



**City of Kingston  
Report to Planning Committee  
Report Number PC-24-055**

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**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 24, 2024  
**Subject:** Community Meeting Report  
**File Number:** D35-005-2024

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**Council Strategic Plan Alignment:**

Theme: 1. Support Housing Affordability

Goal: 1.1 Promote increased supply and affordability of housing.

1.2 Promote increase in purpose-built rental housing.

**Executive Summary:**

The following is a Community Meeting Report enclosing information about the following applications that will be subject to a Community Meeting at Planning Committee, with a presentation by the applicant:

- Address: 55 Cataraqui Woods Drive (File Number: D35-005-2024 – Official Plan Amendment and Zoning By-Law Amendment)

October 24, 2024

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**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	Not required
Neil Carbone, Commissioner, Corporate Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Peter Huigenbos, Commissioner, Major Projects & Strategic Priorities	Not required
Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required



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**Options/Discussion:**

**Community Meeting**

The purpose of the Community Meeting is to provide the applicant with an opportunity to present a potential development proposal in the early stages of the development process and to seek feedback from the public and members of Planning Committee before a complete application is submitted to the City. Anyone who attends a Community Meeting may present an oral submission, and/or provide a written submission on the proposals being presented.

A Community Meeting Form (completed by the applicant) and a standard map package showing the location of the subject site, and relevant Official Plan land use designation and zoning information for each proposal is included as an exhibit to this report, as follows:

- 55 Cataraqui Woods Drive, File Number D35-005-2024 (Exhibit A)

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.

The Planning Committee will consider a recommendation from Planning Services, respecting the subject application, at a future meeting. The public is provided an additional opportunity to make oral submissions on the matter at the time the Committee considers the recommendation report from staff. The Committee will make its recommendation to City Council at the future meeting.

All persons who made oral or written submissions, or have requested notification in writing, will be given written notice of the future meeting(s) of the Planning Committee at which time the subject application will be considered. Anyone wishing to be notified of Council’s decision on the subject application must submit a written request to:

**55 Cataraqui Woods Drive, File Number D35-005-2024**

Amy Didrikson, Senior Planner  
The Corporation of the City of Kingston  
Planning Services  
216 Ontario Street  
Kingston, ON K7L 2Z3  
613-546-4291 extension 3296  
[adidrikson@cityofkingston.ca](mailto:adidrikson@cityofkingston.ca)

Jacob Slevin, Planner  
The Corporation of the City of Kingston  
Planning Services  
216 Ontario Street

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Kingston, ON K7L 2Z3  
613-546-4291 extension 2176  
[jslevin@cityofkingston.ca](mailto:jslevin@cityofkingston.ca)

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.

**Existing Policy/By-Law:**

*Planning Act*

Provincial Planning Statement, 2024

City of Kingston Official Plan

Kingston Zoning By-Law Number 2022-62

By-Law Number 2007-43, A By-Law to require Development Proponents to Pre-Consult with The Corporation of the City of Kingston respecting Planning Matters

**Notice Provisions:**

Consistent with the requirements of the *Planning Act* for a Statutory Public Meeting, notices were sent by mail to all property owners (according to the latest Assessment Rolls) within 120 metres of the subject properties and a notice sign was posted on the subject properties. A courtesy notice was also placed in The Kingston Whig-Standard on October 15, 2024.

**Accessibility Considerations:**

None

**Financial Considerations:**

None

**Contacts:**

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

Amy Didrikson, Senior Planner, Development Approvals, 613-546-4291 extension 3296

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Jacob Slevin, Planner, Development Approvals, 613-546-4291 extension 2176

**Other City of Kingston Staff Consulted:**

None

**Exhibits Attached:**

Exhibit A            Community Meeting Form, Application Materials and Map Package for 55  
Catarauqui Woods Drive (File Number: D35-005-2024)



## City of Kingston Community Meeting Form

**Note to Applicant:** This Form is to be completed by the Applicant and is intended to provide a detailed description of the site, locational context and the proposed application as the basis for a Community Meeting at Planning Committee. The only supplementary information that will be provided by Staff for the Community Meeting is a map package (location, Official Plan, zoning, etc). Please keep residents and members of Planning Committee in mind when completing this form by ensuring that all information is thorough, detailed and understandable. Where a field is not applicable to the site or proposal, please indicate "N/A". Since this Form will be attached as an exhibit to a staff report, this Form must be completed in a manner that is accessible. Please refrain from using formatting or tables that are not accessible. If this form is completed in a manner that is not accessible, it may result in delays to the timing of the Community Meeting and may require staff to make amendments or adjustments prior to attaching the form as an exhibit to a staff report.

### Owner/Application Information

**Owner:** Caraco Group of Companies

**Applicant (if Owner is not the Applicant):** Fotenn Consultants Inc. c/o Miles Weekes

### Site Characteristics

**Site address:**

55 Cataraqui Woods Drive, Kingston

**Site area:**

15,274 square metres

**Description of existing use and buildings on site (height, floor area, units, bedrooms, parking spaces, setbacks, etc):**

Vacant

**Official Plan designation:**

The site is located within the City of Kingston Urban Boundary and is designated Arterial Commercial on Schedule CN-1 of the Cataraqui North Neighbourhood Secondary Plan, in the City of Kingston Official Plan (“OP”).

**Zoning by-law (zone and other relevant schedules and overlays):**

The lands are zoned Arterial Commercial (CA) Zone with Legacy Exception L226 in the Kingston Zoning By-law 2022-62. The site is located within the PA5 parking area on Schedule 2 of the Zoning By-Law.

**Existing number of trees:**

Multiple trees are located around the periphery of the site. The exact number, size, and species of trees has not yet been confirmed at this stage.

**Number of existing trees to be retained:**

Details regarding trees to be retained/removed will be confirmed through the future Site Plan Control application process with the City of Kingston.

**Description of heritage status (not a heritage building, listed, designated or located in a heritage conservation district):**

Not a heritage property.

**Description of Surrounding Uses and Buildings**

**East:** Commercial

**West:** Residential

**North:** Lyndenwood Stormwater Management Facility

**South:** Hydro One Storage Yard

**Description of Proposal**

**Summary description of the proposal (use, height, floor area, setbacks, units, bedrooms, condominium, rental, affordability level, parking and bike spaces, will existing building or any existing features be retained/renovated/demolished etc.):**

The applicant is seeking to construct a nine-storey purpose-built rental apartment building, with eight-storeys of residential units and one-storey for rooftop amenity and mechanical penthouse. The proposed development will result in a total of 150 residential units (98.2 units per net hectare), consisting of a mix of one-, two-, and three-bedroom units.

The building will front Cataraqui Woods Drive with a centralized pedestrian access, secondary pedestrian accesses and walkways and patios for ground-floor units. Ground floor units facing the rear of the property will similarly have individual patios with walkways from the surface parking area. A pedestrian drop-off area, surface bike parking, a moving bay, and garbage room with a loading space are also proposed in the rear of the building. Underground parking, including a bike parking area, and private storage lockers are proposed on the basement level.

A total of 190 parking spaces are proposed, with 148 of those spaces being located within an underground parking structure. A total of 9 visitor parking spaces are proposed, as well as three car share spaces, one short-term delivery space, and seven accessible spaces. Of the total 190 parking spaces, 27 are proposed to be allocated for electric vehicles. One loading space is proposed near the main entrance, at the rear of the building, for waste collection and moving purposes. The site will also feature 161 bicycle parking spaces, of which 146 will be long-term bicycle spaces and 15 will be short-term bicycle parking spaces.

In total, 3,152 square metres of private and communal outdoor amenity areas are proposed. Dwelling units at-grade will feature private outdoor patios with direct entrances to the outdoors, to help enhance pedestrian activity around the building. Upper storey dwelling units will feature private balconies. In addition, a variety of communal amenity areas are proposed on the ground floor, including a large outdoor patio and multiple programmable amenity areas. The programming for each amenity area will be determined through the future detailed design stages of the proposed development. A rooftop communal amenity area is also proposed, which will feature two rooftop decks and two programmable amenity rooms. rooms and two roof-top decks.

