

By-Law Number 2026-XX

A By-Law to Amend By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (Change to Exception Number ‘E83’ and Exception Number ‘E84’ (525 Princess Street and 555 Princess Street))

Passed: [Meeting Date]

Whereas the Council of The Corporation of the City of Kingston enacted By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (the “Kingston Zoning By-Law”);

Whereas the Council of The Corporation of the City of Kingston deems it advisable to amend the Kingston Zoning By-Law;

Therefore be it resolved that the Council of The Corporation of the City of Kingston hereby enacts as follows:

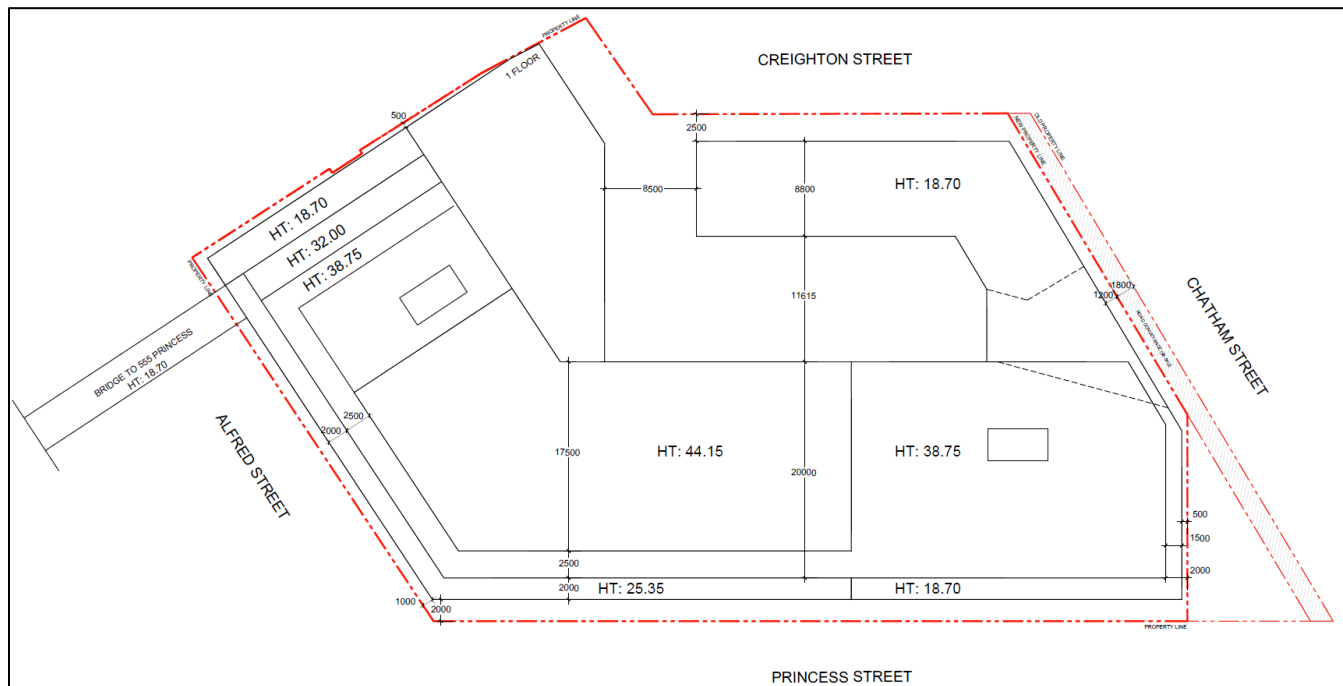
1. By-Law Number 2022-62 of The Corporation of the City of Kingston, entitled “Kingston Zoning By-Law Number 2022-62”, is amended as follows:
 - 1.1. By amending Exception Number E83 in Section 21 – Exceptions, by deleting it in its entirety and replacing it as follows:

“E83. Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

 - (a) The zone provisions described in Clause 10.2.2. of this By-law do not apply;
 - (b) The maximum **building heights** are specified on Figure E83. The maximum **building heights** may be increased by the greater of:
 - (i) 0.5 metres; and
 - (ii) the percentage of the maximum **building height** prescribed by the *Planning Act*;
 - (c) The **building setbacks** are specified on Figure E83. The **building setbacks** may be varied by the greater of:
 - (i) 5%; and

