

**2. Zoning By-law Amendment – 35 MacKay Street and 71 Thomas Street**  
**Modification du Règlement de zonage – 35, rue MacKay et 71, rue Thomas**

**Committee recommendation(s)**

That Council approve an amendment to Zoning By-law 2008-250 for 35 MacKay Street and 71 Thomas Street, as shown in Document 1, from “Residential Fourth Density, Subzone ‘UD’, Urban Exception 900 (R4UD[900])” to “Residential Fourth Density, Subzone ‘UD’, Urban Exception XXX1 (R4UD[XXX1])” and “Residential Fourth Density, Subzone ‘UD’, Urban Exception XXX2 (R4UD[XXX2])” in order to facilitate the creation of a new lot for the construction of a new single detached dwelling, as detailed in Document 2.

**Recommandation(s) du comité**

Que le Conseil approuve une modification du Règlement de zonage (no 2008-250) qui touche la propriété située au 35, rue MacKay et au 71, rue Thomas, comme le montre le document 1, en vue de changer le zonage de « zone résidentielle de densité 4, sous-zone UD, exception urbaine 900 » (R4UD[900]) à « zone résidentielle de densité 4, sous-zone UD, exception urbaine XXX1 » (R4UD[XXX1]) et à « zone résidentielle de densité 4, sous-zone UD, exception urbaine XXX2 » (R4UD[XXX2]) dans le but de faciliter la création d’un nouveau lot et de permettre la construction d’une nouvelle maison unifamiliale, comme l’explique en détail le document 2.

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, February 19, 2025

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 19 février 2025

2. Director's Report, Planning Services, Planning, Development and Building Services, dated February 10, 2025 (ACS2025-PDB-PSX-0023)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 10 février 2025 (ACS2025-PDB-PSX-0023)

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Zoning By-law Amendment – 35 MacKay Street and 71 Thomas Street

File No. ACS2025-PDB-PSX-0023 – Rideau-Rockcliffe (13)

The Committee considered this item concurrently with *Application for new construction at 35 MacKay Street (ACS2025-PDB-RHU-0003)*, a property designated under Part V of the *Ontario Heritage Act*, located in the New Edinburgh Heritage Conservation.

The Applicant/Owner as represented by Tim Beed, Fotenn was present in support, and available to answer questions. The Applicant advised that they did not need to address the Committee if the item carried.

The Committee Carried the report recommendations as presented.

**Report Recommendation(s)**

1. **That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 35 MacKay Street and 71 Thomas Street, as shown in Document 1, from “Residential Fourth Density, Subzone ‘UD’, Urban Exception 900 (R4UD[900])” to “Residential Fourth Density, Subzone ‘UD’, Urban Exception XXX1 (R4UD[XXX1])” and “Residential Fourth Density, Subzone ‘UD’, Urban Exception XXX2 (R4UD[XXX2])” in order to facilitate the creation of a new lot for the construction of a new single detached dwelling, as detailed in Document 2.**
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 February 26, 2025 subject to submissions**

**Planning and Housing  
Committee  
Report 42  
February 19, 2025**

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**Comité de de la planification et  
du logement  
Rapport 42  
Le 19 février 2025**

**received between the publication of this report and the time of  
Council's decision.**

**Carried**