In addition to the programmed amenity spaces, the site will feature ample landscaped areas. A large 7,158 square metre green space is proposed on the west side of the property. This green space will serve as an open space for residents, and provides ample separation from the residences to the west. The space is large enough to accommodate numerous future tree plantings. In addition, 3,065 square metres of hard and soft landscaped space is proposed around the building and parking areas. In total, the landscape areas comprise approximately 67% of the total site area.

**Type of Application:**

Official Plan Amendment & Zoning By-law Amendment

**Proposed use:**

Residential

**Proposed number and type of residential units and bedrooms (if residential):**

- 150 dwelling units (apartment)
  - 31 one-bedroom units
  - 37 two-bedroom units

- 67 two-bedroom and den units
- 15 three-bedroom units

**Proposed gross floor area (of each use):**

Total Gross Floor Area = 17,998 square metres

**Proposed height:**

9 storeys

**Proposed setbacks:**

**Front (north):** 6 metres

**Interior (east):** 6 metres

**Interior (west):** greater than 50 metres

**Rear (south):** greater than 50 metres

**Proposed number of vehicular parking spaces (include breakdown of occupant, visitor, car-share, accessible, etc.):**

Total Parking Spaces = 190

- Occupant – 170 spaces (27 EV-ready)
- Visitor – 9 spaces
- Car-share – 3 spaces
- Short-term delivery – 1 space
- Accessible – 7 spaces

**Proposed number of bicycle parking spaces:**

161 bike spaces

**Proposed landscaped open space:**

67% landscaped open space

**Proposed amenity area (if residential):**

3,152 square metres

**Proposed number of trees to be planted:**

Trees are proposed to be planted; however, a landscape plan has not yet been prepared at this stage of the concept design. The total number of types of trees to be

planted will be determined through the future Site Plan Control application process, in consultation with the City of Kingston.

**Description of how the application conforms with the Official Plan:**

The subject site is located within a Housing District, as per Schedule 2 of the Official Plan. The site is designated Arterial Commercial on Schedule CN-1. An Official Plan Amendment is required to establish a site-specific policy which will permit a nine-storey residential dwelling with dwelling units on the ground floor. The proposed development is oriented towards the street to establish a strong streetscape presence, in a manner which is contextually compatible with adjacent uses to the east and west along Cataraqui Woods Drive. Where dwelling units are proposed at-grade, they will feature walkout entrances with direct access to the street. The intent of the design is to activate the streetscape and encourage pedestrian activity along the front of the building. The large green space to the west side of the property and outdoor patio space will also serve to enhance the public realm and activate the streetscape.

Section 3.4.E.4 of the OP permits standalone residential uses on lands designated Arterial Commercial and provides a useful indication of the overall vision and intent for underutilized Arterial Commercial lands within the City. As a vacant and underutilized site, the proposed development represents a logical and compatible development. The permitted density range for development in the Arterial Commercial designation is between 75 and 125 dwelling units per net hectare of land. The proposed development features a total of 150 dwelling units, resulting in a net density of approximately 98.2 units per hectare.

Section 10C.4.25(c) permits a maximum building height of eight storeys, however the proposed development has a total height of nine storeys. The residential components of the building will be limited to the first eight floors, whereas the ninth storey is only for rooftop amenity and will have a substantially reduced impact to the overall massing and appearance of the building. The proposed development is also substantially setback from adjacent ground-oriented residential dwellings to the west, with a large intervening green space which will feature a variety of plantings. The building is oriented such that potential shadowing impacts will be minimal on properties to the west.

Finally, the subject site satisfies the locational criteria for mid-rise and high-rise dwellings, as per Section 2.6.6 of the Official Plan. The site is located at the periphery of a neighbourhood, with frontage along a collector road (i.e.: Cataraqui Woods Drive).

**If located in an area that is subject to Official Plan policies related to source water, natural heritage system, natural heritage features and areas, hazards, cultural heritage resources, areas of archaeological potential, or areas of archaeological significance, description of how the proposal will conform with the policies:**

Not applicable.

**Description of amendment(s) required to the Zoning By-law:**



A Zoning By-law Amendment Application is required to rezone the site from Arterial Commercial (CA) Zone, with exception L226, to an Arterial Commercial (CA) Zone with a new site-specific exception overlay (EXX). The purpose of the site-specific overlay (EXX) is to permit the proposed use, as well as to establish appropriate performance standards.

The site-specific exception overlay would permit the proposed apartment dwelling, as well as permit a maximum building height of nine (9) storeys, a maximum of 54% balcony coverage along the face of a main wall, and a minimum drive aisle width of 6.0 metres.

**Other information that would be valuable for a Community Meeting:**

None.

**List of Drawings/Studies Submitted**

- Concept Plan
- Floor Plans
- Elevations
- Shadow Study
- Site Servicing & Stormwater Management Report
- Feasibility Environmental Noise Report
- Planning Justification Report
- Survey 13R-21978
- Survey 13R-6721
- Topographic Survey
- Phase II Environmental Site Assessment

**Community Meeting Form Prepared by:**

Fotenn Consultants Inc.

**Date:**

August 21, 2024

**By-Law Number 202X-XXX**

**A By-Law To Amend The City Of Kingston Official Plan (Amendment Number \_\_\_\_,  
55 Cataraqui Woods Drive)**

**Passed:** [Meeting Date]

**Whereas** a Public Meeting was held regarding this amendment on \_\_\_\_\_;

**Now Therefore** the Council of The Corporation of the City of Kingston, in accordance with the provisions of Section 17 of the *Planning Act*, R.S.O. 1990, c.P13, hereby enacts as follows:

1. The City of Kingston Official Plan is hereby amended by the following changes which shall constitute Amendment Number \_\_\_\_ to the Official Plan for the City of Kingston.
  - (a) **Amend** Schedule 'CN-1: Cataraqui North Neighbourhood Secondary Plan', of the City of Kingston Official Plan, so as to designate the property located at 55 Cataraqui Woods Drive, as shown on Schedule 'A' to By-Law Number 20XX-XX, as 'Site Specific Policy Area Number XX'.
2. That the City of Kingston Official Plan, as amended, be further amended by adding the following new Site Specific Policy as Section 3.17.XX:

**55 Cataraqui Woods Drive, Schedule 3-D, SSP Number XX**

- 3.17.XX** Notwithstanding Section 10C.4, an apartment building with ground-floor residential uses and a maximum building height of 9 storeys shall be permitted on the property located at 55 Cataraqui Woods Drive, as shown on Schedule 3-D as Site Specific Policy Area Number XX.
3. This by-law shall come into force and take effect on the day that is the day after the last day for filing an appeal pursuant to the *Planning Act*, provided that no Notice of Appeal is filed to this by-law in accordance with the provisions of Section 17, Subsection 24 of the *Planning Act*, as amended; and where one or more appeals have been filed within the time period specified, at the conclusion of which, the By-Law shall be deemed to have come into force and take effect on the day the appeals are withdrawn or dismissed, as the case may be.

