

# PLANNING JUSTIFICATION REPORT

## Addendum

360 Kennedy Lane East  
Orleans, City of Ottawa

Zoning By-law Amendment

**Date:**

October 2022

**Prepared for:**

Kindred Works

**Prepared by:**

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**Our File:** 20365C



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# 1.0 Introduction

This Planning Justification Report (“PJR”) Addendum has been prepared to update the original PJR dated December 2021 which was included with the original application submission. The addendum is being included with the first resubmission in response to the first round of staff comments and provides the following information:

- A description of the revised proposal; and,
- A revised Zoning Compliance Table and description of requested Zoning By-law Amendments.

MacNaughton Hermsen Britton Clarkson Planning Limited (‘MHBC’) has been retained by Kindred Works (the ‘Applicant’) to seek approvals to redevelop the property commonly known as Queenswood United Church. The property is located on the east side of Kennedy Lane East, south of Promenade Prestone Drive, and municipally addressed as 360 Kennedy Lane East, Orleans, in the City of Ottawa (the ‘Subject Lands’), as shown in **Figure 1**.

Since May 2021, the Applicant and project team have been working diligently with City staff and community stakeholders to develop a redevelopment proposal for the Queenswood United Church Site. A Pre-Application Consultation Meeting was held with City staff on May 19, 2021. In December 2021, a formal Zoning By-law Amendment and Site Plan Approval application was submitted to the City of Ottawa. Following the receipt and review of first submission comments, meetings between the Applicant and City staff have occurred, and a community meeting was held on April 11, 2022. **A comment/response table outlining how these comments have been addressed is included in the resubmission package.**

In response to the first submission comments received regarding the proposal, this addendum has been prepared to provide a description of the proposed changes and address the limited outstanding items for clarification.

# 2.0 Revised Development Proposal

The Applicant is seeking approval for a Zoning By-law Amendment and Site Plan Control application to enable the development of six apartment blocks and two townhouse blocks on the Subject Lands, along with the retention of the existing place of worship. The proposed development will provide for a mix of affordable and market rate rental housing on underutilized portions of the Subject Lands, in the form of two and three storey townhouses and three-storey walkup apartments. The existing place of worship will remain on the Subject Lands, and continue to function as a place of worship and community amenity. The proposed revised site plan is included within the resubmission package.

A summary of key changes made to the proposed development in response to staff and community feedback is as follows:

- Sidewalk along Kennedy Lane East now shown as continuous through the site access;
- Formal pedestrian connection from the Subject Lands to Queenswood Park removed per staff comments, with accessible connection to adjacent park provided by Kennedy Lane East;
- Additional vegetation added between the proposed units and Kennedy Lane East to further screen the parking lot.
- Transition from Block 5 towards Mountainview Drive reconfigured to provide for two storey townhouses along the rear yard rather than 3 storeys as previously proposed.

As illustrated in Figure 2, the proposed redevelopment concept provides for a mix of both apartment and townhouse blocks, each consisting of either three-storey walkup apartments, three storey townhouses, two storey townhouses, or a combination of typologies. A total of 12 two-storey townhouse units, 9 three-storey townhouse units, and 60 walk-up apartment units are proposed. Of the 81 units proposed, 100% are to be rental units, with 30% targeted to be affordable rental units at 80% of Median Market Rent (MMR) per CMHC National Housing Co-Investment Fund criteria.

The intent of the proposed site layout is to maximize the provision of affordable housing, while preserving the existing church structure and ensuring that the proposed residential units appropriately address the adjacent parkland. To ensure an appropriate transition is provided to the adjacent parkland, a naturalized area is proposed along the property line to prevent pedestrian movement and delineate the park boundary. Per discussions with City staff, a wire fence will be provided adjacent the park in accordance with City requirements, with a break proposed mid-frontage to permit informal connection between the Park and proposed development.

Consideration for environmental and community sustainability was an integral part in the design of the proposed development. Beyond affordability, the proposed development will incorporate family friendly amenities, timber construction, high-quality materials, and passive ventilation. Passive House Certification

and Zero On-Site Carbon are also being pursued, with geothermal to be explored throughout the development process.

A total of 85 surface parking spaces are proposed on the Subject Lands, with 76 spaces dedicated to residential parking (0.75 per unit, 0.19 visitor) and 9 spaces dedicated to place of worship parking. Surface parking is located to the north by the existing church, in the middle of the Subject Lands as well as to the east by Queenswood Ridge Park.

