



**City of Kingston
Report to Planning Committee
Report Number PC-25-007**

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: January 9, 2025
Subject: Supplemental 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. This supplemental report reflects modifications made to the original proposal described in [Report Number PC-24-050](#) scheduled to be considered by the Planning Committee on October 10, 2024. The item was withdrawn upon approval of the agenda to allow for further consideration of the Ontario Building Code egress requirements.

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Planning Services staff have since worked with the applicant and internal departments to ensure the egress requirements set out in the Ontario Building Code have been satisfied. The revised submission has been reviewed internally, and staff are supportive of the revised application and are therefore recommending approval of the application to construct a pair of rear additions to house four new dwelling units.

Recommendation:

That the Planning Committee recommends to Council:

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, B and C to Amend Zoning By-Law Number 2022-62) to Report Number PC-25-007; 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.

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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	<input checked="" type="checkbox"/>
Neil Carbone, Commissioner, Corporate Services	Not required
David Fell, President & CEO, Utilities Kingston	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:**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 [Report Number PC-24-050](#).

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).

The applicant has been working with staff to address fire safety and egress concerns raised by the Chief Building Official and necessary to comply with the Ontario Building Code. This took the application beyond the 90 days after a complete application was received. The Public Meeting for this application was initially scheduled to be brought before the Planning Committee on October 10, 2024, but was withdrawn upon approval of the agenda. A revised proposal has since been submitted by the applicant.

The original submission proposed two standalone two-and-a-half storey semi-detached houses behind the existing townhouses. The point of interest is the provision of safe and direct egress from all dwelling units. In the original submission, access to the main entrances to the semi-detached buildings in the rear yard was provided through the carriage way of the existing townhouses. Concern was raised about egress from the rear buildings through the carriageway of the existing townhouses. As the existing townhouses run the full width of the site, there are no other available egress options to the street.

The revised proposal has appropriately responded to the egress requirements by, in essence, connecting each of the rear buildings to the row of townhouses with a corridor and resulting in a single building. This new building design provides direct access from the street to each dwelling unit and is to the satisfaction of the Chief Building Official. As such staff have put forward a revised zoning by-law amendment which permits the revised proposal. Remaining submission material to be updated to reflect the revised proposal include a stormwater report, a grading plan and a servicing plan and are subject to the holding overlay. With these changes, the application is recommended for approval.

Site Characteristics

The subject properties are located on the west side of University Avenue between Earl Street and Johnson Street. The five properties have a combined area of 0.1188 hectares and approximately 32 metres of street frontage. They are developed with a row of townhouses,

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containing 22 bedrooms, over five separately conveyable parcels and five units in total. The townhouses form a continuous streetwall along University Avenue with a carriageway at 238 University Avenue providing access to the collective backyards. The backyards are currently used for vehicular parking and have a gravel surface.

The properties at 234-242 University Avenue are designated under Part IV of the Ontario Heritage Act.

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 (as revised) seeks to construct a pair of three-storey rear additions to the existing townhouses and containing a total of four new homes. The development includes the restoration and renovation of the five heritage townhouses. In total the development has nine residential units; each residential unit will have between four 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 order to satisfy the egress requirements, set out in the Ontario Building Code, the revised proposal provides new rear additions to accommodate the four new homes (Exhibits C, D, E and F). It results in an apartment development that provides all dwelling units with direct egress to University Avenue. The new dwelling units in the rear additions are accessed through east-west corridors through the existing townhouses (Exhibit D). Pedestrian access to the rear yard is still provided through the existing carriageway. With these changes, the application is being recommended for approval.

Additionally, a Holding Overlay has been introduced to allow for the future review of updates to the stormwater management report, grading plan and servicing plan to reflect the new building configuration.

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

- Updated site plan;
- Updated floor plans (schematic);
- Updated elevations; and,
- Updated renderings.

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.

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Provincial Planning Statement

The previous report (Report Number PC-24-050) contained a review of the application against the Provincial Policy Statement, 2020, however this report contains a review of the application against the Provincial Planning Statement, 2024 (PPS 2024). In accordance with the PPS 2024, decisions made after October 20, 2024, must be consistent with the PPS 2024, therefore necessitating a new policy review.

The Provincial Planning Statement (2024) 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 PPS, 2024 recognizes Ontario as a vast, fast-growing province and the need to increase the supply and mix of housing options to support a diverse population and workforce. It prioritizes compact and transit-supportive design and optimizing investments in infrastructure and public services facilities to support convenient access to housing, quality environment, services, and recreation. Cultural heritage and archaeology are to provide people with a sense of place. Through specific policies related to building homes, sustaining strong and competitive communities, infrastructure and facilities, wise use and management of resources and protecting public health and safety, the PPS, 2024 lays the framework for fundamental land use planning in Ontario.

Section 2.3 indicates that settlement areas shall be the focus of growth and development. It supports intensification in settlement areas with the aim to achieve complete communities. This includes planning for a range and mix of housing options. Section 2.3.1.2 stipulates that land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public services facilities, support active transportation, are transit-supportive (as appropriate) and are freight-supportive.