- (ii) the percentage of the **setback** distance prescribed by the *Planning Act*;
- (d) The minimum **streetwall height** for all **buildings** is 18.7 metres;
- (e) The minimum floor to floor **height** of the **first storey** is 4.5 metres. Residential **dwelling units** with ground floor access directly from Chatham Street and/or Creighton Street are not subject to this requirement;
- (f) The minimum **setback** for a pedestrian bridge to a **lot line** along Alfred Street is 0.0 metres, and the minimum unobstructed clearance below the pedestrian bridge is 11.0 metres;
- (g) The minimum **parking space** requirement for all parking types, excluding **accessible spaces**, is 0.2 **parking spaces** per **dwelling unit**;
- (h) A minimum of 6 **accessible spaces** is required;
- (i) A minimum of 1 **loading space** is required;
- (j) The dimension requirements for **amenity areas** described in Clause 4.3.3. of this By-law do not apply;
- (k) Vents, flues and exhausts are permitted to project into any required **setback** a maximum distance of 0.5 metres, provided such feature is **setback** a minimum of 0.5 metres to any **lot line**;
- (l) **Canopies** are permitted to project into any required **setback** a maximum distance of 2.0 metres;
- (m) **Horizontal bike spaces** must have dimensions of 0.45 metre wide by 1.8 metres horizontal length, with a minimum vertical clearance of 1.9 metres;
- (n) **Vertical bike spaces** must have dimensions of 0.45 metre wide by 1.8 metres vertical length, with a minimum horizontal clearance from the wall of 1.2 metres;
- (o) **Stacked bike spaces** must have minimum dimensions of 0.45 metre wide by 1.8 metres horizontal length, with a minimum vertical clearance of 1.2 metres; and

(p) Figure E83



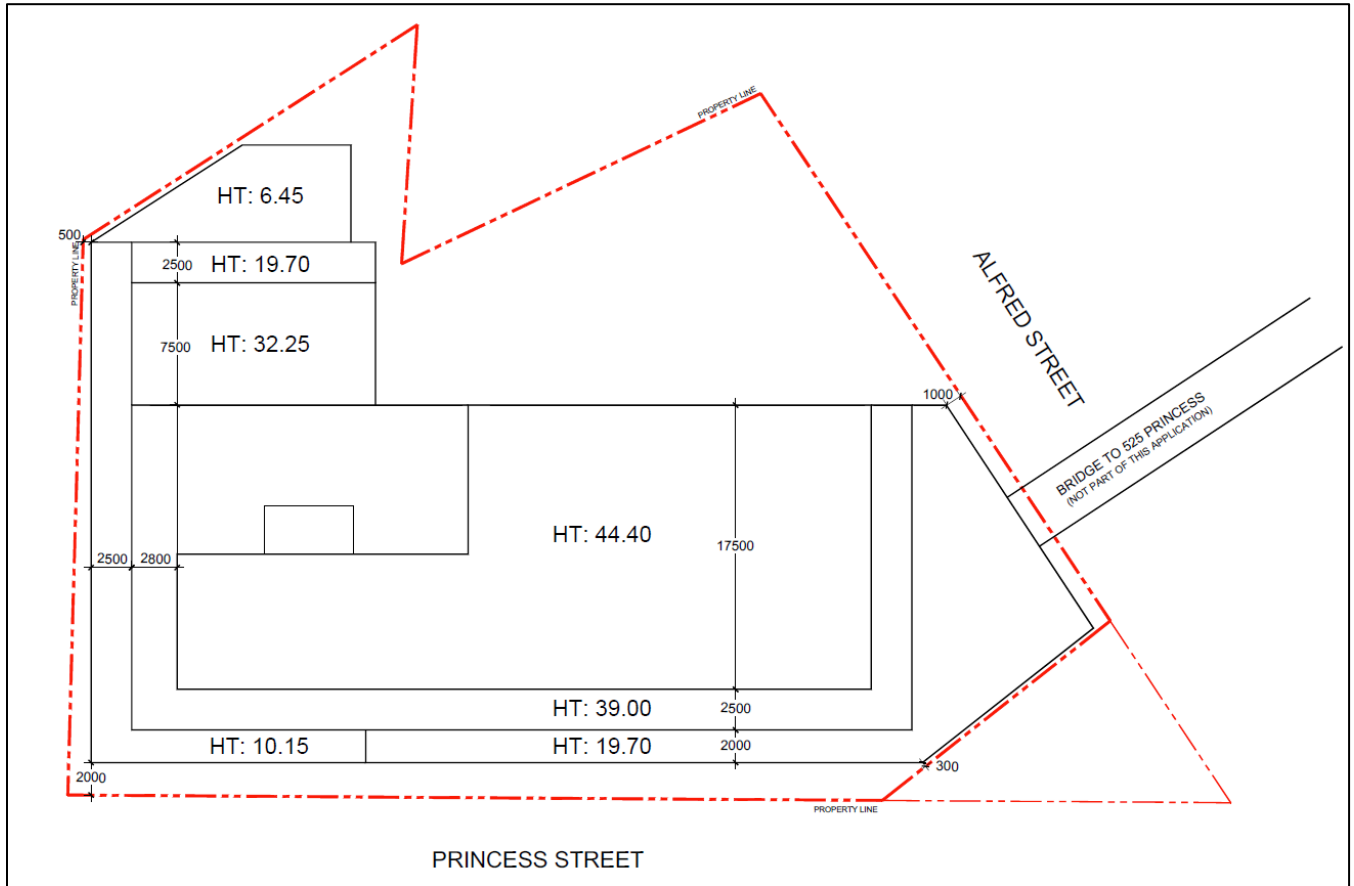
1.2. By amending Exception Number E84 in Section 21 – Exceptions, by deleting it in its entirety and replacing it as follows:

