

# Council Memo



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To	<b>City Council</b>
Service Area	Infrastructure, Development and Environment
Date	Wednesday, April 15, 2026
Subject	<b>Update to Community Planning Permit By-law – 2026-204</b>

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Staff recommend that Attachment-2 Downtown Community Planning Permit By-law included in the Downtown Community Planning Permit Decision Report, 2026-124 report dated April 15, 2026 be replaced by Attachment-1 Downtown Community Planning Permit By-law.

The changes update the by-law to reflect a site specific change and mapping corrections to the previously circulated Community Planning Permit By-law in the April 2, 2026 Council agenda.

First, the changes correct Section 7.3.1(b)(i) of the MDR-14 site specific precinct at 66 Duke Street to remove the four storey maximum height. Site specific maximum heights were removed from the Downtown CPP By-law as they were superseded by Official Plan Amendment (OPA) 106, with the exception of sites in the Special Policy Area (SPA), which were not included in the Downtown Heights Study. The site has a maximum height permission of six storeys as shown on Schedule C-2 of the Community Planning Permit By-law.

The section is proposed to be amended as follows:

Existing 7.3.1(b)(i)

- Maximum building height
  - Despite Table 6.2, the maximum building height shall be 4 storeys and in accordance with Section 4.15

Proposed 7.3.1(b)(i)

- Maximum building height
  - The maximum building height shall be in accordance with Section 4.15.

Second, the amendment updates Schedule D to correct mapping for sites that do not require facilities, services and matters and to add in a site that is eligible for facilities, services and matters. The change accurately depicts the requirements for facilities, services and matters for sites in the Downtown. The update also corrects the notation for 70 Fountain Street to 16-24.

## **Attachments**

Attachment-1 Downtown Community Planning Permit By-law

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