



**City of Kingston
Report to Planning Committee
Report Number PC-24-050**

To: Chair and Members of the Planning Committee
From: Paige Agnew, Commissioner, Growth & Development Services
Resource Staff: Tim Park, Director, Planning Services
Date of Meeting: October 10, 2024
Subject: Recommendation Report
File Number: D14-010-2024
Address: 234-242 University Avenue
District: District 10 - Sydenham
Application Type: Zoning By-Law Amendment
Owner: 234-242 University Ave. ULC
Applicant: The Boulevard Group

Council Strategic Plan Alignment:

Theme: 1. Support Housing Affordability

Goal: 1.2 Promote increase in purpose-built rental housing.

Executive Summary:

The following is a report recommending approval to the Planning Committee regarding an application for a zoning by-law amendment submitted by The Boulevard Group, on behalf of 234-242 University Ave. ULC, with respect to the subject site located at 234-242 University Avenue.

The subject properties are located on the west side of University Avenue between Earl Street and Johnson Street, just north of Queen's University. They are currently developed with a row of five townhouses over five separately conveyable parcels. The properties have a combined area of 0.1188 hectares and approximately 32 metres of street frontage.

October 10, 2024

Page 2 of 15

The properties are currently designated Residential land use in the City of Kingston Official Plan and zoned Urban Residential Zone 5 (UR5) in the Kingston Zoning By-Law. All the properties are designated under Part IV of the *Ontario Heritage Act*.

Approval of this application will facilitate the construction of two standalone two-and-a-half storey semi-detached houses (four new homes) behind the existing townhouses. This application proposes to rezone the subject properties from the Urban Residential Zone 5 (UR5) to the Urban Multi-Residential Zone 1 (URM1) to permit the existing and proposed housing types. It also proposes an Exception Overlay to permit the construction of the new semi-detached houses behind the existing townhouses and formalize non-complying aspects of the townhouses.

The development will provide four new homes within an established residential neighbourhood while maintaining the existing five homes resulting in a total of nine residential units. Each residential unit will have between three and six bedrooms resulting in a total of 46 bedrooms. Further, as part of this work the heritage townhouses will be restored and rehabilitated.

This infill housing proposal has been designed to be compatible with the surrounding built form and the cultural heritage value of the townhouses. The new low-rise semi-detached houses have been positioned behind the townhouses in a traditional courtyard style configuration to create a central common open space and maintain the prominence of the heritage buildings. As proposed, the new semi-detached houses will be a discrete intervention.

The proposed development aligns with the Council's stated priorities in the 2023-2026 Strategic Plan to increase the overall housing supply of all forms and tenure by 4,800 residential units over the Council term. The Mayor's Taskforce on Housing's report "A Foundation for the Public Good – Recommendations to Increase Kingston's Housing Supply for All" (2019) encourages the creation of low-rise accessible multi-unit dwellings (also known as 'missing middle' housing) in established neighborhoods as a way to increase the housing supply in already developed areas. This gentle intensification project will introduce four new homes in a compatible low-rise form in a central location within the city.

Staff have reviewed all planning, urban design and technical studies submitted in support of the application and are satisfied that the proposed zoning by-law amendment meets all policy tests and represents a technically sound proposal in the public interest.

As this submission was received in advance of the recent amendments to the Official Plan and Kingston Zoning By-Law, has been reviewed with respect to the former versions of these documents.

The applicant has kindly requested the recommendation is considered by Council's at the October 15, 2024 meeting to allow for adequate time to prepare for construction in 2025.

Recommendation:

That the Planning Committee recommends to Council on October 15, 2024:

October 10, 2024

Page 3 of 15

That the application for a zoning by-law amendment (File Number D14-010-2024) submitted by The Boulevard Group, on behalf of 234-242 University Ave. ULC, for the property municipally known as 234-242 University Avenue, be approved; and

That Kingston Zoning By-Law Number 2022-62, as amended, be further amended, as per Exhibit A (Draft By-Law and Schedules A and B to Amend Zoning By-Law Number 2022-62) to Report Number PC-24-050; and

That Council determines that in accordance with Section 34(17) of the *Planning Act*, no further notice is required prior to the passage of the by-law; and

That the amending by-law be presented to Council for all three readings.

October 10, 2024

Page 4 of 15

Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

**Paige Agnew, Commissioner,
Growth & Development Services**

p.p.

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

Jennifer Campbell, Commissioner, Community Services	<input checked="" type="checkbox"/>
Neil Carbone, Commissioner, Corporate Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Peter Huigenbos, Commissioner, Special Projects	Not required
Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

October 10, 2024

Page 5 of 15

Options/Discussion:

Statutory Public Meeting

This recommendation report forms the basis of a statutory public meeting at Planning Committee. Anyone who attends the statutory public meeting may present an oral submission, and/or provide a written submission on the proposed application. Also, any person may make written submissions at any time before City Council makes a decision on the application.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of Kingston to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Kingston before the by-law is passed, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Kingston before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Planning Committee will consider the recommendations in this report and make its recommendation to City Council at this meeting.

Anyone wishing to be notified of Council's decision on the subject application must submit a written request to:

Lindsay Reid, Senior Planner – Urban Designer
The Corporation of the City of Kingston
Planning Services
216 Ontario Street
Kingston, ON K7L 2Z3
613-546-4291 extension 3277
lcreid@cityofkingston.ca

Background and Decision Date

In accordance with By-Law Number 2007-43, this application was subject to a pre-application. A Community Meeting was held at Planning Committee on December 21, 2023. A summary of the feedback received at the Community Meeting is provided in the Public Comments section of this Report.

Following the pre-application process, a complete application was submitted by the applicant and was deemed to be complete as of July 4, 2024.

In accordance with the *Planning Act*, this application is subject to a decision by Council on or before October 2, 2024, which is 90 days after a complete application was received. In the absence of a decision by Council in this timeframe, the applicant may exercise their right to appeal to the Ontario Land Tribunal (OLT).

October 10, 2024

Page 6 of 15

The applicant has been working with staff to address technical comments taking the application beyond the 90 days after a complete application was received. Staff have reviewed the revised information and have no further technical concerns with preparing this report to advance a recommendation for consideration by the Planning Committee and Council.

Site Characteristics

The subject properties form part of the Sydenham neighbourhood and are located directly north of the Queen's University (Exhibit C - Neighbourhood Context (2024)). The Sydenham District is primarily a low-rise residential area bound by the Williamsville to the north, King's Town (downtown) to the east, Lake Ontario to the south and Portsmouth to the west. At the center of the District is the main campus of Queen's University.

The subject properties are located on the west side of University Avenue between Earl Street and Johnson Street (Exhibit B – Key Map). The five properties have a combined area of 0.1188 hectares and approximately 32 metres of street frontage. They are currently developed with a row of five townhouses, containing 22 bedrooms, over five separately conveyable parcels. The townhouses form a continuous streetwall along University Avenue with a carriageway at 238 University Avenue providing access to the collective backyards (Exhibit J – Site Photographs). The backyard is currently used for vehicular parking and has a gravel surface.

The properties at 234-242 University Avenue are individually designated through By-Law Number 87-119 under Part IV of the *Ontario Heritage Act* under By-Law Number 87-179. The submission material recognizes that the properties have associative, design and contextual significance and identifies the heritage attributes of the townhouses.

This block of University Avenue is primarily made up of two and two-and-a-half storey residences (single-detached and townhouses) dating from the late 1800s with the exception of the new three-storey mixed-use building, Tabor Hall, at the southeast corner of William Street and University Avenue. This pattern of development is consistent with the surrounding area. South of Earl Street is the Queen's University main campus which displays a mix of low- and mid-rise institutional buildings.

Proposed Application and Submission

Through this application, the Owner proposes to merge the existing separately conveyable parcels to facilitate low-rise infill housing to the rear of the existing townhouses. The development proposal seeks to construct two new standalone two-and-a-half storey semi-detached houses (four new homes) behind the existing townhouses. The development also includes for the restoration and renovation of the five heritage townhouses. In total the development includes for nine residential units; each residential unit will have between three and six bedrooms resulting in a total of 46 bedrooms. The proposal includes a common outdoor amenity space, ten bike parking spaces and zero vehicular parking spaces; no parking spaces are required for heritage properties.

In support of the application, the applicant has submitted the following:

October 10, 2024

Page 7 of 15

- Site Plan;
- Architectural drawings (building plans and elevations);
- Architectural renderings;
- Stage 1 Archaeological Assessment (and letter from Ministry regarding registration of report);
- Servicing Plan;
- Grading Plan;
- Heritage Impact Statement;
- Property History;
- Noise Impact Study;
- Planning Justification and Urban Design Report;
- Servicing Report;
- Solar Study;
- Stormwater Management Report;
- Tree Inventory and Preservation Plan; and,
- Tree Preservation Plan.

All submission materials are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using “Look-up a Specific Address”. If there are multiple addresses, search one address at a time, or submission materials may also be found by searching the file number.

Provincial Policy Statement

The Provincial Policy Statement (2020) provides policy direction on matters of provincial interest related to land use planning and development, which are intended to be complemented by local policies addressing local interests.

The lands are located within a settlement area as defined by the Provincial Policy Statement. These areas are to be the focus of growth and are to be developed with a mix and range of land uses. The proposed development will provide additional residential units on underutilized fully serviced lands within the City’s defined settlement area. Costs associated to connect the development to municipal services will be borne by the developer, and no uneconomical expansion is required as demonstrated through the submitted servicing and stormwater reports. The lands do not contain natural or human-made hazards and are safe for habitation.

The property contains identified cultural heritage features as defined by the Provincial Policy Statement as the property is designated under Part V of the *Ontario Heritage Act*. The submitted Heritage Impact Statement demonstrates that the proposed development will maintain the cultural heritage value and heritage attributes associated with the properties.

The application is consistent with the direction of the Provincial Policy Statement. A detailed review of the applicable policies is attached in Exhibit D.

October 10, 2024

Page 8 of 15

Official Plan Considerations

Through the submission materials, the applicant has demonstrated that the application conforms with the intent of the Official Plan as the proposed development is compatible with surrounding land uses, is feasible from a functional servicing perspective, and will provide sufficient functional amenity spaces for future users. In addition, the proposal satisfies the cultural heritage considerations related the heritage status of the subject properties.

The property is designated Residential in the Official Plan as shown on Schedule 3-A – Land Use (Exhibit E – Official Plan, Land Use). The goal of the residential land use designation is to respond to the housing needs of the City’s citizens by retaining and augmenting a broad range of housing at all levels of affordability within a safe, convenient and stable setting, organized primarily into neighbourhoods. The proposed development would be considered infill, as described in the Official Plan, as it seeks to encourage intensification and sustainability by developing a currently underused lot.

The subject property is located within the Urban Boundary as shown in Schedule 2 of the Official Plan, which is where future growth is desired. Intensification which results in an increased residential density is desirable provided that the proposed development can demonstrate compatibility with existing land uses in the area. At 75.72 dwelling units per hectare, the proposed development qualifies as a high-density development. The Official Plan generally directs high density developments to Centres and Corridors as these areas are appropriate for the typical built form (apartments or mixed-use buildings) and intensity of use. This proposal for high density infill is appropriate for this location given that, in contrast to the typical high-density development, it takes the form of low-rise buildings that are in keeping with the scale, massing and height of the surrounding area and generally satisfies the locational criteria. The subject property is located within the Campus Expansion Area which anticipates future residential development, is within walking distance to commercial uses, park space and community facilities and less than a block from Johnson Street (an arterial road).

The proposed infill development meets the land use compatibility criteria of the Official Plan. The new buildings have been designed to fit in with the scale, massing and height of the surrounding area and, as such, it is not anticipated that there will be any shadowing or loss of privacy. Further, no traffic impact or environmental damage is anticipated from the introduction of the new semi-detached houses. The functional needs of residents will be satisfied by the proposed development, which includes an over 2-metre-wide delineated pedestrian walkway to each main entrance, a common outdoor amenity area and bike parking within bike shelters.

The application included a Heritage Impact Statement (HIS) by a qualified heritage professional. The heritage report determined that this proposal to provide new low-rise housing in a ‘garden court’ configuration and conserve the protected townhouses to be a thoughtful design for low-rise residential infill in this heritage context. It concluded that this project will preserve the heritage attributes and cultural heritage value of the site. A Heritage Permit for this project has been obtained (Report Number HP-24-026 [P18-047-2024](#)).

