

Centennial Drive Development

*Meeting community need through
responsible development*

Introductions by M.D. Sinclair

- Pastor Jeremy Mahood – All Nations Church
- Denis Martin – All Nations Church,
Business Manager
- Ed Masotti – Developer
- Rick Yallowega – Nicholls Yallowega Bélanger
Architects - Architectes

Development of the property is consistent with Official Plan and the Zoning By-law

Not a question of
but:

"if?"

"when?"

"what?" and

"how?"

History of Site

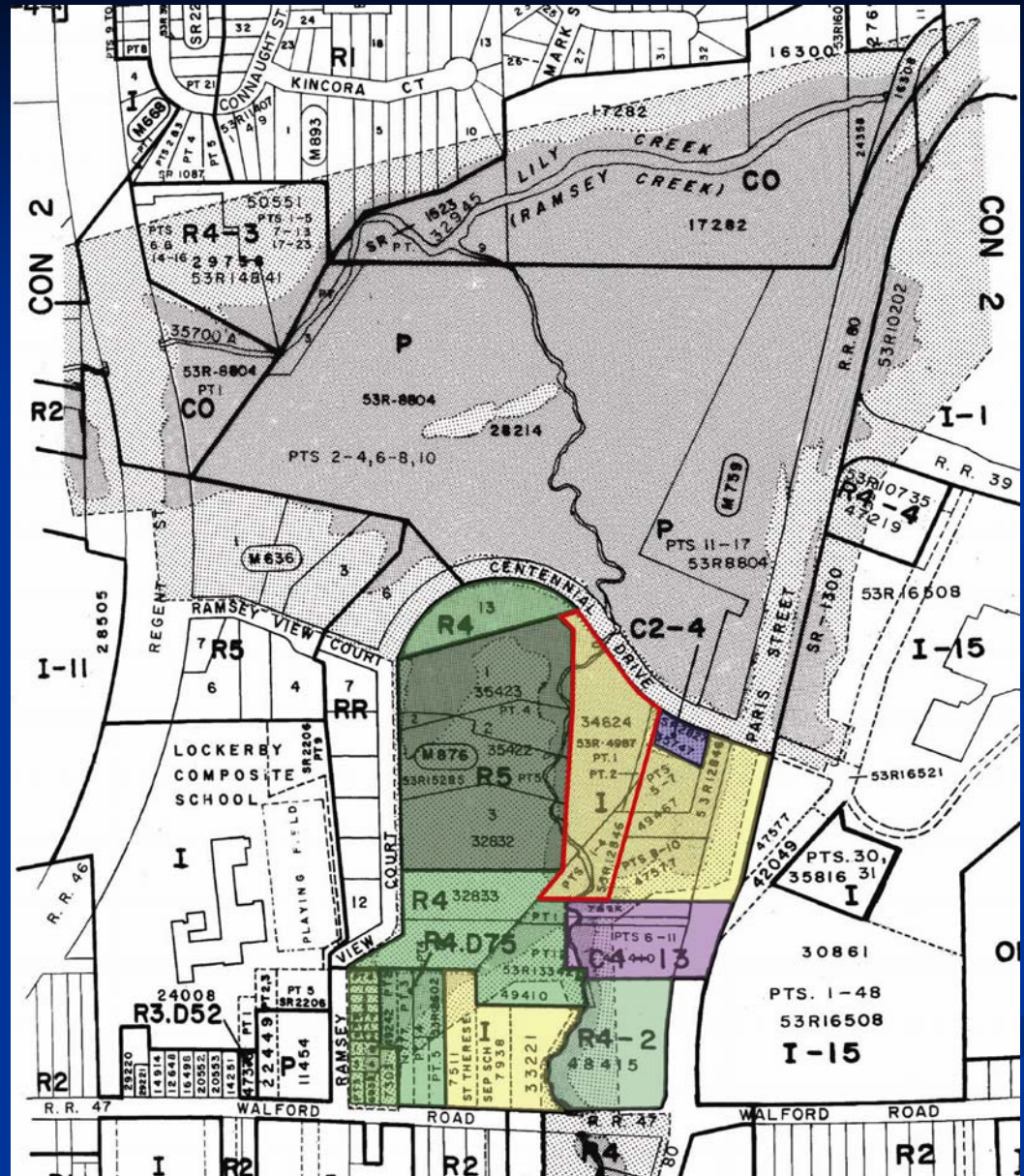
- Ownership
- Intended Use

Responding to market demand and community development priorities –

- No new major office development since early 1990's
- Responds to market need for executive office accommodation in South End
- Consistent with City's economic diversification strategy
- Consistent with previous re-zoning approvals

Currently
zoned
Institutional

Proposed site
outlined in red



Permitted Uses

"I"-Institutional

"Institutional Use means a children's home, a church, a day nursery, a hospital, a hostel, a private club, a non-profit or charitable institution, a special care home, a recreation and community centre, a public or private school other than a trade school, or any public use other than a public utility."

In addition, under Section 17 a fire hall, for example, is permitted.

Centennial Drive

Proposed Development – Neighbourhood Context



Centennial Drive

Site Photo – Existing Property



Key Points:

- Respectful of site and community concerns
- 6- 8 floors; 70 to 100,000 square feet
- 200 to 250 parking spaces
- Prime hours of operation from 8:00 a.m. to 5:00 p.m., Monday to Friday
- Requires re-zoning from "I" to "C-4-S", *Office, Commercial, Special* to respond to market demand

Request

To develop on the All Nations Church property an office building to contain the following uses:

- institutional uses
- offices
- scientific and medical laboratory
- medical related retail store
- a pharmacy
- any use permitted in R-4 Zone

Community Concerns

- Protection of creek/wetlands/watershed
- Preservation of green space for community use
- Impact of increased traffic on Centennial Drive

Responsible planning process to date

Community concerns have been considered -

- ✓ Site plan has been modified to maximize green space and protect Nepahwin Creek by:
 - *decreasing number of parking spaces*
 - *adapting site to suit existing creek bed*
 - *creating a minimum 75' buffer along Nepahwin Creek*

- ✓ Review of traffic history on Centennial Drive and future projections concludes that *incremental effect* of this project will be minimal

Proposed Site Plan

Original Concept



Revised Concept



Development plan demonstrates:

- Consistency with City's economic development strategy;
- A reasonable, responsible, sustainable approach to development;
- Consideration of community land stewardship issues and represents a sensitive solution to needs/concerns of tenants and community;
- Conformance to the requirements of NDCA and City planning parameters; and
- A more desirable option than what is permissible under current zoning.