

By-Law Number 2024-XX

**A By-Law to Amend By-Law Number 2022-62, “The Kingston Zoning By-law”
(Transfer of Lands into Kingston Zoning By-law, Introduction of Exception
Numbers E139, and Removal of Holding Overlay H180 (2312 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”); and

Whereas the subject lands are identified as “Not Subject to this By-law” on Schedule 1 of the Kingston Zoning By-law; and

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:

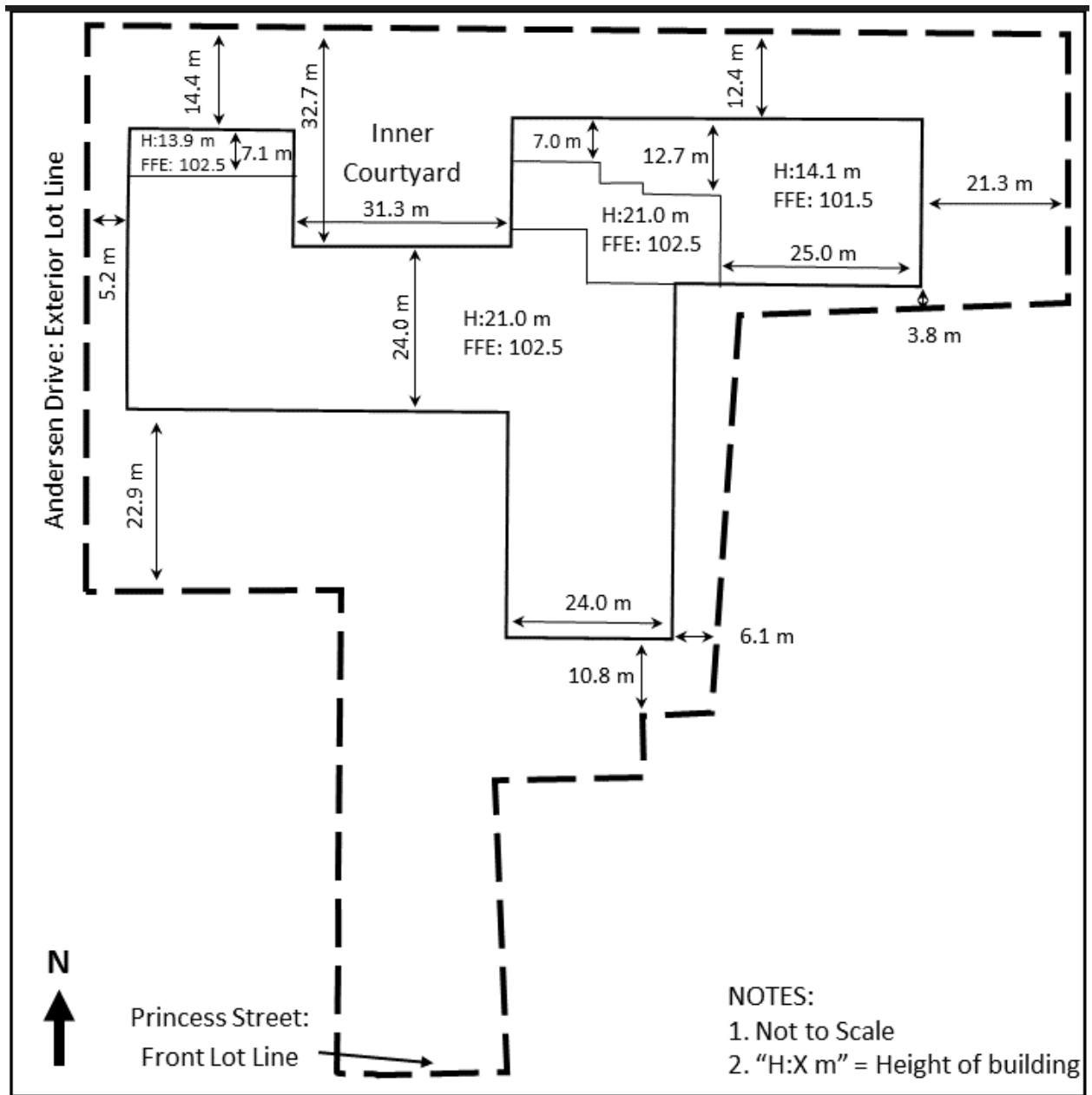
1. By-Law Number 2022-62 of The Corporation of the City of Kingston, entitled “Kingston Zoning By-law Number 2022-62”, is amended as follows:
 - 1.1. Schedule 1 – Zoning Map is amended by removing reference to “Not Subject to this By-law”, and by adding the zone symbol ‘URM2’, as shown on Schedule “A” attached to and forming part of this By-Law.
 - 1.2. Schedule E – Exception Overlay is amended by adding Exception Number E139, as shown on Schedule “B” attached to and forming part of this By-law.
 - 1.3. Schedule F – Holding Overlay is amended by removing Holding Overlay ‘H180’, as shown on Schedule “C” attached to and forming part of this By-law;
 - 1.4. By adding the following Exception Number E139 in Section 21 – Exceptions, as follows:

