

Appendix B: Amendment Summary (SPA 3/2026)

COURT AVENUE (PRECINCT E) SECONDARY PLAN			
#	Amendment Type	Existing Policy	Revised and/or Updated Policy
1	CCDS Alignment	5.3 Higher Density Residential Development Policies a. Two family housing, townhouses, low rise apartments (four storeys or less), and mid-rise apartments (generally six storeys or less) shall be the predominant use of land within this policy area.	5.3 Higher Density Residential Development Policies a. Two family housing, townhouses, low rise apartments (four storeys or less), and mid-rise apartments-(~~five to eight storeys generally six storeys or less~~) shall be the predominant use of land within this policy area.
2	CCDS Alignment	5.3 Higher Density Residential Development Policies a.1. Mid-rise apartment uses up to a maximum of eight storeys may be considered through the development application process provided the scale and design of the proposed development is compatible with surrounding existing and planned land uses, and there is existing or planned infrastructure to accommodate the proposed use	5.3 Higher Density Residential Development Policies ~~a.1. Mid-rise apartment uses up to a maximum of eight storeys may be considered through the development application process provided the scale and design of the proposed development is compatible with surrounding existing and planned land uses, and there is existing or planned infrastructure to accommodate the proposed use~~

PRECINCT G SECONDARY PLAN

#	Amendment Type	Existing Policy	Revised and/or Updated Policy
1	Other	3.1 Low Density Residential Policy Areas Policies 3.1.4 Multi-family dwellings greater than 4 units should be supported by a public lane for vehicular access unless the development proponent can address issues associated with snow storage, on-street parking, sidewalk access, vehicular access and lighting to the satisfaction of the City.	3.1 Low Density Residential Policy Areas Policies 3.1.4 Ground oriented multi-family dwellings greater than 4 units should be supported by a public lane for vehicular access unless the development proponent can address issues associated with snow storage, on-street parking, sidewalk access, vehicular access and lighting to the satisfaction of the City.
2	CCDS Alignment	3.1 Low Density Residential Policy Areas Policies 3.1.9 Commercial and industrial uses shall not be permitted.	3.1 Low Density Residential Policy Areas Policies 3.1.9 ~~Commercial and~~ Industrial uses shall not be permitted. Neighbourhood commercial uses may be considered along collector roads, where compatible with adjacent buildings.
3	CCDS Alignment	3.2 Medium Density Neighbourhood Policy Areas Policies 3.2.10 Neighbourhood commercial uses may be considered along collector roads, where appropriate.	3.2 Medium Density Neighbourhood Policy Areas Policies 3.2.10 Neighbourhood commercial uses may be considered along collector roads, where compatible with adjacent buildings appropriate.
4	Other	3.2 Medium Density Neighbourhood Policy Areas Policies ADD	3.2 Medium Density Neighbourhood Policy Areas Policies 3.2.16 Ground oriented multi-family dwellings greater than 4 units should be supported by a public lane for vehicular access unless located on a corner, or the development proponent can address issues associated with snow storage, on-street parking, sidewalk access, and lighting to the satisfaction of the City.
5	CCDS Alignment	3.3 Commercial and Mixed-Use Policy Areas Policies 3.3.1 Commercial, mixed-use, and multi-family developments shall be the predominant uses of land.	3.3 Commercial and Mixed-Use Policy Areas Policies 3.3.1 Commercial, mixed-use, and up to mid-rise multi-family developments shall be the predominant uses of land.

WEST ALEXANDER & CENTENNIAL SECONDARY PLAN

#	Amendment Type	Existing Policy	Revised and/or Updated Policy
1	Updating Density Policies	General Intent of District Medium Density Residential The general purpose of the area is to preserve a mixture of residential uses, accommodating the apartments that already exist, and maintaining single-family, duplex, and low/medium density multiple-family residential development, so that a variety of housing can continue to be provided in the area. A secondary purpose is to encourage compatibility of built form between the types of housing, to provide a consistent scale, and to maintain the interesting qualities and characteristics of the streetscape. This area may accommodate a density of up to one dwelling unit per 1,250 square feet of lot area. Higher densities may be accommodated in certain instances through a discretionary review process.	General Intent of District Medium Density Residential The general purpose of the area is to preserve a mixture of residential uses, accommodating the apartments that already exist, and maintaining single-family, duplex, and low/medium density multiple-family residential development, so that a variety of housing can continue to be provided in the area. A secondary purpose is to encourage compatibility of built form between the types of housing, to provide a consistent scale, and to maintain the interesting qualities and characteristics of the streetscape. ~~This area may accommodate a density of up to one dwelling unit per 1,250 square feet of lot area. Higher densities may be accommodated in certain instances through a discretionary review process.~~
2	Updating Density Policies	General Intent of District Residential Mixed Use The intent of this district is to encourage a fine grained mix of low and medium density residential uses with low intensity commercial uses – rather than a separation of uses. A secondary purpose is to encourage compatibility of built form between building types, to provide a consistent scale, and to maintain the interesting qualities and characteristics of the streetscape. This area may accommodate a density of up to one dwelling unit per 1,000 square feet of lot area. Higher densities may be accommodated in certain instances through a discretionary review process.	General Intent of District Residential Mixed Use The intent of this district is to encourage a fine grained mix of low and medium density residential uses with low intensity commercial uses – rather than a separation of uses. A secondary purpose is to encourage compatibility of built form between building types, to provide a consistent scale, and to maintain the interesting qualities and characteristics of the streetscape. ~~This area may accommodate a density of up to one dwelling unit per 1,000 square feet of lot area. Higher densities may be accommodated in certain instances through a discretionary review process.~~
3	Updating Density Policies	Medium Density Residential Policies Density 6. A density of one dwelling unit per 1,000 to 1,250 square feet of lot area may be accommodated through a discretionary review process;	Medium Density Residential Policies Density ~~6. A density of one dwelling unit per 1,000 to 1,250 square feet of lot area may be accommodated through a discretionary review process;~~

