



Plant No. 2

Council Planning Meeting
Proposed Official Plan Amendment: Downtown Building Heights
February 11, 2025



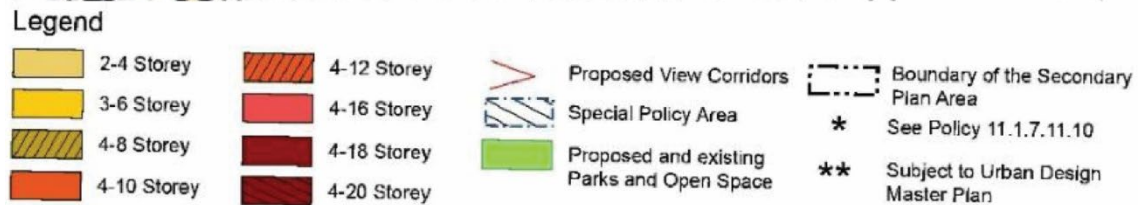
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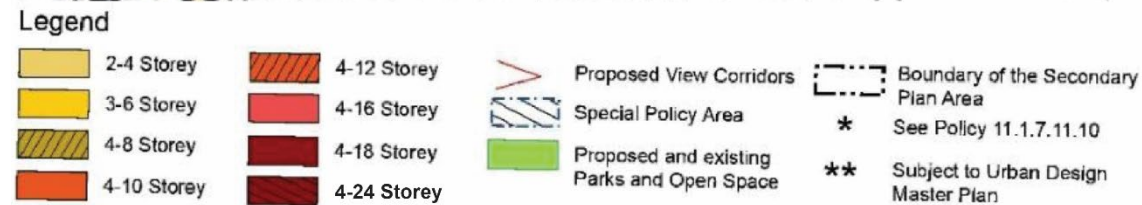
Plant No. 2 Proposed Development Concept



Proposed Schedule D: Downtown Secondary Plan Minimum and Maximum Heights



Proposed Refinements



Other proposed refinements to the Draft OPA

- Clarify that minimum heights apply to whole buildings and not every part of a building, e.g., podiums
- Eliminate maximum densities (FSIs), which only apply to the Metalworks site (Plant No. 1) and Plant No. 2
- Allow a future CPP Bylaw to permit greater heights subject to conditions