Given all Three Readings and Passed: [Meeting date]

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**Janet Jaynes**  
**City Clerk**

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**Bryan Paterson**  
**Mayor**



Planning  
Services

# Schedule 'A' to By-Law Number Official Plan Amendment Number XX

Address: 55 Cataraqui Woods Drive  
File Number: D35-005-2024

## Official Plan Schedule CN-1 Site Specific Policy



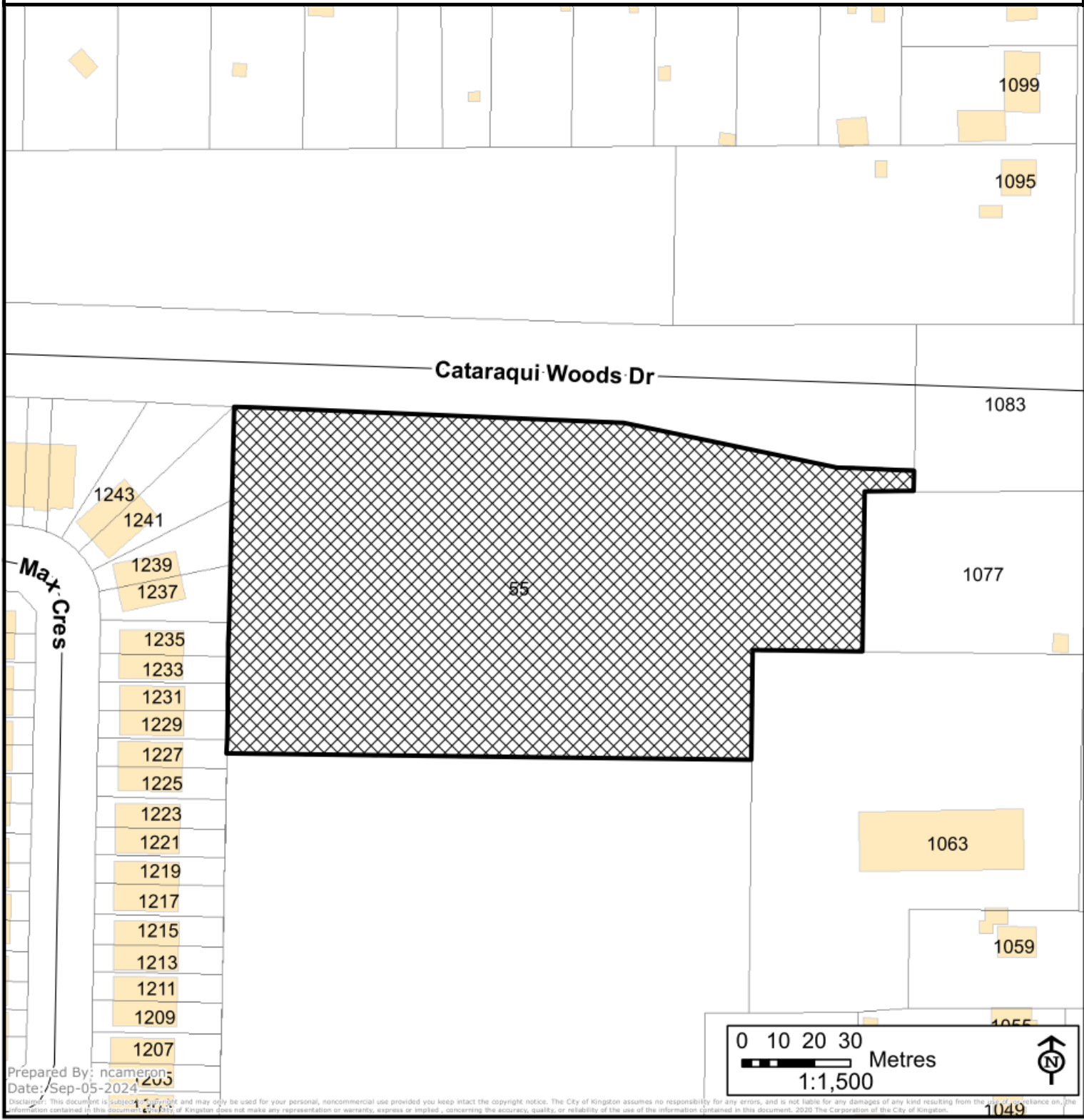
Lands Subject to Site Specific Policy  
Number XX

### Certificate of Authentication

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



Prepared By: ncameron  
Date: Sep-05-2024

**By-Law Number 202X-XX**

**A By-Law to Amend By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (Removal of Legacy Exception ‘L226’ and Introduction of Exception Number ‘EXXX’, (55 Cataraqui Woods Drive))**

**Passed:** [Meeting Date]

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

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

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

1. By-Law Number 2022-62 of The Corporation of the City of Kingston, entitled “Kingston Zoning By-Law Number 2022-62”, is amended as follows:
  - 1.1. Schedule E – Exception Overlay is amended to remove Legacy Exception L226 and add Exception EXXX, as shown on Schedule “A” attached to and forming part of this By-Law.
  - 1.2. By adding the following Exception Number EXXX in Section 21 – Exceptions, as follows:

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

    - (a) In addition to the uses permitted by the applicable Zone, the following uses are permitted:
      - (i) **Apartment building;**
      - (ii) **Dwelling unit** in a mixed use building;
      - (iii) Hospice facility;
      - (iv) Retirement Home;
      - (v) Pharmacy / Drugstore.
    - (b) The maximum **building height** is 9 storeys (31 metres).

- (c) A maximum of 54% of the horizontal length of each face of the **main wall** of each **storey** may be occupied by **balconies**.
  - (d) A minimum **drive aisle** width of 6.0 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]

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**Janet Jaynes**  
**City Clerk**

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**Bryan Paterson**  
**Mayor**



