



**City of Kingston
Report to Planning Committee
Report Number PC-24-057**

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: November 7, 2024
Subject: Community Meeting Report
File Number: D14-014-2024

Council Strategic Plan Alignment:

Theme: 5. Drive Inclusive Economic Growth

Goal: 5.3 Diversify Kingston's economic base.

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: 1315 Midland Ave (File Number D14-014-2024)

November 7, 2024

Page 2 of 4

Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

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

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 Initiatives	Not required
Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

November 7, 2024

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Options/Discussion:**Non-Statutory 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 are included as an exhibit to this report, as follows:

- 1315 Midland Avenue, File Number D14-014-2024 (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.

Statutory Public Meeting

If the applications proceed to a complete application, a Statutory Public Meeting for each application will be scheduled at a later date and further Notice regarding the Public Meeting will be provided in accordance with the *Planning Act*.

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:

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.

November 7, 2024

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Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

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

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

Exhibit A Community Meeting Form, Application Materials and Map Package for 1315
Midland Avenue (File Number D14-014-2024)



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: James Braden Ford

Applicant (if Owner is not the Applicant): Mike Keene (Fotenn Planning + Design)

Site Characteristics

Site address: 1315 Midland Avenue

Site area: 2.3 hectares (23,195 square metres)

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

Official Plan designation: Arterial Commercial

Zoning by-law (zone and other relevant schedules and overlays): Development Reserve (DR)

Existing number of trees: 54

Number of existing trees to be retained: 0

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

Description of Surrounding Uses and Buildings

East: Midland Avenue, undeveloped lands

West: Residential neighbourhood (one-storey single-detached dwellings)

North: Arterial Commercial business park

South: Tivoli Avenue, undeveloped lands

Description of Proposal

Summary description of the proposal:

The applicant is seeking to permit the development of the site with a car dealership, car wash, and car lot. The building is proposed to have a gross floor area of 2587 square metres (27,854 square feet) total, with 2133.3 square metres (22,963 square feet) of ground floor area. The building will feature distinct zones for Ford and Lincoln to operate, joined by the service reception/drive-throughs to access the rear service department. The service department will feature nine service bays and two wash/detailing bays. Separate interior and exterior yard garage doors shall permit through traffic in the service department. The entrances will not be visible from the Midland Avenue frontage, allowing the façade of the dealership to be the focal point of the development. A second floor shall provide 328.3 square metres (3534 square feet) of office and employee space above the Ford showroom.

The building is oriented to the Midland Avenue frontage, providing height (9.9 metres) and front yard setbacks (40.73 metres) compatible with existing commercial development on the arterial road. The main entrance will have three dedicated lanes, one egress, and dedicated left and right turn lanes to egress. Two entrances from Tivoli Avenue will access the rear inventory lot. Customer parking is in two zones, each in front of the distinct dealership entrances, behind a row of display cars along the frontage. Ford is proposed to have 18 spaces, two of which will be accessible spaces and two electric car spaces with an EV charger. Lincoln will have nine spots, two of which will be accessible spaces, and two will be electric car parking with an EV charger. The site will feature 403 parking spaces, primarily on the western side of the lot, for the inventory of Ford and Lincoln vehicles.

A car wash is proposed between the Tivoli Avenue entrances. Landscaped strips along the car wash's north and south sides shall reduce the structure's visibility.

A landscaped strip with trees will border the site, beautifying and adding a natural buffer to the west and future south residential uses. Detailed landscaping plans shall be prepared in support of the Site Plan Application. The existing 1.8-metre privacy fence on the western lot shall remain, providing a visual and noise barrier. The landscaping strip along Tivoli Avenue and Midland Avenue will complement the sidewalk extension in the right-of-way. This sidewalk extension will improve safe access conditions to the existing Tivoli Avenue transit stop.

