



MEMORANDUM

To: Mayor and Members of Council

From: Giulio Cescato, MCIP, RPP, Director - Planning and Urban Design

Prepared by: Jessie Huang, Senior Planner, Policy

Date: June 24, 2025

Subject: Update – City Initiated Official Plan Amendment and Zoning By-Law Amendment (Housing Accelerator Fund Initiative 3 – Major Transit Station Area Policy Work), File No. PR 24 196907

RECOMMENDATION:

1. That the memorandum titled “Update – City Initiated Official Plan Amendment and Zoning By-Law Amendment (Housing Accelerator Fund Initiative 3 – Major Transit Station Area Policy Work), File No. PR 24 196907 be received; and
2. That the revised Official Plan Amendment and Zoning By-Law Amendment for the Housing Accelerator Fund Initiative 3 (Major Transit Station Areas Policy Update), attached hereto **as Appendix “1” and “2”** be adopted and approved;
3. That this report and recommendation be sent to the Canada Mortgage and Housing Corporation (CMHC); and further,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

BACKGROUND:

On May 13, 2025, staff presented a [Recommendations Report](#) at Development Services Committee. The Report was received by the Development Services Committee along with deputations and written submissions.

The Committee conveyed their concerns regarding the potential impacts to the character of the established low-rise residential neighbourhoods with the introduction of four-storey building height opportunities in these neighbourhoods. The Committee provided Staff with the following modifications prior to the Official Plan and Zoning By-law Amendments being sent to Council for adoption and enactment:

- That the established low-rise residential area on the south side of Highway 7, east of McCowan Road within the McCowan BRT Station MTSA including the lands at 5305 & 5307 Highway 7 that are subject to a current OLT appeal, be

excluded from the City Initiated Official Plan and Zoning By-Law Amendments for the Housing Accelerator Fund Initiative 3; and,

- That the established low-rise residential area on the north side of Highway 7, within the Montgomery BRT Station MTSA area including the lands at 5305 & 5307 Highway 7 that are subject to a current OLT appeal, be excluded from the City Initiated Official Plan and Zoning By-Law Amendments for the Housing Accelerator Fund Initiative 3.

Staff have modified the proposed Amendments accordingly by removing the two low-rise residential areas from MTSA 15 McCowan BRT Station and 17 Montgomery BRT Station.

OPTIONS/DISCUSSION:

Staff have reviewed the written correspondence and deputations provided on the proposed Official Plan and Zoning By-Law Amendments and are recommending the following minor modifications:

- Modification to Policy 8.1.5.2 to exempt the Residential Low-Rise lands within Major Transit Station Area 15 McCowan BRT Station and 17 Montgomery BRT Station from the as-of-right four storey permissions.
- Modification to Schedule “A” of the Zoning By-law which removes the affected Residential Established Neighbourhood Low Rise (RES-ENLR) lands from the area of the Zoning By-Law Amendment.

Staff have advised the CMHC of the direction by Council to modify the geographical areas of the OPA and ZBLA’s to exclude the low-rise residential areas identified above. The CMHC has determined the overall intent of HAF Initiative 3 is maintained, despite the removal of low-rise residential lands from Major Transit Station Area 15 McCowan BRT Station and 17 Montgomery BRT Station.

CONCLUSION:

Staff recommend that Council adopt and enact the revised City-Initiated Official Plan and Zoning By-Law Amendments, attached as Appendix “1” and “2” which allows for opportunities for an increase to the minimum permitted heights for residential units within identified Major Transit Station Areas.

ATTACHMENTS:

Appendix 1 – Proposed Official Plan Amendment – HAF Initiative 3

Appendix 2 – Proposed Zoning By-Law Amendment – HAF Initiative 3