**Table 1: Summary of Proposed Redevelopment Statistics**

CHARACTERISTIC		DESCRIPTION
Total Site Area		1.22ha
Proposed Total Gross Floor Area		7,022.43 sq. m.
Proposed Residential Units		81
Two-storey townhouses	Block 1	2
	Block 5	4
	Block 8	6
	Total	12
Three-storey townhouses	Block 2	4
	Block 3	5
	Total	9
Three-storey walkups apartments	Block 1	6
	Block 2	9
	Block 3	6
	Block 4	12
	Block 6	15
	Block 7	12
	Total	60
Proposed Density		66.4 units / hectare
Residential Parking Spaces		76 spaces
Place of Worship Parking Spaces		9 spaces
Bicycle Parking Spaces		74 spaces

# 3.0 Proposed Zoning By-law Amendment

The Subject Lands are currently governed by City of Ottawa Zoning By-law 2008-250, and are zoned Minor Institutional (I1B) Subzone B. The I1B zone restricts residential uses permitted on the Subject Lands to low density residential uses (e.g. single detached, semi-detached, duplex dwellings). The in-effect zoning that applies to the Subject Lands does not reflect the land use designations identified in the City of Ottawa Official Plan, which promotes intensification of neighbourhoods and the development of a mixture of housing forms and densities to create a complete and compact community. As a result, a Zoning By-law Amendment is required in order to rezone the Subject Lands to a zone that is more reflective of the applicable land use designations of the Official Plan and to facilitate an appropriate redevelopment.

The proposed Zoning By-law Amendment ('ZBA') seeks to amend the mapping and text of the City of Ottawa Zoning By-law 2008-250 to facilitate the development of the Subject Lands as proposed. In order to implement the proposed development, a site specific Residential Fourth Density (R4Z-xx) Zone is being sought for the Subject Lands.

The site-specific exception is also proposed to permit the existing place of worship in addition to the uses already proposed under the base R4Z Zone.

The following table summarizes the compliance of the proposed development with the proposed base R4 zone. Areas of non-compliance are identified in the fourth column.

**Table 2: Zoning Compliance**

<b>Provision</b>	<b>Required</b>	<b>Provided</b>	<b>Compliance</b>
<b>Permitted Uses</b> Section 161(1)	Apartment Dwelling, Low Rise Townhouse Dwelling	Apartment Dwelling, Low Rise Townhouse Dwelling	Yes
<b>Prohibited Uses</b> Section 161	None	n/a	Yes
<b>Min. Lot Width</b> Sections 161 and 162	18.0 m	40.0 m.	Yes
<b>Min. Lot Area</b> Sections 161 and 162	1,400 sq.m.	12,208 sq.m.	Yes
<b>Max Building Height</b> Sections 161 and 162	14.5 m (Apartment) 11.0 m (Townhouse)	11.35 m Apartment 7.23 m Two-Storey Townhouse 9.57m Three-Storey Townhouse	Yes
<b>Min. Front Yard Setback</b> Sections 161 and 162	3.0 m	3.0 m	Yes
<b>Min. Rear Yard Setback</b> Sections 161 and 162	6.0 m (Apartment) 6.0 m (Townhouse)	6.0 m	Yes
<b>Min. Interior Side Yard Setback</b>	6.0 m first 18m (Apartment) 7.5 m after 18m (Apartment)	6.0 m	No

Sections 161 and 162	1.2 m first 18m (Townhouse) 7.5m after 18m (Townhouse)		
<b>Min. Width of Private Way</b> Section 131	6.0 m	6.0 m	Yes
<b>Min. Setback for any wall of a residential use building to a Private Way</b> Section 131	1.8 m	1.8 m	Yes
<b>Min. Setback for any garage entrance from a Private Way</b> Section 131	1.2m (buildings 14.5m or less in height) 3.0m (all other cases)	1.8 m	Yes
<b>Min. Vehicle Parking</b> Section 101	1 per unit (Townhouse) 1.2 per unit (Apartment) 10 per 100 sq.m. assembly area (Place of Worship)	Townhouse: 0.75 per unit Apartment: 0.75 per unit Place of Worship: 10 per 100 sq.m. assembly area	No
<b>Min. Visitor Parking</b> Section 102	0.2 per unit (Townhouse) 0.2 per unit (Apartment)	0.19 per unit	No
<b>Min. Bicycle Parking</b> Section 111	0.5 per unit (Residential) 1 per 1500 sq.m. GFA (Non-Residential)	74	Yes
<b>Min. Parking Space Dimensions</b> Section 106	5.2 metres x 2.6 metres	5.6 m x 2.6 m	Yes

Based on the above Table 4, the proposed development meets the majority of the performance standards applicable to the Subject Lands through the proposed R4Z zone. The following site-specific provisions are required as part of the proposed Zoning By-law Amendment application:

- To permit an interior side yard setback of 6.0 metres;
- To permit a minimum parking space rate of:
  - 0.75 spaces per unit for townhouse;
  - 0.75 spaces per unit for apartment dwelling;
- To permit a minimum visitor parking space rate of 0.19 per unit.

It is therefore proposed that a new zoning exception be established and applied to the Subject Lands, being R4Z-xx, to permit the above noted site-specific amendments.

# 4.0 Summary & Conclusions

As outlined above, together with the revised supporting technical reports, the proposed development and associated Zoning By-law Amendments represent an appropriate redevelopment of the Subject Lands, in keeping with the Provincial and municipal policies and regulations. This development marks a significant contribution to the City's goals of providing affordable housing and high-quality intensification within the City of Ottawa.

