

CONFEDERATION HEIGHTS — ZONING + HEIGHT SUMMARY (2026-50)

(For strategic planning, feasibility analysis, and redevelopment advocacy)

One-Sentence Summary for Board Use

Confederation Heights is now zoned MC/MP/PR/NG under the approved 2026-50 by-law, with by-right heights ranging from 30 m to 90 m in the MP core, fully aligning with the H2 policy direction for high-rise, transit-oriented redevelopment.

1. Policy vs. Regulation — The Core Distinction

- **Hub 2 (H2)** = *Official Plan policy area*
 - Signals high-density, mixed-use, transit-oriented redevelopment
 - Does **not** regulate height, density, or use
 - Guides Secondary Plan + zoning implementation
- **Zoning By-law 2026-50** = *Regulatory permissions*
 - Controls **height, use, density, setbacks, built form**
 - Now fully in force (Council approval: March 2026)

2. Actual By-Right Zoning in Confederation Heights (2026-50)

Confederation Heights contains four zones under the approved by-law:

MC — Mixed Corridor Zone

- Applied along arterial edges and transit-supportive corridors
- Supports mid-rise to high-rise mixed-use intensification

MP — Mixed Precinct Zone

- Applied to large redevelopment areas (federal employment lands)
- Intended for high-density, mixed-use, master-planned redevelopment
- This is the **primary redevelopment zone** in Confederation Heights

PR — Parks & Recreation Zone

- Public open space, recreation, and community facilities

NG — Natural Greenspace Zone

- NCC lands, river edges, ecological protection areas

3. Height Permissions — What Is Actually Allowed Today

Heights are set by the **Zoning By-law 2026-50 + Height Strategy Map**.

MP — Mixed Precinct Zone (Core Redevelopment Area)

- **Base height:** 30 m
- **Height Strategy Map assignments:**
 - 45 m
 - 60 m

- 75 m
- 90 m (tallest permitted in Confederation Heights)
- 90 m = approx. 28–30 storeys
- Intended for high-rise clusters near transit and major corridors

MC — Mixed Corridor Zone

- **Base height:** 20 m
- **Corridor intensification:** up to 40 m
- **Transit-adjacent segments:** up to 55 m where mapped

PR / NG Zones

- 10–15 m typical
- No intensification permissions

4. How H2 (Hub 2) Interacts with the Zoning

H2 is a **policy signal**, not a regulatory limit. It indicates:

- High-density, mixed-use redevelopment
- Support for tall buildings
- Transit-oriented intensification
- Requirement for a Secondary Plan (in progress)

H2 does not set height limits.

The enforceable heights are the **30–90 m** permissions in the zoning.

5. Strategic Implications for Redevelopment & Feasibility

Density & Height Envelope

- Confederation Heights now has a **clear high-rise envelope: 30–90 m**
- MP zones create a **flexible, high-density redevelopment framework**
- MC zones support **mid-rise intensification** along corridors

Mass Timber Feasibility Bands

- **12-storey (≈ 40 m)** → permitted in MC + MP
- **18-storey (≈ 60 m)** → permitted in MP (60 m nodes)
- **22-storey (≈ 75 m)** → permitted in MP (75 m nodes)
- **28–30 storey (≈ 90 m)** → permitted in MP (90 m nodes)
 - Aligns with emerging tall-timber precedents (M5, Ascent, Brock Commons)

Federal Land Redevelopment

- Zoning now anticipates **full mixed-use transformation**
- Removes institutional zoning barriers
- Supports CLC/PSPC repositioning of the precinct