October 10, 2024

Page 9 of 15

The submission complies with all criteria for a zoning by-law amendment by demonstrating that the proposed development is a compatible new use, density and build out on these underutilized properties within the Sydenham District. Further, this development can be accommodated within existing municipal infrastructure and services. It does not represent an undesirable precedent because it represents a fine example of complementary infill on heritage properties.

The proposed development conforms to the policies of the City of Kingston Official Plan. A detailed review of the applicable policies is attached in Exhibit F.

Zoning By-Law Discussion

The properties are in the Urban Residential 5 (UR5) Zone in the Kingston Zoning By-Law (Exhibit G - Zoning By-Law Number 2022-62, Map). The UR5 Zone permits a single-detached house or a duplex. The existing townhouses are currently permitted as existing non-complying buildings.

The recommended zoning by-law amendment places the properties in the Urban Multi-Residential 1 (URM1) Zone. The URM1 Zone is a multi-unit residential zone which is intended to regulate various residential forms and includes semi-detached houses and townhouses as permitted uses. This zoning category provides a good basis from which to ensure the site layout with multiple buildings arranged around a central outdoor amenity area function well and is compatible with the surrounding area.

The areas of relief from the URM1 zone will be addressed through the recommended by-law by applying a new exception number to the property. This exception to introduce supplemental provisions is intended to closely implement the proposed build out as reviewed and supported through technical review. The purpose of the exception is to:

- allow for the construction of ‘gentle infill’ in the rear yard in the form of two new standalone two-and-a-half storey semi-detached houses (four new homes) while maintaining the heritage townhouses in situ; and
- recognize non-complying aspects of the existing townhouses (front setback, interior setback, porches).

The following table provides a review of the URM1 Zone as compared to the application.

Table 1 – Requested relief from URM1 Zone

Provision	URM1 Zone (semi-detached house, townhouse)	Proposed E172
Minimum lot area (square metres)	Table 12.2.1 180.0 per dwelling unit	125.0 per dwelling unit

October 10, 2024

Page 10 of 15

Minimum front setback (metres)	Table 12.2.1 The lesser of (a) 6.0 metres (b) average of the existing front setbacks of the adjacent buildings, to a minimum of 3.0m metres.	Townhouses: 1.2 metres
Minimum rear setback (metres)	Table 12.2.1 The greater of: (a) 7.5 metres (b) 25% of the lot depth	Semi-detached houses: 3.0 metres
Minimum interior setback (metres)	Table 12.2.1 (a) 1.8 metres (b) Where a common party wall is located on a lot line: 0 metres	Townhouses: 0 metres Semi-detached houses: 3.0 metres
Maximum lot coverage	Table 12.2.1 45%	48%
Maximum number of principal buildings per lot	Table 12.2.1 1	3
Decks and porches, front setback (height greater than 0.6 metres up to 1.2 metres)	Table 4.20.4 3.5 metres	0 metres

Minimum lot area, maximum lot coverage and maximum number of buildings:

The intent of the lot area, lot coverage and number of buildings per lot requirements for a lot in the urban residential area are to ensure that there is sufficient space to accommodate all the components of a well functioning residential parcel. These typically include a house, a driveway and vehicle parking space(s), a walkway, landscaped open space, amenity space arranged in a way that results in a cohesive visual appearance with the surrounding neighbourhood.

There are no concerns with the changes to these requirements given the atypical site conditions and that the submission material clearly demonstrates that this infill proposal results in a well functioning site:

October 10, 2024

Page 11 of 15

- These properties do not meet the standard requirements for a typical residential lot. The heritage status of the properties means that no parking spaces, visitor spaces or car-share spaces (or driveways) are required under the Kingston Zoning By-Law. The existing build out of the development site means that pedestrian access to the backyard and the semi-detached houses is provided through the carriageway.
- The proposed 'garden court' style site layout where the buildings arranged around a central open space provides sufficient space to accommodate the houses, walkways, amenity area, bike parking and landscaped open space required for a well functioning housing development.
- The location of the new infill buildings behind the existing townhouses means that there is very limited impact on the visual appearance of the street. The heritage buildings maintain their visual prominence on the street and the new buildings are screened from the street view.
- There are no concerns about the three percent increase to the maximum lot coverage as it serves to accommodate any minor changes to the area of the new buildings and additions as this application proceeds to Building Permit. The lot coverage calculation relates to buildings as well as decks / porches with a perimeter foundation.

The proposed intensification to add two standalone semi-detached houses on lots with a reduced minimum lot area and minimum lot coverage will not impact the existing character of the neighbourhood.

Minimum setbacks:

The intent of the minimum front setback for a house or porch attached to the house is to ensure that there is sufficient spatial separation between the dwelling and the front lot line to provide vehicle parking, ensure similar setbacks to adjacent properties to limit land use compatibility issues, allow sufficient space for utility related infrastructure, and to reinforce the residential character of the neighbourhood.

There are no concerns with the reduced front setbacks for the townhouses and their porch as this exception serves to recognize the existing non-complying-built form.

The intent of the minimum interior and rear setbacks for a residential development is to ensure that there is sufficient space for an amenity area, provide access to the backyard from the street, undertake building maintenance, manage stormwater on site, and to ensure similar setbacks to adjacent properties to limit land use compatibility issues.

There are no concerns with the reduced interior setback for the townhouses as this change is intended to reflect the existing conditions. There are also no concerns with the reduced interior and rear setbacks for the new semi-detached houses as the 3.0 metre setback provides an adequate separation distance from the adjacent properties, allows for building maintenance and stormwater management, and an amenity area is provided at the center of the development. With respect to privacy, the application includes a 1.8-metre-tall privacy fence along the interior

October 10, 2024

Page 12 of 15

and rear lot lines and the applicant has indicated future landscaping will be undertaken in these areas.

The following summarizes the provisions included in the recommended by-law that extend beyond those addressed through the parent URM1 zone:

- The provisions setting out the maximum number of dwelling units and bedrooms are intended to maintain a well-functioning site. This high-density infill development proposal has demonstrated that the physical build out can be accommodated on the merged property and that there is sufficient municipal servicing available.
- The addition of bike parking requirements (nine long-term bike spaces, one short-term bike space and bike shelters) serves to promote the use of active transportation in this downtown location close to the amenities and requirements of day-to-day life. The number of bike spaces in this by-law align with the requirements for a multi-unit residential building such as an apartment or stacked townhouse. Given the compactness of the development, bike shelters are adequate to provide secure and protected bike parking facilities.
- The window well provision is intended to limit the projection of this building feature of the semi-detached buildings into the interior setback. Window wells are not specifically addressed in the Kingston Zoning By-Law, and this is an important requirement for bedrooms in the basement. Window wells are required under the Ontario Building Code to provide natural light to and exiting from the basement level bedrooms. This provision also ensures that there is adequate space remaining in the interior yards to move around the buildings and for future landscaping.

Other Applications

The applicant has obtained a Heritage Permit to undertake the proposed scope of work (Report [P18-047-2024](#)). The approved scope of work includes repairs and alterations to the existing townhouses, the removal and replacement of the rear additions to the townhouses, the new infill buildings and landscaping.

Technical Analysis

This application has been circulated to external agencies and internal departments for review and comment. All comments on the proposal have been addressed and no outstanding issues with this application remain at this time.

Public Comments

The following is a summary of the public input received to date, including a summary of the feedback received at the Community Meeting on December 21, 2023.

- Question: Has heritage staff been consulted on this development?

October 10, 2024

Page 13 of 15

Response: The applicant has undertaken heritage pre-consultation with heritage staff in relation to this proposal. Since this question at the Community Meeting the applicant has obtained a Heritage Permit for the work proposed through this development application.

- Question: Why is there no vehicular parking provided?

Response: The Kingston Zoning By-Law does not require parking space, visitor spaces or car share spaces for heritage buildings. This provision is informed by The Power of Parking discussion paper completed in 2021 which recognized that the protection of heritage buildings is a point of public interest and that the provision of parking can conflict with existing heritage buildings and long-term viability of the site. On this site parking is currently provided in the backyard and accessed through the 2.77-metre-wide carriageway as the townhouses span the full lot frontage. There is also a shallow front yard (approximately 1.5 metres). The location and footprint of the heritage buildings limit the opportunities to provide new parking. This development encourages active transportation through the provision of 10 bike spaces. It is located in a walkable area with direct access to transit lines and roads with bike lanes.

- Question: Are there opportunities to plant new trees?

Response: While there is no requirement for new trees to be planted, the owner does intend to undertake landscaping and tree planting in the backyard. Details about this are to be developed as this application proceeds to building permit.

- Question: Are the original structures being renovated or is it a completely new build?

Response: The existing heritage townhouses are to be restored and renovated. The new construction includes new additions to the rear of the townhouses and the two standalone semi-detached buildings.

- Question: Will this provide a precedent for new density in backyards?

Response: This is a unique situation due to the opportunity to consolidate five properties and the depth of the lots. This approach is consistent with the provision of accessory houses and other forms of gentle intensification or 'missing middle' housing forms in the urban area.

- Question: Is there an opportunity to provide a short-term delivery space at the existing driveway that leads to the carriageway?

Response: Given that access to the new buildings in the backyard is provided through the carriageway, the existing driveway and carriageway need to be clear of obstructions to allow for access by emergency services.

October 10, 2024

Page 14 of 15

Effect of Public Input on Draft By-Law

The applicant has obtained a Heritage Permit for the work proposed through this development application.

Conclusion

The requested zoning by-law amendment will allow for compatible residential intensification on serviced lands within the urban boundary, and in a location that generally meets the Official Plan criteria for high density development. The application proposes the construction of two new standalone two-and-a-half storey semi-detached houses (four new homes) which will add to the local housing stock. The proposal, as revised through technical review, is consistent with the Provincial Policy Statement, conforms to the Official Plan, and represents good land use planning. This application is recommended for approval.

Existing Policy/By-Law:

The proposed amendment was reviewed against the policies of the Province of Ontario and City of Kingston to ensure that the changes would be consistent with the Province's and the City's vision of development. The following documents were assessed:

Provincial*Planning Act*

Provincial Policy Statement, 2020

Municipal

City of Kingston Official Plan

Zoning By-Law Number 2022-62

Notice Provisions:

Pursuant to the requirements of the *Planning Act*, notice of the statutory public meeting was provided 20 days in advance of the public meeting in the form of a sign posted on the subject property and by mail to 135 property owners (according to the latest Assessment Rolls) within 120 metres of the subject property. In addition, a courtesy notice placed in The Kingston Whig-Standard on October 1, 2024.

If the application is approved, a Notice of Passing will be circulated in accordance with the provisions of the *Planning Act*.

At the time of writing of this report, no pieces of written public correspondence have been received and all planning related matters have been addressed within the body of this report.

October 10, 2024

Page 15 of 15

Any public correspondence received after the publishing of this report will be included as an addendum to the Planning Committee agenda.

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

James Bar, Manager, Development Approvals, 613-546-4291 extension 3213

Lindsay Reid, Senior Planner – Urban Designer, 613-546-4291 extension 3277

Other City of Kingston Staff Consulted:

Joel Conrad, Manager, Heritage Services, 289-925-6499

Exhibits Attached:

- Exhibit A Draft By-Law and Schedules A and B to Amend Zoning By-Law Number 2022-62
- Exhibit B Key Map
- Exhibit C Neighbourhood Context (2024)
- Exhibit D Consistency with the Provincial Policy Statement
- Exhibit E Official Plan, Land Use
- Exhibit F Conformity with the Official Plan
- Exhibit G Zoning By-Law Number 2022-62, Map
- Exhibit H Proposed Site Plan
- Exhibit I Renderings
- Exhibit J Site Photographs
- Exhibit K Public Notice Notification Map

By-Law Number 2024-XX

A By-Law to Amend By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (Zone Change from ‘UR5’ to ‘URM1’ Zone, and Introduction of Exception E172 (234-242 University Avenue))

Passed:

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. Schedule 1 – Zoning Map is amended by changing the zone symbol from ‘UR5’ to ‘URM1’, 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 ‘E172’, as shown on Schedule “B” attached to and forming part of this By-Law;
 - 1.3. By adding the following Exception Number E172 in Section 21 – Exceptions, as follows:

“**E172.** 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 **principal buildings** per lot is 3;
 - (b) The maximum number of **dwelling units** is 9;
 - (c) The maximum number of **bedrooms** is 46;
 - (d) The minimum **lot area** per **dwelling unit** is 125 square metres;
 - (e) The minimum **front setback** for **townhouses** is 1.2 metres;

- (f) The minimum **interior setback** for **townhouses** is 0 metres;
- (g) Despite (e), a **porch** may project from the **main wall** to the **front lot line**;
- (h) The minimum **rear setback** for **semi-detached houses** is 3.0 metres;
- (i) The minimum **interior setback** for **semi-detached houses** is 3.0 metres;
- (j) The maximum **lot coverage** is 48%;
- (k) The minimum number of **long-term bike spaces** is 9;
- (l) The minimum number of **short-term bike spaces** is 1;
- (m) **Bike spaces** must be provided within a bike shelter or similar weather protected structure; and
- (n) A window well may project into the **interior setback** a maximum of 1.2 metres.”