“**E139.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) The maximum number of **dwelling units** in an **apartment building** is 302;
- (b) The **front lot line** is the **lot line** dividing the **lot** from Princess Street;
- (c) The **exterior lot line** is the **lot line** dividing the **lot** from Andersen Drive;
- (d) The maximum **building heights** are specified on Figure E139, with a maximum 0.5 metre variance on noted dimensions permitted;
- (e) The **building setbacks** are shown on Figure E139, with a maximum 5% variance on noted dimensions permitted;
- (f) The maximum percentage of a **main wall** occupied by **balconies** facing an inner courtyard is 84%, facing a **rear lot line** is 57%, and all other **main walls** is 78%;
- (g) Above the second **storey** a Juliet balcony is the only permitted form of **balcony** on a **main wall** facing a **rear lot line**;
- (h) The maximum distance that building components less than 3 metres in width may project from a **main wall** is 1 metre;
- (i) A minimum 2-metre-wide **planting strip** must be provided along the **rear lot line**;
- (j) Communal outdoor **amenity area** above the fourth **storey** must be set back a minimum of 1.2 metres from the north **main wall**;
- (k) The only defined area for providing access that is permitted within 12 metres of the **rear lot line** is a fire route and such area may not be used as a **driveway** or **drive aisle**;
- (l) The minimum **drive aisle** width is 6.0 metres;
- (m) The minimum number of **car-share spaces** is 2;
- (n) The minimum number of **visitor spaces** is 10;
- (o) A maximum of 50 **parking spaces** are permitted for small cars, with a minimum length of 4.8 metres and a minimum width of 2.4 metres, and must include signage that identifies the **parking space** as “small car parking space”;
- (p) Within an underground parking structure standard **parking spaces** may have a partial obstruction on either side of the **parking space**;
- (q) Within an underground parking structure a column may encroach into a **parking space** on one side with a maximum depth of 0.2 metres for a maximum length of 0.4 metres provided it is no greater than 1.0 metre from the end of the **parking space**;

- (r) A maximum of 50 **parking spaces** may be located within a **front setback** or **exterior setback** provided no **parking space** is closer than 9.0 metres to a **front lot line** and 15 metres from a **rear lot line**;
- (s) A minimum of 0.75 **long-term bike spaces** are required per **dwelling unit**;
- (t) **Short-term bike spaces** are not required to be weather-protected;
and
- (u) The minimum **amenity area** is 15 square metres per **dwelling unit**.

(v) Figure E139:



2. The lands shown on Schedule "A" attached to and forming part of this By-Law are incorporated into the Kingston Zoning By-law and the provisions of City of

Kingston By-Law Number 76-26, entitled "Township of Kingston Restricted Area By-Law", as amended, no longer apply to the lands.

