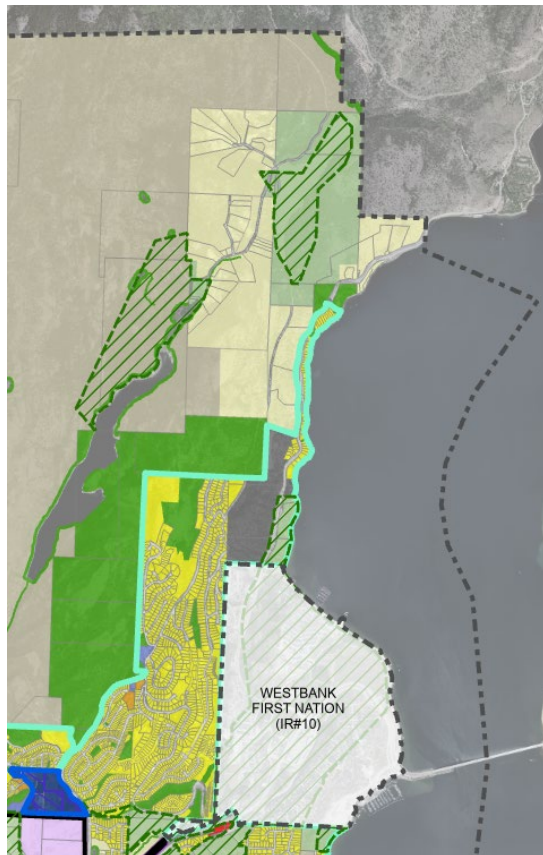


**DECISION POINT #3: What is the maximum (general) height\* that Council supports for increased building heights in Urban Centres where supported by an extraordinary Community Benefit?**

\*Note: Staff are working with industry professionals to build a better understanding of the implications of height above 12 storeys as it relates to feasibility and costs, which will be presented in person as part of this report.

Revisions to Growth Boundary - Raymer

Referral feedback included requests for consideration of expanding the Growth Boundary in a number of areas, as well as specific requests to restore the Growth Boundary associated with the previous Raymer Comprehensive Development Planning Area. Expanding the Growth Boundary in any location challenges the focused growth areas identified within the Growth Concept. Based on Council direction from the November 22, 2022 meeting, the Draft OCP reflects short term growth opportunities (within 5 years) at the southernmost extent of the Raymer area (Figure 1), and longer term growth opportunities in the Bear Creek/Raymer North area to accommodate future growth (beyond 5 year timeframe) within a comprehensive planning framework.



**Figure 1: OCP 2040 Proposed - Growth Boundary (teal)**



**Figure 2: Current OCP - Growth Boundary (brown) including Raymer Area (red)**

However, based on feedback received, including the delegation presented to Council on May 9, 2023, additional consideration of revising the growth boundary to reflect the original Raymer Area has been requested (Figure 2). It is recognized that the addition of