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



**Schedule 'A'
to By-Law Number**
Address: 234-242 University Ave
File Number: D14-010-2024

**Kingston Zoning By-Law 2022-62
Schedule 1 - Zoning Map**

Lands to be Rezoned from UR5 to URM1

Certificate of Authentication

This is Schedule 'A' to By-Law Number _____, passed this _____ day of _____ 202_.

Mayor Clerk



Prepared By: jchu
Prepared On: Sep-04-2024


Disclaimer: This document is subject to copyright and may only be used for your personal, noncommercial use provided you keep intact the copyright notice. The City of Kingston assumes no responsibility for any errors, and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained in this document. The City of Kingston does not make any representation or warranty, express or implied, concerning the accuracy, quality, or reliability of the use of the information contained in this document. 2020 The Corporation of the City of Kingston.



Schedule 'B' to By-Law Number

Address: 234-242 University Avenue
File Number: D14-010-2024

Kingston Zoning By-Law 2022-62 Schedule E - Exception Overlay

 Lands to be added as E172

Certificate of Authentication

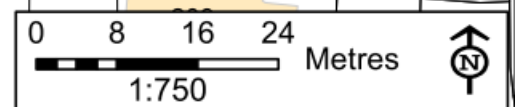
This is Schedule 'B' to By-Law Number _____, passed this _____ day of _____ 202_.

Mayor

Clerk



Prepared By: Ichu
Date: Sep-04-2024



Disclaimer: This document is subject to copyright and may only be used for your personal, noncommercial use provided you keep intact the copyright notice. The City of Kingston assumes no responsibility for any errors, and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained in this document. 2020 The Corporation of the City of Kingston.

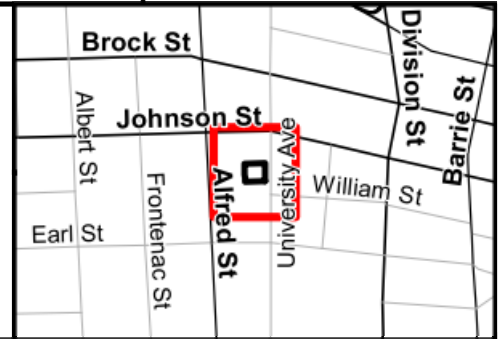


Planning Committee

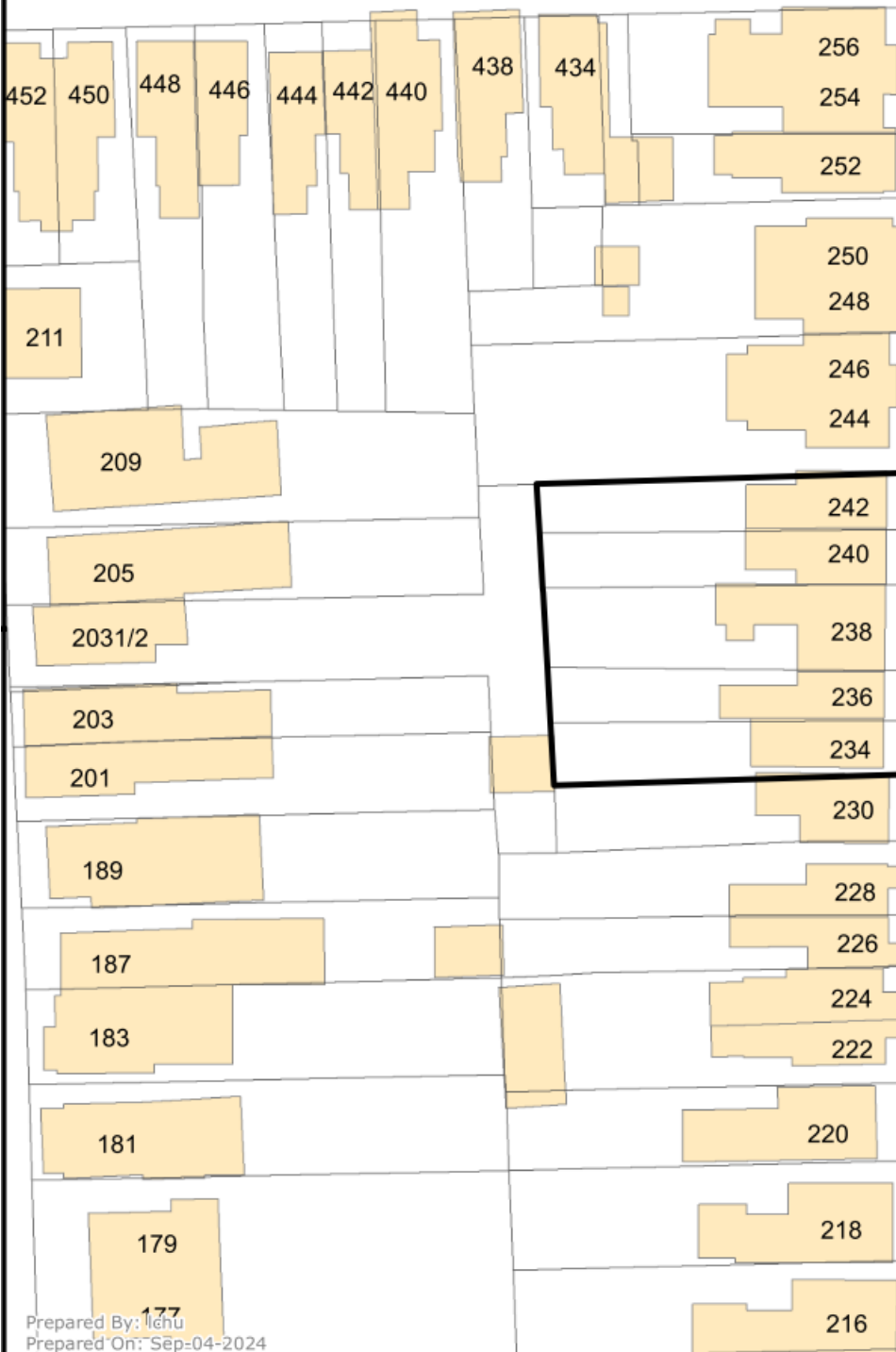
Key Map

Address: 234-242 University Avenue
File Number: D14-010-2024
Prepared On: Sep-04-2024

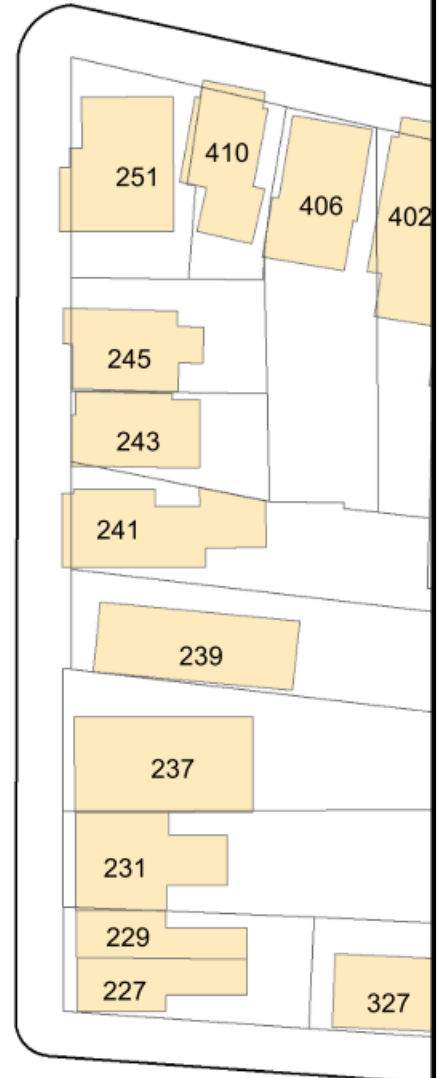
Subject Lands



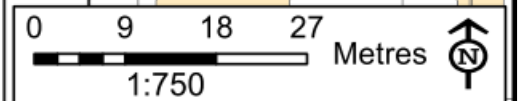
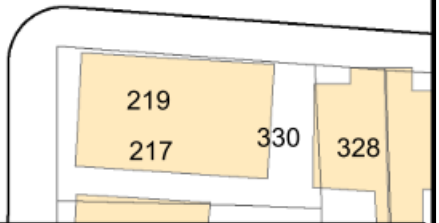
Johnson St



University Ave



William St



Prepared By: 177
Prepared On: Sep-04-2024



Planning Committee Neighbourhood Context

Address: 234-242 University Avenue
File Number: D14-010-2024
Prepared On: Sep-04-2024

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: Ichu
Prepared On: Sep-04-2024

Disclaimer: This document is subject to copyright and may only be used for your personal, noncommercial use provided you keep intact the copyright notice. The City of Kingston assumes no responsibility for any errors, and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained in this document. The City of Kingston does not make any representation or warranty, express or implied, concerning the accuracy, quality, or reliability of the use of the information contained in this document. 2020 The Corporation of the City of Kingston.

Demonstration of How the Proposal is Consistent with the Provincial Policy Statement

Policy	Commentary
1.0 Building Strong Healthy Communities	
<p>1.1.1 Healthy, livable and safe communities are sustained by:</p> <p>a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</p> <p>b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;</p> <p>c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;</p> <p>d) Avoid development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;</p> <p>e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;</p>	<p>The application proposes an infill development in an established neighbourhood within the urban boundary and on fully serviced lands. The proposal includes adding four new homes and conserving the five homes within the existing heritage townhouses. This compact housing form is an efficient use of land.</p> <p>The proposed new semi-detached houses contribute to the mix of housing types in the area. The residential units found within the new buildings and existing townhouses reflect a variety of home sizes with a bedroom count ranging from three to six bedrooms per unit.</p> <p>There are no environmental concerns related to residential development as the subject lands have historically accommodated residential land uses. On site demolition will be undertaken in accordance with provincial legislation.</p> <p>The subject property is located centrally within the City’s urban boundary and will not impact future expansion of the settlement area.</p> <p>The provision of new homes within this existing residential area efficiently utilizes existing services and infrastructure and minimizes land consumption. Located directly north of the Queen’s University Campus, the subject lands are in a walkable area that is serviced by transit, public open spaces, institutions and proximate to Williamsville Main Street and the Central Business District. This is a cost-effective development pattern that will make use of existing servicing infrastructure and roads and will support active transportation and transit facilities with no major servicing upgrades or extensions required.</p>

Policy	Commentary
<p>f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;</p> <p>g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;</p> <p>h) promoting development and land use patterns that conserve biodiversity; and</p> <p>i) preparing for the regional and local impacts of a changing climate.</p>	<p>The proposed redevelopment will be constructed in accordance with the Ontario Building Code (OBC) which sets out minimum accessibility standards for all new or retrofitted buildings.</p> <p>The subject lands are proximate to public service facilities (Salvation Army, Kingston Youth Services Hub, Williamsville Medical Clinic) as well as Queen’s University which contains services for its membership.</p> <p>The proposed development will increase density within the main built-up area of the City and encourage alternative modes of transportation for residents. The site redevelopment also seeks to reduce the stormwater demands of the lands on City infrastructure.</p>
<p>1.1.3.1 Settlement areas shall be the focus of growth and development.</p>	<p>The subject lands are in a settlement area as defined by the Provincial Policy Statement (PPS). The proposal represents appropriate intensification on an underutilized site within the City’s main existing built-up area.</p>
<p>1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:</p> <p>a) efficiently use land and resources;</p> <p>b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;</p> <p>c) minimize negative impacts to air quality and climate change, and promote energy efficiency;</p> <p>d) prepare for the impacts of a changing climate;</p> <p>e) support active transportation;</p>	<p>The intensification of these underutilized lands in the urban boundary is an efficient use of land. The addition of four new residential homes paired with the renovation of the existing five heritage townhomes provides an appropriate mix of uses in a compatible built form that is supported by amenity spaces, and municipal (water, sanitary, storm and roads) services.</p> <p>Servicing reports indicate that sufficient capacity exists to service the development without the need for expansion. The property location provides access to a range of public service facilities and amenities. Future residents will also have access to a range of commercial retail stores to meet their daily needs.</p> <p>Approaches to address climate change include the rehabilitation of the existing heritage townhouses, intensification within an</p>

