



## Planning Advisory Committee

### Meeting Notes

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**Members Present** Kimberly Fawcett Smith, Paul Martin

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**Staff Present** Sukriti Agarwal, Chanti Birdi

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**Regrets** Donna Gillespie, Ibrahim Kettaneh, Kelly Stevenson, Sam Davis, Tony Gkotsis

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**Meeting Date:** Wednesday, July 10, 2024 (1:00 p.m. – 3:00 p.m.)

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#### Item 1: Bill 185 – Cutting Red Tape to Build More Home Act, 2024 Update

Ms. Birdi provided a summary of Bill 185, the *Cutting Red Tape to Build More Home Act, 2024* implications on the *Planning Act* and *Municipal Act*. The presentation focused on changes related to parking facilities, third party appeals, pre-application processes, fee refunds, appeal of urban boundary expansions, approval expiries, post-secondary exemptions, minister regulations and municipal service allocation policies.

The following aspects of Bill 185 were discussed:

- Regarding changes to parking facility requirements, Ms. Fawcett Smith asked how the changes would impact the provision of accessible parking spaces. Mr. Martin added that changes to standard parking requirements may place additional pressure on accessible parking spaces. Staff have noted Ms. Fawcett Smith's question regarding the potential impact of Bill 185 on accessible parking and will continue to monitor the implementation of such *Planning Act* provisions. Restrictions on required parking facilities relate to protected major transit station areas and certain other areas surrounding existing or planned higher order transit stations or stops. The City does not currently have these features, however, the proposed Provincial Planning Statement requires the City to introduce such areas.
- Regarding changes to the pre-application process, Ms. Agarwal noted that communication has been sent to the development community to bring awareness to the change in process. Previously, pre-application was a required step in the process of any *Planning Act* application. Following Bill 185 changes to the *Planning*

*Act*, pre-application is no longer required but is recommended, and will continue to be offered as an optional service.

- Regarding changes to fee refunds, Mr. Martin inquired as to whether any previous applications has been subject to fee refunds when this process was in place. Staff indicated that exact numbers were not readily available, however, such refunds have not been common, if utilized at all. New applications submitted following Bill 185 changes will not be subject to fee refunds.
- Regarding submission material for *Planning Act* applications, Committee members inquired as to whether staff can look into whether all plans and studies being requested are necessary for individual applications. It was noted that certain studies may be repetitive where provided for similar nearby developments, and can be a financial burden on applicants. Mr. Martin indicated that the costs associated with required studies and reports impact both the developer and end user. As an example, Mr. Martin provided that new housing being built is not always affordable to the renter or buyer. Ms. Fawcett Smith noted that certain studies may be redundant where they have previously been completed and conditions have not changed (for example, a geotechnical study that was completed 10 years ago on a property that has not been changed).
- Regarding urban boundary expansions, Ms. Fawcett Smith noted the City of Kingston may be in need of planned expansions and a timeline for connection of rural areas to municipal services should be prepared. Ms. Agarwal indicated that the City is exploring the need for urban boundary expansions through the upcoming new Official Plan. The City has been working with consultants to identify lands available within the urban boundary and the additional lands needed to accommodate new housing and employment uses to the year 2051. Mr. Martin asked whether uses for lands proposed to be included in the urban expansion have been contemplated. Ms. Agarwal noted that single-detached, semi-detached and multi-unit residential uses are being contemplated. The Provincial Policy Statement requires the City to provide a range of housing options.
- Regarding approval expiry, Ms. Fawcett Smith inquired about the 3-year approval expiry. It was indicated that 3 years may be too long. Ms. Birdi indicated that the 3-year expiry is derived from the Province. Mr. Martin provided that securing financing and skilled labour can take time and lapsing of approvals can have negative impacts in some cases.
- Regarding *Planning Act* exemptions for post-secondary institutions, Mr. Martin asked for clarification on whether a university could construct a 25-storey residence. Ms. Agarwal clarified that while post-secondary institutions are exempt from the *Planning Act*, development is still subject to servicing and other technical aspects. Collaboration between the City and post-secondary institutions is still anticipated moving forward.

