

**1. Zoning By-law Amendment – 360 Kennedy Lane East
Modification au Règlement de zonage – 360 ruelle Kennedy Est**

Committee recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 360 Kennedy Lane East, from I1B to R4Z[XXXX]SYYY in order to permit a planned unit development consisting of a total of 81 dwelling units (mix of townhouses and stacked townhouses), and the retention of the existing church as detailed in Document 5 and 6.

Recommandation du Comité

Que le Conseil approuve une modification du Règlement de zonage (no 2008-250), afin de changer la désignation de zonage de la propriété située au 360, ruelle Kennedy Est de I1B à R4Z[XXXX]SYYY) en vue de permettre l'aménagement d'un complexe immobilier comprenant un total de 81 habitations (un mélange de maisons en rangée et de logements superposés en rangée) et de conserver l'église existante, comme l'expliquent en détail les documents 5 et 6.

Documentation/Documentation

- 1. Report from the Director, Planning Services, Planning, Real Estate and Economic Development Department, dated January 25, 2023 (ACS2023-PRE-PS-0048)**

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 25 janvier 2023 (ACS2023-PRE-PS-0048)

- 2. Extract of draft Minutes, Planning and Housing Committee, March 20, 2023**

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 20 mars 2023

Zoning By-law Amendment – 360 Kennedy Lane East

File No. ACS2023-PRE-PS-0048- Orléans East-Cumberland (1)

Referred from the Planning and Housing Committee meeting of February 27, 2023.

The Applicant/Owner as represented by Carly Forrester, Kindred Works, Kinan Hewitt, KPMB and Andrew Hannaford, MHBC were present and responded to questions from Committee.

The following staff were present and responded to questions:

Planner, Planning Services, Planning, Real Estate and Economic Development Department (PRED):

- Lucy Ramirez, Planner
- Geraldine Wildman, Manager, Development Review - East
- Derrick Moodie, Director, Planning Services

Innovative Client Services:

- Tim Marc, Senior Legal Counsel, Planning, Development & Real Estate

The following speaker addressed the Committee to speak to the Application:

1. Jim Rycroft* outlined reasons the committee should not approve the application in it's current form, touching on risk management implications, community engagement and traffic and parking concerns.
2. Gisèle Doyle* spoke in support of the application, particularly having the opportunity for individuals with development and

neurological disabilities the options to live in an inclusive and affordable home is important.

3. Richard Rice* spoke to the different lifestyles of urban vs suburban residents, noting the latter are not in favour of intensification and reject the idealistic concept of the 15 minute “urban village”. Housing is needed, however the City is urged to build with the community, not against it.
4. Miranda Gray spoke in support of the application, noting it is not impossible to live in the suburbs without a vehicle, and noted most issues with cars in the neighbourhood are from recreational facilities as opposed to homes and urged the Committee to support the staff recommendation without further delays.
5. Brandon Bay noted this development is a Church trying to do right by its community during a housing crisis. It is good suburban intensification; it maintains parking for rental units while moves towards safer streets with fewer cars and urged committee to approve the application.
6. Joseph Ostrovsky spoke in favour of the application, noting it will provide 81 families the opportunity to live in Ottawa, including 25 families who are struggling who live anywhere. This development will help make Ottawa into the intensified, walkable, transit-oriented city that residents here passionately believe in.

[Individuals / groups, as marked above, either provided comments (*) in writing or by e-mail; all submissions and presentations (+) are held on file with the Office of the City Clerk.]

The following written submission was received by, and is filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated March 10, 2023 from James and Sandra Menard
- Email dated March 11, 2023 from Brian and Connie Dooks
- Email dated March 13, 2023 from Randa El-Kadi
- Email dated March 13, 2023 from Victoria Swinburne-Kennelly

- Email dated March 13, 2023 from France Bidal
- Email dated March 14, 2023 from Shayne Salovaara
- Email dated March 16, 2023 from Jim Webber
- Email dated March 17, 2023 from Farangis Faezi
- Email dated March 18, 2023 from Fraser Maher
- Email dated March 19, 2023 from Linda Hoad
- Email dated March 20, 2023 from Debbie Barbesin

Following discussion and questions to staff, the Committee CARRIED the report recommendations as presented.

Report Recommendations

- 1. That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 360 Kennedy Lane East, from I1B to R4Z[XXXX]SYYY in order to permit a planned unit development consisting of a total of 81 dwelling units (mix of townhouses and stacked townhouses), and the retention of the existing church as detailed in Document 5 and 6.**
- 2. That Planning and Housing 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 April 12, 2023”, subject to submissions received between the publication of this report and the time of Council’s decision.**

Motion No. PHC 2023-5/03

Moved by A. Troster

WHEREAS the wait list for affordable housing in Ottawa contains 12,000 households; and

WHEREAS Ottawa declared a housing and homelessness emergency in 2020; and

WHEREAS the proposed development at 360 Kennedy Lane East will provide much-needed moderately priced rental housing to 81 households in Ottawa; and

WHEREAS Subsection 35 (5) of the Procedure By-law provides that reports from the Planning and Housing Committee that contain recommendations with respect to Zoning By-law amendments may be considered by Council without suspension of the Rules provided that the staff report to the Standing Committee was distributed to all Members of Council at least five calendar days in advance of the meeting of Council

THEREFORE BE IT RESOLVED that the Zoning By-law Amendment – 360 Kennedy Lane East (ACS2023-PRE-PS-0048) rise for Council consideration at the City Council meeting of March 22, 2023.

Carried