Policy	Commentary
<p>f) are transit-supportive, where transit is planned, exists or may be developed;</p> <p>g) are freight-supportive.</p>	<p>already built-up area, and adequate stormwater management practices. The development also encourages active transportation as it is located along several transit routes, is within walking distance to community amenities, shopping and open space uses, and accommodates bike parking.</p>
<p>1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.</p>	<p>The introduction of four new homes on the site will result in additional density within an existing residential neighborhood.</p> <p>The site is sufficiently serviced to accommodate the proposed intensification.</p>
<p>1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.</p>	<p>The City's Official Plan contains policies that direct growth and intensification with a range and mix of housing types and uses to meet the needs of current and future residents in a compact urban form.</p> <p>The proposal provides additional density on the site while ensuring sufficient functional needs of occupants are met in accordance with municipal standards.</p>
<p>1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.</p>	<p>The subject lands are located within a built-up residential area near downtown and close to supporting commercial, institutional and open space uses. As noted above, the proposed residential infill represents an efficient use of land and existing infrastructure.</p>
<p>1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current</p>	<p>The recent Council-endorsed growth scenario outlined in Report Number 24-016 anticipates that the city will grow from 154,100 people in 2021 to 220,900 people by 2051. This represents 66,800 new residents, 29,300 new</p>

Policy	Commentary
<p>and future residents of the regional market area by:</p> <p>b) permitting and facilitating:</p> <p>1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and</p> <p>2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;</p> <p>c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;</p> <p>d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;</p> <p>e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and</p> <p>f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while</p>	<p>houses and 33,400 new jobs over the next 27 years. The current Official Plan anticipated a population of 141,500 people by 2036 (which the city has already exceeded) and the CMHC recently reported that the vacancy rate for the purpose-built rental housing market in the Kingston Census Metropolitan Area (CMA) is at 0.8%.</p> <p>Council’s Strategic Plan includes a target to increase the overall housing supply of all forms of and tenure of new housing forms by 4,800 residential homes over the Council term. In 2023, the province requested that the City demonstrate its commitment to accelerating housing supply by developing a Municipal Housing Pledge to identify the tools and strategies the City intends to use to support and facilitate the construction of 8,000 new homes by 2031.</p> <p>The Mayor’s Taskforce on Housing’s report “A Foundation for the Public Good – Recommendations to Increase Kingston’s Housing Supply for All” (2019) encourages the creation of low-rise accessible multi-unit dwellings also known as ‘missing middle’ housing in established neighborhoods as a way to increase the housing supply in already developed areas.</p> <p>The proposed development, which will provide four new semi-detached houses and renovate five existing townhouses each with three to six bedroom units, will support Council’s goals for housing supply in a form and location that aligns with market demand for housing needs.</p> <p>This centrally located high-density development efficiently utilizes existing infrastructure investments made by the City, including water and wastewater servicing, the transportation network including sidewalks, public pathways, and express and local transit services, as well as public service facilities and public parks.</p>

Policy	Commentary
maintaining appropriate levels of public health and safety.	
<p>1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.</p>	<p>A servicing report was prepared by a qualified person as part of the submission and confirms that the proposal can be adequately serviced.</p> <p>Of note, when the properties are merged into a single parcel the applicant will be required to replace and consolidate the water and sanitary service connections. The City of Kingston water use and sewer use by-laws restrict connections to the municipal system to one per property.</p>
<p>1.6.6.7 Planning for stormwater management shall:</p> <ul style="list-style-type: none"> a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible, and financially viable over the long term; b) minimize, or, where possible, prevent increases in contaminant loads; c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure; d) mitigate risks to human health, safety, property, and the environment; e) maximize the extent and function of vegetative and pervious surfaces; f) promote stormwater management best practice, including stormwater attenuation and re-use, water conservation, and low impact development. 	<p>A stormwater management report was completed by a qualified person in support of the application and provides confirmation that the proposal can adequately manage stormwater in accordance with city requirements. No upgrades to municipal stormwater infrastructure are required to support the development.</p>

Policy	Commentary
<p>1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.</p>	<p>The subject lands are centrally located between Queen’s University, Williamsville Main Street and the Central Business District of Kingston, which is made up of a mix of commercial, institutional, and residential land uses.</p> <p>As the subject lands are designated under Part IV of the Ontario Heritage Act no vehicular parking is required under the zoning by-law. The proposal does include 10 bike parking spaces.</p> <p>The site is well serviced by transit and active transportation facilities. There are several transit routes that run along University Avenue and Johnson Street. There are also bike lanes on these roads.</p> <p>The small lot sizes, the proximity to a mix of land uses as well as the transit and active transportation options provide opportunity for residents to live a compact urban lifestyle.</p>
<p>1.7.1 Long-term economic prosperity should be supported by:</p> <p>b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;</p> <p>c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;</p> <p>e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;</p>	<p>The application proposes a highly efficient site layout that will provide a total of nine rental homes (four new, five existing) within three low-rise buildings on a site within a highly walkable area supported by transit and active transportation facilities. The new homes will increase the housing stock in the downtown area in an infill form. The density and proposed unit make-up respond to current market and population needs.</p> <p>The development has been reviewed through a Heritage Impact Statement which confirmed that the development conserves the cultural heritage value and heritage attributes of the properties. The townhouses are to be rehabilitated and restored as part of this development. The two new buildings were found to be a compatible addition to this heritage site. They will have a very limited visual impact on the streetscape as they are low-rise (two-and-a-half storey) and located behind the heritage townhouses.</p>

Policy	Commentary
<p>1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:</p> <ul style="list-style-type: none"> a) promote compact form and a structure of nodes and corridors; b) promote the use of active transportation and transit in and between residential employment (including commercial and industrial) and institutional uses and other areas; e) encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion; g) maximize vegetation with settlement areas, where feasible. 	<p>The proposed residential development represents an efficient and compact use of the lands while maintaining compatibility with surrounding uses. Through the merger of these properties, the shared and underutilized backyard presents an opportunity for new infill and increased density in a low-rise built form that is consistent with the subject lands and the surrounding areas.</p> <p>The development encourages active transportation through pedestrian and bicycle access and facilities on site. There are walkways from the street to each residence; the two new standalone semi-detached houses in the backyard are accessed via a walkway through the existing carriageway. Also included in the application are ten bike parking spaces within two bike shelters. Residents have immediate access to active transportation routes and public transit.</p> <p>A Tree Inventory and Preservation Plan determined that there are no mature trees on the subject lands. Trees within the City right-of-way that are in good condition are to be maintained and protected.</p>
2.0 Wise Use and Management of Resources	
<p>2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.</p>	<p>A Heritage Impact Statement prepared by a heritage professional evaluated the potential impact of the new development on cultural heritage value and heritage attributes of these heritage properties. Historically referred to as “Snowden Terrace”, the subject lands are designated under Part IV of the Ontario Heritage Act. The proposed infill development also includes the preservation and rehabilitation of the heritage townhouses. There is a Heritage Permit (P18-047-2024) for the heritage scope of work. The supportive heritage report found this the proposal to replace the backyard – a rough gravel parking area - with new low-rise housing in a ‘garden court’ configuration and conserve the townhouses to be a thoughtful design for low-</p>

Policy	Commentary
	rise residential development in a heritage context that will preserve and enhance the heritage property.
2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.	The property has been cleared of archaeological potential. A Stage 1-2 Archaeological Assessment of the properties found no features of materials of archaeological significance and determined that no further work is required within the study area.
2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.	There are no heritage properties adjacent to the subject lands.





Planning Services

Planning Committee Official Plan, Existing Land Use

Address: 234-242 University Avenue

File Number: D14-010-2024

Prepared On: Sep-04-2024

-  Subject Lands
-  RESIDENTIAL

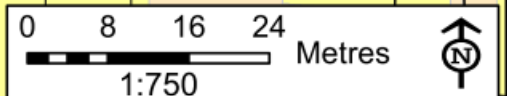
Johnson St

University Ave

William St



Prepared By: lchu
Prepared On: Sep-04-2024



Disclaimer: This document is subject to copyright and may only be used for your personal, noncommercial use provided you keep intact the copyright notice. The City of Kingston assumes no responsibility for any errors, and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained in this document. The City of Kingston does not make any representation or warranty, express or implied, concerning the accuracy, quality, or reliability of the use of the information contained in this document. 2020 The Corporation of the City of Kingston.

Demonstration of Conformity to the Official Plan

Policy	Category	Review
<p>2.1.1. Most growth will occur within the Urban Boundary, shown on Schedule 2, where development will be directed to achieve greater sustainability through:</p> <ul style="list-style-type: none"> a. appropriate (minimum) densities; b. land use patterns that foster transit and active transportation; c. enhanced access to public amenities and spaces for all residents, visitors and workers; d. opportunities for sharing resources such as parking, utilities, and the land base for locally grown produce, in the form of urban agriculture, as well as educational, recreational or cultural assets; e. direction of new development and key land uses to areas where they can best result in sustainable practices; f. promotion of employment opportunities and alliances that enhance local skills, educational resources and the use of local products, including food; g. maximized use of investments in 	<p>Strategic Policy Direction, Focus of Growth - Urban Areas</p>	<p>The subject lands are located within the City’s defined urban boundary where additional density is needed and desirable.</p> <p>The application proposes a high-density residential development in a location that meets the criteria of the Official Plan and will increase the overall urban density as a result.</p> <p>The development encourages active transportation as there are several transit routes along University Avenue and Johnson Street, it accommodates bike parking and there are bike lanes along University Avenue and Johnson Street. The site is also within walking distance to Victoria Park, community amenities, and shopping. Finally, an outdoor common amenity space is central to the development.</p> <p>The development will utilize existing municipal servicing infrastructure. The use of these underutilized backyards for new housing will contribute to the local neighbourhood in a compatible manner.</p> <p>There are no mature trees on the subject lands, however, trees within the City right-of-way that are in good condition are to be maintained and protected. The applicant has indicated that trees and landscaping will be provided within the courtyard and around the new semi-detached houses.</p>

Policy	Category	Review
<p>infrastructure and public amenities;</p> <p>h. strategies that will revitalize both neighbourhoods and employment areas, and rehabilitate brownfield sites for re-use;</p> <p>i. parks that are planned to be accessed by urban residents within a ten minute walk and situated in locations that lessen the need for pedestrians to cross an arterial road or major highway;</p> <p>j. where possible, the preservation of mature trees for shade and their other beneficial ecological and community effects;</p> <p>k. climate positive development;</p> <p>l. promotion of green infrastructure to complement infrastructure;</p> <p>m. encouraging a mix of land uses that provide for employment, education, personal service and convenience retail in close proximity to residential land uses, subject to compatibility matters as outlined in Section 2.7; and,</p> <p>n. an ecosystem approach to protecting the natural heritage system.</p>		

Policy	Category	Review
<p>2.2.4. The Urban Boundary shown by the dashed line on Schedule 2 has been established to recognize the substantially built up areas of the City where major sewer, water and transportation infrastructure has been planned. The land within the Urban Boundary will be the focus of growth and development in the City and contains sufficient land to accommodate the projected growth for a planning horizon of 2036. The Area Specific Phasing area within the Urban Boundary is subject to site-specific urban growth management policies. The Special Planning Area sites are also within the Urban Boundary and are now committed to a substantial land use but could accommodate future growth.</p>	<p>City Structure - Urban Boundary</p>	<p>The properties are within the City's defined urban boundary and are fully serviced. The application will provide four new residential units within an existing built-up residential area.</p>
<p>2.2.5. Housing Districts are planned to remain stable in accordance with Section 2.6 of this Plan, but will continue to mature and adapt as the City evolves. Re-investment and upgrading will be encouraged through minor infilling and minor development (i.e., that which can integrate compatibility within the prevailing built form standards of height, density</p>	<p>City Structure - Housing Districts</p>	<p>The proposed infill development, which includes for the construction of four new homes, has been designed to integrate well into the surrounding neighbourhood as demonstrated through the submission material and the review of Section 2.7.3.</p>

