



To: Andrew McCreight, Planner (Andrew.McCreight@ottawa.ca)

CC: Melody Duffenais, Coordinator of Planning Committee (melody.duffenais@ottawa.ca)
CC: Mathieu Fleury, Councillor (mathieu.fleury@ottawa.ca)

Subject: Application # D01-01-20-0028, Application # D02-02-20-0140 (2 Robinson / 320 Lees)

29-Jul-2021

Dear Andrew,

Please find below Action Sandy Hill (ASH)'s comments on the revised plans for this development. Do kindly note that it is 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.

ASH is commenting on the greenspace, transportation, and connectivity elements of the proposal. Other community groups will comment on the affordable housing and community space requests. ASH supports those comments. In particular, ASH strongly encourages the City to apply its inclusionary zoning policy to this development found in a TOD zone. 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. City Council has excellent grounds to defend the public interest and stipulate affordable housing for this additional space to meet the desperate need. With respect to the community space, our groups worked together to conduct a community survey, and we ask that you take its results into greater consideration.

Greenspace and Public Space

1. 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.
2. The amphitheatre is an interesting idea; however, it did not outweigh the community survey concerns about public and greenspaces. Did the applicant consult user groups to come up with this idea? If not, 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.
3. 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?

Parking

1. ASH had asked for drop-off zones and lay-bys, instead of above-ground parking spaces, to decrease the chance of accidents happening between cars moving through the development, and pedestrians and cyclists. This has not been done, so we are re-requesting this change.
2. ASH continues to advocate for 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.

Pedestrian and Cycling Connectivity: the City's role

1. Despite an on-site visit with all parties, ASH remains 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 (and the new MUP to be built parallel to Greenfield and Lees as part of the Greenfield Avenue, Main Street, Hawthorne Avenue et al. reconstruction project). ASH hopes to see the active transportation (AT) connections proposed through the site integrated with adjacent AT links. Two specific opportunities for better integration are:
 - A connection to the planned MUP down to the riverside path across the north of Robinson Field¹ (the most recent site plan does not show this connection). 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 (RV) to Lees can be expected to see significantly more traffic when the ~350 units under construction in RV 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.

ASH is 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 (see below).

2. ASH's principal ask was for a pedestrian and cyclist crossing of Lees to access the O-Train MUP. There is no mention of this in the Transportation Impact Statement. This is unacceptable considering the number of new residents the development is proposing to build, and the nearly 1,500 bike parking spaces to be provided. ASH 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. This distance is less than 1 km, surely the City and applicant do not expect cyclists to bike in the traffic along Lees Avenue in this short space to reach the MUP?

¹ Shown as planned MUP in Lees TOD Plan, January 29, 2014



Public Services

The community is looking for assurances that the development charges will provide more public services to this area of Ottawa – as per the results of the community survey. How will the City show that with the influx of new residents, the services offered by the Sandy Hill Community Centre, Arena, the Rideau Library, Strathcona and other parks will be expanded?

Best regards,

A handwritten signature in black ink that appears to read "Susan Khzaeli".

Susan Khzaeli, PhD
Action Sandy Hill, President