Type of Application: Zoning By-law Amendment (ZBA)

Proposed use: Automobile sales establishment

Proposed number and type of residential units and bedrooms (if residential): N/A

Proposed gross floor area (of each use): 2587 m²

Proposed height: 9.9 m

Proposed setbacks:

Front: 40.37 m

Interior: 14.68 m

Exterior: 20.93 m

Rear: 93.85 m

Proposed number of vehicular parking spaces (include breakdown of occupant, visitor, car-share, accessible, etc): 407 total parking spaces (19 customer spaces, 56 service spaces, 26 employee spaces, 294 inventory spaces, 4 EV spaces, and 4 accessible spaces)

Proposed number of bicycle parking spaces: 0

Proposed landscaped open space: 11.61% landscaped open space coverage

Proposed amenity area (if residential): N/A

Proposed number of trees to be planted: 54

Description of how the application conforms with the Official Plan: The proposed development of an automobiles sales establishment conforms to the Official Plan (OP) as:

- / The site is within the Business District (Schedule 2) which are intended to accommodate employment opportunities;
- / Site is within the urban boundary and fully serviced, meeting the OP's policy direction for employment growth;

- / The building is oriented to Midland Avenue, aligning with the massing of the arterial road. The 93.85 metre rear yard setback to the residential uses on Sierra Avenue provides substantial separation to ensure there shall be no shadowing, intrusive overlook, or uncomfortable wind speeds. A privacy fence and landscape buffer further separate the areas;
- / The public realm shall be improved by extending the sidewalks along Tivoli Avenue and Midlands, providing safe access to the existing transit stop and connecting the residential area to the west with commercial uses to the east and north;
- / The site is designated as Arterial Commercial and permits the proposed use;
- / The proposed development is in keeping with the scale and design of surrounding commercial buildings in the immediate neighbourhood;
- / The proposal seeks to rezone the site to a standard similar to Arterial Commercial zone standards as other parcels in the immediate area and meets all building provisions of the proposed zone with a minor amendment for landscaped open space; and,
- / The development is not anticipated to impact services, infrastructure, or traffic, per the findings of the supporting studies and plans.

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: N/A

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

A reduction of landscaped open space from 20% to 11% is proposed. The landscaping on the site will be a consistent 3-metre landscape buffer along all yards and landscaped end caps of the rear yard parking rows. The intention of the landscaped space is to provide adequate site drainage and beautify the site.

The car dealership's vehicle sales, servicing, and storage functions require approximately 77% of the site to be non-permeable paved. The stormwater management plan contemplated how an underground storage system can be utilized on-site to ensure post-development runoff levels do not exceed pre-development levels.

Other information that would be valuable for a Community Meeting: N/A

List of Drawings/Studies Submitted

- Conceptual Site Plan;
- Floor Plans;
- Architectural Elevations;
- Serviceability Report;
- Stormwater Management Report;
- Tree Inventory Study;

- Traffic Impact Study;
- Noise Impact Study;
- Stage 1 & 2 Archaeological Assessment;
- Planning Justification Report.

Community Meeting Form Prepared by: Gabi Scollon

Date: September 10, 2024

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 ‘DR’ to ‘CA’ Zone and Introduction of Exception EXXX (1315 Midland 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 ‘DR’ to ‘CA’, 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 ‘EXXX’, as shown on Schedule “B” attached to and forming part of this By-Law;
 - 1.3. 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) Minimum **landscaped open space** is 11%.”
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