Policy	Category	Review
<p>and amenity that are generally found in the neighbourhood). Housing Districts will be designated for residential uses of different types, but will also contain areas of open space, community facilities and commercial uses.</p>		
<p>2.3.1. The focus of the City's growth will be within the Urban Boundary, shown on Schedule 2, where adequate urban services exist, or can be more efficiently extended in an orderly and phased manner, as established by this Plan. Kingston's Water Master Plan and Sewer Master Plan will guide the implementation of the infrastructure planning.</p>	<p>Principles of Growth - Growth Focus</p>	<p>As noted, the property is within the City's defined urban boundary and is fully serviced. No expansion of water or sewer services are required to support the development.</p>
<p>2.3.2. In 2013, residential density within the City's Urban Boundary was 25.7 units per net hectare. The City intends to increase the overall net residential and non-residential density within the Urban Boundary through compatible and complementary intensification, the development of underutilized properties and brownfield sites, and through the implementation of area specific policy directives tied to Secondary Planning Areas and Specific Policy Areas, as illustrated in Schedule 13.</p>	<p>Principles of Growth - Intensification</p>	<p>The proposal will provide four new homes in the subject lands' backyard (currently a gravel parking area) and contribute to the Urban Boundary's residential density.</p>

Policy	Category	Review
<p>2.3.8. Cultural heritage resources will continue to be valued and conserved as part of the City’s defining character, quality of life, and as an economic resource that contributes to tourism in both the urban and rural portions of the City.</p>	<p>Principles of Growth – Cultural Heritage</p>	<p>The proposal includes for the conservation of the cultural heritage value and heritage attributes of the properties as demonstrated through the supporting Heritage Impact Statement.</p>
<p>2.3.17. The City supports the City of Kingston and County of Frontenac Municipal Housing Strategy (2011) and the City of Kingston 10-Year Municipal Housing and Homelessness Plan (2013) in order to increase affordable housing in the City, and for it to be located primarily within the Urban Boundary in accordance with the directions of the Municipal Housing Strategy Locational Analysis Study (2012).</p>	<p>Principles of Growth – Affordable Housing</p>	<p>The application does not propose affordable units as defined by the Plan. The proposal introduces new residential units into a low-vacancy market. The CMHC recently reported that the vacancy rate for the purpose-built rental housing market in the Kingston Census Metropolitan Area (CMA) is at 0.8%.</p>
<p>2.4.1 - The City supports sustainable development of a compact, efficient, urban area with a mix of land uses and residential unit densities that optimize the efficient use of land in order to:</p> <ul style="list-style-type: none"> a. reduce infrastructure and public facility costs; b. reduce energy consumption and greenhouse gas emissions; c. support active transportation and viable public transit; 	<p>Phasing of Growth - Residential Density</p>	<p>The proposed infill development represents the efficient use of these lands near the downtown for new housing. The development will be serviced by existing municipal infrastructure, is proximate to active transportation and transit routes, and is in a walkable area with local shopping, public open space, public services and institutions thereby reducing the need for private vehicles to meet the needs of daily living.</p>

Policy	Category	Review
<p>d. conserve agriculture and natural resources within the City; and e. reduce reliance on private vehicles.</p>		
<p>2.4.3. It is the intent of this Plan to achieve an increase in the City's net urban residential densities through promoting intensification and requiring minimum densities for residential development.</p>	<p>Phasing of Growth - Residential Density</p>	<p>The proposal will contribute to an increase in the City's net urban residential density and exceeds the minimum density established by the Plan.</p>
<p>2.4.4. New residential development and new secondary plans are subject to the following policies and minimum densities:</p> <p>a. for the existing built-up residential areas, a net urban residential density of 22 dwelling units per net hectare is established as the overall minimum density, except where specifically increased in subsections (b), (c), and (d) below;</p> <p>d. a moderate increase in density will be permitted adjacent to Centres and Corridors so as to accommodate a transition in density from areas intended to support high density residential to those supporting low and medium densities, provided the proposal demonstrates conformity</p>	<p>Phasing of Growth - Minimum Residential Density</p>	<p>At 75.72 dwelling units per hectare, the proposal exceeds the minimum density requirements for new residential development within the existing built-up residential area. This additional density is appropriate given the proximity to the Williamsville Main Street corridor and the City Centre and conformance with the policies of Sections 2.6 and 2.7.</p>

Policy	Category	Review
to the policies of Section 2.6 and 2.7 of this Plan.		
<p>2.4.5.a The City has established the following minimum targets for intensification to occur within the Urban Boundary.</p> <p>a. It is the intent of the City that 40 percent (%) of new residential development occur through intensification.</p>	Phasing of Growth - Intensification Targets	The proposal represents intensification of the lands within the urban boundary.
<p>2.4.6.a Urban development within the City will proceed in a planned and orderly manner. The Order of Development will be as follows:</p> <p>a. lands located within the Urban Boundary that have servicing capacity currently in place, including infill opportunities, brownfield sites and other vacant or under-utilized properties have the first priority for development;</p>	Phasing of Growth - Order of Development	The subject property is within the urban boundary with available servicing capacity and as such should be prioritized for infill development.
<p>2.5.8 Where intensification is encouraged, increased densities will only be approved when it has been determined by the City that servicing capacity exists or that capacity expansions are imminent to accommodate additional development.</p>	Phasing of Municipal Infrastructure - Servicing Capacity	A Servicing Report has been provided in support of the proposal. It confirms that there is adequate capacity within the existing municipal servicing infrastructure to accommodate the proposed infill development.
<p>2.6.1. It is the intent of this Plan to promote development in areas where change is desired while protecting stable</p>	Protecting Stable Areas – Stable Areas	The subject lands within the urban boundary are a desirable place for new infill and intensification as supported by this policy review above. The proposed low-rise

Policy	Category	Review
<p>areas from incompatible development or types of development and rates of change that may be destabilizing.</p>		<p>development is compatible with the surrounding neighbourhood, as demonstrated in the review of Section 2.7.3.</p>
<p>2.6.2. Stable areas are those which are fulfilling their intended function and generally have the following neighbourhood characteristics:</p> <ul style="list-style-type: none"> a. a well-established land use pattern in terms of density, type of use(s) and activity level; b. a common or cohesive architectural and streetscape character, in terms of massing and built form, architectural expression, age of building stock, and street cross-section; c. a stable pattern of land ownership or tenure; d. a consistent standard of property maintenance with relatively little vacancy in land or building occupancy; e. a limited number of applications for development that would alter the established pattern of land assembly and built form; and, f. a sufficient base of social and physical infrastructure to support existing and planned development. 	<p>Protecting Stable Areas – Stable Areas</p>	<p>The subject lands form part of a stable residential neighbourhood as described in Section 2.6.2. The proposed infill development serves to replace an underutilized backyard or ‘hole’ with new low-rise housing stock that is generally consistent with surrounding residential area.</p> <p>The retention and restoration of the townhouses along University Avenue will maintain the streetscape character and the two new semi-detached buildings will be largely screened from view by the townhouses – they will only be glimpsed through the carriageway. In keeping with heritage best practice, the new buildings reflect a contemporary design that makes them distinct from and subservient to the heritage buildings.</p> <p>While these properties will be merged to facilitate this development, the build out will maintain the finer grained rhythm of the buildings on the street as established by the townhouses.</p>
<p>2.6.3. Stable areas will be protected from development that is not</p>	<p>Protecting Stable Areas</p>	<p>The proposed development provides a site build out compatible with the heritage resources on site</p>

Policy	Category	Review
<p>intended by this Plan and is not compatible with built heritage resources or with the prevailing pattern of development in terms of density, activity level, built form or type of use. The following types of intensification are generally considered appropriate within stable areas:</p> <ul style="list-style-type: none"> a. infill development that is limited and designed to complement the area's existing built form, architectural and streetscape character, and level of activity; b. on lands designated Residential, intensification through the development of additional residential units that is undertaken in accordance with Section 3.3.11 is considered to be compatible with stable areas; c. on lands designated Residential, intensification through conversion within the existing building envelope provided it is demonstrated the conversion is compatible with existing development taking into account the policies of Section 2.7; and d. intensification that requires a zoning by-law amendment or minor variance in support of 		<p>and in keeping with the scale and character of the surrounding residential neighbourhood.</p> <p>The applicant has obtained a Heritage Permit (P18-047-2024) for the heritage scope of work. The supportive heritage report found this the proposal to replace the backyard – a rough gravel parking area - with new low-rise housing in a 'garden court' configuration and conserve the townhouses to be a thoughtful design for low-rise residential development in a heritage context that will preserve and enhance the heritage property.</p> <p>The development is appropriate as: it is contributing to the housing stock in this residential area; it adds in new buildings of a height and scale comparable to the surrounding area; it is located is a highly walkable area with direct access to several transit lines; and it encourages bike usage through the provision of bike parking in an area with bike lanes.</p>

Policy	Category	Review
<p>factors that may affect the intensity of use (e.g., density, building height, reduction in parking and/or amenity areas, etc.) provided it can be demonstrated that the proposal will: complement existing uses in the area; support a transition in density and built form; support active transportation and public transit; and be compatible with existing development taking into account the policies of Section 2.7 of this Plan.</p>		
<p>2.7.3. The land use compatibility matters to be considered under Section 2.7.2 include, but are not limited to:</p> <ul style="list-style-type: none"> a. shadowing; b. loss of privacy due to intrusive overlook; c. increased levels of light pollution, noise, odour, dust or vibration; d. increased and uncomfortable wind speed; e. increased level of traffic that can disrupt the intended function or amenity of a use or area or cause a decrease in the functionality of active transportation or transit; f. environmental damage or degradation; g. diminished service levels because social or physical infrastructure 	<p>Land Use Compatibility Principles - Land Use Compatibility Matters</p>	<p>In support of this application for infill housing in the back yard solar study analysis that demonstrates that the shadows are largely contained within the site and shadows cast on neighbouring properties to the west and north are limited and move quickly. The shadowing is generally limited to the driveway and parking area.</p> <p>Given the location, height, scale and massing of the new buildings, loss of privacy due to intrusive overlook nor changes to wind speed are not anticipated.</p> <p>Given that there is no vehicular parking being provided, no changes to local traffic systems are anticipated.</p> <p>No environmental impact is anticipated as the site is maintaining its residential use.</p> <p>As demonstrated by the submission material, the proposed development</p>

Policy	Category	Review
<p>necessary to support a use or area are overloaded;</p> <p>h. reduction in the ability to enjoy a property, or the normal amenity associated with it, including safety and access, outdoor areas, heritage or setting;</p> <p>i. visual intrusion that disrupts the streetscape or buildings;</p> <p>j. degradation of cultural heritage resources;</p> <p>k. architectural incompatibility in terms of scale, style, massing and colour; or,</p> <p>l. the loss or impairment of significant views of cultural heritage resources and natural features and areas to residents.</p>		<p>can be supported by existing service levels.</p> <p>The proposed development will not impact the ability of surrounding land uses to continue to function in an enjoyable and safe manner.</p> <p>The proposed development maintains the character of the streetscape, conserves the heritage buildings on site and is architecturally compatible with the heritage townhouses and the immediate area. The zone provisions serve to provide a new built form that is compatible with that of the surrounding neighbourhood.</p>
<p>2.7.4. Mitigation measures may be used to achieve development and land use compatibility. Such measures may include one or more of the following:</p> <p>a. ensuring adequate setbacks and minimum yard requirements;</p> <p>b. establishing appropriate transition in building heights, coverage, and massing;</p> <p>c. requiring fencing, walls, or berming to create a visual screen;</p> <p>d. designing the building in a way that minimizes adverse effects;</p>	<p>Land Use Compatibility Principles - Mitigation Measures</p>	<p>The site-specific zone provisions serve to the new semi-detached buildings have rear and interior setbacks that provide a spatial buffer between the buildings and adjacent properties, allow for movement around the buildings and allow for future landscaping.</p> <p>The new buildings do not exceed the height of the existing heritage townhouses and are of a compatible massing. The new buildings and additions result in a lot coverage in keeping with the maximum allowable, with a minor addition requested to allow for small changes as the project proceeds to Building Permit.</p>