3. 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




Planning
Services

Schedule 'A' to By-Law Number

Address: 2312 Princess Street
File Number: D35-004-2022

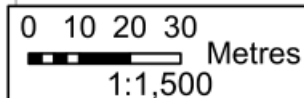
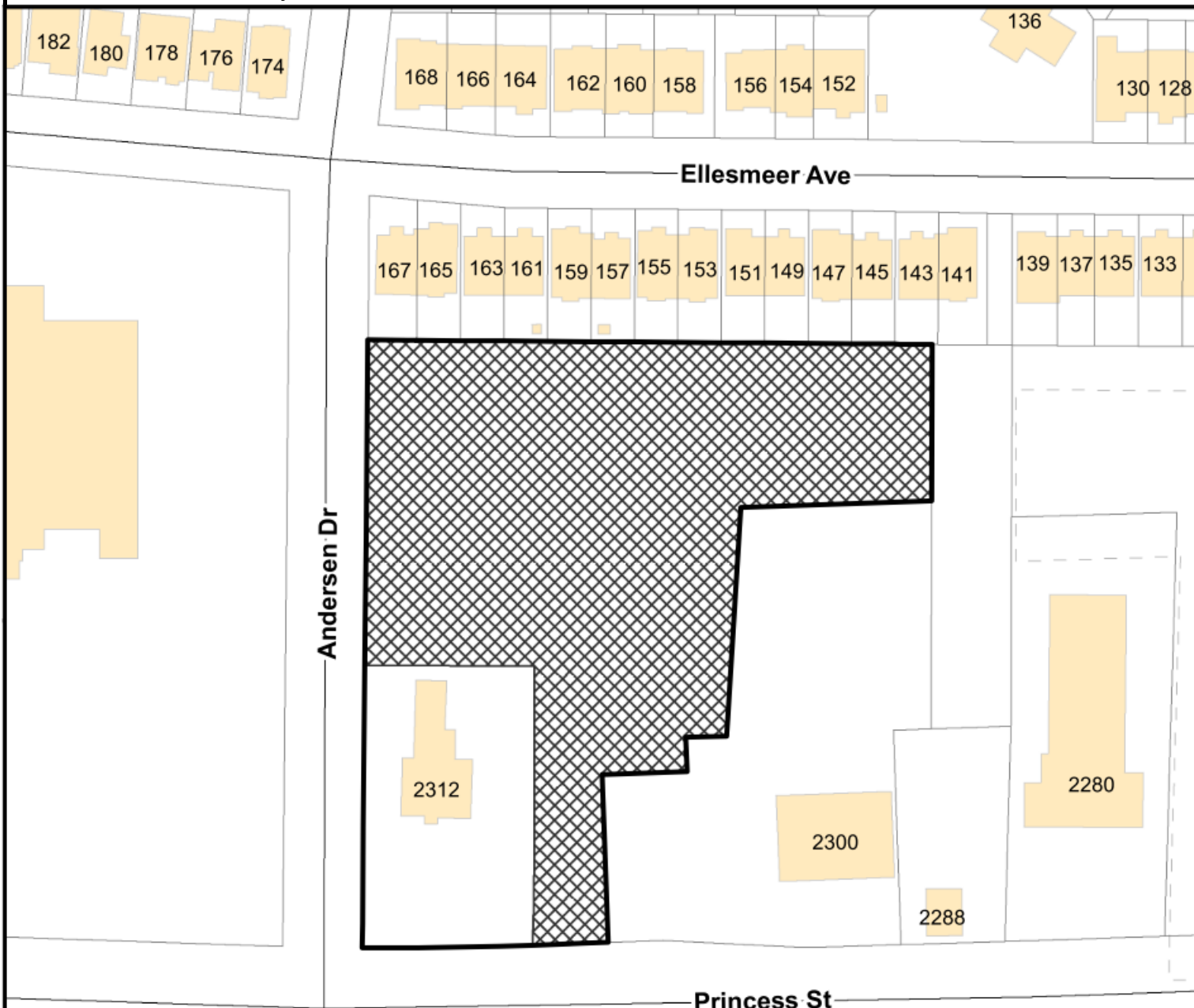
Reference Kingston Zoning By-Law Schedule 1 - Zoning Map

 Lands to be Rezoned from Not Subject to
This By-law to URM2

Certificate of Authentication

This is Schedule 'A' to By-Law Number _____, passed this _____ day of _____ 2024.

