



Report No.  
PD-49-25

File No.

Directed to: Mayor Joe Preston and Members of City Council

Meeting Date:  
October 14, 2025

Department: Planning & Building Services

Authored By: Brandon Sloan, HAF Coordinator

Attachment  
Potential CPP Bylaw Area

Subject: Initiation of Community Planning Permit Bylaw Process (Elm-Wilson Study Area)

**Recommendation:**

THAT: Report PD-49-25 relating to Initiation of Community Planning Permit Bylaw Process (Elm-Wilson Study Area) be received for information; and further,

THAT: Staff initiate a public process to review and prepare a Community Planning Permit By-law for the Study Area as shown in the attachment to Report PD-49-25.

**Background:**

To complete the HAF commitment of establishing a Community Planning Permit (CPP) System, the next step after the Official Plan Amendment to establish the overall policies (report PD-45-25) is to undertake a CPP By-law process for a specific area that has potential for new housing development. While a recent report regarding the initiation of a Secondary Plan for the railway lands area included some direction to investigate a potential CPP By-law for that area, another location has emerged as a more streamlined and time effective place to pilot the Community Planning Permit System and achieve the strict HAF Action Plan timelines.

The area to the northeast of the Elm Street and Wilson Avenue intersection, which has potential for significant residential housing development, is identified as a candidate location for preparing a CPP By-law and could benefit from the City-initiated land use planning framework to help further incent new housing redevelopment of brownfield lands in the near term.

The subject lands are indicated in the Attachment to this report and are primarily held by one major landowner along with two municipally owned parcels (Victor Dr and Memorial Arena site) are initially included to recognize the existing community use and to be part of the comprehensive planning of the area. Staff have consulted with the main landowner and will be undertaking a public process this Fall to draft and review a potential CPP By-law.

As per the new, recommended Official Plan policies for a Community Planning Permit System, a Council resolution to start the CPP By-law process for a specific geographic area of the city is required and recommended.

**Strategic Priority:**

Strategic Pillar: Excellence in All We Do - Priority #5: Housing for Everyone

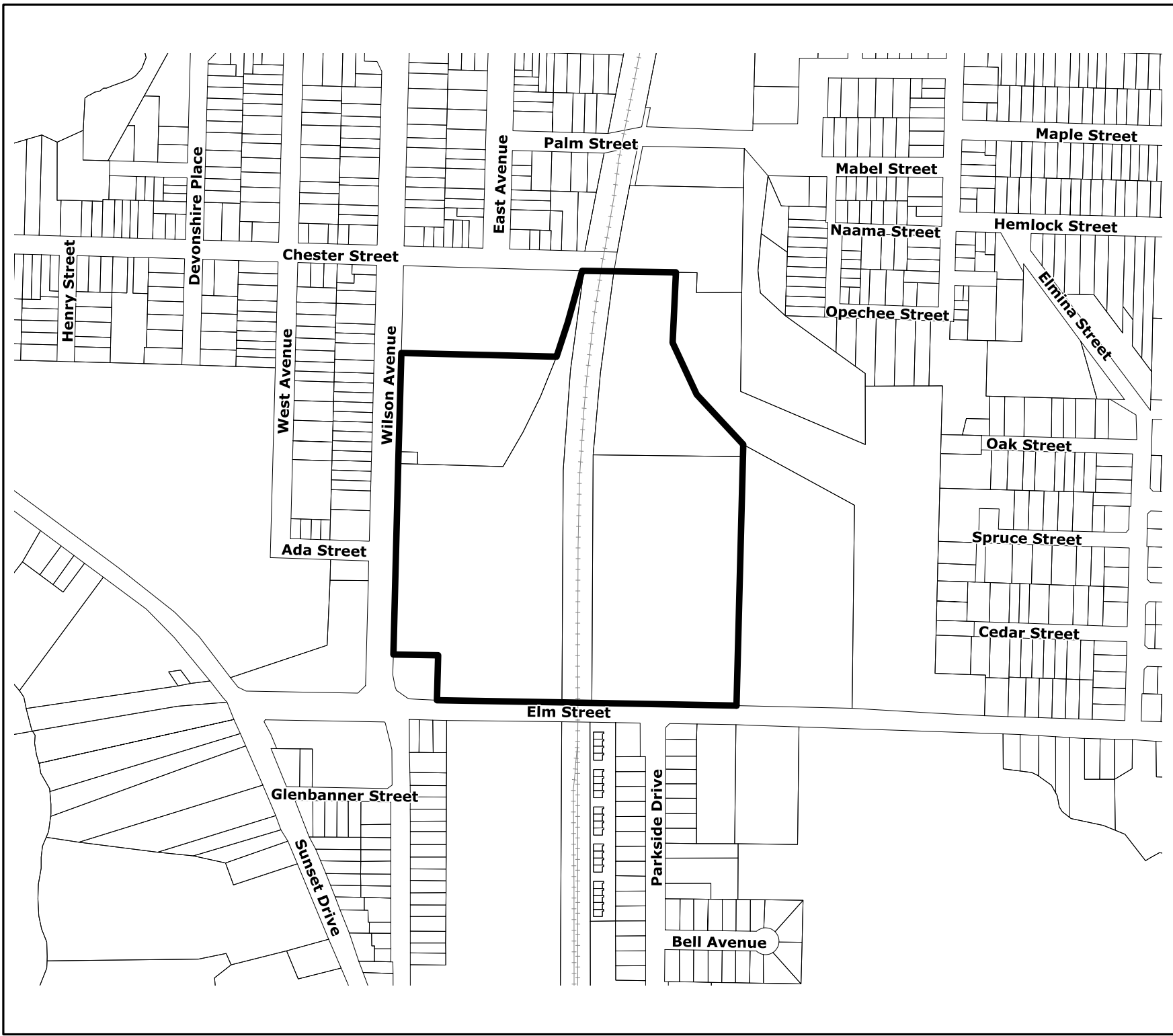
**Financial Impact:**

There are no direct financial implications for this report. The preparation of the CPP Bylaw would be undertaken by staff and utilize any of the HAF allocated for this initiative as required.

**Report Approval:**

This report has been reviewed and approved by: Manager of Planning Services, Director of Planning and Building Services.

All reports are reviewed and approved by the City Manager.



**Community Planning Permit Area**

This is Schedule "A"  
to By-Law  
Passed this    th Day  
of                   , 2025.

\_\_\_\_\_  
Maria Konefal, City Clerk

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Joe Preston, Mayor