Policy	Category	Review
<p>e. maintaining mature vegetation and/or additional new landscaping requirements;</p> <p>f. controlling access locations, driveways, service areas and activity areas; and,</p> <p>g. regulating location, treatment and size of accessory uses and structures, lighting, parking areas, garbage storage facilities and signage.</p> <p>Planning Act tools including zoning by-law standards, site plan control, development agreements and other measures will be used to implement mitigative measures that achieve compatible land use change and development.</p>		<p>A 1.8 metre privacy fence is to be provided along the interior and rear lot lines to provide a visual screen from adjacent properties.</p> <p>The site has been designed in a garden court configuration that promotes site activation within and visibility to the common outdoor amenity area at its centre.</p> <p>There are no mature trees on the subject lands, however, trees within the City right-of-way that are in good condition are to be maintained and protected. The applicant has indicated that landscaping will be provided within the courtyard and around the new semi-detached houses.</p> <p>Access to the backyard is through the existing carriageway. As these new homes will function as individual units (rather than a multi-unit residence) garbage and storage will be managed internally.</p>
<p>2.7.6. Only development proposals that meet the long-term needs of the intended users or occupants will be supported. Proponents, whether developing individual buildings on a single site, or multiple buildings being built at one time or phased over time, will be required to demonstrate to the satisfaction of the City that the functional needs of the occupants or users will be met by providing:</p>	<p>Land Use Compatibility Principles - Functional Needs</p>	<p>The proposed zoning performance standards have been prepared to be compatible with the surrounding neighbourhood. As described in this report, the proposed development will provide semi-detached houses of a scale, form and massing that is compatible with the surrounding residential neighbourhood.</p> <p>At the core of the development is an outdoor amenity space and there is open space between and around the buildings. The applicant has indicated these areas will be landscaped in the future. Existing city trees will be preserved.</p>

Policy	Category	Review
<ul style="list-style-type: none"> a. suitable scale, massing and density in relation to existing built fabric; b. appropriate landscaping that meets or improves the characteristic green space amenity of the site and surroundings and enhances the City's tree planting program; c. adequate land area and appropriate site configuration or provision for land assembly, as required; d. efficient use of municipal services, including transit; e. appropriate infill of vacant or under-utilized land; and, f. clearly defined and safe: site access; pedestrian access to the building and parking spaces; amenity areas; building entry; and, parking and secure and appropriate bicycle facilities. 		<p>The property size is adequate for the proposed use and density as the submission material demonstrates the site can function well despite the reduction to the minimum lot size per dwelling unit and minor increase to lot coverage.</p> <p>This infill development is well located to utilize existing municipal services. Residents will have access to local transit routes along University Avenue and Johnson Street.</p> <p>As noted in this report, this proposal provides for the appropriate infill of this vacant and under-utilized property.</p> <p>The proposed site layout provides a safe residential complex. Access to the townhouse is provided directly off University Avenue whereas the semi-detached buildings are accessed via the generous walkway through the carriageway and outdoor amenity area. Bike parking will be provided in shelters at the end of the new semi-detached buildings and off the walkway.</p>
<p>2.8.5. Stormwater runoff will be managed on site where feasible, and runoff may be required to be stored, treated and directed away from the natural heritage system. Its quantity will be required to be controlled to prevent impact on downstream areas. Stormwater connections are not permitted in areas where combined sewer</p>	<p>Protection of Resources - Stormwater Management</p>	<p>A Stormwater Management Report by Josselyn Engineering Inc. was submitted in support of the application and provides confirmation that the proposal can adequately manage stormwater in accordance with city requirements. No upgrades to municipal stormwater infrastructure are required to support the development.</p> <p>The proposed development will continue to drain to the University Avenue storm sewer line. The lands will be graded to contain water on</p>

Policy	Category	Review
<p>infrastructure exists in the City.</p>		<p>site, and the new flat-roof buildings will have controlled flow-roof drains and rooftop storage. There will be new storm inlets within the courtyard that will link to the University Avenue line via a new storm sewer connection through the carriageway.</p> <p>In accordance with City requirements, post-development is to be controlled to pre-development levels and reduced by 20% where feasible. A normal level of quality control is required, providing a 70% removal of total suspended solids (TSS).</p>
<p>2.8.8. Cultural heritage resources, will be conserved, managed and promoted for their contribution to the City's unique identity, history and sense of place in such a way as to balance heritage concerns with environmental and accessibility issues. Care will be taken not to put the existing UNESCO World Heritage Designation of the Rideau Canal, Fort Henry and the Kingston Fortifications at risk by working with partners to implement the Rideau Corridor Landscape Strategy.</p>	<p>Protection of Resources – Cultural Heritage</p>	<p>A Heritage Impact Statement was submitted in support of the application. It concluded that the development will conserve the cultural heritage value and heritage attributes of the subject heritage properties. See Section 7.1.7.</p>
<p>3.3.1. The predominant use of land in a Residential designation will be for various forms of housing. Community facilities are</p>	<p>Land Use Designation and Policy – Permitted Uses</p>	<p>The property is designated Residential by Schedule 3. The development will provide an additional four new homes within this built-up neighbourhood.</p>

Policy	Category	Review
permitted in accordance with Section 3.2.		
3.3.6. Existing Housing Districts as shown on Schedule 2 are considered stable, unless otherwise identified by this Plan. Only minor changes in the predominant pattern of housing type, height or density, are permitted in accordance with Section 2.6.	Land Use Designation and Policy – Existing Residential Areas Stable	The proposed zoning amendment provides for new housing that is in keeping with the housing types and height of the surrounding area. While this is a high-density housing proposal, it will function in a manner consistent with the makeup of the surrounding neighbourhood.
3.3.7. Within existing stable residential areas, applications for infill must be located and organized to fit with neighbouring properties, including cultural heritage resources, and must satisfactorily address the following criteria: a. confirmation that adequate municipal services can be provided; b. demonstrated suitability of dwelling type, lot size, building height and massing, building materials, and exterior design; and c. demonstrated ability to achieve compatible use and development of the property taking into account the policies of Section 2.7.	Land Use Designation and Policy – Infill	See Section 2.7.6.
3.3.8 Within the Urban Boundary, intensification through moderate increases in building height or density may be	Land Use Designation and Policy – Intensification	The increased density is supportable given that the site is adjacent to transit lines along University Avenue and proximate to

Policy	Category	Review
<p>considered at the edge of neighbourhoods, provided that the development is adjacent to one or more of the following: transit routes, community facilities, areas of open space, or mixed use Centres or Corridors, as identified on Schedule 2.</p>		<p>transit lines along Johnson Street, Victoria Park, and community facilities such as Salvation Army, Kingston Youth Services Hub, Williamsville Medical Clinic as well as those offered to members at Queen's University.</p>
<p>3.3.C.1. High density residential land uses primarily include apartments and mixed use buildings with commercial on the ground floor and a residential density of 75 units per net hectare or more, unless an approved secondary plan establishes other provisions.</p>	<p>High Density Residential Policies - Density</p>	<p>While this is often the case, with this proposal the density is a reflection in a low-rise built form organized in a pleasing yet compact site layout.</p>
<p>3.3.C.2. The density of a residential use is a function of the number of units per net hectare and is not always indicative of built form. Proposals for new high density residential that are not in keeping with the established built form of adjacent development must demonstrate compatibility with regard to both land use and built form considerations in accordance with the policies of Section 2.7 and Section 8.</p>	<p>High Density Residential Policies – Built Form</p>	<p>See Sections 2.7, 8.3 and 8.6.</p>
<p>3.3.C.3. Proposals for new high density residential use which require a zoning by-law amendment or minor variance in support of factors that affect built form and the intensity of use</p>	<p>High Density Residential Policies – Locational Criteria</p>	<p>While this site does not specifically satisfy these locational criteria, it is an appropriate location for new infill given that it is located close to Williamsville and the downtown, it is within the Campus Expansion Area which anticipates future residential</p>

Policy	Category	Review
<p>shall generally satisfy the following locational criteria:</p> <p>a. The subject property is located:</p> <ul style="list-style-type: none"> • within a Centre or Corridor; • within an area subject to a Secondary Plan or a Specific Policy Area Plan provided such Plan permits high density residential use; or • on the periphery of a low or medium density residential neighbourhood provided the proposal demonstrates conformity to the policies of Sections 2.6 and 2.7 of this Plan, where applicable; <p>b. the property is within walking distance of areas designated for commercial use (i.e., any of the uses within the Commercial Hierarchy except for Neighbourhood Commercial);</p> <p>c. the property is within walking distance of parkland, open space or community facilities; and</p> <p>d. the property is located on an existing arterial or collector road.</p>		<p>development, it is located on a road with transit and bike lanes (characteristics typical of a road along an edge condition). The site is within walking distance of commercial uses, park space and community facilities and less than a block from Johnson Street (an arterial road). Finally, it satisfies the policies set out in Sections 2.6 and 2.7</p>

Policy	Category	Review
<p>3.3.C.4. Proposals for new high density residential use must be justified by a site-specific urban design study that demonstrates compatibility in accordance with the policies of Section 2.7, and conformity to the urban design policies of Section 8. The Study must consider, amongst other matters, architectural compatibility in terms of scale, style, massing and colour.</p>	<p>High Density Residential Policies – Urban Design Study</p>	<p>A Planning Justification and Urban Design Report by The Boulevard Group was submitted supporting this application. It considered the land-use compatibility and urban design policies set out in the Official Plan.</p>
<p>3.3.C.6. New high density residential development must be designed to ensure a transition in density and built form, particularly along the periphery of Centres and Corridors, and areas for which a Secondary Plan or Specific Policy Area Plan has been established.</p>	<p>High Density Residential Policies – Transition in Density & Built Form</p>	<p>The infill development follows the height, massing and scale typical of the surrounding area.</p>
<p>3.5.A.7. The City may study the Campus Expansion Area as a possible location to accommodate residential intensification, in consultation with Queen’s University and the public. Notwithstanding, it is the intent of this Plan that any future expansion of the Main Campus be directed to the Campus Expansion Area shown on Schedule 13, subject to the following policies:</p> <p>e. that residential development be permitted within the area subject to the</p>	<p>Queen’s University – Northerly Expansion of the Main Campus</p>	<p>Queen’s University has been circulated on this application and no comments have been received by Planning Staff.</p>

Policy	Category	Review
<p>Residential policies and Compatibility policies of this Plan and a rezoning for medium and high density residential proposals and site plan control review, where applicable, (low density residential may occur without rezoning);</p> <p>f. that any applications for residential development approval be circulated to the University for consideration for acquisition as part of any campus expansion program;</p>		
<p>4.1.1. New development will proceed only if the City is satisfied that adequate services, roads, and utilities are available, or can be made available, to serve the proposal adequately. In determining the adequacy of servicing, utility systems, or the transportation system, the City will consider not only the proposal, but also the potential for development that exists in the same service area.</p>	<p>Infrastructure and Transportation – New Development</p>	<p>Studies regarding the feasible capacity of existing municipal systems were conducted as part of the submission and any concerns identified by technical departments have been resolved.</p>
<p>4.3.1. Stormwater management techniques must be used in the design and construction of all new development to control both the quantity and quality of stormwater runoff. The degree of control will depend on the conditions in the downstream receiving</p>	<p>Infrastructure and Transportation – Stormwater Management</p>	<p>See Section 2.8.5.</p>

