

4. Official Plan Amendment and Zoning By-law Amendment – 70 and 80 Woodridge Crescent

Modification du Plan officiel et modification du Règlement de zonage – 70 et 80, croissant Woodridge

Committee recommendation(s)

That Council:

- 1. approve an amendment to the Official Plan for 70 and 80 Woodridge Crescent, as shown in Document 1, to permit high-rise mixed-use development with a maximum height of 40 storeys and public realm improvements as detailed in Document 2.**
- 2. approve an amendment to Zoning By-law 2008-250 for 70 and 80 Woodridge Crescent, as shown in Document 1, to permit high-rise mixed-use development with a maximum height of 40 storeys as detailed in Document 3.**

Recommandation(s) du comité

Que le Conseil:

- 1. approuve la modification à apporter au Plan officiel pour le 70 et le 80, croissant Woodridge, représentés dans la pièce 1, afin d'autoriser l'aménagement de bâtiments polyvalents de grande hauteur, d'au plus 40 étages, et d'apporter des améliorations au domaine public selon les modalités précisées dans la pièce 2.**
- 2. approuve la modification à apporter au *Règlement de zonage* (n° 2008-250) pour le 70 et le 80, croissant Woodridge, représentés dans la pièce 1, afin d'autoriser l'aménagement de bâtiments polyvalents de grande hauteur et d'au plus 40 étages selon les modalités précisées dans la pièce 3.**

Documentation/Documentation

1. Report from Director, Planning Services, Planning, Development and Building Services, dated June 20, 2024 (ACS2024-PDB-PS-0058)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 20 juin 2024 (ACS2024-PDB-PS-0058)

2. Extract of draft Minutes, Planning and Housing Committee, July 3, 2024

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 3 juillet 2024

Official Plan Amendment and Zoning By-law Amendment – 70 and 80
Woodridge Crescent

File No. ACS2024-PDB-PS-0058 - Bay (7)

Kimberley Baldwin, Planner, Planning, Development and Building Services (PDBS), provided an overview of the report and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following staff were also present and responded to questions:

PDBS:

- Kersten Nitsche, Manager, Development Review - West
- Derrick Moodie, Director, Planning Services

The Applicant/Owner as represented by Tyler Yakichuk and Brian Casagrande, Fotenn and Richard Brisbin, BBB Architecture provided an overview of the Application and responded to questions from Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from the following delegations:

1. Marcelle Lafontaine noted traffic and safety concerns the development will cause to the area. High-rise buildings are built near transit stations, as such, no parking should be provided, or rent to tenants that don't drive. As well, expressed noted the lack of affordable housing units included in the proposed development.
2. Kate Twiss, Crystal Beach Lakeview Community Association questioned future intensification in the area that included what the plan is to add greenspace as it intensifies; if schedule 13, scenic routes, of the Official Plan is being considered in this development

and if the City is confident in the technical decisions being made regarding geology, stormwater management and transportation.

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated June 23, 2024 from Julia Douglas

Following discussion and questions of staff, the Committee carried the report recommendations as presented.

Report recommendation(s)

- 1. That Planning and Housing Committee recommend Council approve an amendment to the Official Plan for 70 and 80 Woodridge Crescent, as shown in Document 1, to permit high-rise mixed-use development with a maximum height of 40 storeys and public realm improvements as detailed in Document 2.**
- 2. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 70 and 80 Woodridge Crescent, as shown in Document 1, to permit high-rise mixed-use development with a maximum height of 40 storeys as detailed in Document 3.**
- 3. That Planning and Housing Committee recommend Council approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* 'Explanation Requirements' at the City Council Meeting of July 10, 2024, subject to submissions received between the publication of this report and the time of Council's decision.**

Carried