Planning Committee

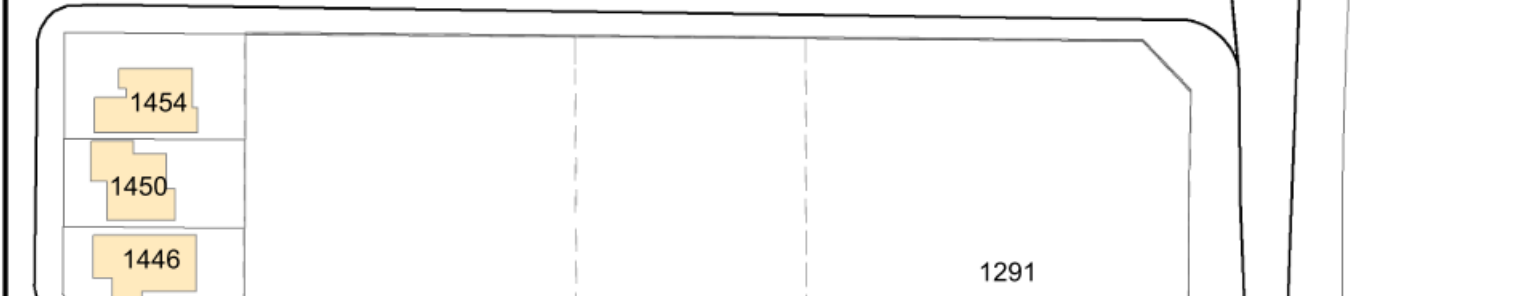
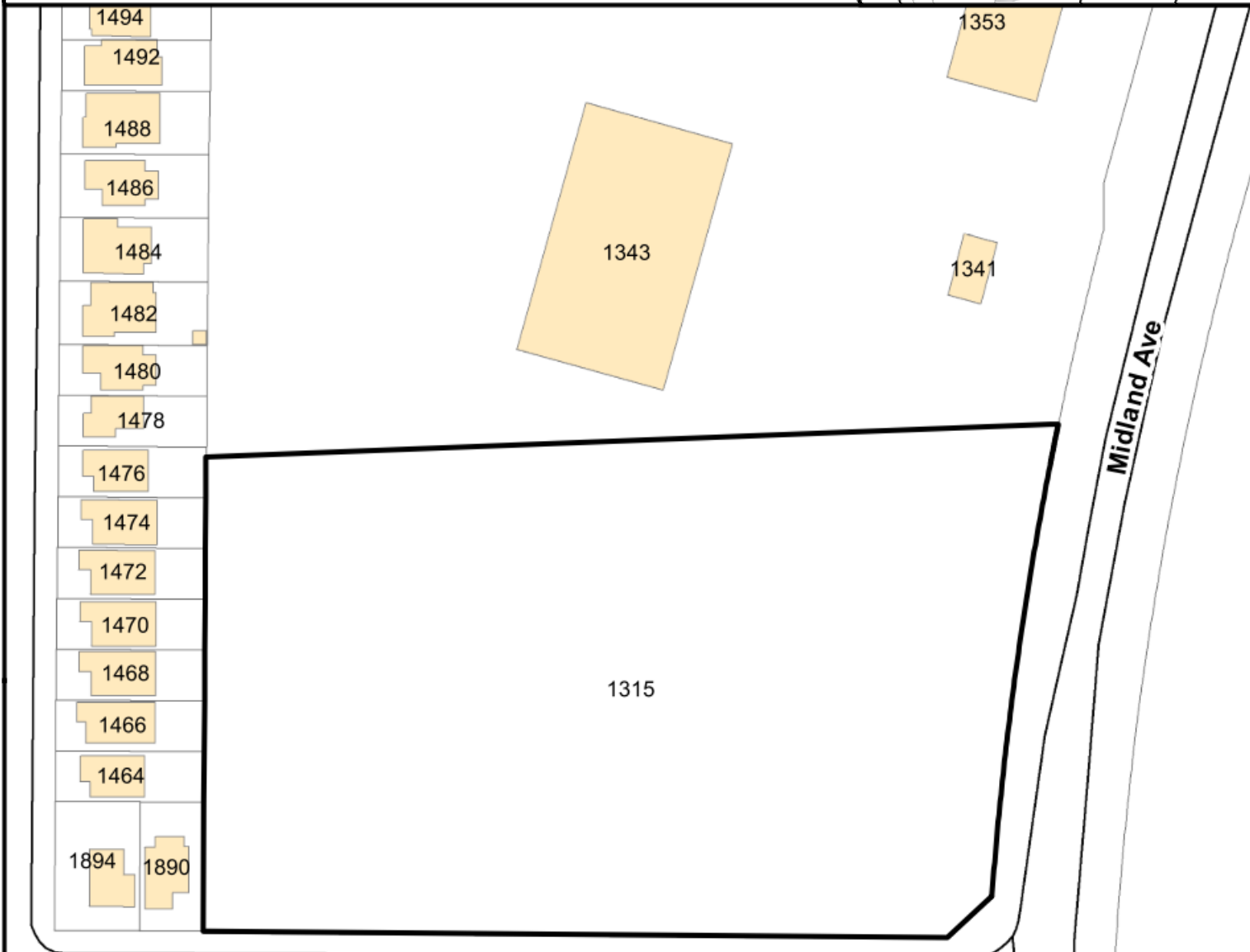
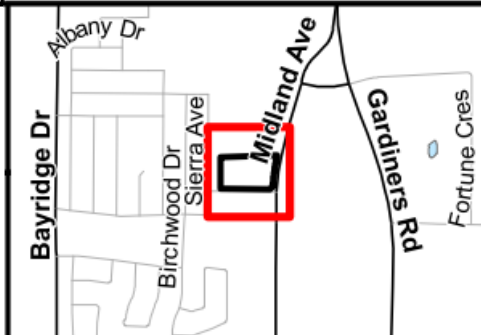
Key Map