- Regarding changes to Minster Regulations, Mr. Martin inquired about minimum parking requirements for additional residential units. Mr. Martin further indicated concern with loss of green space, particularly in front yards, as a result of increased parking need. Ms. Fawcett Smith further provided concerns regarding reduced road widths, resulting in potential access challenges for emergency vehicles in such areas.
- Mr. Martin requested clarification on how average person-per-unit values were established. Ms. Agarwal indicated that this number was determined in consultation with our own records and statistics from other municipalities to arrive at an estimate.
- Mr. Martin inquired about the rate at which additional residential units have been introduced. Ms. Agarwal indicated that in 2023, there were permits issued for 107 second units and 11 third units.
- Ms. Fawcett Smith indicated concern with continued use of above ground powerlines in light of system demand and climate change risk. Staff indicated that Utilities Kingston would be responsible for such infrastructure.
- Regarding the Minister's ability to remove lot coverage requirements and bedroom limits, Ms. Fawcett Smith sought indication of timing of such changes. Ms. Birdi clarified that the Province has not yet introduced Regulations but it is anticipated that this will have an impact on additional residential unit development.

## Item 2: Official Plan Project Update

Ms. Birdi provided an introductory summary of the new Official Plan project. The presentation included a summary of the fundamental principles that will guide the creation of the plan, related reports and studies, related urban boundary expansion work, expectations of the new Official Plan and the anticipated timeline for the project. Ms. Birdi also noted that the City will be undertaking an Integrated Mobility Plan in conjunction with the Official Plan project.

The following aspects of the Official Plan project were discussed:

- Regarding urban boundary expansions and secondary plans, Mr. Martin requested clarification on future secondary plans. Ms. Birdi clarified that certain boundary expansions may require secondary plans to ensure that these new areas function well. Ms. Agarwal provided Cataraqui West as an example where lands were previously vacant and led to the development of a secondary plan for that area. Ms. Agarwal further provided that most requests for boundary expansions include undeveloped lands which may need a secondary plan in the future to identify in further detail what kind of uses would be located in these areas. In cases where multiple lots form an urban boundary expansion and can coordinate road networks, uses, park spaces, etc. a secondary plan may not be necessary.

- Mr. Martin inquired about cost responsibility of a secondary plan, if one is required for a proposed boundary expansion. Ms. Agarwal clarified that the landowner would be responsible for the cost of secondary plan study.
- Regarding existing secondary plans, Mr. Martin noted that the Cataraqui West area developed differently from the area secondary plan. Ms. Agarwal provided that the *Planning Act* does allow amendments to Secondary Plans. Changes to the plan have been made as the area has grown and changed over time.
- Mr. Martin requested an update on water and wastewater infrastructure planning. Ms. Agarwal provided that Utilities Kingston does have a Water and Wastewater Master Plan which will be updated alongside the Official Plan. The existing plan is available on the Utilities Kingston website.
- Ms. Fawcett Smith noted that the term “integrated mobility” may be viewed as appropriation of a term specific to the disabled community. The proposed title of the Integrated Mobility Plan may imply that the plan relates specifically to those with disabilities and may illicit concern among those within the physical disability community. Ms. Agarwal noted that staff will consult with Transportation Services staff.
- Regarding the Community Advisory Group being established for the Official Plan and Integrated Mobility Plan projects, Mr. Martin inquired about the size of the group and meeting format. Ms. Birdi clarified that the group would be 20 to 25 people with the first meeting being in-person and the following two being held virtually.
- Mr. Martin asked how to keep up with the project and indicated that if accessing the GetInvolved page outside of regular office hours, it can be challenging to get content clarification. Ms. Agarwal noted that residents are welcome to contact staff directly for clarification.
- Regarding public engagement, Mr. Martin indicated that information is shared with the community, including groups like the Kingston Home Builder’s Association, but there may be a gap in ability to respond to and provide comment back to the City.
- Ms. Fawcett Smith noted potential impacts resulting from additional residential units (‘ARU’s’), including potentially increased lot coverages, lack of parking spaces, and draw on utilities. Mr. Martin also noted that occupancy of multiple units on a lot may lead to other cohesive-living and by-law concerns such as noise and garbage issues. Such living arrangements may lead to increased pressures on the City’s By-Law Enforcement services.

### Item 3: Other Business

None

The meeting adjourned at 2:49 p.m. The next meeting will be held virtually on October 10, 2024 at 1:00 p.m.