

Official Plan Amendment and Zoning By-Law Amendment – Part of 100 Bayshore Drive

ACS2020-PIE-PS-0103

Bay (7)

Report recommendations

1. That Planning Committee recommend Council:
 - a. approve an amendment to the Official Plan, Volume 1, Section 3.6.1 - General Urban Area, Policy 17, for part of 100 Bayshore Drive, adding site specific policies, as detailed in Document 2; and
 - b. approve an amendment to Zoning By-law 2008-250 for part of 100 Bayshore Drive to permit a residential development including two towers with heights up to 30-storeys, as detailed in Document 3.
2. That the implementing Zoning By-law does not proceed to City Council until such time as the agreement under Section 37 of the *Planning Act* is executed; and
3. 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 November 25, 2020", subject to submissions received between the publication of this report and the time of Council's decision.

Laurel McCreight, Planner II, Planning, Infrastructure and Economic Development provided a presentation and responded to questions. The following staff of the Transportation Services Department also responded to questions:

- Pat Scrimgeour, Director, Transit Customer Systems & Planning
- Phil Landry, Director, Traffic Services

Ward Councillor Theresa Kavanagh was present and took part in discussion

The committee heard 10 delegations on this matter, as follows:

- Jean-Christophe Huot spoke in opposition to the height of the proposed towers and the negative impacts they would have on his property in terms of shadowing as well as on the landscape, surrounding neighbourhood and community at large in terms of demand on existing infrastructure and lack of amenities to support existing and new growth. He suggested the development would not fit in with the existing or long term vision for the neighbourhood, and would set a precedent for similar development nearby.
- The Crystal Beach Lakeview Community Association, as represented by the following persons, provided a joint presentation¹: Bill Fenton; Mark Hollett; Kate Twiss; Ian McConnachie. The main points of their presentation, in opposition to the proposal, touched on the following:
 - tower height that is inconsistent with the character and scale of the surrounding communities, as well as with expectations of the Official Plan for the property, that would overshadow nearby properties and dominate the skyline, that could set a height precedent for the area, and that interrupt the flight path of and pose danger to migratory birds
 - impacts to traffic and pedestrians that would result from having a transit oriented development of this scale and design on a non-arterial residential street
 - impacts on wayfinding and pedestrian access to Bayshore Station
 - considerations as to how the development would impact the functionality and usability of the Bayshore Station as the terminus for the future Baseline Rapid Transit, and how it potentially impacts the long term vision of this previously identified Special Study Area in advance of a Secondary Planning process

¹ Presentation held on file

- proposed alternatives for development that could meet the City's intensification objectives, satisfy the developer's goals and be a more acceptable fit within the community
- caveats for approval, should the City not reject the application, including (but not limited to) restrictions on parking spaces, uses for lower floors, pedestrian access/connections to the LRT station
- Sue Fu spoke in support of the comments of the Crystal Beach Lakeview Community Association, and in opposition to the height of the proposed development, as one that does not fit with the community, with the long-term plan for urbanization, or with the desire to build Ottawa into an urban city that has character and personality, is open and vibrant, eco-friendly and world-stage worthy. She also raised concerns that many in the community might not have been consulted or made aware of the proposal because of Covid19 limitations.
- Diane Houston spoke in opposition to the proposed tower heights and raised concerns about impacts on neighbourhood character, area tourism, transit station wayfinding and lack of proper community consultation.
- Erin Ramsay, Qualicum Community Association, spoke in support of the comments of the Crystal Beach Lakeview Community Association. He expressed concerns about tower height, sun reflection from the glass windows into the Qualicum neighbourhood, and impacts on pedestrian access to Bayshore and vehicular traffic congestion.
- Cliff Grossner supported the views of the Crystal Beach Lakeview Community Association and suggested the towers are not in character with or a good fit for the area, and there are better ways to integrate the same square footage, achieve the same purpose, support the developer, meet the community's needs and make it a show case for the future for a smart city.
- The applicant/owner, as represented by the following persons, provided a presentation² and/or were present to respond to questions: Christine McCuaig, Q9 Planning + Design; David Hook, Transportation Engineer (IBI Group); Graeme Silvera, Ivanhoe Cambridge; Barry Hobin and Patrick Bisson, Hobin Architecture. The presentation provided an overview of what the project will provide to its residents and the community, including: affordable housing; green building

² Presentation held on file

initiatives; (targeted) LEED certification; contribution to local amenities; direct linkages to transit; podium design that can be adapted to various future uses.

In addition to the presentations noted above, the following correspondence was provided to the committee coordinator between October 30 (the date the report was published to the City's website with the agenda for this meeting) and the time the matter was considered on November 10, 2020, a copy of which is held on file:

- Email dated November 1 from Mark Hollett
- Email dated November 1 from Mete Pamir
- Email dated November 3 from Keith Neuman and Joan Campbell
- Email dated November 3 from Christopher Gendron-Wright
- Email dated November 4 from Kristine Osgoode and Tony Whitaker
- Emails dated November 6 from Kate Twiss
- Email dated November 6 from Bill Fenton, containing submissions from the Crystal Beach Lakeview Community Association
- Email dated November 8 from Thomas and Lea Dumas
- Email dated November 9 from Dr. Sampat Sridhar
- Email dated November 9 from Cliff Grossner

The Committee CARRIED the report recommendations on a division of 10 yeas and 0 nays and, as follows:

YEAS (10): Councillors L. Dudas, T. Tierney, J. Leiper, R. Brockington,
C. Kitts, S. Moffatt, A. Hubley, E. El-Chantiry (ex-officio), Vice-Chair
G. Gower, Chair J. Harder

NAYS (0):