4	Updating Density Policies	Medium Density Residential Policies Density 7. A density exceeding one dwelling unit per 1,000 square feet of lot area may be accommodated through a discretionary review process only in the following circumstances: i) For existing non-residential structures, when they are being rehabilitated and converted to a residential use; ii) For school sponsored student housing which is located within 1000 meters of the Bio-Medical Zone or Red River College; iii) For non-profit, social housing.	Medium Density Residential Policies Density 7. A density exceeding ~~what is permitted in the zoning by-law may be considered one dwelling unit per 1,000 square feet of lot area may be accommodated through a discretionary review process only~~ in the following circumstances: i) For existing non-residential structures, when they are being rehabilitated and converted to a residential use; ii) For school sponsored student housing which is located within 1000 meters of the Bio-Medical Zone or Red River College; iii) For non-profit, social housing.
5	Updating Density Policies	Medium Densit Residential Policies Height 9. In order to preserve the scale and pedestrian oriented character of this area, new development will have a minimum of two storeys and a maximum of three storeys in height; however, along William Avenue, Bannatyne Avenue, and McDermot Street, a maximum height of 4 storeys will be allowed; Action: Amend Zoning By-Law 200/2006 by PDO	Medium Density Residential Policies Height 9. In order to preserve the scale and pedestrian oriented character of this area, new development will have a minimum of two storeys; ~~and a maximum of three storeys in height; however, along William Avenue, Bannatyne Avenue, and McDermot Street, a maximum height of 4 storeys will be allowed;~~ ~~Action: Amend Zoning By Law 200/2006 by PDO~~
6	Updating Density Policies	Residential Mixed-Use Policies Density 6. A density of one dwelling unit per 800 to 1000 square feet of lot area may be accommodated through a discretionary review process;	Residential Mixed-Use Policies Density ~~6. A density of one dwelling unit per 800 to 1000 square feet of lot area may be accommodated through a discretionary review process;~~

7	Updating Density Policies	Residential Mixed-Use Policies Density 7. A density exceeding one dwelling unit per 800 square feet of lot area may be accommodated through a discretionary review process only in the following circumstances: i. For existing non- residential structures, when they are being rehabilitated and converted to a residential use; ii. For school sponsored student housing which is located within 1000 meters of the Bio-Medical Zone or Red River College; iii. For non-profit, social housing; iv. The lot is a minimum of 9,000 square feet. Action: Amend Zoning By-Law 200/2006 by PDO	Residential Mixed-Use Policies Density 7. A density exceeding ~~what is permitted in the zoning by-law may be considered one dwelling unit per 800 square feet of lot area may be accommodated through a discretionary review process only~~ in the following circumstances: i) For existing non-residential structures, when they are being rehabilitated and converted to a residential use; ii) For school sponsored student housing which is located within 1000 meters of the Bio-Medical Zone or Red River College; iii) For non-profit, social housing. ~~iv) The lot is a minimum of 9,000 square feet.~~ ~~Action: Amend Zoning By Law 200/2006 by PDO~~
8	Updating Density Policies	Residential Mixed-Use Policies Height 9. In order to preserve the scale and pedestrian oriented character of this area, new development will have a minimum of two storeys and a maximum of four storeys in height; Five storeys will be permitted when the following criteria are met: i. The lot is a minimum of 9,000 square feet; ii. The fifth story is setback from the building face. Action Required: Amend Zoning By- Law 200/2006 by PDO	Residential Mixed-Use Policies Height 9. In order to preserve the scale and pedestrian oriented character of this area, new development will have a minimum of two storeys; ~~and a maximum of four storeys in height; Five storeys will be permitted when the following criteria are met:~~ ~~i. The lot is a minimum of 9,000 square feet;~~ ~~ii. The fifth story is setback from the building face.~~ ~~Action Required: Amend Zoning By Law 200/2006 by PDO~~