

<p>1. Pinecrest and Queensview Stations Secondary Plan</p> <p>Plan secondaire des stations Pinecrest et Queensview</p>
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Committee recommendation(s)

That Council :

- 1. Approve an amendment to Volume 2A of the Official Plan to add the Pinecrest and Queensview Stations Secondary Plan, including Schedule A – Secondary Plan Area and Land Use Designations, Schedule B – Secondary Plan Sectors, Schedule C – Maximum Building Heights, Connectivity and Parks, and Schedule D – Properties Subject to Site-Specific Policies, as well as six annexes, as detailed in Documents 1, 2, and 3.**
- 2. Approve amendments to Volume 1 of the Official Plan to remove the Minor Corridor designation from the entirety of Queensview Drive and from Dumaurier Avenue, between Pinecrest Road and Alenmede Crescent.**
- 3. Approve an amendment to Schedule C16 in Volume 1 of the Official Plan to change the road classification for Queensview Drive from a local to a collector road.**
- 4. Approve amendments to Zoning By-law 2008-250 to:**
 - a. Re-zone properties in the Hub designation, as identified in Document 5, from a variety of GM, IL and I1A zones to MCxx, MCxx[xxx2], MCxx[xxx3], MCxx[xxx4], or MCxx[xxx5], with SYYY3 and SYYY4, as detailed in Document 4.**
 - b. Amend Zoning Schedule 402 to increase the minimum interior and rear yard setback requirements for the tower portion of high-rise buildings and increase minimum lot sizes for high-rise buildings, as detailed in Document 6.**

- c. Amend Zoning Schedule 1A to eliminate minimum parking requirements in the Pinecrest-Queensview Hub, as detailed in Document 7.
- d. Amend Part 17 to add Documents 8 and 9 as zoning schedules YYY3 and YYY4, respectively.

Recommandation(s) du comité

Que le Conseil municipal :

1. Approuve une modification du Volume 2A du Plan officiel afin d'ajouter le Plan secondaire des stations Pinecrest et Queensview, y compris l'annexe A (zone du Plan secondaire et désignations de l'aménagement du territoire), l'annexe B (secteurs du Plan secondaire), l'annexe C (hauteurs maximales des bâtiments, connectivité et parcs) et l'annexe D (biens-fonds soumis à des politiques propres aux sites), ainsi que six annexes, comme indiqué dans les documents 1, 2 et 3.
2. Approuve une modification du Volume 1 du Plan officiel afin de retirer la désignation de couloir mineur sur l'ensemble de la promenade Queensview et de l'avenue Dumaurier entre le chemin Pinecrest et le croissant Alenmede.
3. Approuve une modification de l'annexe C16 au Volume 1 du Plan officiel pour changer la classification de la promenade Queensview de route locale à route collectrice.
4. Approuve une modification du Règlement de zonage 2008-250 afin de :
 - a) Modifier le zonage des biens-fonds dans le secteur portant la désignation de carrefour, comme indiqué dans le document 5, d'une variété de zones GM, IL et I1A à MCxx, MCxx[xxx2], MCxx[xxx3], MCxx[xxx4] ou MCxx[xxx5], avec SYYY3 et SYYY4, comme indiqué dans le document 4.
 - b) Modifier l'annexe de zonage 402 afin d'augmenter les exigences minimales de retrait de cour intérieure et de cour arrière pour la

partie de la tour d'un immeuble de grande hauteur et la superficie minimale des lots pour un immeuble de grande hauteur, comme indiqué dans le document 6.

- c) Modifier l'annexe de zonage 1A pour éliminer les exigences minimales en matière de stationnement pour le carrefour Pinecrest-Queensview, comme indiqué dans le document 7.**
- d) Modifier la partie 17 pour ajouter les documents 8 et 9 respectivement à titre d'annexes YYY3 et YYY4.**

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, December 4, 2024

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 4 décembre 2024
2. Director's Report, Planning Services, Planning, Development and Building Services, dated November 25, 2024 (ACS2024-PDB-PS-0089)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 25 novembre 2024 (ACS2024-PDB-PS-0089)

Pinecrest and Queensview Stations Secondary Plan

File No. ACS2024-PDB-PS-0089 – Bay (7) & College (8)

Peter Giles, Planner III, 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. Royce Fu, Manager, Policy Planning and Jocelyn Cadieux, Planner II, PDBS were also present and responded to questions.

The Committee heard from the following delegation:

Alex Cullen, Belltown Neighbours Association expressed support for the plan and the multi-use recreation centre, however noted concern with the length of time to complete. The facility is failing and the site is inadequate to replace on site.

The following were also present to respond to questions if required:

1. Christine McCuaig, Q9 Planning & Design
2. Doug Van Den Ham, Hobin Architecture
3. Thomas Freeman and Nico Church, Fotenn
4. Tim Beed and Matthew McElligott

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

- Email dated December 2, 2024 from Ian O'Donnell
- Email dated December 3, 2024 from Kathy Vandergrift

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

Report Recommendation(s)

That the Planning and Housing Committee recommend that Council :

1. **Approve an amendment to Volume 2A of the Official Plan to add the Pinecrest and Queensview Stations Secondary Plan,**

including Schedule A – Secondary Plan Area and Land Use Designations, Schedule B – Secondary Plan Sectors, Schedule C – Maximum Building Heights, Connectivity and Parks, and Schedule D – Properties Subject to Site-Specific Policies, as well as six annexes, as detailed in Documents 1, 2, and 3.

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3. Approve an amendment to Schedule C16 in Volume 1 of the Official Plan to change the road classification for Queensview Drive from a local to a collector road.
4. Approve amendments to Zoning By-law 2008-250 to:
 - a. Re-zone properties in the Hub designation, as identified in Document 5, from a variety of GM, IL and I1A zones to MCxx, MCxx[xxx2], MCxx[xxx3], MCxx[xxx4], or MCxx[xxx5], with SYYY3 and SYYY4, as detailed in Document 4.
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 - c. Amend Zoning Schedule 1A to eliminate minimum parking requirements in the Pinecrest-Queensview Hub, as detailed in Document 7.
 - d. Amend Part 17 to add Documents 8 and 9 as zoning schedules YYY3 and YYY4, respectively.
5. Approve the Consultation Details section of this report to 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 January 22, 2025 subject to submissions received between the publication of this report

**Planning and Housing
Committee
Report 39A
January 22, 2025**

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**Comité de de la planification et
du logement
Rapport 39A
Le 22 janvier 2025**

**and the time of Council's decision, as detailed in Document
10.**

Carried