Based on a review of the existing physical context and surrounding area, a technical assessment of the proposed development concept, and an analysis of the proposal within the Provincial and municipal policy and regulatory frameworks, this report concludes the following:

1. The proposed Zoning By-law Amendment represents an appropriate development of the Subject Lands given the existing use of the site and the surrounding context;
2. The proposed development provides for appropriately designed and compatible development for the Queenswood Heights neighbourhood that will contribute to the provision of new market and affordable rental residential units, protection of the adjacent natural environment, and the achievement of a complete community;
3. The proposed Zoning By-law Amendment is consistent with and confirms to the relevant Provincial policies and legislation including the *Planning Act* and Provincial Policy Statement.
4. The proposed development, and associated Zoning By-law Amendment conforms to the policy directions of the City of Ottawa Official Plan;
5. The proposed development can be adequately serviced and does not create any adverse impacts to the existing site and surrounding area; and,
6. The proposal as revised is appropriate, represents good planning, and is in the public interest.

It is concluded that the proposed Zoning By-law Amendment represents good planning and implements City and Provincial policies.

Respectfully submitted,

**MHBC**

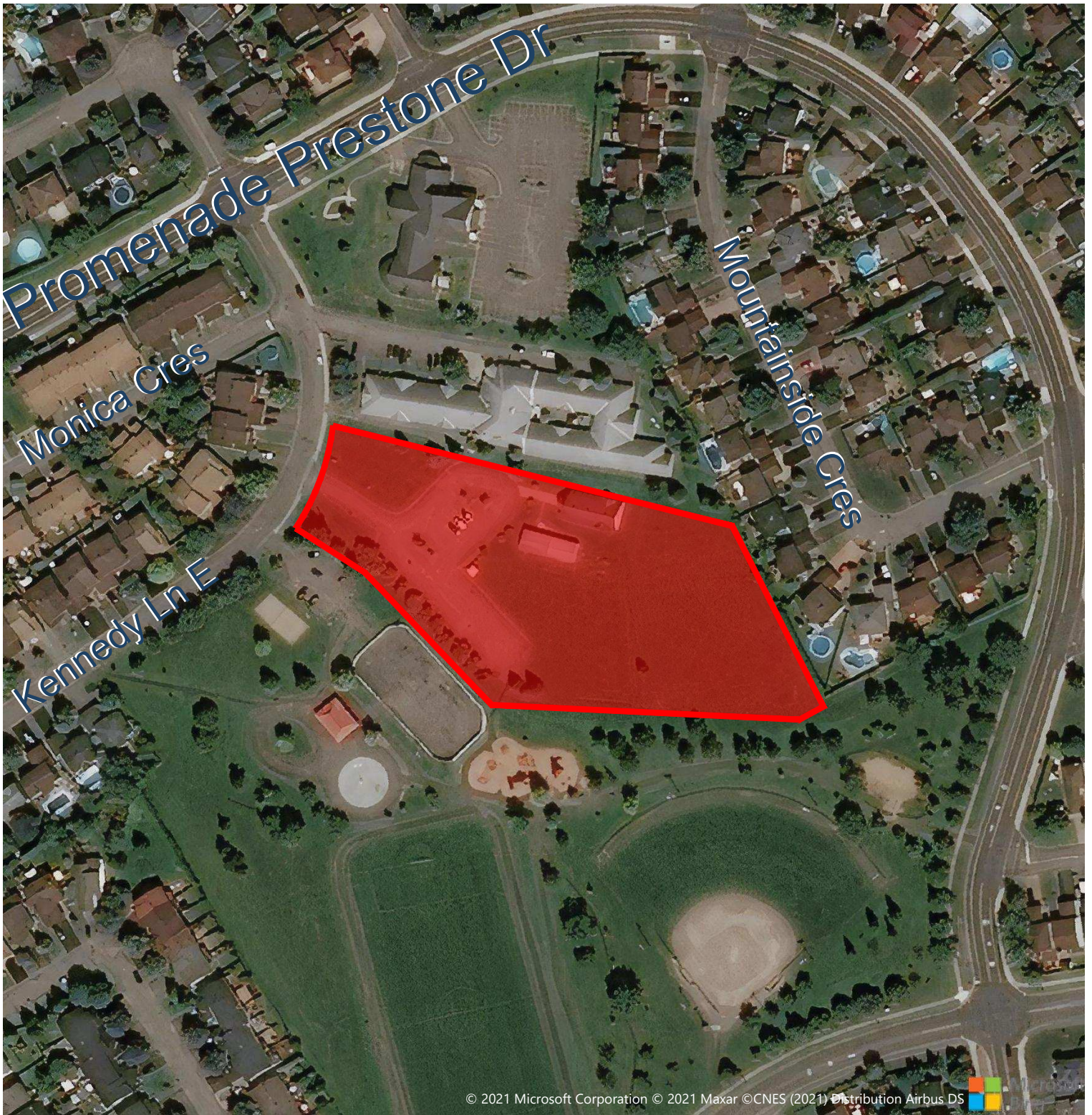


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




Data Source: First Base Solutions

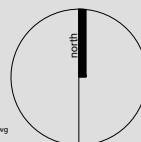
Figure 1  
**LOCATION MAP**

**LEGEND**

 Subject Lands

**DATE:** July 26, 2021

**SCALE:** 1:2000



**360 Kennedy Ln E,  
 Orléans, Ontario**

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