Policy	Category	Review
<p>water bodies. This is to minimize the negative impacts of development on the downstream receiving water bodies, the aquatic environment, and fish habitat.</p>		
<p>4.3.4. For urban infill development projects, the City will require the preparation of a stormwater management report to address the impacts of additional lot coverage or new uses of the site on the quality and quantity of water. Proponents must endeavour to improve the management of stormwater from the existing development areas.</p>	<p>Infrastructure and Transportation – Stormwater Management, Quality and Quantity of Water</p>	<p>See Section 2.8.5.</p>
<p>7.1.7. The City may require that a heritage impact statement be prepared by a qualified person to the satisfaction of the City for any development proposal, including a secondary plan, which has the potential to impact a built heritage resource. The scope of the heritage impact statement is determined in consultation with the City and must include information and assessment relevant to the circumstances, including alternative development approaches or mitigation measures to address any impact to the built heritage resource and its heritage attributes. A heritage</p>	<p>Built Heritage Resources – Heritage Impact Statement</p>	<p>The subject properties, historically referred to as “Snowden Terrace” are designated under Part IV of the Ontario Heritage Act. There are no adjacent heritage properties.</p> <p>A Heritage Impact Statement authored by local heritage professional Andre Scheinman formed part of the submission. The supportive heritage report found this the proposal to provide new low-rise housing in a ‘garden court’ configuration and conserve the townhouses to be a thoughtful design for low-rise residential infill in this heritage context. It concluded that this project will preserve the heritage attributes and enhance the heritage value of the site.</p> <p>The applicant obtained a heritage permit for this work in June of 2024 (P18-047-2024).</p>

Policy	Category	Review
<p>impact statement may be required where construction, alteration, demolition, or addition to a property located within a heritage conservation district or heritage area is proposed. The City may also require a heritage impact statement for any requests to de-designate a protected heritage property; such statements must include an assessment of the current cultural heritage value of the property and any impacts that de-designating the property will have on the cultural heritage value of the area.</p>		
<p>7.4.10. Upon receiving information that lands proposed for <i>development</i> may include <i>archaeological resources</i> or constitute an <i>area of archaeological potential</i>, Council will not take any action to approve the <i>development</i>, and the owner of such land will be requested to have studies carried out at the owner's expense by <i>qualified persons</i> to:</p> <ol style="list-style-type: none"> a. survey and assess the property; b. assess the impact of the proposed <i>development</i> c. indicate methods to mitigate any adverse impact of the proposed <i>development</i> on any <i>archaeological resources</i>, including 	<p>Archaeological Resource Conservation – Required Studies</p>	<p>The property has been cleared of archaeological potential. A Stage 1-2 Archaeological Assessment prepared by Abacus Archaeological Services found no features or materials of archaeological significance on the subject lands and determined that no further work is required within the study area.</p> <p>The submission includes a letter from the Province acknowledging this report and entering it into the Ontario Public Register of Archaeological Reports.</p>

Policy	Category	Review
<p>methods of recovery and preservation;</p> <p>d. comply with current Ministry of Culture standards and guidelines for consulting archaeologists; and,</p> <p>e. provide a compliance letter issued by the Province for any completed archaeological study.</p>		
<p>8.3. The Design Guidelines for Residential Lots establish the following guiding principles that should be used to ensure new residential development is integrated into the existing built fabric, and is conducive to active transportation:</p> <p>a. protect and preserve stable residential communities (in accordance with Section 2.6 of this Plan);</p> <p>b. foster developments that are context appropriate;</p> <p>c. foster attractive developments which add to the existing sense of place;</p> <p>d. provide a variety of housing types;</p> <p>e. ensure compact, accessible mixed-use development;</p> <p>f. encourage environmentally sustainable development; and,</p>	<p>Urban Design - Guiding Principles for Development of Residential Lots</p>	<p>The proposed development will provide new housing in a manner that is compatible with the heritage properties and the surrounding neighbourhood.</p> <p>This proposal for new residential infill preserves the existing heritage townhouses while incorporating two new standalone two-and-a-half storey semi-detached buildings in the backyard.</p> <p>Arranged in a 'garden court' format with the buildings set around a shared interior courtyard/amenity space, this thoughtful design approach is meaningfully integrated into this established downtown neighbourhood.</p>

Policy	Category	Review
g. integrate and highlight cultural heritage resources.		
<p>8.4. Through the review of development proposals, construction of public works, or the preparation and approval of area plans, the City will promote the provision of barrier-free access and safety by:</p> <ul style="list-style-type: none"> a. providing for age-friendly needs and the requirements of people with disabilities, and others requiring access supports through improved amenities such as parking, benches, and washrooms, clear signage, visual or auditory indicators, and other means as appropriate; b. improving public security through enhanced lighting, visibility of public areas, provision of entrance locations in well-traveled areas, and ease of access for emergency personnel or vehicles; c. clearly defining building entrances and avoiding designs that would create areas that are hidden from public view and thus potentially available for criminal activity; d. arranging public uses and amenities within a 	<p>Urban Design, Accessibility and Safety</p>	<p>This project will need to meet all requirements of the Accessibility for Ontarians with Disabilities Act (AODA), and the Ontario Building Code.</p> <p>The townhouses have direct entry off University Avenue while the semi-detached buildings in the backyard will be accessed from the street through the carriageway of the existing townhouses. The site plan shows a generous walkway that leads from the street, through the carriageway and the open outdoor amenity area to the front entrances of the semi-detached homes and the rear entries to the townhouses.</p> <p>The shared central open space will have passive public security as it will be activated through pedestrian traffic, enjoyment of the amenity space and general overview by residents.</p>

Policy	Category	Review
<p>convenient walking distance;</p> <p>e. providing adequate walkway widths, visually permeable materials and structures, and landscaping elements that do not obstruct sightlines in the design of streetscapes, transportation facilities, or public buildings and places; and,</p> <p>f. promoting safe environments by applying Crime Prevention Through Environmental Design (CPTED) concepts and principles in the design of buildings, site layout and landscaping of development sites.</p>		
<p>8.6. The City requires the design of new development to be visually compatible with surrounding neighbourhoods and areas of cultural heritage value or interest through its site plan control review, preparation of zoning standards, and urban design guidelines, as appropriate, that address the following:</p> <p>a. siting, scale and design of new development in relation to the characteristics of the surrounding neighbourhood or the significant cultural heritage resources including, scale,</p>	<p>Urban Design, New Development</p>	<p>The proposed development provides for a compatible new residential development and is thoughtfully woven into the existing fabric and built form of the Sydenham neighbourhood.</p> <p>As shown in the drawings and renderings provided, the new infill is in keeping with the scale, massing, setbacks, access, and general look and feel of this established residential neighbourhood. The new low-rise homes display an architectural style that is contemporary yet compatible with the heritage townhouses.</p> <p>A Heritage Permit has been obtained for this development.</p>

Policy	Category	Review
<p>massing, setbacks, access, landscaped treatment, building materials, exterior design elements or features;</p> <p>b. protecting natural heritage features and areas and cultural heritage landscapes through the siting, design and review of new development;</p> <p>c. promoting innovation in building design to create an interesting and varied built environment, to increase sustainability by improving energy efficiency, and to deliver barrier-free accessibility;</p> <p>d. achieving compatibility in land use and with a predominant architectural style, street pattern or site arrangement where that style or arrangement forms a valuable component of the existing neighbourhood or the cultural heritage value or interest of the identified area. Section 2.7 provides additional policy in this regard; and,</p> <p>e. encourage spaces, services and facilities that highlight arts and culture in a manner that generates and sustains cultural vitality.</p>		

Policy	Category	Review
<p>9.5.9. When considering an application to amend the zoning by-law, the Planning Committee and Council will have regard to such matters as:</p> <ul style="list-style-type: none"> a. conformity of the proposal with the intent of the Official Plan policies and schedules; b. compatibility of the proposal with existing uses and zones, sensitive uses, the natural heritage system, cultural heritage resources, and compatibility with future planned uses in accordance with this Plan; c. compatibility of proposed buildings or structures with existing buildings and structures, with zoning standards of adjacent sites, with any future planned standards as provided in this Plan, and with any urban design guidelines adopted by the City for the area; d. the extent to which the proposal is warranted in this location and the extent to which areas zoned for the proposed use are available for development; e. the suitability of the site for the proposal, including its ability to meet all required standards of loading, 	<p>Administration and Implementation – Zoning By-Law Amendments, Planning Committee/Council Considerations</p>	<p>The zoning by-law amendment conforms to the policies and schedules of the Official Plan as demonstrated through this report. No Official Plan amendment is required.</p> <p>As demonstrated through the review of applicable sections of the Plan, the proposal provides for compatible infill and intensification of the subject lands. The recommended zoning by-law implements the use and relief required for the proposed build out of the subject lands.</p> <p>The proposal will not adversely impact natural heritage or cultural heritage resources. The development is supported by an urban design review and aligns with applicable urban design guidelines.</p> <p>The proposed infill – a form of gentle intensification - provides new housing units within the Sydenham neighbourhood.</p> <p>The Servicing Report and Stormwater Management Report concluded that the development can be supported by the existing infrastructure.</p> <p>Comments received through technical review and the public have been considered through the review process.</p>

Policy	Category	Review
<p>parking, open space or amenity areas;</p> <p>f. the suitability of the density relative to the neighbourhood and/or district, in terms of units per hectare, bedrooms per hectare, floor space index, and/or employees per hectare, as applicable;</p> <p>g. the impact on municipal infrastructure, services and traffic;</p> <p>h. comments and submissions of staff, agencies and the public; and,</p> <p>i. the degree to which the proposal creates a precedent.</p>		
<p>9.5.25. The City may approve a by-law authorizing an increase in height or density beyond that allowed in the zoning by-law pursuant to the <i>Planning Act</i>, in return for facilities, services or matters benefiting the public, including the following:</p> <p>a. providing a wide range of clearly specified and designed housing types, including affordable housing and housing for seniors and individuals with special needs;</p> <p>b. providing parkland dedication beyond what is already required by this Plan</p>		<p>The Planning Act no longer allows the City to provide height and density bonusing under Section 37. Community benefits charges do not apply given the small scale of the development; it provides less than ten residential units.</p>

Policy	Category	Review
<p>c. protecting features of the natural heritage system, such as woodlands, beyond the parkland dedication requirements of the Planning Act;</p> <p>d. improving access to public transit facilities;</p> <p>e. providing public areas, pathways, and connections to external public pathways/trail systems;</p> <p>f. providing public and/or underground parking;</p> <p>g. providing community and open space facilities such as small parks, day care centres, community centres, recreation facilities, cultural facilities;</p> <p>h. conserving cultural heritage resources;</p> <p>i. protecting or enhancing significant views;</p> <p>j. providing public art;</p> <p>k. providing green technology and sustainable architecture and alternative construction methods such as “green roofs” and LEEDR certified buildings;</p> <p>l. providing streetscape improvements in accordance with Council-endorsed documents such as the Downtown Action Plan; and,</p> <p>m. including local improvements identified</p>		

Policy	Category	Review
in community design plans, community improvement plans, secondary plans, capital budgets or other implementing plans or studies.		

