
Official Plan Amendment and Zoning By-Law Amendment – 19 Centrepointhe Drive

ACS2021-PIE-PS-0084

College (8)

Report recommendations

1. That Planning Committee recommend Council approve an amendment to the Official Plan, Volume 2a, Baseline and Woodroffe Secondary Plan, for 19 Centrepointhe Drive to permit a maximum floor space index of 4.8, as detailed in Document 2;
2. That Planning Committee recommend Council approved an amendment to Zoning By-law 2008-250 for 19 Centrepointhe Drive to permit a 22-storey and 24-storey high-rise apartment buildings, as detailed in Document 4;
3. That Planning Committee recommend that the implementing Zoning By-law does not proceed to City Council until the agreement under Section 37 of the *Planning Act* is executed; and
4. That Planning Committee 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 21, 2021," subject to submissions received between the publication of this report and the time of Council's decision.

The committee heard six delegations on this matter:

- James Kuang raised concerns about the impact of added traffic on an already busy intersection.
- Brian A. Grant, Centrepointhe Community Association, raised concerns about height,

density, parking, traffic and community impacts. He indicated the building is twice as tall as any in the neighbourhood; does not transition at a 45 degree angular plane; has a greater density than permitted with no planned infrastructure upgrades to accommodate it; will likely experience the same demand for parking as neighbouring developments and thus add to on-street parking issues; will exacerbate traffic because the Transportation Impact Assessment does not accurately reflect the modal share of vehicles to transit users; will result in lost open space and vistas that currently exist.

- Margaret McLaren raised concerns that the increased number of units and population (from the original proposal in 2011-12) and will only add to existing traffic and parking issues in the area, particularly on Centrepointe Drive, in conjunction with added traffic from neighbouring developments, with likely fewer using public transit than indicated; she suggested the proposed cash-in-lieu funding will do little to solve this problem. She raised concerns about inappropriate height and density and asked that approval of the application be paused pending a review of long-term development for the Centrepointe precinct.
- Bruce Barkhouse spoke to the importance of looking at the long-term picture and goals when considering development applications, specifically whether a development increases housing while transitioning appropriately to denser neighbourhoods. He raised concerns about the increased traffic and parking impacts of this proposal and their potential short and long-term ramifications for the neighbourhood, and suggested the proposal be rejected or deferred for further discussion on measures to mitigate likely major issues (e.g. transit pass initiative for residents; developer/City contingency fund for future parking and traffic issues)
- Dalibor Breznan suggested the scale of this proposal, which will add 1200+ people to the neighbourhood, is not appropriate for the area and will have considerable impacts on this residential area. He suggested the report has made incorrect transit assumptions and does not consider the true traffic impacts. He also noted there is not mention of whether the building design would adhere to bird-safe guidelines.
- The applicant, as represented by Brian Casagrande and Nick Sutherland, FoTenn, as well as Kevin Yemm, Richcraft and Rod Lahey, rla Architecture responding to questions. They responded to previous concerns about the angular plane, height and proximity to transit by providing policy and regulatory context as well as an overview of the proposal.

The following correspondence was provided to the committee coordinator between June 31 (the date the report was originally published to the City's website with the agenda for this meeting) and the time the matter was considered on July 8, 2021, a copy of which is held on file:

- Email dated June 29 from Chris Buchanan
- Email dated June 29 from Amanda Wu
- Email dated July 2 from Anna Wang
- Email dated July 3 from Neil Cruickshank
- Emails dated July 3 from Dave Audette
- Email dated July 4 from Patti Hutton
- Email dated July 4 from Xiaoming Lai
- Email dated July 5 from Silver Hau
- Email dated July 5 from David Walker
- Email dated July 5 from Larisa Romanovsky
- Email dated July 6 from Ayman El-Sawah
- Email dated July 6 from Robert Fielding
- Email dated July 6 from Sheldon Li
- Email dated July 7 from Iryna Volochay
- Email dated July 7 from Bruce Barkhouse
- Presentation slides, FoTenn
- Email dated July 7 from Brad Shirley & Allison Kealey
- Email dated July 7 from Flori Suciu
- Email dated July 7 from Dalibor Breznan
- Presentation slides, Brian A. Grant, Centrepointe Community Association
- Presentation slides from Margaret McLaren
- Email dated July 7 from Yuhong Guo
- Email dated July 7 from Ron Benn, President, Centrepointe Community Association
- Email dated July 7 from Faiz Versey

- Email dated July 8 from XinLu

Ward Councillor R. Chiarelli was present and took part in discussion. He also provided a presentation, a copy of which is held on file.

Erin O'Connell, Manager, Development Review – West, Planning, Infrastructure and Economic Development department responded to questions

The committee CARRIED the report recommendations on a division of 9 yeas and 0 nays, as follows:

YEAS (9): Councillors J. Cloutier, L. Dudas, A. Hubley, C. Kitts, J. Leiper, S. Moffatt, J. Sudds, T. Tierney, Acting Chair G. Gower

NAYS (0): (none)