
**OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT – 2
ROBINSON AVENUE AND 320 LEES AVENUE**

ACS2021-PIE-PS-0120

RIDEAU-VANIER (12)

Report recommendations

- 1. That Planning Committee recommend Council:**
 - a. Approve an amendment to the Official Plan, Volume 2a, Sandy Hill Secondary Plan, for 2 Robinson Avenue and 320 Lees Avenue for increased buildings heights, as detailed in Document 2: and**
 - b. Approve an amendment to Zoning By-law 2008-250 for 2 Robinson Avenue and 320 Lees Avenue to permit a mixed-use development concept, as detailed in Document 3.**
- 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 13, 2021 subject to submissions received between the publication of this report and the time of Council's decision.**

Ward Councillor M. Fleury was in attendance and participated in discussions on this item.

Andrew McCreight, Planner III, Planning Services, Planning, Infrastructure and Economic Development Department (PIED), presented an overview of the report

and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

Douglas James, Manager, Development Review – Central, was also present and responded to questions.

Cynhia Mitchell (Co-op Voisins) addressed the Committee to speak to the Application. Ms. Mitchell was disappointed in the night allowance without affordable housing. There should be detailed targets on affordable units.

The Applicant/Owner as represented by Ashwani Kumar (Rod Lahey Architects), Rob Verch (Rod Lahey Architects), Brian Casagrande (Fotenn), Nathan Petryshyn (Fotenn), and Michel Guilbeault (2 Robinson Property Partnership) provided an overview of the Application and responded to questions from Committee. A copy of the slide presentation is filed 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:

- Susan Khazaeli (Action Sandy Hill) letter dated 29 July 2021, with comments
- Cynthia Mitchell (Co-op Voisins) speaking notes, received September 22, with comments

Following discussion on this item, the Committee CARRIED the report recommendations as presented on a division of 10 years and 0 days, as follows:

YEAS (10): Councillors R. Brockington, J. Cloutier, L. Dudas, E. El-Chantiry (ex-officio member), A. Hubley, C. Kitts, J. Leiper, S. Menard, Co-Chair G. Gower, Co-Chair S. Moffatt

NAYS (0): (none)

PIED staff accepted the following DIRECTION:

Given the significance of the proposed development and the necessity for this development to implement the Transit-Oriented Development principles of the Lees TOD area, as well as ensuring adequate connectivity beyond the site, Planning Committee directs staff as follows:

- In order to achieve appropriate modal split targets for active transportation, the first Site Plan application submitted for 2 Robinson and 320 Lees Avenue shall include the following:
 1. Conditions of approval shall provide the requirement for a signalized intersection at Lees Avenue and Robinson Avenue; and
 2. Consideration to establish a pedestrian crossing across Lees Avenue north of the development site to connect with the Multi-Use Pathway running parallel to the O-Train corridor. Depending on design, the crossing may also include cycling crossing. This may be accomplished through conditions of approval of Site Plan unless other alternatives are determined for implementation through Site Plan application review process; and
 3. During the Site Plan process, review and consider missing links (such as sidewalks, cycling tracks, multi-use pathway) for implementation strategies on or near the property.