### Schedule 'A' to By-Law Number

Address: 55 Cataraqui Woods Drive  
File Number: D35-005-2024

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

 Lands to be added as EXXX

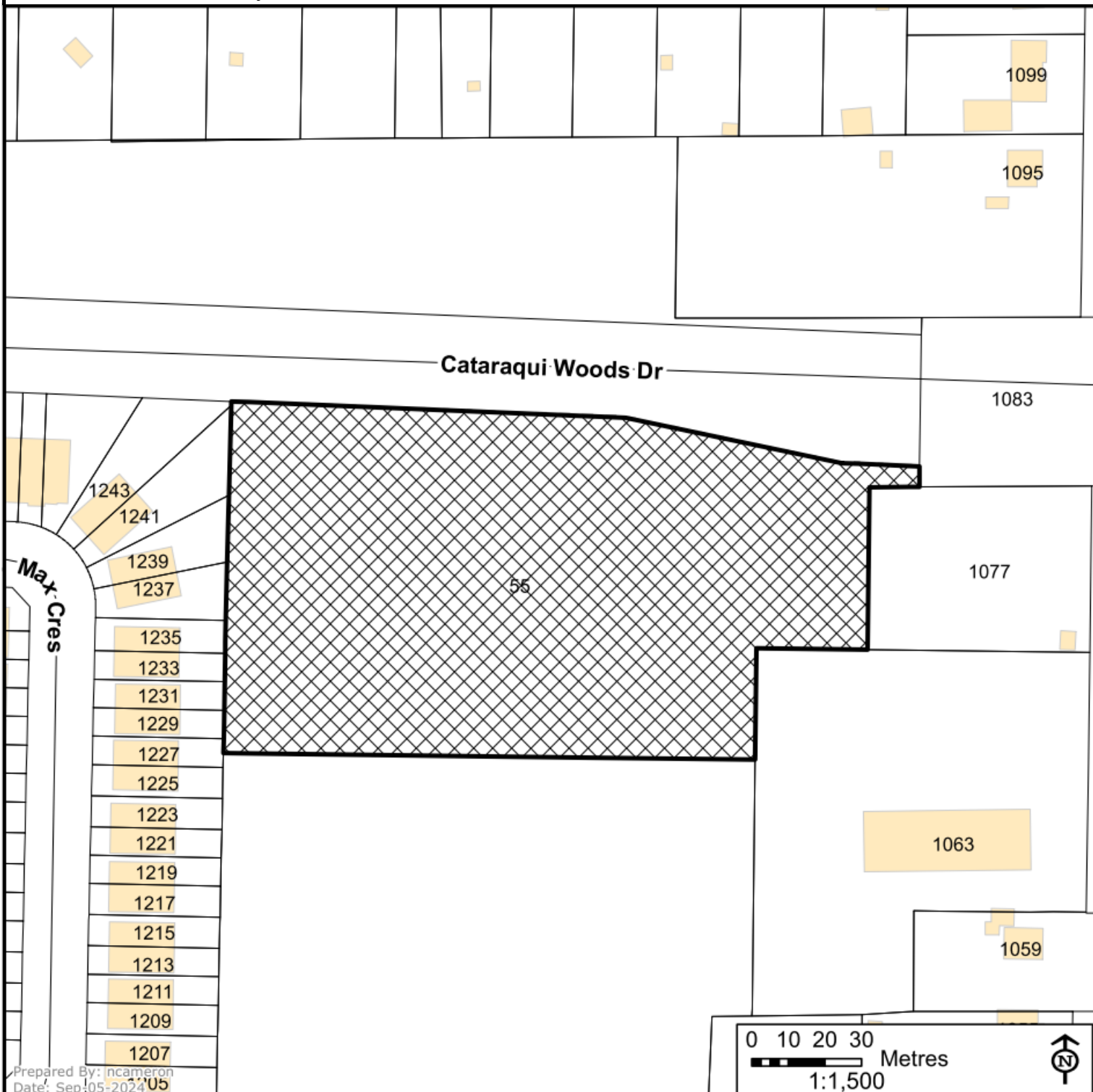
**Planning  
Services**

### Certificate of Authentication

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

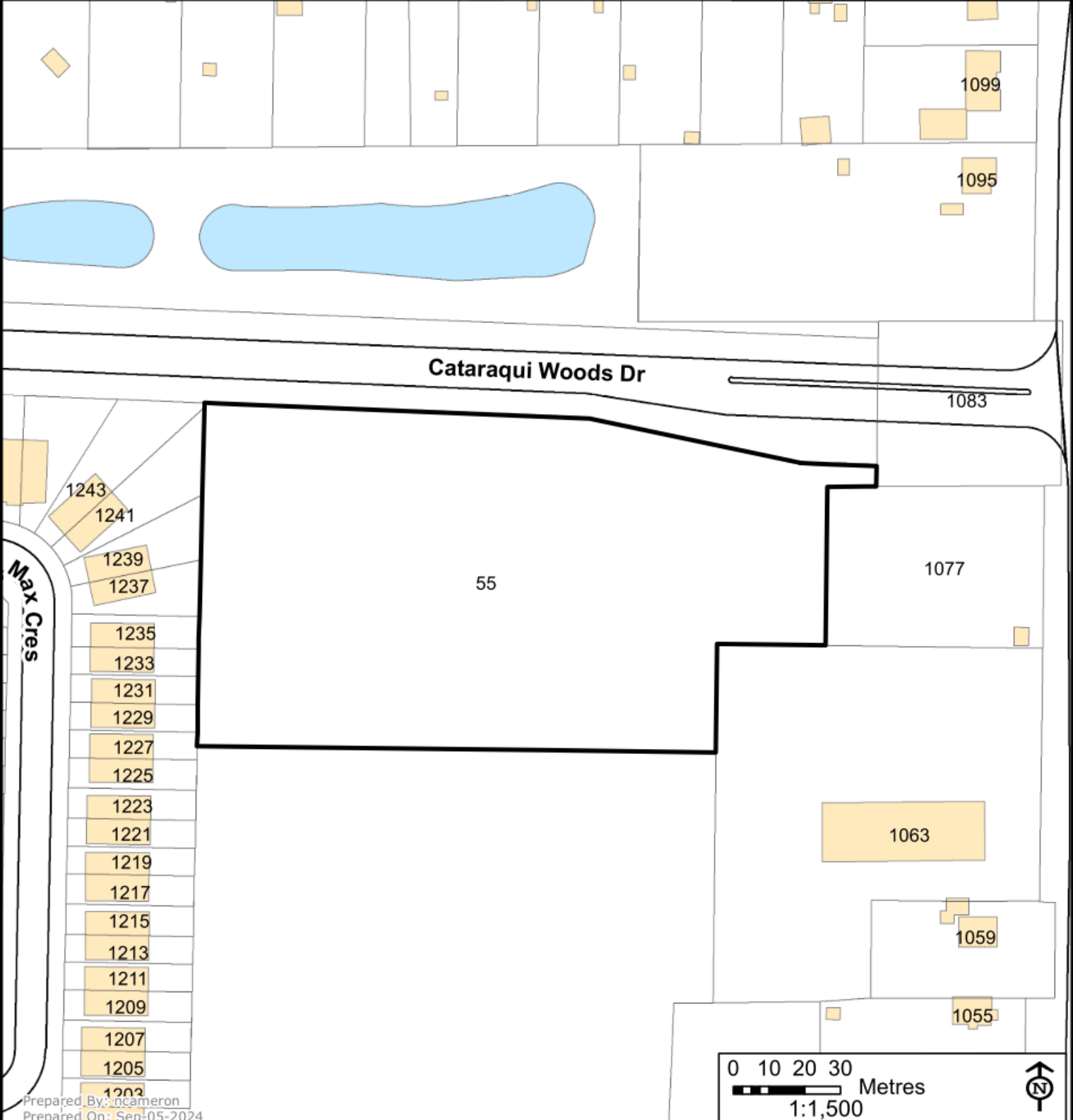
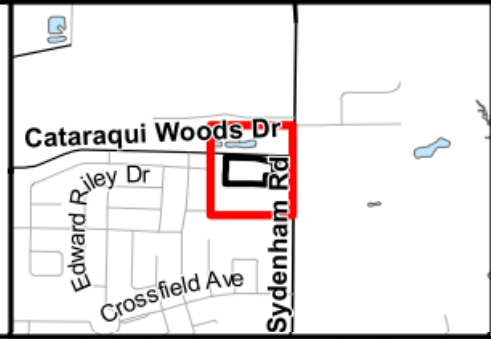


Prepared By: ncameron  
Date: Sep-05-2024

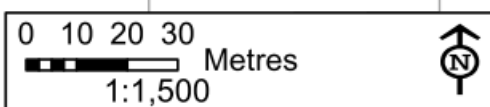
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Planning Committee  
**Key Map**  
Address: 55 Cataraqui Woods Drive  
File Number: D35-005-2024  
Prepared On: Sep-05-2024  
[Red Outline] Subject Lands



Prepared By: ncameron  
Prepared On: Sep-05-2024







# Planning Committee Neighbourhood Context

Address: 55 Cataraqui Woods Drive  
File Number: D35-005-2024  
Prepared On: Sep-05-2024

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: neameron  
Prepared On: Sep-05-2024

