

Summary of Written and Oral Submissions

Official Plan Amendment and Zoning By-law Amendment – 2 Robinson Avenue and 320 Lees Avenue

In addition to those outlined in the Consultation Details section of the report, the following outlines the written and oral submissions received between the publication of the report and prior to City Council's consideration:

Number of delegations/submissions

Number of delegations at Committee: 4, including applicant delegations

Number of written submissions received by Planning Committee between September 13 (the date the report was published to the City's website with the agenda for this meeting) and September 23, 2021 (committee meeting date): 3, including those who also made oral submissions

Summary of Oral Submissions

Cynthia Mitchell, President, Co-op Voisins (oral and written submission)

- disappointed that the increase in height allowance was permitted without mandating the developer include affordable housing units.
 - ❖ Seeking a target of 30% of units to be affordable, or 438 units
 - ❖ Definition of affordable being used is a mix of below-market-rent and rent-geared-to-income
- Understand that there isn't currently an inclusionary zoning by-law in the Official Plan but that it is slated to be included in the New OP, but why wait?
- Willing to work on an affordability solution with the developer but they chose not to engage with us
- Asked that any approval of this application must have a condition attached to it; that the affordability information be provided prior to the site plan stage and that it be measured against the 30% target; and that Committee be provided with this information

Applicant - as presented by Ashwani Kumar (Rod Lahey Architects), Rob Verch (Rod Lahey Architects), Brian Casagrande (Fotenn), and Nathan Petryshyn (Fotenn) (oral submission; slides held on file; Michel Guilbeault (2 Robinson Property Partnership) and Kieran Waugh (2 Robinson Property Partnership) were present to answer questions)

Summary of Written Submissions

Written submissions are held on file with the City Clerk and available from the Committee Coordinator upon request:

Susan Khazaeli, President, Action Sandy Hill (written submission, received 29 July 2021)

- It's easier for those who have taken the time to comment on proposals to receive a summary of the changes (i.e., a disposition table) made in revised versions. This cuts down in time for volunteers, who would otherwise be forced to devote attention to note each of the changes from the previous. Perhaps, a summary of changes could become a City of Ottawa best practice and a requirement of developers when they re-submit their plans.
- Other community groups will comment on the affordable housing and community space requests. ASH supports those comments.
 - ❖ strongly encourages the City to apply its inclusionary zoning policy to this development found in a TOD zone.
 - ❖ City Council has excellent grounds to defend the public interest and stipulate affordable housing for this additional space to meet the desperate need.
- The applicant is asking for a total of 54 additional storeys beyond what is permitted in the Official Plan, therefore reaching double the density required.
- The park's revised placement is good - it makes a better connection to the greenspace directly across Chapel St. and links better to the path and greenspace to the north.
- The amphitheatre is an interesting idea, but it does not outweigh the community survey concerns about public and greenspaces. Please note that the two community gardens on the edges of Strathcona Heights are heavily subscribed, and a waiting list has existed for a number of years. The applicant may wish to reconsider the use of the amphitheatre space, changing it to park, to allow community gardens in the current park space.
- The main site (not counting the trees along the northern path, which we are presuming will be conserved) currently benefits from over 20 mature trees. What efforts are being made to conserve as many of these as possible during construction, and are the numbers of new trees replacing those that will be lost at least double the number?

- use drop-off zones and lay-bys, instead of above-ground parking spaces, to decrease the chance of accidents happening between cars, pedestrians and cyclists.
- Requests fewer underground parking spaces, particularly in light of the proximity to Lees Station LRT. This will lower construction costs and allow the developer to pay for building affordable housing units.
- disappointed with the lack of pedestrian and cycling infrastructure that will allow for the safe passage of residents from the site south along Lees to reach the bike lane, and north along Lees to reach the LRT MUP
 - ❖ The Chapel St. pedestrian crossing placement shown on the current site plan makes no sense – it needs to connect over Chapel where the property's north path comes out.
 - ❖ The existing footpath connecting Robinson Village to Lees can be expected to see significantly more traffic when the ~350 units under construction in the Village and the 2 Robinson site are completed. The path is currently not in good repair or up to current standards for a shared pedestrian/bike path and should be upgraded in tandem with the 2 Robinson development.
- seeking assurances that the development charges being paid by the applicant will be spent on these identified needs, as well as the public services that will also be required
 - ❖ requests a pedestrian and cyclist crossing of Lees to access the O-Train MUP
 - ❖ requests that the City and the applicant come up with a plan to create safe pedestrian and cycling space between the site and the sidewalks and bike lanes leading to and on the Lees Ave overpass, as well as new sidewalks and a bike lane for Lees in the other direction.
 - ❖ provide more public services to this area of Ottawa

Effect of Submissions on Planning Committee Decision: Debate: The Committee spent 45 minutes in consideration of the item.

Vote: The committee considered all submissions in making its decision and carried the report recommendations as presented.

Ottawa City Council

Number of additional written submissions received by Council between September 23

(Planning Committee consideration date) and October 13, 2021 (Council consideration date): 0

Effect of Submissions on Council Decision:

Council considered all submissions in making its decision and carried the Planning Committee recommendations, as amended by the following Motion:

MOTION NO 61/5

THEREFORE BE IT RESOLVED that Planning staff be directed that through the completion of the development application process in respect of 2 Robinson and 320 Lees Avenue that provisions in a development agreement be sought that would secure the commitments made by the applicant to the City with respect to the provision of affordable housing units.

And THEREFORE BE IT FURTHER RESOLVED that where affordable housing is provided through the development application process, staff shall seek to include family-oriented units within the development agreement.