



Planning Advisory Committee

Meeting Notes

Members Present	Sam Davis, Donna Gillespie, Tony Gkotsis, Kelly Stevenson, Paul Martin
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Staff Present	Sukriti Agarwal, Chanti Birdi
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Regrets	Kimberly Fawcett Smith, Ibrahim Kettaneh
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Meeting Date:	Wednesday, October 9, 2024 (1:00 p.m. – 2:00 p.m.)
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Item 1: Growth Allocations by Sub-Areas and Future Urban Boundary Expansion Review

Ms. Agarwal presented a summary of Growth Allocations and Urban Boundary Expansion Study Area work that was included in Report Number PC-24-051.

Ms. Agarwal explained that the population, housing and employment projections study was undertaken to support the new Official Plan project. The new Official Plan will plan to the year 2051, which is a 25 year horizon. The new Official Plan is intended to be brought to Council for endorsement in 2026.

Following completion of population, housing and employment projections work, a lands needs assessment was undertaken. This study examined the land available within the existing urban boundary and assessed whether the amount of land was sufficient to accommodate the projected residential and employment growth to the year 2051.

Mr. Martin asked how changes to Provincial policy, such as immigration policy, would impact the studies already undertaken. Ms. Agarwal indicated that projections are generally updated every five years and the current work will move forward based on the projections endorsed by Council on December 5, 2023. The projections presented at this meeting under Report 24-016 have formed the basis for related studies including Community Area Land Needs Assessment and Intensification Analysis, Employment Area Lands Review, Commercial Land Review & Strategic Directions, and Growth Allocations by Sub-Area.

Ms. Agarwal explained that the Community Area Lands Needs Assessment and Identification Analysis reviewed residential lands within the current urban boundary and

assessed how many residential units could be accommodated on those lands. The study determined that there is a shortfall of lands necessary to accommodate the anticipated need for residential units and supporting needs such as schools, parks, commercial uses and institutional uses. The study recommended expanding the urban boundary by 345 hectares to accommodate projected residential growth.

Ms. Agarwal indicated that following the Community Area Lands Needs Assessment and Identification Analysis, an Employment Area Lands Review was undertaken to assess the amount of land needed for employment uses including industrial uses, offices, and research and development facilities. The analysis found that approximately 400 hectares of land beyond the current urban boundary are needed to accommodate employment growth to the year 2051.

The Commercial Land Review and Strategic Directions report determined the need for additional commercial lands for inclusion within an expanded urban boundary. These land needs requirements were incorporated in the employment area and community area land needs.

Relating to residential policies within the new Official Plan, Mr. Martin inquired whether policies for mixed-use buildings would be different for different areas of the city (such as the central area versus more suburban areas). Ms. Agarwal explained that ground floor commercial uses in mixed-used buildings are currently only required in the Williamsville area and certain downtown areas. Policies regarding ground floor commercial use in mixed-use buildings will be further reviewed through the new Official Plan project. The direction within the new Official Plan is not yet known.

Following the land needs assessment, growth allocations by sub-area were undertaken. The sub-areas examined were Kingston North, Kingston West, Kingston Central and Kingston East. Anticipated growth by sub-area was reviewed.

Based on the land needs assessment, it has been determined that an urban boundary expansion of approximately 750 hectares is needed to accommodate the projected residential and employment growth and supporting uses. It is possible that more land will be needed once development constraints such as environmentally protected areas are accounted for.

Ms. Agarwal explained that the proposed Urban Boundary Expansion Study Area covers approximately 2,700 hectares of land which will be further refined based on Provincial and locally developed criteria. This new Official Plan will recommend sites for inclusion in the urban boundary for residential, commercial and employment uses.

Mr. Gkotsis asked whether employment land needs have been based on existing designations or whether potential redesignation have been accounted for, as a result of Provincial Planning Statement changes to the definition of employment areas. Ms. Agarwal explained that study recommendations are based on current land use designations, and considers potential redesignation of some properties for other uses, but that tweaks may be required as the Official Plan work moves forward. The study

has considered the recent changes made to the definition of employment areas in the new Provincial Planning Statement.