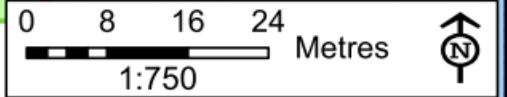
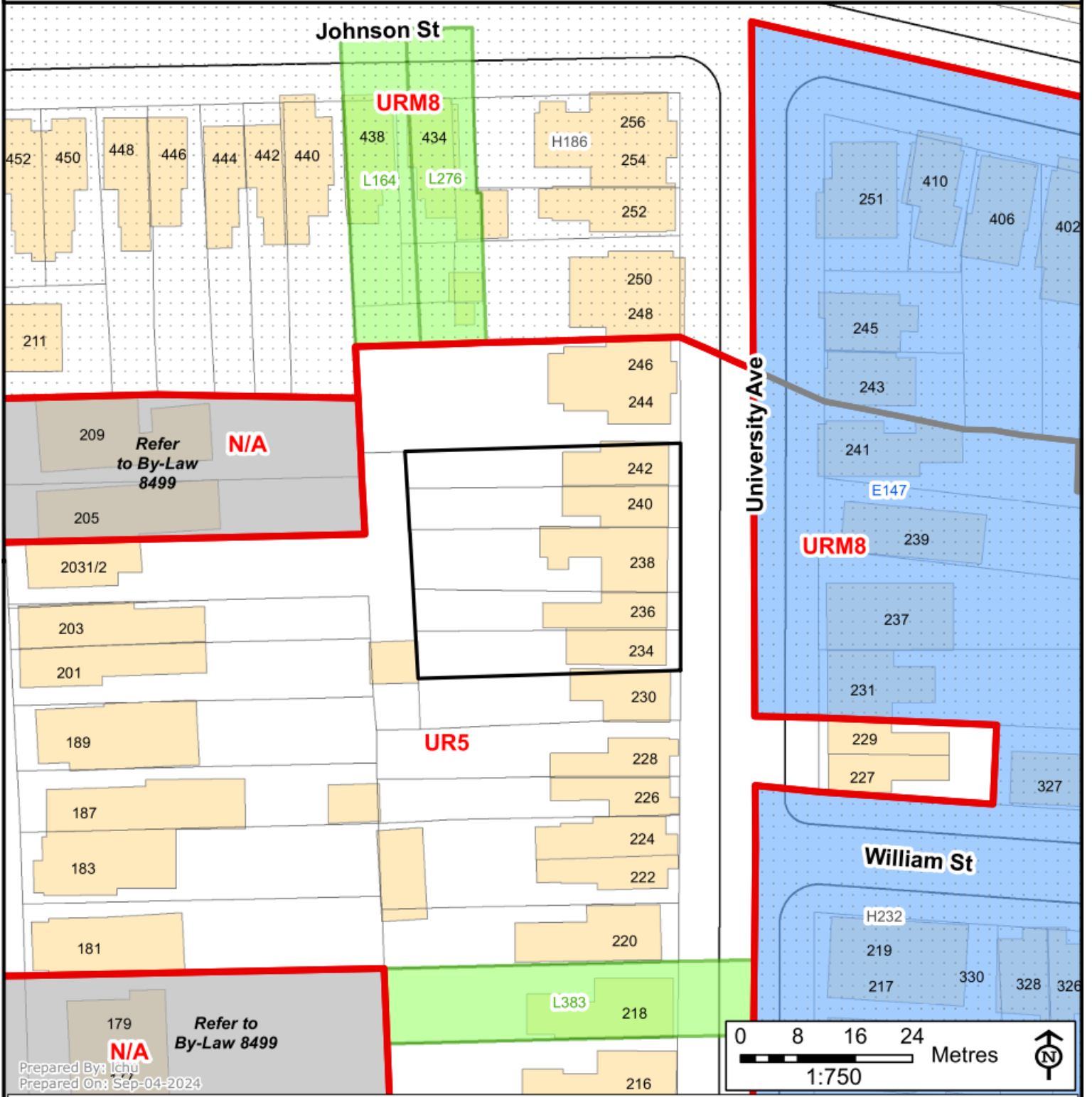


Planning Services

Planning Committee Existing Zoning Kingston Zoning By-Law 2022-62

Address: 234-242 University Avenue
File Number: D14-010-2024
Prepared On: Sep-04-2024

- Subject Lands
- Schedule 1 Zoning Map Zone
- Not Subject to the Kingston Zoning By-law
- Schedule E - Exception Overlay
- Legacy Exceptions (LXXX)
- Exceptions (EXXX)
- Schedule F - Holding Overlay
- Holding Overlay (HXXX)



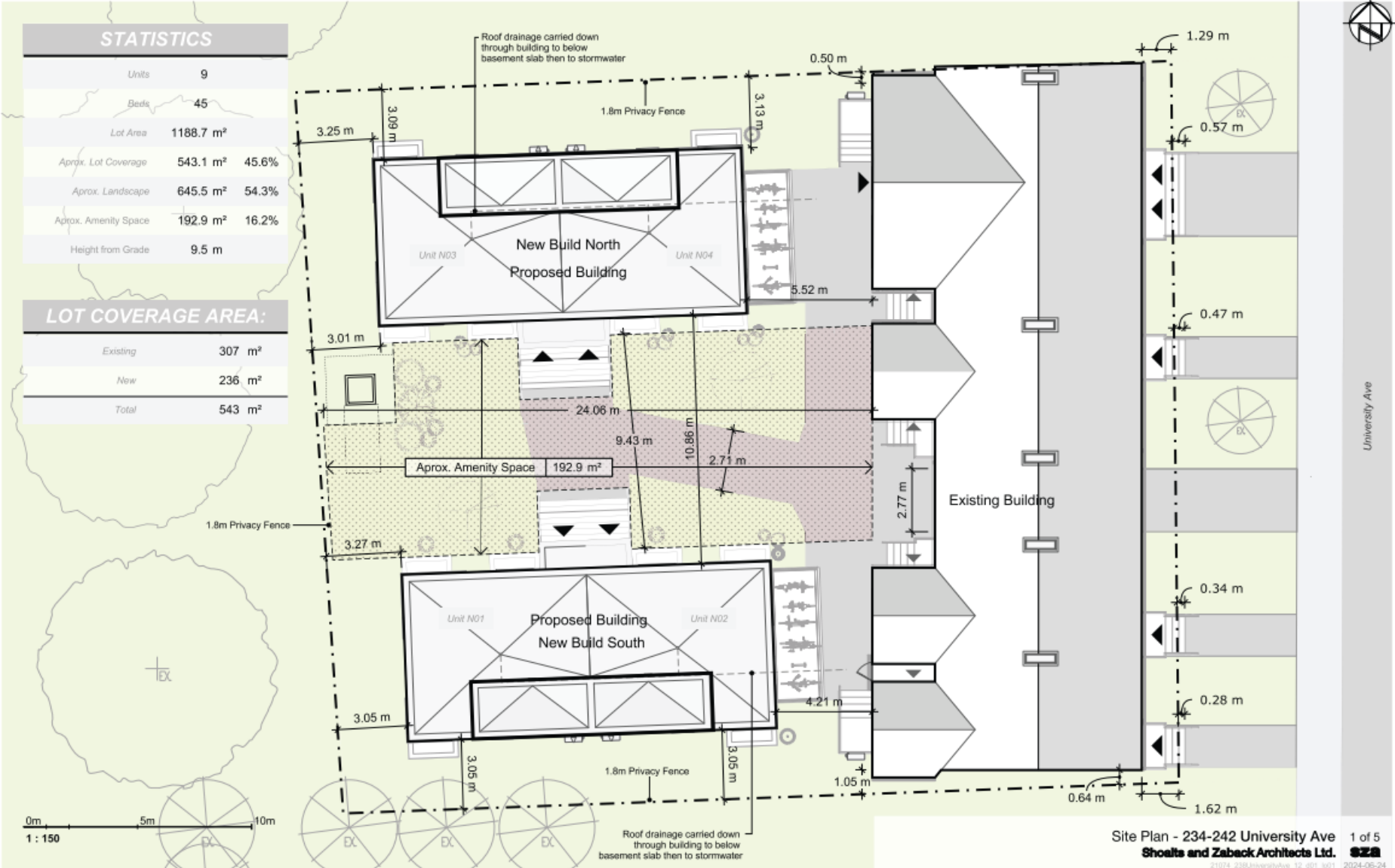
Disclaimer: This document is subject to copyright and may only be used for your personal, noncommercial use provided you keep intact the copyright notice. The City of Kingston assumes no responsibility for any errors, and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained in this document. The City of Kingston does not make any representation or warranty, express or implied, concerning the accuracy, quality, or reliability of the use of the information contained in this document. 2020 The Corporation of the City of Kingston.

STATISTICS

Units	9
Beds	45
Lot Area	1188.7 m ²
Approx. Lot Coverage	543.1 m ² 45.6%
Approx. Landscape	645.5 m ² 54.3%
Approx. Amenity Space	192.9 m ² 16.2%
Height from Grade	9.5 m

LOT COVERAGE AREA:

Existing	307 m ²
New	236 m ²
Total	543 m ²





Bird's eye view 01
234 - 242 University Avenue - Renderings





View from University Street
234 - 242 University Avenue - Renderings









Courtyard View
234 - 242 University Avenue - Renderings

Site Photographs – November 20, 2023



Figure 1: Front elevation of heritage townhouses at 234-242 University Avenue.



Figure 2: View through carriage way to backyard.



Figure 3: Backyard and rear elevation of existing townhouse.



Figure 4: View looking north across backyard.



Figure 5: View looking west across backyard.

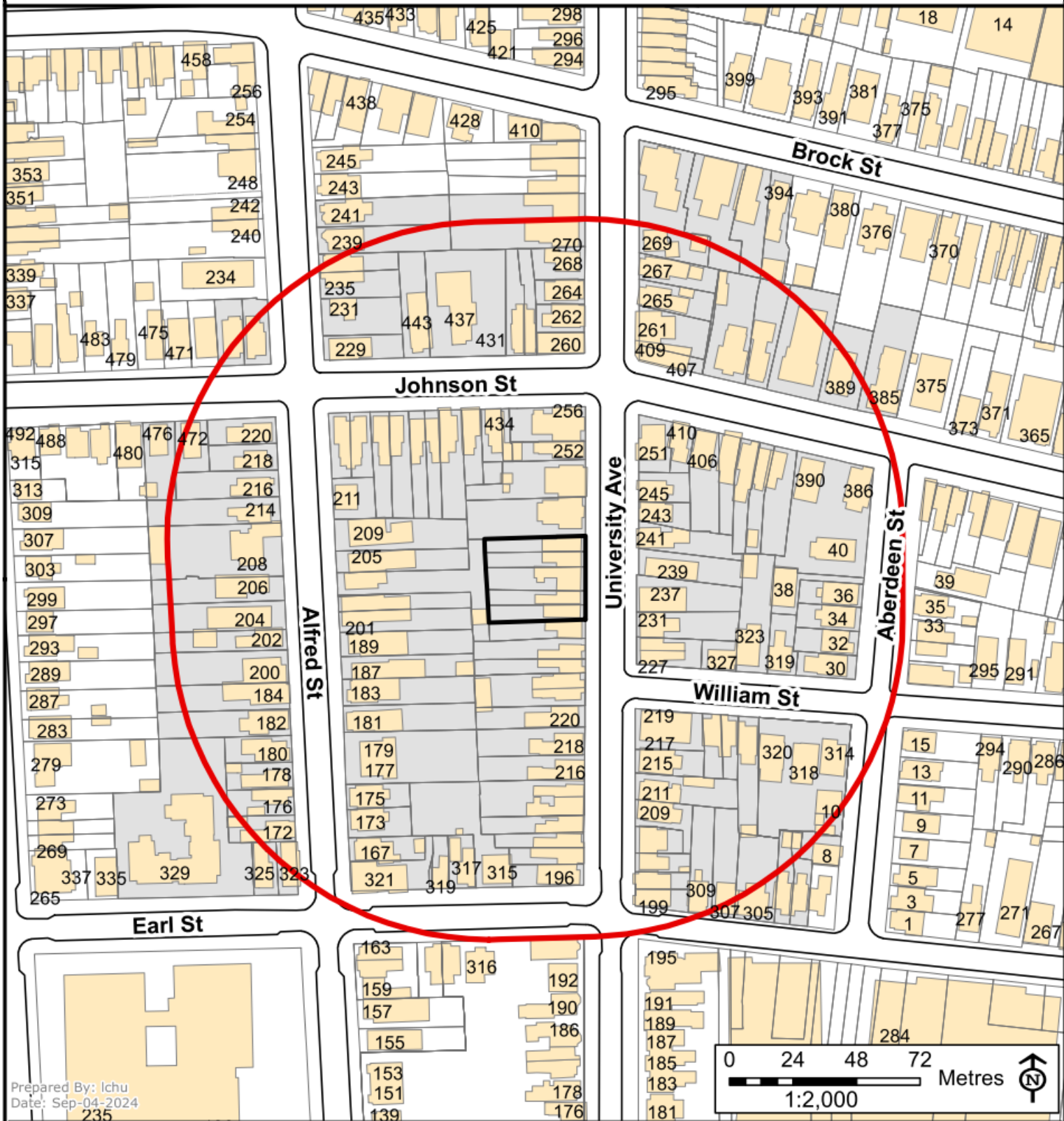


Figure 5: View looking south across backyard.

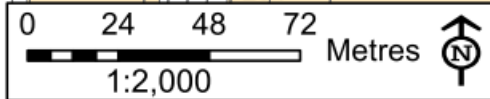


Planning Committee
Public Notice Notification Map
Address: 234-242 University Avenue
File Number: D14-010-2024
Prepared On: Sep-04-2024

- 120m Public Notification Boundary
- Subject Lands
- Property Boundaries
- Proposed Parcels
- 154 Properties in Receipt of Notice (MPAC)



Prepared By: Ichu
Date: Sep-04-2024
235



Disclaimer: This document is subject to copyright and may only be used for your personal, noncommercial use provided you keep intact the copyright notice. The City of Kingston assumes no responsibility for any errors, and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained in this document. The City of Kingston does not make any representation or warranty, express or implied, concerning the accuracy, quality, or reliability of the use of the information contained in this document. 2020 The Corporation of the City of Kingston.