
Zoning By-law Amendment and Site Plan Control – 19, 29 and 134 Robinson Avenue

ACS2020-PIE-PS-0001

Rideau-Vanier (12)

Report recommendations

- 1. That Planning Committee recommend Council:**
 - a. approve an amendment to the Zoning By-law 2008-250 for 17, 19 and 23 Robinson Avenue to permit the development of a mid-rise apartment building, as detailed in Document 2;**
 - b. approve an amendment to the Zoning By-law 2008-250 for 27, 29 and 31 Robinson Avenue to permit the development of a mid-rise apartment building, as detailed in Document 4;**
 - c. approve an amendment to the Zoning By-law 2008-250 for 130, 134 and 138 Robinson Avenue to permit the development of a mid-rise apartment building, as detailed in Document 6.**
- 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 January 29, 2020," subject to submissions received between the publication of this report and the time of Council's decision.**
- 3. That Planning Committee approve:**
 - a. Site Plan Control application D07-12-18-0174, concerning 17, 19 and**

- 23 Robinson Avenue, for the construction of a new six-storey building containing 46 units, as provided in Documents 7 and 8;**
- b. Site Plan Control application D07-12-18-0164, concerning 27, 29 and 31 Robinson Avenue, for the construction of a new six-storey building containing 46 units, as provided in Documents 9 and 10;**
 - c. Site Plan Control application D07-12-18-0172, concerning 130, 134 and 138 Robinson Avenue, for the construction of a new six-storey building containing 46 units, as provided in Documents 11 and 12;**
 - d. The Site Plan approvals of recommendations 3(a), (b) and (c) to only come into effect when the zoning, Recommendations 1 (a), (b) and (c), comes into full force and effect.**

The committee considered this item concurrently with Item 7 of the agenda, Zoning By-law Amendment and Site Plan Control – 36 Robinson Avenue (ACS2020-PIE-PS-0002).

The committee heard two delegations:

- Scott McAnsh, NextGen Law LLP, on behalf of Wendy Duschenes and David Elden¹, spoke to the unique geography and lower density of the site and raised concerns about the rezoning applications, particularly in respect of the requests to reduce the amount of required residential parking and the impact this will have on the tenants and the area. He indicated that more than a few of the tenants who move there will want a car, given the lack of walkable amenities and services, and without sufficient parking being provided on the properties, there will be additional parking pressures added to the neighbourhood. He also raised concerns that the proposals do not legally comply with density requirements and general provisions of the Sandy Hill Secondary Plan.
- Kersten Nitsche and Brian Casagrande, Fotenn Consultants (applicant)², indicated the proposals are appropriate for the site in that they respond to the Official Plan goals of increased density and fewer parking spaces near transit stations, and that they provide density that will support growth and future amenities.

¹ Submission held on file

² Slides held on file

The following staff responded to questions:

- Planning, Infrastructure and Economic Development department: Doug James, Acting Director, Planning Services; Andrew McCreight, Planner III
- Innovative Client Services department: Tim Marc, Senior Legal Counsel, Planning, Development and Real Estate

Ward Councillor M. Fleury was also present and took part in discussions.

In respect of report ACS2020-PIE-PS-0001, the committee considered the following motions:

Motion N° PLC 2019-19/2

Moved by Councillor J. Leiper (on behalf of Councillor M. Fleury)

WHEREAS Report ACS2020-PIE-PS-0001, Zoning By-law Amendment and Site Plan Control – 19, 29 and 134 Robinson Avenue seeks to reduce the amount of required residential parking from 51 spaces combined to 9 (17 parking spots per building to 3); and

WHEREAS 17 spots per address is required; and

WHEREAS the applicant is only providing 3 visitor spots per address; and

WHEREAS the Zoning By-law establishes a minimum parking requirement of 0.5 spaces per dwelling unit (after the first 12 units); and

WHEREAS Robinson Village has a lack of amenities and the distance to the Lees O-Train Station is difficult to access, resulting in the need for some residents in the buildings to require a vehicle; and

WHEREAS Robinson Avenue has a lack of available on-street parking, which is currently overused from existing residents;

THEREFORE BE IT RESOLVED that the recommended parking reductions be refused, and that parking be provided in accordance with the current Zoning By-law requirements by deleting the following provision in Document 2, 4 and 6:

“Despite Section 101, the minimum number of parking spaces required for the first 46 dwelling units is three spaces”;

AND BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17), no further notice be given.

LOST, on a division of 1 yeas and 7 nays, as follows:

YEAS (1): Councillor R. Brockington

NAYS (7): Councillors L. Dudas, G. Gower, J. Leiper, S. Blais, S. Moffatt,
A. Hubley and Chair J. Harder

Motion N° PLC 2019-19/3

Moved by Councillor J. Leiper (on behalf of Councillor M. Fleury)

WHEREAS Planning Committee is delegated the authority to approve site plans; and

WHEREAS it is desired that an additional week be available for discussion with respect to the site plan applications under consideration in this report; and

WHEREAS such opportunity can be made available by Planning Committee determining to recommend the site plan applications to Council rather than exercising its delegated authority;

THEREFORE BE IT RESOLVED that Recommendation 3 be amended to commence: 'That Planning Committee recommend that Council approve:..'

CARRIED

The committee CARRIED the recommendations of report ACS2020-PIE-PS-0001 as amended by Motion 19/3.

The committee CARRIED the recommendations of report ACS2020-PIE-PS-0002 as presented.