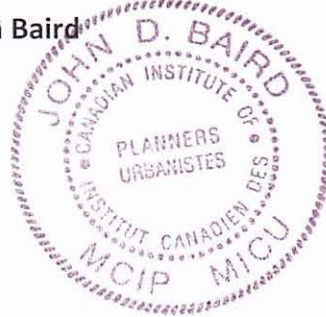# Town of Gander

Development Regulations Amendment No. 9, 2024

Remove Height Restrictions on
Apartment Buildings and Non-Residential Developments

Prepared by Baird Planning Associates

John Baird

September 27, 2024

Urban and Rural Planning Act
Resolution to Adopt
Town of Gander Development Regulations
Amendment No. 9, 2024

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Gander adopts the Gander Development Regulations Amendment No. 9, 2024.

Adopted by the Town Council of Gander on the 25ᵗʰ day of September 2024.

Signed and sealed this 3ʳᵈ day of October , 2024.

Mayor: _____

Clerk: _____

Canadian Institute of Planners Certification

I certify that the attached Development Regulations amendment has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

John Baird

(MCIP Seal)

Development Regulations/Amendment
REGISTERED
Number 1760-0028-2024
Date 18 OCT 2024
Signature

Town of Gander

Development Regulations Amendment No. 9, 2024

PURPOSE

The Town of Gander proposes to remove current height development restrictions for apartment buildings and non-residential buildings. This proposed change has been instigated by interest expressed by developers to construct buildings that would exceed the current maximum height of 15 metres. Other than height limitations that might be necessitated by the Town's proximity to Gander International Airport, Council regards the current height standards for apartment and non-residential buildings as unnecessary and a potential impediment to affordable housing and commercial development that would be socially and economically beneficial for the town and its residents.

The amendment proposes to remove the current maximum height standard of 15 metres for apartment buildings and non-residential buildings wherever it applies in the following land use zones.

> Residential Medium Density
> Residential High Density-1
> Residential High Density-2
> Residential Rural
> Town Centre
> Commercial General
> Commercial Shopping Centre
> Commercial Highway
> Commercial Local
> Commercial Light Industrial
> Industrial General
> Public Institutional

PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following public consultation initiatives to give Gander individuals and groups an opportunity to provide input.

- Advertisements were placed on the Town of Gander website, Facebook, Twitter, local television, and local radio stations for a period of two weeks, indicating Council's intention to amend the Development Regulations and inviting comments and representation.
- A Public Briefing session was held in the Council Chambers at the Town Hall on September 24, 2024, commencing at 2:00 p.m. There were no attendees.

DEVELOPMENT REGULATIONS AMENDMENT NO. 9, 2024

The Gander Development Regulations shall be amended as follows:

(1)   Height Standard for Apartment Buildings
In the Development Standards table in each of the following zones:
Residential Medium Density
Residential High Density-1
Residential High Density-2
Town Centre
Commercial General
Commercial Local

Where the table refers to Apartment Buildings:

DELETE the following:

Maximum height	15.0 m or in accordance with airport height limitations (see Appendix D), whichever is lower

And **REPLACE** with the following:

Maximum height	**No maximum except in** accordance with airport height limitations

(2)   Height Standard for Non-Residential Uses
In the Development Standards table in each of the following zones:
Town Centre
Commercial General
Commercial Shopping Centre
Commercial Highway
Commercial Local
Commercial Light Industrial
Industrial General
Public Institutional
Rural Residential

Where the table refers to All Uses or All Uses (Except Apartment Buildings):

DELETE the following:

Maximum height	15.0 m or in accordance with airport height limitations (see Appendix D), whichever is lower

And **REPLACE** with the following:

Maximum height	**No maximum except in** accordance with airport height limitations