Address: 1315 Midland Ave

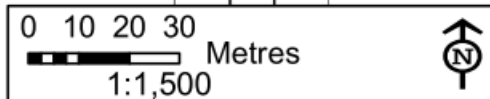
File Number: D14-014-2024

Prepared On: Sep-16-2024

 Subject Lands



Prepared By: J. Chiu
Prepared On: Sep-16-2024





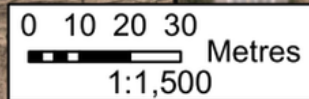
Planning Committee
Neighbourhood Context

Address: 1315 Midland Ave
File Number: D14-014-2024
Prepared On: Sep-16-2024

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: Ichu
Prepared On: Sep-16-2024









Planning Services

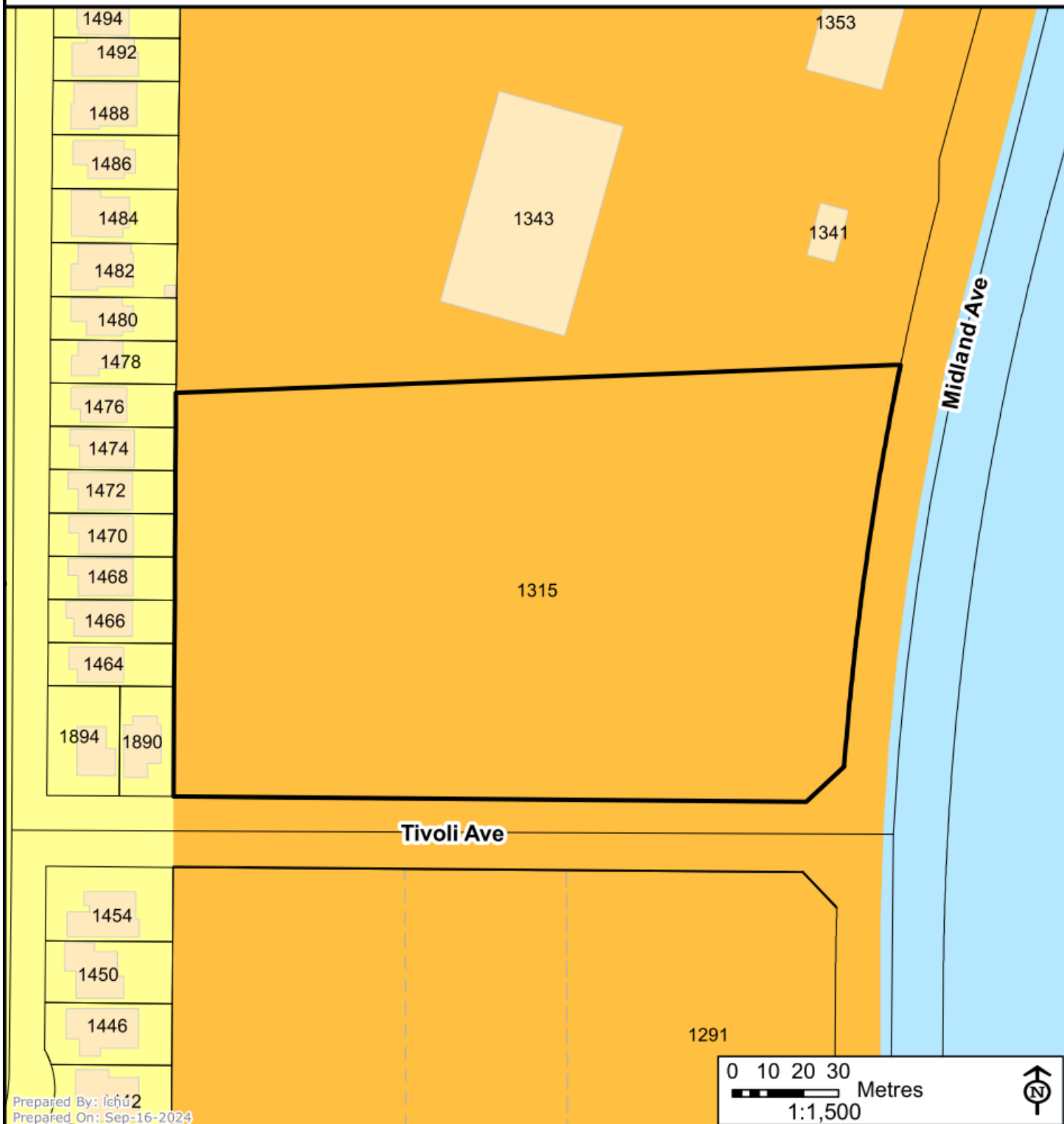
Planning Committee Official Plan, Existing Land Use