Ms. Agarwal highlighted that the new Provincial Planning Statement which came into effect on October 20, 2024, requires that the new Official Plan provide sufficient lands to accommodate a range and mix of land uses to meet projected needs for a time horizon of at least 20 years but not more than 30 years. The urban boundary expansion is necessary to plan for this growth.

Interest in having lands included in the urban boundary has been received by some private landowners. Those interested in having lands included in the boundary have been advised to submit a formal Official Plan amendment application with all required supporting studies including traffic, servicing, environmental impact assessment, and stormwater management. Applications are anticipated to be submitted later this year. It is expected that additional lands beyond the interest shown to-date will need to be considered. At this time, most landowners have shown interest in residential development, therefore, the City will need to explore additional lands for employment needs.

Staff will review Official Plan amendment applications proposing urban boundary expansion as they are received. Criteria for selecting sites for further consideration includes proximity to the existing urban boundary (contiguous lands), land use compatibility, exclusion of natural heritage features, exclusion of prime agricultural lands, proximity and access to Highway 401 (for industrial uses), consideration of archaeological resources, and phasing policies. Phasing is necessary to plan for related infrastructure over the next 25 years. Complete communities and complete neighbourhoods will be encouraged to promote walkable areas.

Mr. Martin sought input from Ms. Gillespie on the need for industrial lands. Ms. Gillespie noted that the current projections appear significant. Ms. Gillespie identified a key factor for location selection as being areas where transportation and transit are available or can be accommodated early on. Ease of transit for employees of future businesses is of key importance. Ms. Agarwal confirmed that in reviewing potential urban boundary expansion areas, proximity of freight routes, such as Highway 401, to employment areas would be considered. Ms. Gillespie noted the importance of reserving lands for employment uses in the future to avoid areas being developed with other uses such as residential.

Ms. Agarwal noted the new Provincial Planning Statement has narrowed the definition of employment areas to include only manufacturing, research and development associated with manufacturing, warehousing, and ancillary retail and office uses. Standalone office and retail uses are no longer considered employment uses. As per the Employment Area Lands Review, 320 hectares of land will be needed for industrial areas and an additional 80 hectares will be needed for uses previously allowed on employment lands, such as standalone offices.

Mr. Martin inquired about industrial park lands located within the former Kingston Township. Ms. Gillespie indicated that there are approximately 48 acres currently under

active discussion for development. An additional 35 acres are located on an east parcel which are currently unserviced and therefore may take 2 to 3 years before becoming available.

Mr. Gkotsis asked which meeting the related report was presented. Ms. Agarwal indicated that the Employment Area Lands Review report was presented to Council on September 3, 2024.

Ms. Gillespie provided further comment on the preferred location of new employment areas. In addition to the importance of available transit, Ms. Gillespie highlighted the importance of working with Utilities Kingston to ensure selected lands can be serviced. Ms. Agarwal explained that the Official Plan project will be coordinated with the Integrated Mobility Plan project (formerly the Transportation Master Plan) and the Utilities Kingston Water and Wastewater Master Plan. The project team will also work with external agencies that provide services to the City to help coordinate the urban boundary expansion. Mr. Martin noted that information and awareness on locations with servicing capacity would be a benefit.

Mr. Martin asked Mr. Gkotsis about the potential impact(s) of changes in Provincial immigration policies and impact on student intake. Mr. Martin noted that in meeting with members of the Kingston Rental Property Association, there appears to be some difficulty occupying rentals.

Mr. Gkotsis noted that there have been impacts on the number of international students enrolled, however, this is a trend which has continued since the COVID-19 pandemic and has impacted the university-sector across the Province.

Mr. Martin noted that the housing crisis includes an affordability crisis. It was noted that rental rates reflect the need for trades and supplies needed for new construction rentals. Mr. Martin commented that the studies needed to support development applications can be costly.

Item 2: Other Business

None

The meeting adjourned at 1:49 p.m. The next meeting will be held virtually on January 8, 2025 at 1:00 p.m.