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Planning Services

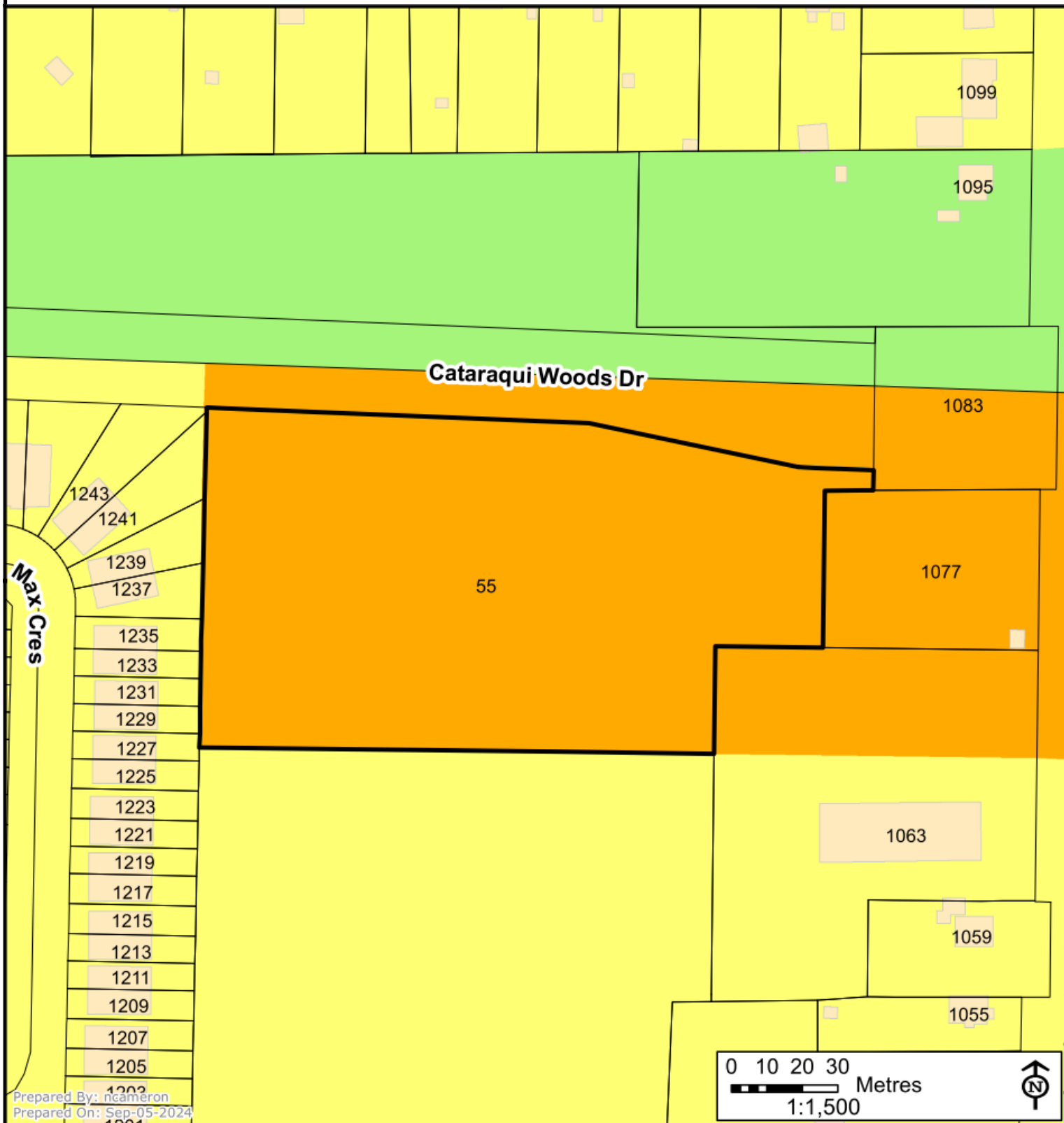
# Planning Committee Official Plan, Existing Land Use

Address: 55 Cataraqui Woods Drive

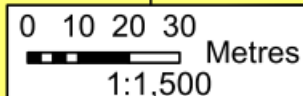
File Number: D35-005-2024

Prepared On: Sep-05-2024

- Subject Lands
- OPEN SPACE
- SECONDARY PLAN AREA
- ARTERIAL COMMERCIAL
- OPEN SPACE
- RESIDENTIAL



Prepared By: ncameron  
Prepared On: Sep-05-2024



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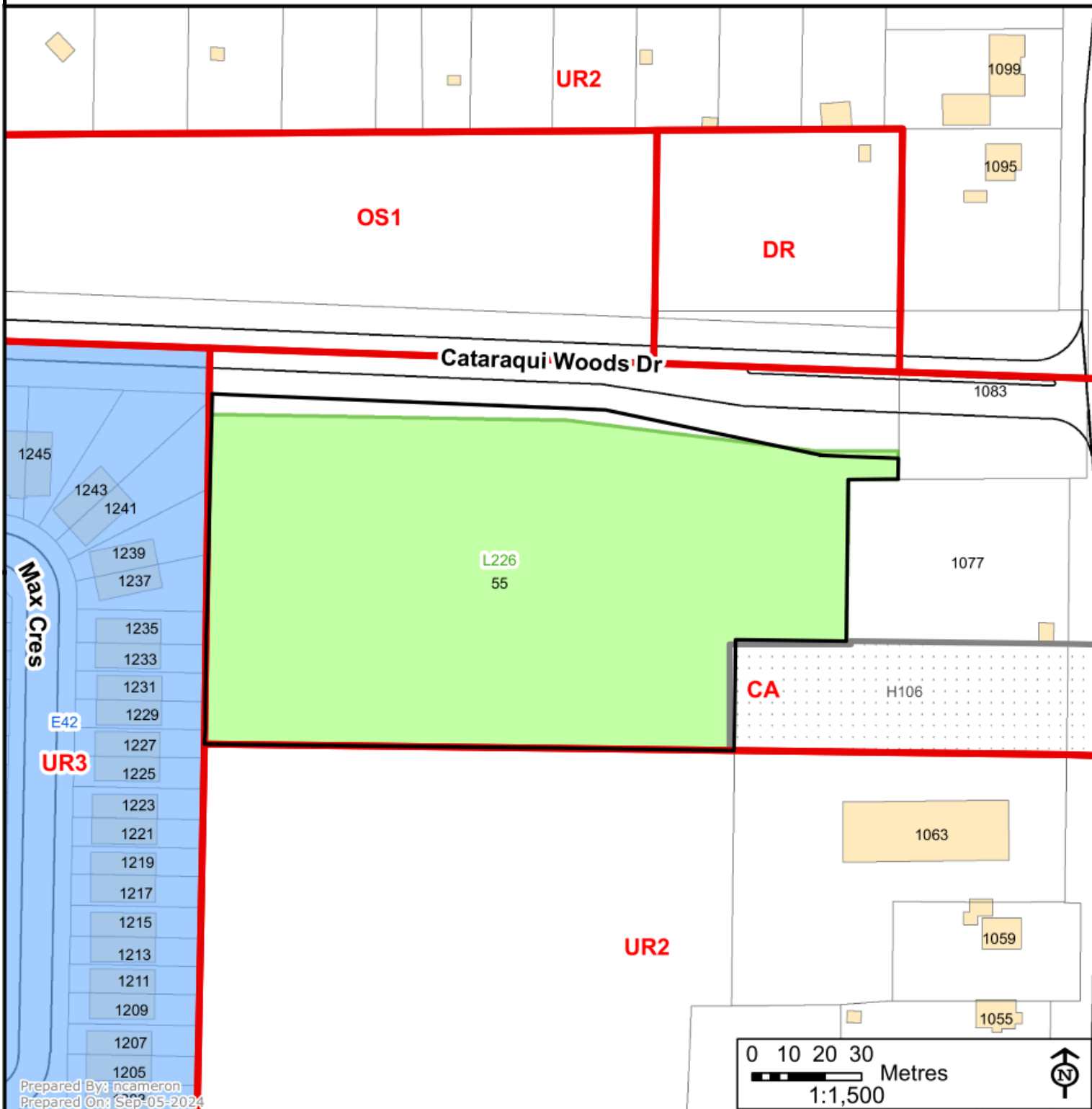
Planning Committee  
Existing Zoning  
Kingston Zoning By-Law 2022-62

Planning Services

Address: 55 Cataraqui Woods Drive  
File Number: D35-005-2024  
Prepared On: Sep-05-2024

Subject Lands  
Schedule 1 Zoning Map  
Zone

Schedule E - Exception Overlay  
Legacy Exceptions (LXXX)  
Exceptions (EXXX)  
Schedule F - Holding Overlay  
Holding Overlay (HXXX)



