit Supportive Nodes and Intensification Corridors

4.14.2.1 Transit Supportive Nodes and Intensification Corridors within the Central Area, are not subject to policy 4.14.2.2 below.



Interim_Growth1.dgn
July 20, 2007

CITY OF BRAMPTON

Date: July 20, 2007 Drawn By: J. Kennedy
File no. Interim Growth1.dgn



**Schedule A to OFFICIAL PLAN AMENDMENT NUMBER OP93-
Schedule H-1 INTERIM GROWTH MANAGEMENT POLICY AREAS**

PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT

- 4.14.2.2 Proposals for residential intensification 4 storeys or greater, outside of the Central Area, within a Transit Supportive Node or Intensification Corridor that require an amendment to the Official Plan and/or Zoning By-law will be evaluated based on the General Intensification Policies outlined in Section 4.14.1.1, and shall be limited to a maximum building height of 8 storeys, and a maximum density of 200 units per net residential hectare.
- 4.14.3 All Other Areas of the City
- 4.14.3.1 Proposals for residential intensification 4 storeys or greater, in areas outside of the Central Area and Transit Supportive Nodes and Corridors that require an amendment to the Official Plan are considered premature until the adoption of the City's Growth Plan conformity amendment to the Official Plan in accordance with the Places to Grow Act.
- 4.14.3.2 Proposals for residential intensification 4 storeys or greater, in areas outside of the Central Area and Transit Supportive Nodes and Corridors that do not require an Official Plan amendment, but do require an amendment to the Zoning By-Law will be evaluated based on the General Intensification Policies outlined in Section 4.14.1.1, and shall be limited to a maximum building height of 4 storeys.
- 4.14.4 Employment Land Conversions
- 4.14.4.1 Applications for an official plan amendment to redesignate employment areas to non-employment uses are considered premature, pending the completion of a Municipal Comprehensive Review and Council adoption of the City's Growth Plan conformity amendment.

Approved as to Content

Adrian Smith, M.C.I.P., R.P.P.

Director of Planning and Land Development Services

To Adopt Amendment Number OP06-
to the Official Plan of the
City of Brampton Planning Area

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP06- _____ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this _____ day of _____ 2007.

Susan Fennell - Mayor

Kathryn Zammit – Clerk

Approved as to Content
Adrian Smith, M.C.I.P., R.P.P.
Director of Planning and Land Development Services

AMENDMENT NUMBER OP06-
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP06-
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to:

- Add interim growth management policies in the Official Plan to guide development of certain types of residential intensification outside of Brampton's Central Area, and employment land conversions until such time that the City adopts the conformity amendment for the Provincial Growth Plan.

2.0 Location:

The lands subject to this amendment include all of the lands within the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) Section 4. Policies, is amended by adding the following as new Section 4.14 and renumbering Section 4.14 through 4.15 to Section 4.15 and 4.16 accordingly:

4.14 Interim Growth Management Policies

Introduction

In addition to the other policies of this plan, all applications for residential intensification outside of the Central Area, and all applications for conversions of employment lands shall be subject to the policies in Section 4.14 until such time that the City adopts the conformity amendment for the Provincial Growth Plan for the Greater Golden Horseshoe approved under the Places to Grow Act.

For the purposes of the Interim Growth Management Policies the following definitions shall apply:

"Residential Intensification" shall mean the development of a property, site or area at a higher density than currently exists.

Residential Intensification within an "Intensification Corridor" shall mean an application for residential intensification on a property with at least

one property boundary that abuts the right-of-way defining the “Intensification Corridor” as identified on Schedule 1 – City Concept.

Residential Intensification within a “Transit Supportive Node” shall mean an application for residential intensification on a property that is within a 500-metre radius of intersecting roads defining the “Transit Supportive Node” as identified on Schedule 1 – City Concept.

“Employment Area” is defined as an area designated in an Official Plan for clusters of business and economic activities, including but not limited to, manufacturing, warehousing, offices and associated retail and ancillary facilities.

“Central Area” is identified as Secondary Plan Area 7 – Downtown Brampton and Secondary Plan Area 36 – Queen Street Corridor on Schedule G – Secondary Plan Areas of the Official Plan.

4.14.1 General Intensification Policies

4.14.1.1 All proposals for residential intensification 4 storeys or greater, outside of the Central Area shall submit supporting justification to demonstrate the following to the satisfaction of the City:

- Compatibility, including lot size, configuration, frontages, natural environment, height, massing, architecture, streetscapes, heritage features, setbacks, privacy, shadowing, the pedestrian environment and parking.
- That the proposal maintains transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking and open and amenity space.
- That there are no potential reductions in levels of service on hard and soft infrastructure including community services, human services, emergency services, transportation systems and engineering services.
- That the site is in close proximity to existing or planned transit and maintains or improve pedestrian, bicycle and vehicular access.
- That the development minimizes surface parking.
- That the site is in close proximity to retail facilities and services.
- That the site is in close proximity to neighbourhood commercial facilities.
- Through a storm water management study, identify the capacity of storm drainage system, impact on downstream watercourse, recommended remediation and limits of intensification without unacceptable impact.

4.14.2 Transit Supportive Nodes and Intensification Corridors

4.14.2.1 Transit Supportive Nodes and Intensification Corridors within the Central Area, are not subject to policy 4.14.2.2 below.

4.14.2.2 Proposals for residential intensification 4 storeys or greater, outside of the Central Area, within a Transit Supportive Node or Intensification Corridor that require an amendment to the Official Plan and/or Zoning By-law will

be evaluated based on the General Intensification Policies outlined in Section 4.14.1.1, and shall be limited to a maximum building height of 8 storeys and a maximum density of 200 units per net residential hectare.

4.14.3 All Other Areas of the City

4.14.3.1 Proposals for residential intensification 4 storeys or greater, in areas outside of the Central Area and Transit Supportive Nodes and Corridors that require an amendment to the Official Plan are considered premature until the adoption of the City's Growth Plan conformity amendment to the Official Plan in accordance with the Places to Grow Act.

4.14.3.2 Proposals for residential intensification 4 storeys or greater, in areas outside of the Central Area and Transit Supportive Nodes and Corridors that do not require an Official Plan amendment, but do require an amendment to the Zoning By-Law will be evaluated based on the General Intensification Policies outlined in Section 4.14.1.1, and shall be limited to a maximum building height of 4 storeys.

4.14.4 Employment Land Conversions

4.14.5.1 Applications for an official plan amendment to redesignate employment areas to non-employment uses are considered premature pending the completion of a Municipal Comprehensive Review and Council adoption of the City's Growth Plan conformity amendment.

Approved as to Content

Adrian Smith, M.C.I.P., R.P.P.

Director of Planning and Land Development Services