Address: 1315 Midland Ave

File Number: D14-014-2024

Prepared On: Sep-16-2024

-  Subject Lands
-  ARTERIAL COMMERCIAL
-  GENERAL INDUSTRIAL
-  RESIDENTIAL



Prepared By: ichu2
Prepared On: Sep-16-2024

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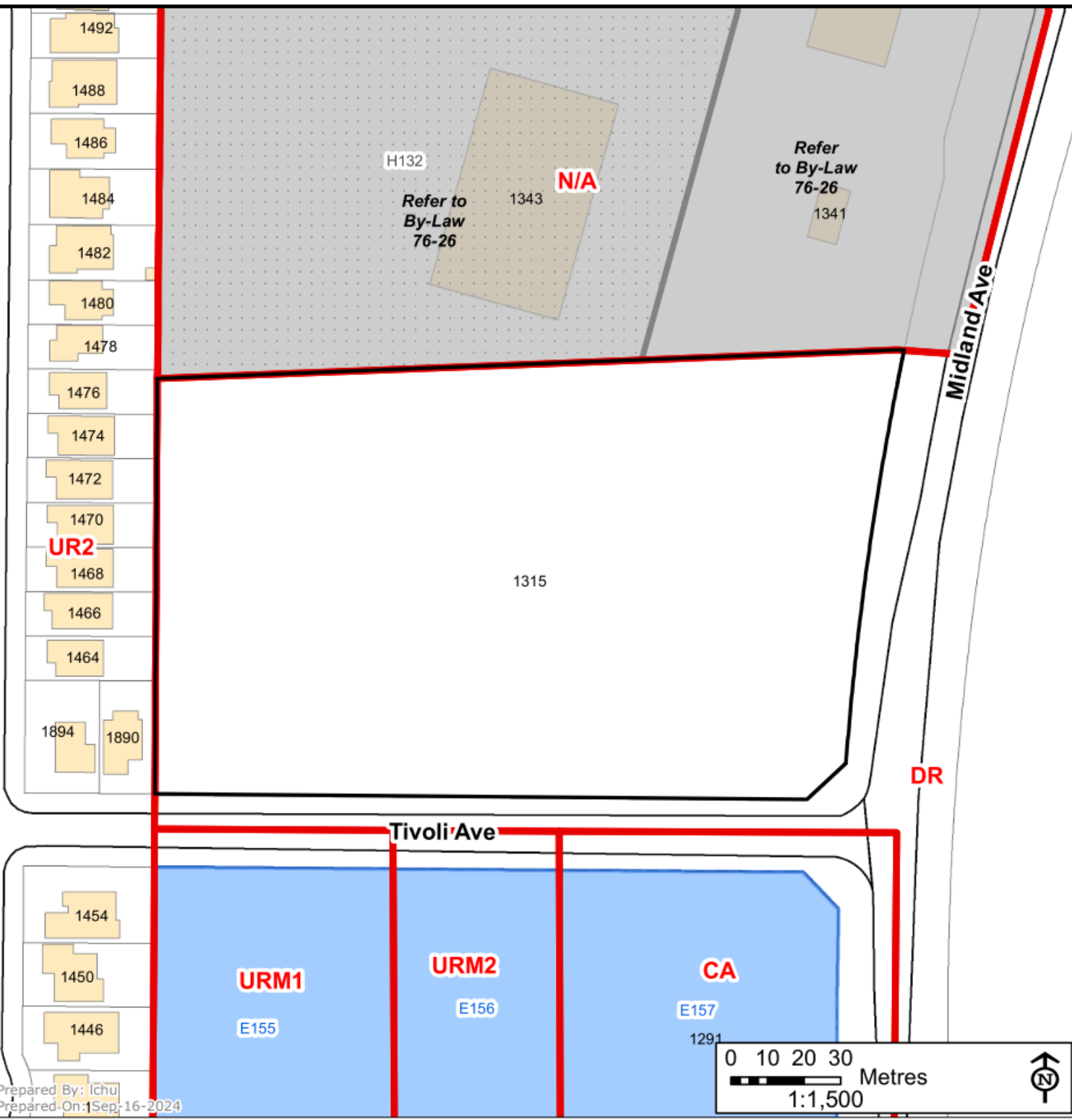


