

**SRPBS.23.029 - Appendix E - Table of Proposed Changes**

<b>Original Text (2010 OP)</b>	<b>Draft proposal (May 2023)</b>	<b>Current Proposed (September 2023)</b>
n/a (new policy)	<p>4.3.3.1 (4)</p> <p><u>4. Uses which were legally existing as of [insert date of adoption of the OPA] may continue to operate, and may be permitted to expand in greater compliance with this Plan.</u></p>	<p>n/a – proposed policy to be deleted</p> <p><del>4. Uses which were legally existing as of [insert date of adoption of the OPA] may continue to operate, and may be permitted to expand in greater compliance with this Plan.</del></p>
n/a (new policy)	4.3.3.1 (5) to (12)	Renumbered to 4.3.3.1 (4) to (11)
n/a (new policy)	<p>Sidebar next to policy 4.3.3.1(11)</p> <p><u>When determining maximum permissible total gross floor area for the site, the calculation is based on multiplying the developable portion of the site area (inclusive of any lands that may be dedicated to a public authority for public infrastructure, such as a right-of-way or park) by the maximum Floor Space Index (FSI) allocated to the site or portion of the site.</u></p> <p><u>For clarity, the developable portion of the site excludes lands that are deemed not developable by operation of policies of this Official Plan, related to matters such as hazards and natural heritage.</u></p>	<p>Sidebar next to policy 4.3.3.1(10)</p> <p><u>When determining maximum permissible total gross floor area for the site, the calculation is based on multiplying the <del>developable area</del> portion of the site area (inclusive of any lands that may be dedicated to a public authority for public infrastructure, such as a right-of-way or park) by the maximum Floor Space Index (FSI) allocated to the site or portion of the site.</u></p> <p><u>For clarity, the <del>developable area</del> portion of the site excludes lands that are deemed not developable by operation of policies of this Official Plan, related to matters such as <del>hazards lands</del> and natural heritage.</u></p>
n/a (new policy)	<p>4.3.3.1 (12)</p> <p><u>12. The following height permissions shall apply to development:</u></p> <p><u>a. A minimum building height of 3 storeys;</u></p> <p><u>b. A maximum street wall height, after which a step back for the remaining storey(s) is required, as follows:</u></p> <p><u>i. 3 storeys for development that abuts the Neighbourhood designation; or</u></p>	<p>4.3.3.1 (11)</p> <p><u>1211. The following height permissions shall apply to development:</u></p> <p><u>a. A minimum building height of 3 storeys;</u></p> <p><u>b. A maximum <del>street wall</del> base building height, after which a step back for the remaining storey(s) is required, as follows:</u></p> <p><u>i. 3 storeys for development that abuts the Neighbourhood designation; or</u></p>

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	<p><u>ii. 4 storeys, in all other areas;</u></p> <p><u>c. A maximum base building height of 4 storeys for high-rise buildings;</u></p> <p><u>d. In the Northern Character Area, a maximum building height of 20 storeys;</u></p> <p><u>e. In the Western Character Area, a maximum building height of 15 storeys;</u></p> <p><u>f. In the Southern Character Area, a maximum mid-rise building height of 10 storeys;</u></p> <p><u>g. A maximum of 4 storeys where abutting low-density residential development within the Neighbourhood designation; and</u></p> <p><u>h. In accordance with the angular plane policy 3.4.1(55) of this Plan, building heights may progressively increase away from lands within the Neighbourhood designation.</u></p>	<p><u>ii. 4 storeys, in all other areas;</u></p> <p><u>c. A maximum base building height of 4 storeys for high-rise buildings;</u></p> <p><u>d c. In the Northern Character Area, a maximum building height of 20 storeys;</u></p> <p><u>e d. In the Western Character Area, a maximum building height of 15 storeys;</u></p> <p><u>f e. In the Southern Character Area, a maximum mid-rise building height of 10 storeys; and</u></p> <p><u>g. A maximum of 4 storeys where abutting low-density residential development within the Neighbourhood designation; and</u></p> <p><u>h f. In accordance with the angular plane policy 3.4.1(55) of this Plan, building heights may progressively increase away from lands within the Neighbourhood designation.</u></p>
n/a (new policy)	<p>4.3.3.1 (13)</p> <p><u>13. The maximum height of a building shall only be permitted provided that the allocated density of development as prescribed in Schedule G1 is not exceeded, and the application of the angular plane, among other placemaking policies of this Plan, is not impacted.</u></p>	<p>n/a – proposed policy to be deleted</p> <p><u>13. The maximum height of a building shall only be permitted provided that the allocated density of development as prescribed in Schedule G1 is not exceeded, and the application of the angular plane, among other placemaking policies of this Plan, is not impacted.</u></p>
n/a (new policy)	4.3.3.1 (14)	Renumbered to 4.3.3.1 (12)
n/a (new policy)	4.3.3.3 (6)	4.3.3.3 (6)

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	<p><u>6. Development in the Newkirk Local Centre shall implement the parks and public open space network as shown on <b>Schedule G2</b> (Public Realm).</u></p>	<p><u>6. Development in the Newkirk Local Centre shall implement the parks and public open space network as <b>conceptually</b> shown on <b>Schedule G2</b> (Public Realm).</u></p>
n/a (new policy)	<p>4.3.3.3 (7)</p> <p><u>7. The City's park system shall be expanded to support growth in this Local Centre and contribute to its vibrancy by providing an expansion to the existing Essex Parkette.</u></p>	<p>4.3.3.3 (7)</p> <p><u>7. The City's park system shall be expanded to support growth in this Local Centre and contribute to its vibrancy by providing an expansion to the existing Essex Parkette. <b>Minor adjustments to the location of parks as shown on <b>Schedule G2</b> (Public Realm) to this Plan shall not require an amendment to this Plan, provided that the intent of this Plan is maintained.</b></u></p>