“**E84.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) The zone provisions described in Clause 10.2.2. of this By-law do not apply;
- (b) The maximum **building heights** are specified on Figure E84. The maximum **building heights** may be increased by the greater of:
 - (i) 0.5 metres; and
 - (ii) the percentage of the maximum **building height** prescribed by the **Planning Act**;
- (c) The **building setbacks** are specified on Figure E84. The **building setbacks** may be varied by the greater of:
 - (i) 5%; and

- (ii) the percentage of the **setback** distance prescribed by the *Planning Act*;
- (d) The minimum **streetwall height** for all **buildings** is 10.1 metres;
- (e) The minimum floor to floor **height** of the **first storey** is 4.2 metres;
- (f) The minimum **setback** for a pedestrian bridge to a **lot line** along Alfred Street is 0.0 metres, and the minimum unobstructed clearance below the pedestrian bridge is 11.0 metres;
- (g) The minimum **parking space** requirement for all parking types, excluding **accessible spaces**, is 0.2 **parking spaces** per **dwelling unit**;
- (h) A minimum of 2 **accessible spaces** is required;
- (i) A minimum of 1 **loading space** is required;
- (j) The dimension requirements for **amenity areas** described in Clause 4.3.3. of this by-law do not apply;
- (k) Vents, flues and exhausts are permitted to project into any required **setback** a maximum distance of 0.5 metres, provided such feature is **setback** a minimum of 0.5 metres to any **lot line**;
- (l) **Canopies** are permitted to project into any required **setback** a maximum distance of 2.0 metres;
- (m) **Horizontal bike spaces** must have dimensions of 0.45 metre wide by 1.8 metres horizontal length, with a minimum vertical clearance of 1.9 metres;
- (n) **Vertical bike spaces** must have dimensions of 0.45 metre wide by 1.8 metres vertical length, with a minimum horizontal clearance from the wall of 1.2 metres;
- (o) **Stacked bike spaces** must have minimum dimensions of 0.45 metre wide by 1.8 metre horizontal length, with a minimum vertical clearance of 1.2 metre;
- (p) A maximum of 18% of **parking spaces** provided on a **lot**, excluding **accessible spaces**, **visitor spaces** and **car-share spaces**, are permitted to be **parking spaces** for small cars; and

(q) Figure E84



2. This By-Law shall come into force in accordance with the provisions of the *Planning Act*.

Given all Three Readings and Passed: [Meeting Date]

Janet Jaynes
City Clerk

Bryan Paterson
Mayor