Planning Committee
Kingston Zoning By-Law 2022-62

Planning Services

Address: 1315 Midland Ave
File Number: D14-014-2024
Prepared On: Sep-16-2024

- 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)



Prepared By: lchu
Prepared On: Sep-16-2024

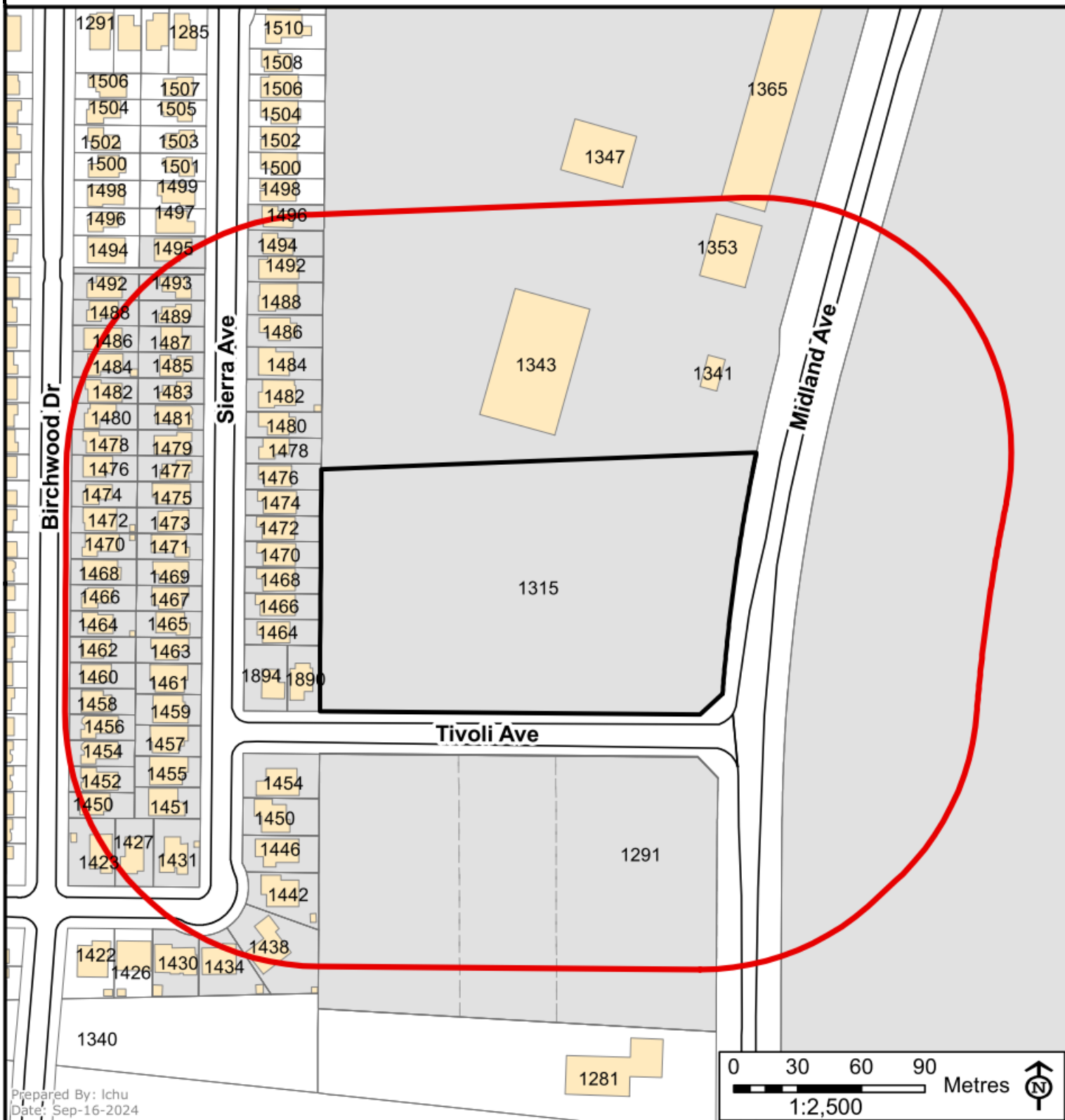
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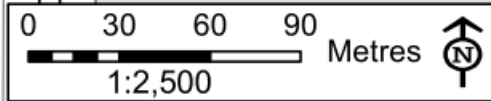
Planning Committee Public Notice Notification Map