Prepared By: ncameron  
Prepared On: Sep-05-2024

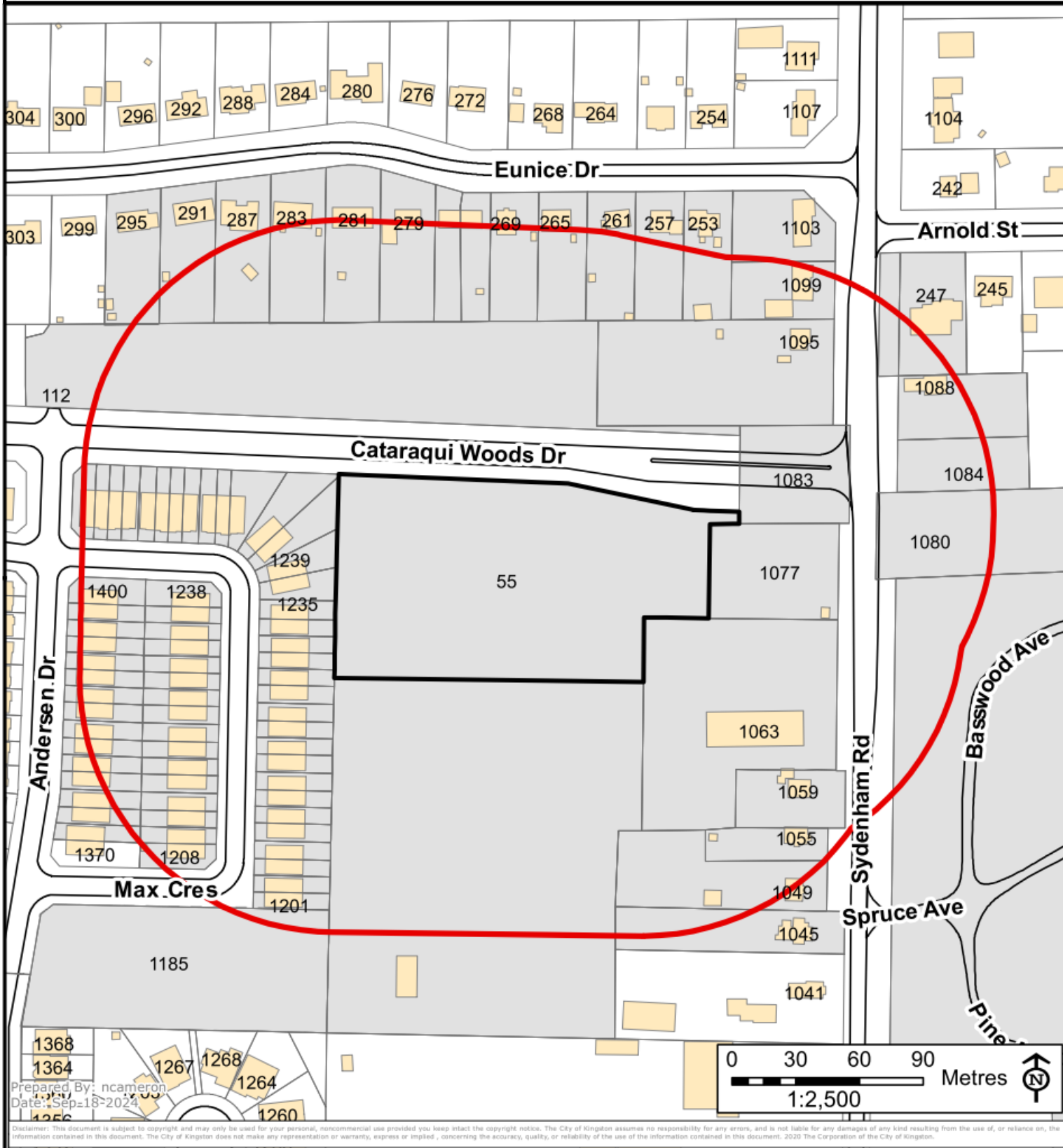
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# Planning Committee Public Notice Notification Map

Address: 55 Cataraqui St.  
File Number: D35-005-2024

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



Prepared By: ncameron  
Date: Sep-18-2024

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# 55 CATARAQUI WOODS DR

KINGSTON ONTARIO

RLA PROJECT #: 2327

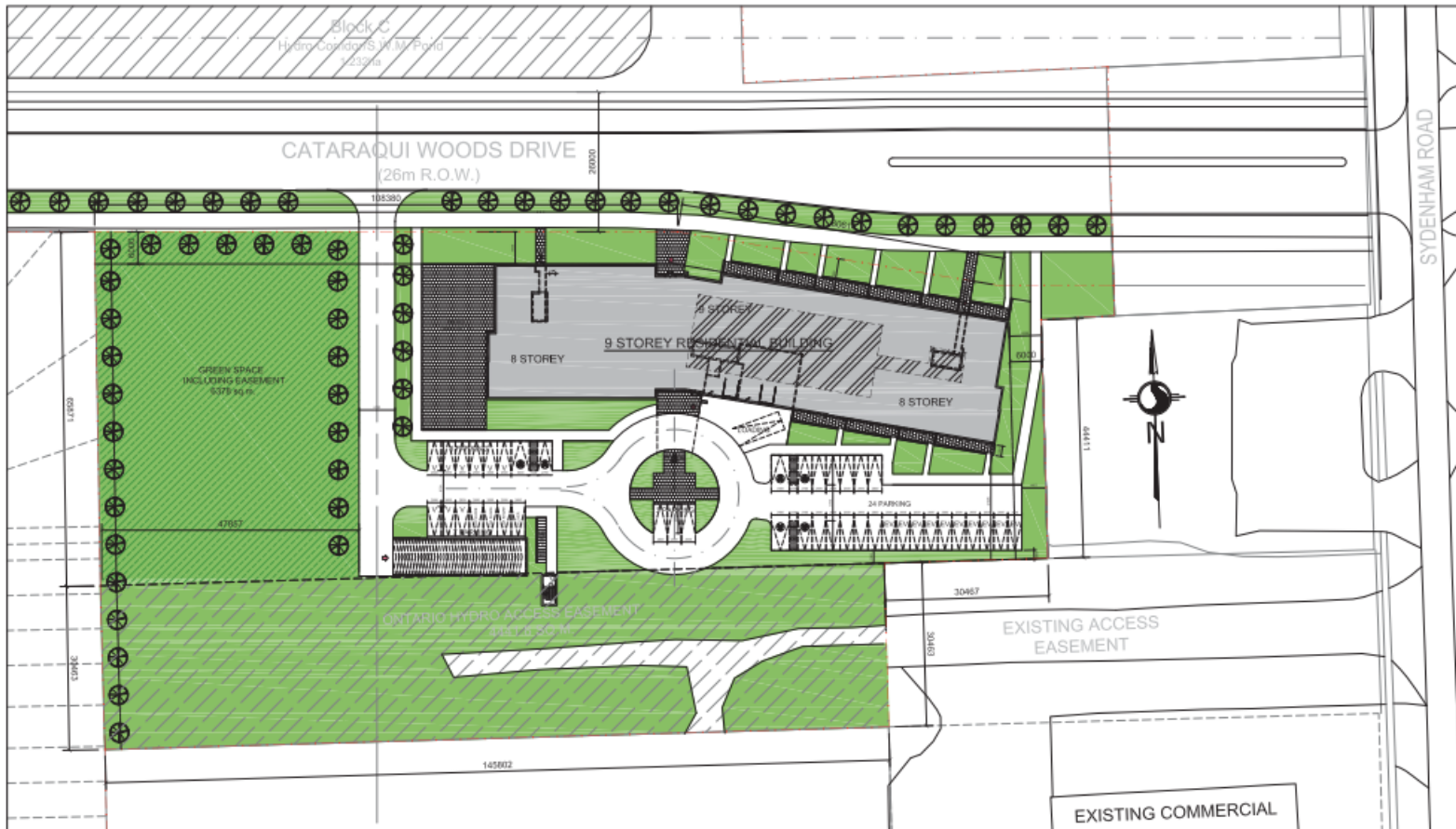


55 CATARAQUI WOODS DR



55 CATARAQUI WOODS DR





IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BYLAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

