| Regulation | Required | Modification | Analysis |
| :--- | :--- | :--- | :--- |
| Maximum <br> Building Height | 22 metres | 28.5 metres | As discussed in the UHOP analysis in Report <br> PED22199, staff are satisfied that the <br> proposed building height in combination with <br> the use of stepbacks and site design <br> provides appropriate transition from a low- <br> rise to mid-rise built form. |
|  |  |  | Staff support the modification. |