Address: 1315 Midland Ave
File Number: D14-014-2024
Prepared On: Sep-16-2024

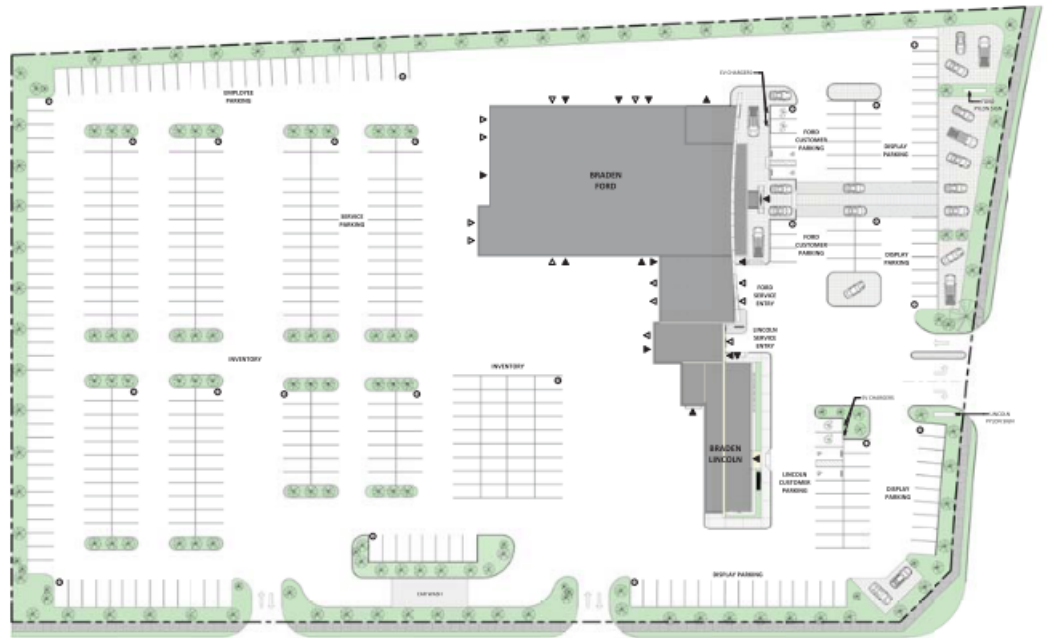
- 120m Public Notification Boundary
- Subject Lands
- Property Boundaries
- Proposed Parcels
- 76 Properties in Receipt of Notice (MPAC)



Prepared By: Ichu
Date: Sep-16-2024



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SITE PLAN
1" = 30'-0"

DATE: 08/20/2024
TOTAL NUMBER OF SPACES: 483
INCLUDING 4 ACCESSIBLE PARKING SPACES AND 8 TV SPACES



**THE LINCOLN
MOTOR COMPANY**

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**FACILITY DESIGN
SUBJECT TO
FINAL APPROVAL**

No.	DATE	REVISIONS
1	2023.05.12	ISSUED TO BRADEN FOR REVIEW & COMMENT
2	2023.05.22	ISSUED TO HIC FOR REVIEW & COMMENT
3	2023.06.26	ISSUED TO HIC FOR REVIEW & COMMENT
4	2023.07.12	ISSUED TO HIC FOR REVIEW & COMMENT
5	2023.07.29	ISSUED TO HIC FOR REVIEW & COMMENT
6	2023.08.09	ISSUED TO HIC FOR REVIEW & COMMENT
7	2023.08.14	ISSUED TO HIC FOR REVIEW & COMMENT

RH CARTER ARCHITECTS
2020 Brant St. West, Suite 400, Toronto, Ontario M9W 1Z8
Tel: 416-291-1188 Fax: 416-291-1189 www.rhcarter.com

BRADEN FORD
BRANDON, ONTARIO
SITE PLAN

PROJECT No.:
9900.994
SCALE:
1" = 30'-0"







GROUND FLOOR PLAN
3/32" = 1'-0"