2	REVISION/REVISION	2024-01-10
1	REVISED FOR INITIAL REVIEW	2023-03-04
NA	DESCRIPTION	DATE



CLIENT: **CARACO** PROPERTY MANAGEMENT

ARCHITECT: **rla/architecture**

PROJECT TITLE: **55 CATARAQUI WOODS**

KINGSTON ONTARIO

SHEET TITLE: **SITE PLAN**

DRAWN: JS	CHECKED: JS
SCALE: 1:400	SHEET No. <b>SP-1</b>
PROJECT No. 2327	

SITE INFO.	
TOTAL SITE AREA	15274.6m <sup>2</sup>
HYDRO EASEMENT AREA	4437.7m <sup>2</sup>

PROJECT INFO.	
BUILDING HEIGHT	9 STOREY 29.6m
GROSS FLOOR AREA (BELOW GRADE) (CONSTRUCTION DEFINITION)	6428 SQ.M.
GROSS FLOOR AREA (ABOVE GRADE) (CONSTRUCTION DEFINITION)	18,110 SQ.M. 194,940 SQ.Ft.
Mechanical Floor	531 SQ.M. X 1
Typical Floor	2188 SQ.M. X 7
Ground Floor	2263 SQ.M. X 1
RESIDENTIAL UNITS	
ONE BEDROOM	31
TWO BEDROOM	37
TWO BEDROOM + DEN	67
THREE BEDROOM	15

CAR PARKING	
ZONING REQUIRED	163
RESIDENTIAL (1/ UNIT)	150
CAR-SHARE	3
VISITOR	9
SHORT DELIVER SPACE	1
PROVIDED	190
OUTDOOR PARKING	42
VISITOR	9
ACCESSIBLE	6
RESIDENT / EV	10
SHARE	3
SHORT TERM DELIVER	1
RESIDENT	13
INDOOR PARKING	148
RESIDENT / EV	130
ACCESSIBLE	1
BICYCLE PARKING	
ZONING REQUIRED	150
LONG TERM (0.9 / UNIT)	135
SHORT TERM (0.1 / UNIT)	15
PROVIDED	161
LONG TERM (INDOOR)	146
SHORT TERM (OUTDOOR)	15

AMENITY SPACE	
ZONING REQUIRED ( 18.5 SQ.M. PER UNIT)	2775m <sup>2</sup>
PROVIDED	3260m <sup>2</sup>
OUTDOOR AMENITY AT GRADE	386m <sup>2</sup>
INDOOR AMENITY	797m <sup>2</sup>
ROOF DECK	405m <sup>2</sup>
PRIVATE BALCONIES	1489m <sup>2</sup>
PRIVATE DECKS AT GRADE	174m <sup>2</sup>
LANDSCAPE AREA	-10223.0m <sup>2</sup>
HARD AND SOFT LANDSCAPE (around building and parking)	-3085m <sup>2</sup>
GREEN SPACE (including easement)	7158m <sup>2</sup>
LANDSCAPE / TOTAL SITE AREA	-67%

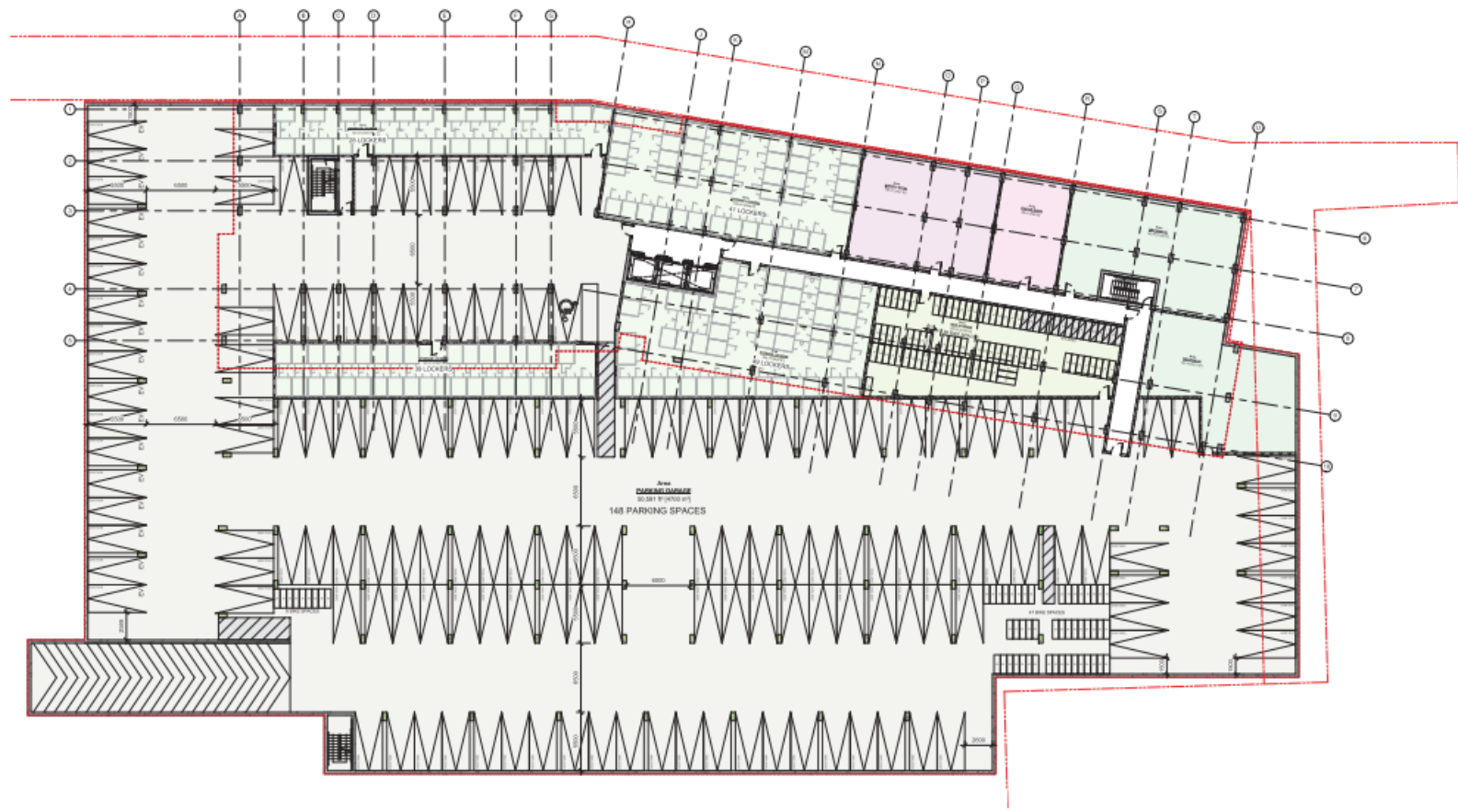
**SITE PLAN**





CONSTRUCTION AREA-P1 Floor		
DATE	Area (SQ FT)	Area (SQ M)
01	35,100 SF	3,232 SQ M
TOTAL CONSTRUCTION AREA		

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.  
ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND BY-LAWS.  
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REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR RECORDING
2	ISSUED FOR INTERNAL REVIEW
3	FOR APPROVAL

ARCHITECT SEAL: [Blank]

NORTH ARROW:

TRUE NORTH

CLIENT:

**CARACO**  
PROPERTY MANAGEMENT

ARCHITECT:

**ria/architecture**  
54 Beach Street, Ottawa, Ontario K1S 3J6  
1-833-726-7922 1-833-726-1289 www.riarchitect.com

PROJECT TITLE:

**55 CATARAQUI WOODS DR**

KINGSTON, ONTARIO,

SHEET TITLE:

**P1 LEVEL FLOOR PLAN**

DRAWN: S.S.	CHECKED: J.S.
SCALE: 1 : 200	SHEET No: <b>D100</b>
PROJECT No: 2327	

P1  
1/10

PLOT SCALE: 1:1  
P1 - P1 Level Floor Plan - 2024-04-12  
P1 - P1 Level Floor Plan - 2024-04-12  
P1 - P1 Level Floor Plan - 2024-04-12

