

**Comments to Planning and Housing Committee  
on the application for  
Official Plan Amendment and Zoning By-law Amendment – 70 and  
80 Woodridge Crescent  
ACS2024-PDB-PS-0058 - Bay (7)**

**by the  
Crystal Beach Lakeview Community Association  
Issue 01  
July 3, 2024**

Crystal Beach Lakeview neighbours Bayshore (or Accora Village) and the two communities share amenities, roads, and natural features.

The Crystal Beach Lakeview Community Association is pleased to have been able to participate in the two public consultations about this Ferguslea project, as well as the meetings held for the adjoining project, at 100 Bayshore ([development application # D07-12-21-0057](#)) by another developer, Ivanhoe Cambridge. We are also pleased to be able to speak today.

We are not here to try to stop the proposed towers. They at a transit station. What we do want to do is draw your attention to our questions about future intensification in this area.

### **Our questions**

Our questions are the following:

1. What is the long-term plan to provide adequate parks and greenspace throughout Ottawa as it intensifies, especially in the Outer Urban transect?
2. Are we paying attention to the Official Plan's Schedule 13 (Scenic Routes)?
3. Are we confident in our technical decisions regarding:
  - a. Geology
  - b. Stormwater management
  - c. Transportation
4. Will we have a coordinated plan for future development around Carling and Bayshore or just keep adding towers piecemeal?

### **1. What is the plan for parks?**

Andrew Haydon Park is Bayshore's backyard. It was my backyard when I lived in Bayshore. The parking lot is already full on summer weekend evenings. People bring their own tables. Tables are what people want and Ferguslea is to be commended for adding tables and barbecues behind their recreation centre. The City eventually needs a long-term plan though, to address

overuse of Andrew Haydon Park and the shortfall of parks that is going to occur throughout Ottawa as backyards evaporate. Is anybody brainstorming this?

## **2. Are we paying attention to Schedule 13, Scenic Routes?**

The 70-80 Woodridge proposal says, “The proposed development contributes to a cohesive silhouette comprised of a diversity of building heights in an area already characterize by tall buildings by providing two towers of varying height. The proposed development will have no visual impact from key vantage points identified on Schedule C6A.” Unfortunately, Schedule C6A - Views, Viewsheds and View Sequences of the Parliament Buildings and other National Symbols is not irrelevant to development of this location and there is no mention of the schedule that does matter— Schedule 13, Scenic Routes.

CBLCA is afraid that the City and the NCC—and my community association for that matter—are dropping the ball on protecting the scenic entrance views into Ottawa from the west. Our stunning view from the Kanata Hill has been severely damaged by the addition of the Light Maintenance and Storage Facility and the clutter in Wesley Clover Park. We should save what we can of the view. That view still struck my heart as I drove home over the crest of the Kanata hill on Canada Day.

## **3. Are we confident in our technical decisions?**

Is the City getting the expertise it needs to make the best decisions about technical issues? I don't know. I can't evaluate the decisions. Is Planning and Housing Committee confident?

### **a. Geology**

Ferguslea proposes to bury the parking garage at 70-80 Woodridge. If it is safe for Ferguslea to bury its parking garage, why did we allow Ivanhoe Cambridge, on the immediately adjacent property at 100 Bayshore Drive, to convince us that geology required a three-story concrete podium to wall the community off from the station? It is a far less satisfactory solution. The walkway through the 70-80 Bayshore from the station to the community is an excellent idea. Did we have the right geological advice on 100 Bayshore? Are we getting the right geological advice on 70-80 Woodridge?

### **b. Stormwater management**

Are we getting the right technical advice on stormwater management at both of these properties? Are we confident that the attractive landscaping proposed for 70-80 Woodridge will be adequate to manage the stormwater? My community association can't evaluate it. We are trusting this committee and planning staff to ensure that the banks of Graham Creek and our backyards downstream from the four towers will not be ripped away by erosion, but we are anxious about it and hope you are confident.

### **c. Transportation**

We are also concerned that Bayshore Station/Holly Acres Road may have been left with inadequate space to act as a terminus for the Baseline BRT. That uneasiness leads us to suspect that planning also may be inadequate for the increased traffic that these four towers will bring

to Woodridge Crescent and Bayshore Drive. Are you okay with it? We must trust your decision that traffic will continue to flow around the mall even in the week before Christmas.

#### **4. Will we plan future development around Carling and Bayshore?**

Going forward (and Wikipedia says Ferguslea intends to put \$40 million into Accora village), are we going to continue to allow this piecemeal ad hoc development or are we going to plan development around Carling and Bayshore comprehensively?

As Ottawa sets off on this intensification experiment, the real work of planning is just beginning. The more I see of you councillors, the more respect I have for you and how hard you work. I hate to ask more of you, but surely Bayshore deserves some planning.