TOTAL AREA	
CONCRETE FLOOR AREA	14,250 SQ FT
MECHANICAL ROOM	1,000 SQ FT
STAIRS	1,000 SQ FT
TOTAL	16,250 SQ FT



THE LINCOLN
MOTOR COMPANY

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FACILITY DESIGN
SUBJECT TO
FINAL APPROVAL

NO.	DATE	REVISIONS
1	2023.03.13	ISSUED TO OWNER FOR REVIEW & COMMENT
2	2023.03.20	ISSUED TO AEC FOR REVIEW & COMMENT
3	2023.03.26	ISSUED TO AEC FOR REVIEW & COMMENT
4	2023.03.26	ISSUED TO AEC FOR REVIEW & COMMENT
5	2023.03.26	ISSUED TO AEC FOR REVIEW & COMMENT
6	2023.03.26	ISSUED TO AEC FOR REVIEW & COMMENT

RH CARTER ARCHITECTS
3030 Brant St. Brantford, Ontario N3S 1G9
P: 519-753-3388 F: 519-753-3389 www.rhcarter.com

BRADEN FORD
BRANTFORD, ONTARIO
GROUND FLOOR PLAN

PROJECT No.:
9900-594
SCALE:
3/32" = 1'-0"



SECOND FLOOR PLAN
3/32" = 1'-0"



THE LINCOLN
MOTOR COMPANY

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FACILITY DESIGN
SUBJECT TO
FINAL APPROVAL

NO.	DATE	REVISIONS
1	2023.05.17	ISSUED TO CLIENT FOR REVIEW & COMMENT
2	2023.05.22	ISSUED TO AEC FOR REVIEW & COMMENT
3	2023.06.06	ISSUED TO AEC FOR REVIEW & COMMENT
4	2023.06.26	ISSUED TO AEC FOR REVIEW & COMMENT
5	2023.11.22	ISSUED TO CLIENT FOR REVIEW & COMMENT
6	2023.11.29	ISSUED TO AEC FOR REVIEW & COMMENT
7	2023.11.24	ISSUED TO CLIENT FOR REVIEW & COMMENT

RH CARTER ARCHITECTS
3030 Brant St. Brantford, Ontario N3R 1G9
P: 416-533-3383 F: 416-533-3383 www.rhcarter.com

BRADEN FORD
BRANTFORD, ONTARIO

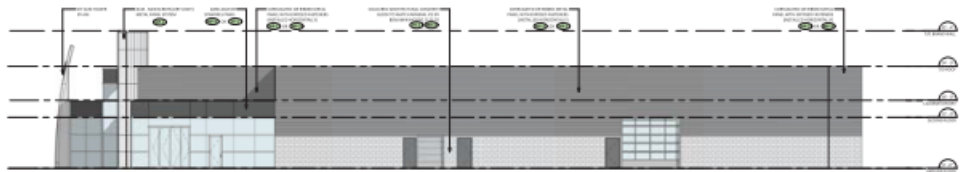
SECOND FLOOR PLAN

PROJECT No.:
9000.594

SCALE:
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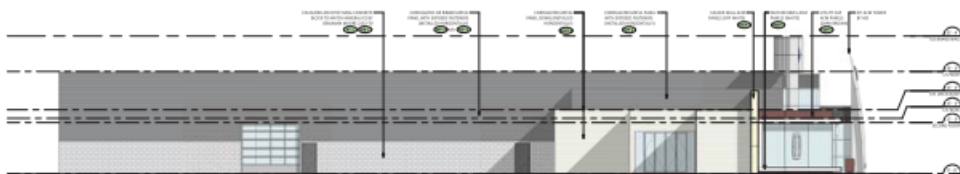
FRONT ELEVATION
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SIDE ELEVATION
3/32" = 1'-0"



REAR ELEVATION
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SIDE ELEVATION
3/32" = 1'-0"

- PAINT SCHEDULE**
- REFER TO SEE FOR REFLECTIONS
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- GLASS & METAL COMPONENTS**
- 1. GLASS CURTAIN WALL
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THE LINCOLN MOTOR COMPANY

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NO.	DATE	ISSUE AND REVISIONS
1	2020.05.12	ISSUED TO OWNER FOR REVIEW & COMMENT
2	2020.05.22	ISSUED TO FAC. FOR REVIEW & COMMENT
3	2021.08.16	ISSUED TO FAC. FOR REVIEW & COMMENT
4	2021.11.22	ISSUED TO OWNER FOR REVIEW & COMMENT
5	2021.11.29	ISSUED TO EMPLOYEE FOR REVIEW & COMMENT
6	2021.11.14	ISSUED TO OWNER FOR REVIEW & COMMENT

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BRADEN FORD
MARKHAM, ONTARIO
ELEVATIONS

PROJECT NO.: 9000.094
SCALE: 3/32" = 1'-0"