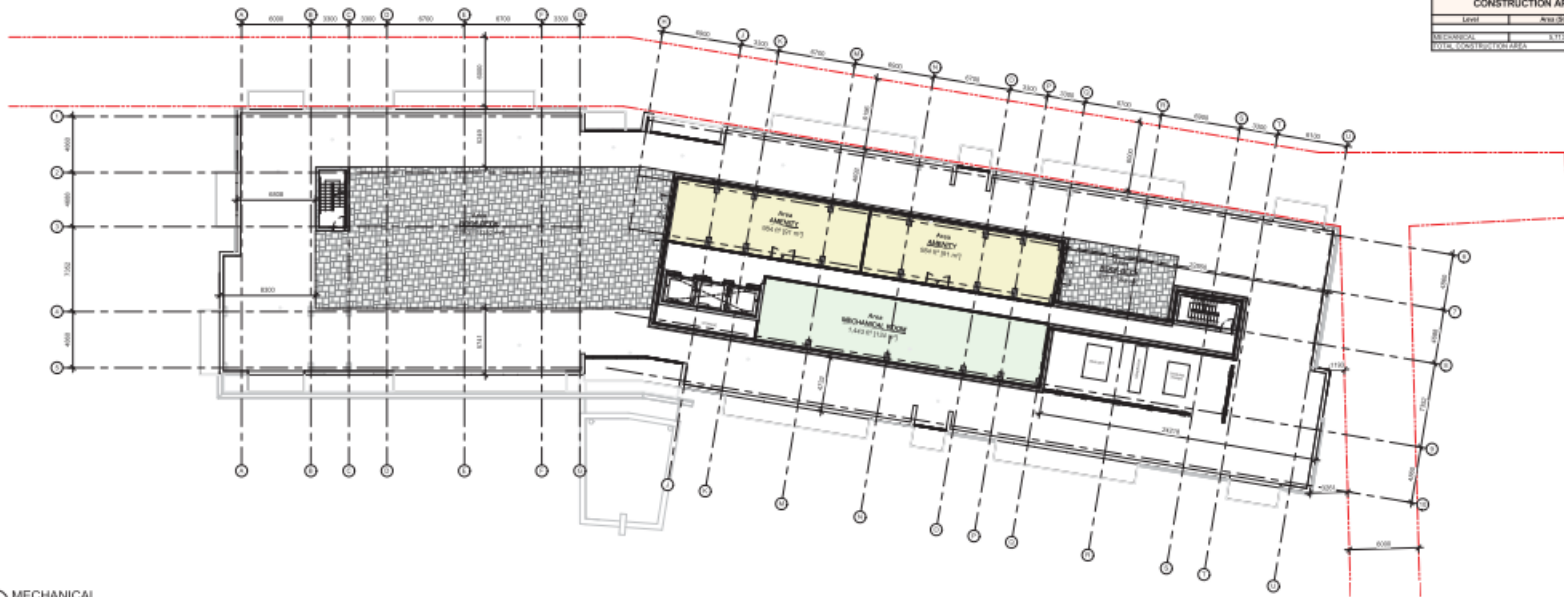




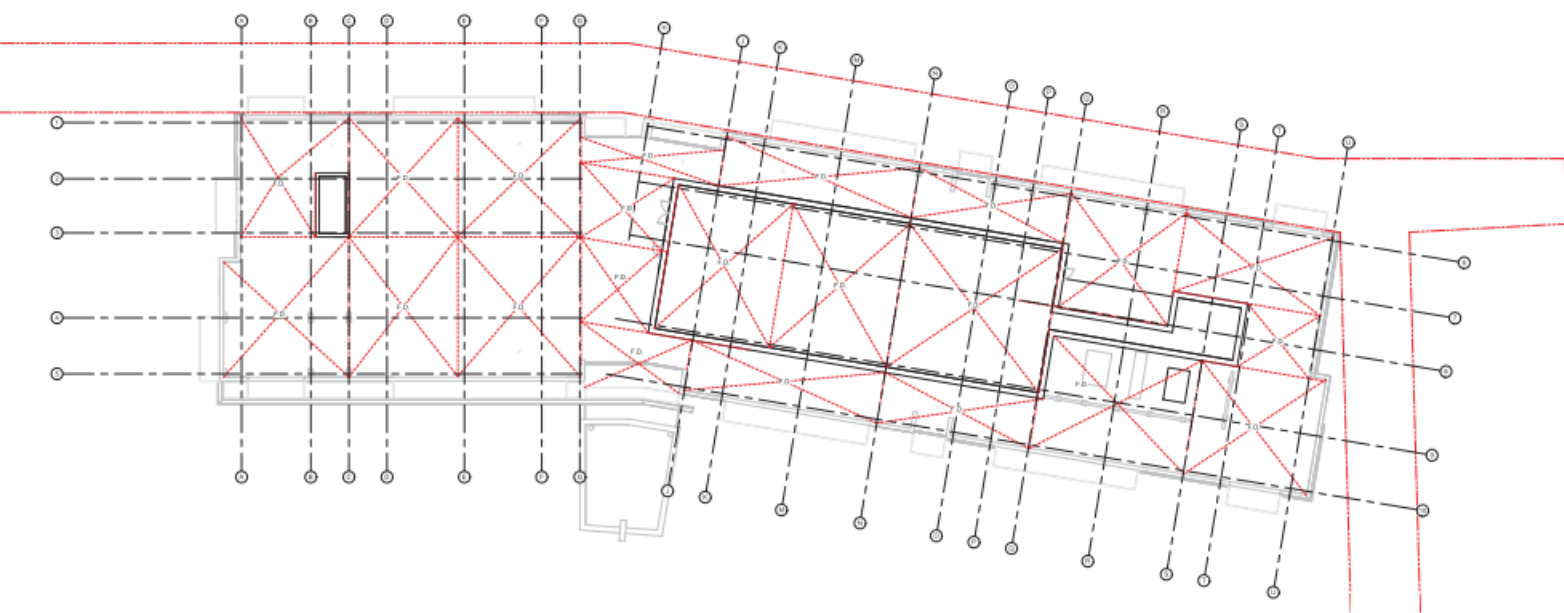


CONSTRUCTION AREA-Mechanical Floor		
Level	Area (SQ FT)	Area (SQ M)
MECHANICAL	5,111.0	472.07
TOTAL FLOOR AREA		

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL DISCREPANCIES TO THE ARCHITECT.  
ALL CONTRACTORS MUST COMPLY WITH ALL PERMITS, CODES AND REGULATIONS.  
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MECHANICAL  
1:200



MAIN ROOF  
1:200

NO.	DESCRIPTION	DATE
B	ISSUED FOR RECORDS	2024-04-12
A	ISSUED FOR INTERNAL REVIEW	2024-02-07
1	FOR APPROVAL	2024-02-07

ARCHITECT SEAL: [Blank]

NORTH ARROW:  
↑  
TRUE NORTH

CLIENT:  
**CARACO**  
PROPERTY MANAGEMENT

ARCHITECT:  
**rla/architecture**  
14 Beach Street, Ottawa, Ontario K1S 3Z6  
1-877-776-9922 | 416-376-1288 | www.rolaarchitecture.ca

PROJECT TITLE:  
**55 CATARAQUI WOODS DR**

KINGSTON, ONTARIO,  
SHEET TITLE:  
**FLOOR PLANS**

DRAWN: S.S.	CHECKED: J.S.
SCALE: 1:200	SHEET NO: <b>D103</b>
PROJECT NO: 2327	

P:\2024\55 CATARAQUI WOODS DR\55 CATARAQUI WOODS DR - MECHANICAL FLOOR PLAN.dwg  
 PLOT SCALE: 1:1  
 PLOT DATE: 2024-04-12 10:40 AM

































