

2. **Official Plan and Zoning By-Law Amendment – 1071 Ambleside Drive**
Modification du Plan officiel et modification du Règlement de zonage –
1071, promenade Ambleside

Committee recommendations

That Council

1. **Approve an amendment to the Cleary and New Orchard Area Site-Specific Policies in the Official Plan Volume 2b by adding a new policy permitting building heights of up to 32 storeys, specific to the site at 1071 Ambleside Drive, as detailed in Document 2a.**
2. **Approve an amendment to Zoning By-law 2008-250 for part of 1071 Ambleside Drive to permit a residential development with heights up to 32 storeys, as detailed in Documents 3 and 4.**
3. **Direct staff to incorporate an amendment to the Sherbourne and New Orchard Secondary Plan in the New Official Plan Volume 2a, as detailed in Document 2b, as part of the new Official Plan being considered for approval by the Ministry of Municipal Affairs and Housing.**

Recommandations du Comité

Que le Conseil :

1. **approuve une modification à apporter aux politiques propres aux secteurs de l'avenue Cleary et de l'avenue New Orchard dans le volume 2b du Plan officiel en y ajoutant une nouvelle politique permettant de construire des immeubles dont la hauteur peut atteindre 32 étages et spécifiques au site du 1071, promenade Ambleside, selon les modalités précisées dans la pièce 2a.**
2. **approuve la modification du Règlement de zonage no 2008 250 pour**

le 1071, promenade Ambleside, afin d'autoriser l'aménagement d'un immeuble résidentiel de grande hauteur de 32 étages, selon les modalités précisées dans les pièces 3 et 4.

- 3. demande au personnel de la Ville d'apporter une modification au Plan secondaire du chemin Sherbourne et de l'avenue New Orchard dans le volume 2a du nouveau Plan officiel selon les modalités précisées dans la pièce 2b, dans le cadre du nouveau Plan officiel soumis à l'approbation du ministère des Affaires municipales et du Logement.**

Documentation/Documentation

1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated August 29, 2022 (ACS2022-PIE-PS-0095)

Rapport du Directeur, Services de la planification, Direction générale de la planification, de l'immobilier et du développement économique, daté le 29 août 2022 (ACS2022-PIE-PS-0095)
2. Extract of draft Minutes, Planning Committee, September 22, 2022

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 22 septembre 2022

Official Plan and Zoning By-Law Amendment – 1071 Ambleside Drive

File No. ACS2022-PIE-PS-0095 - Bay (Ward 7)

Deferred from the Planning Committee meeting of September 8, 2022.

Allison Hamlin, Manager, Planning Services, Planning, Real Estate and Economic Development Department (PRED), presented an overview of the application and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

Royce Fu, Manager, Economic Development Services, PRED, was also available and answered questions from Committee.

The Applicant/Owner as represented by Lisa Dalla Rosa, Fotenn, provided an overview of the Application and responded to questions from Committee. They were accompanied by Geoff Caran and Rod Lahey.

The following speakers addressed the Committee to speak to the Application:

- Jerry Lapierre, President, Board of Directors, Ambleside One* touched on the current demographics of the neighbourhood, how the proposal fails to comply with the Cleary and New Orchard Area-Specific Policy, issues with increased congestion, height and density.
- James MacEachern understands there is a housing shortage, however, this proposal does not assist with that. Fails to comply with existing policies and is not appropriate for this street as neither New Orchard nor Ambleside are an arterial road and is out of character for the neighbourhood.

- Jane Anderson* spoke as a resident on Ambleside Drive, expressing concern with the development and the affect it will have on the current residents. The proposed development will have a negative impact on the quality of life for the current residents and is out of character for the neighbourhood.
- Andrea Cocks expressed concerns with how the proposed development will increase density in the neighbourhood, how the glare from the adjacent building will make balconies unusable and noise levels as a result of the loading dock.
- Ken Webb expressed frustration with the proposed development and how it will damage something of value currently enjoyed by residents of Ambleside Drive. Would ask that the City ensure the developer complies with existing policies.
- Sharon Moon & Howard Clark* purchased a condo at this property because of the view of the Ottawa River and proximity to the NCC parkland and because it was not suitable for onsite density redistribution. This proposal goes against the Secondary Plan and does not meet the criteria to integrate.
- Lorna Lemay supports comments from previous speakers and added concerns related to the need for an independent Traffic Impact Assessment, Wind Impact Assessment and Community Benefits Charge.

[*Individuals / groups, as marked above, either provided comments (*) in writing or by e-mail; all submissions and presentations (+) are held on file with the Office of the City Clerk.]*

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

- Letter dated November 14, 2021 from Sharon Moon and Howard Clark, opposed
- Email dated August 24, 2022 from Shona Trent, opposed Email dated August 26, 2022 from Robert Szabo, opposed

- Email dated August 30 and September 7, 2022 from Joan Scott, opposed
- Email dated September 2, 2022 from Phillip Bird, opposed
- Email dated September 5, 2022 from Viviane Leclerc, opposed
- Email dated September 6, 2022 from Alan Seymour, opposed
- Email dated September 6, 2022 from C. McClymont, opposed
- Email dated September 16, 2022 from Gisèle Thibeault, opposed
- Email dated September 16, 2022 from Purnima Sen, opposed
- Letter received September 20, 2022 from Alex Lanyi, opposed
- Email dated September 20, 2022 from Irina Kudryashova, opposed
- Letter received September 20, 2022 from George Mavromatis, opposed
- Letter received September 20, 2022 from Jane Anderson, with images, opposed

Following discussion on this item, the Committee carried the report recommendations as amended.

Report recommendations

- 1. That Planning Committee Recommend Council**
 - a. Approve an amendment to the Cleary and New Orchard Area Site-Specific Policies in the Official Plan Volume 2b by adding a new policy permitting building heights of up to 32 storeys, specific to the site at 1071 Ambleside Drive, as detailed in Document 2a.**
 - b. Approve an amendment to Zoning By-law 2008-250 for part of 1071 Ambleside Drive to permit a residential development with heights up to 32 storeys, as detailed in Documents 3 and 4.**
 - c. Direct staff to incorporate an amendment to the Sherbourne and New Orchard Secondary Plan in the New Official Plan Volume 2a, as detailed in Document 2b, as part of the new Official Plan being considered for approval by the Ministry of Municipal Affairs and Housing.**

2. 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 October 5," subject to submissions received between the publication of this report and the time of Council's decision.

For (6): Co-chair G. Gower, Co-chair S. Moffatt, R. Brockington, J. Cloutier, A. Hubley, and C. Kitts

Against (4): C. Curry, L. Dudas, J. Leiper, and S. Menard

Carried as amended (6 to 4)

Amendment:

Motion No. PLC 2022-70/1

Moved by Co-chair S. Moffatt

WHEREAS the application associated with report ACS2022-PIE-PS-0095, seeks to permit a 32-storey apartment building with 312 dwelling units and 315 underground parking spaces.; and

WHEREAS certain technical modifications to the zoning schedule have been identified as being required by staff; and

THEREFORE BE IT RESOLVED THAT, with respect to report ACS2022-PIE-PS-0095, Planning Committee substitute Document 5 with the revised version enclosed.

THEREFORE BE IT FURTHER RESOLVED that there be no further notice pursuant to Section 34 (17) of the *Planning Act*.

Carried