Mayor Clerk





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Schedule 'B' to By-Law Number

Address: 2312 Princess Street
File Number: D35-004-2022

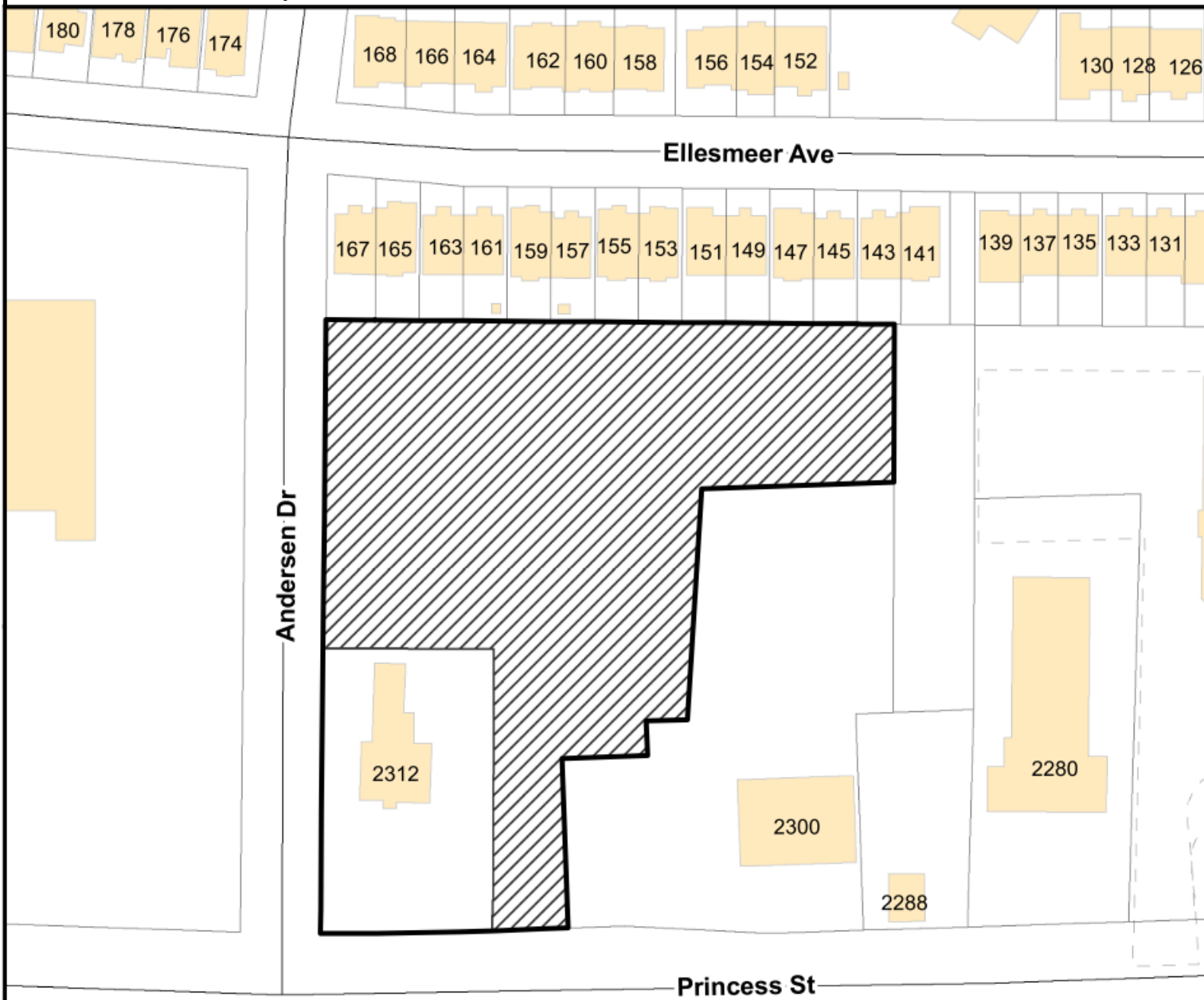
Reference Kingston Zoning By-Law Schedule E - Exception Overlay

Lands to be Added as Exception Number E139

Certificate of Authentication

This is Schedule 'B' to By-Law Number _____, passed this _____ day of _____ 2024.

Mayor Clerk





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Schedule 'C' to By-Law Number

Address: 1200 Princess Street
File Number: D14-010-2020

Kingston Zoning By-Law 2022-62 Schedule F - Holding Overlay

 Lands to be Removed from Holding Overlay H180

Certificate of Authentication

This is Schedule 'C' to By-Law Number _____, passed this _____ day of _____ 2024.

Mayor Clerk



Prepared By: cbarrett
Date: Aug-27-2024

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