The proposed residential development composed of four new homes in rear additions and five existing homes in the heritage townhouses is in a compact, cost-effective form that minimizes land consumption, utilizes existing infrastructure and public service facilities, and supports active transportation and transit. The proposed development also conserves the cultural heritage value and heritage attributes associated with the properties.

Based on the above, the proposed Zoning By-Law amendment is consistent with the Provincial Planning Statement.

A detailed review of the applicable policies is attached in Exhibit B.

Official Plan Considerations

A fulsome review of the application's conformity to the Official Plan is provided through Report Number PC-24-050. The proposed residential infill development conforms with the intent of the Official Plan as it is compatible with surrounding land uses, is feasible from a functional servicing perspective, and will provide sufficient functional amenity spaces for future users. In

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addition, the proposal satisfies the cultural heritage considerations related the heritage status of the subject properties.

Zoning By-Law Discussion

A fulsome review of zoning by-law considerations is provided through Report Number PC-24-050. While the change from a collection of townhouses and semi-detached houses to a single apartment building has resulted in minimal change to the building massing, changes to certain provisions of the exception overlay are required to permit the single apartment building proposal.

The Urban Multi-Residential Zone 1 (URM1) continues to be an appropriate zone for the proposed development as it permits the apartment building use and is a good basis to ensure the site functions well and is compatible with the surrounding area. The provision of an apartment building instead of a collection of townhouses and semi-detached houses was considered in the zoning review as follows:

- Minimum front, rear and interior setbacks: There has been no change to the relief requested. In the original draft zoning by-law amendment these exceptions were written to address the townhouse and semi-detached uses separately whereas the current draft by-law speaks to the apartment building use only.
- Maximum lot coverage: A small increase to the percentage of lot coverage is requested to accommodate the corridor connections from the townhouses to the rear additions.
- Maximum number of bedrooms, bike spaces and shelter and window wells: There is no change to the relief requested. The maximum number of bedrooms was determined by the servicing capacity of the site and the bike provisions encourage the use of active transportation. While the window well provision is not required for the current building proposal, the applicant has requested that it is maintained to allow for flexibility in the final building design.
- Minimum lot area, maximum number of principal buildings per lot, maximum number of principal dwelling units: Under the apartment building use the proposed development now complies with these provisions.

The following table provides a comparison of the current proposal to the original proposal.

Table 1 – Zoning Comparison

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Zone Provision	By-Law Section	URM1 (semi-detached house, townhouse)	Original Proposal (E172)	URM1 (apartment building, stacked townhouse)	Current Proposal (E172)
Minimum lot area (square metres)	Table 12.2.1.1	180.0 per dwelling unit	125.0 per dwelling unit	540.0	1,188
Minimum front setback (metres)	Table 12.12.1.4	The lesser of: (a) 6.0 (b) average of the existing front setbacks of the adjacent buildings, to a minimum of 3.0 metres	Townhouses: 1.2	The lesser of: (a) 6.0 (b) average of the existing front setbacks of the adjacent buildings, to a minimum of 3.0 metres	1.2
Minimum rear setback (metres)	Table 12.2.1.5	The greater of: (a) 7.5 metres (b) 25% of the lot depth	Semi-detached houses: 3.0	The greater of: (a) 7.5 metres (b) 25% of the lot depth	3.0
Minimum interior setback (metres)	Table 12.2.1.7	(a) 1.8 metres (b) where a common party wall is located along a lot line: 0 metres	Townhouses: 0 Semi-detached houses: 3.0	(a) 6.0 metres (b) where a common party wall is located along a lot line: 0 metres	i. 0 metres for the lot area between the front lot line for 15.0 metres inwards 0 metres; ii. 3.0 metres for the lot area beyond 15.0 metres from the front lot line.

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Zone Provision	By-Law Section	URM1 (semi-detached house, townhouse)	Original Proposal (E172)	URM1 (apartment building, stacked townhouse)	Current Proposal (E172)
Maximum lot coverage	Table 12.2.1.8	45%	48%	45%	52%
Maximum number of principal buildings per lot	Table 12.2.1.10	4	3	1	1
Maximum number of principal dwelling units per lot including accessory houses	Table 12.2.1.12	4	9	-	9
Maximum number of bedrooms	-	-	46	-	46
Decks and porches, minimum front setback (height greater than 0.6 metres up to 1.2 metres)	Table 4.20.4.2	The lesser of the Zone provision or 3.5 metres	0	The lesser of the Zone provision or 3.5 metres	0
Minimum number of	-	-	9	-	9

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Zone Provision	By-Law Section	URM1 (semi-detached house, townhouse)	Original Proposal (E172)	URM1 (apartment building, stacked townhouse)	Current Proposal (E172)
long-term bike spaces					
Minimum number of short-term bike spaces	-	-	1	-	1
Provision of bike shelter	-	-	yes	-	yes
Maximum projection of window well into the interior setback (metres)	-	-	1.2	-	1.2

Other Applications

A Heritage Permit application (P18-115-2024) for the revised proposal has been submitted and is undergoing technical review. Included in the submission is an addendum to the Heritage Impact Statement which concludes that the modifications required to satisfy the Ontario Building Code requirements do not negatively impact the essential heritage character of the property. Approval of this permit falls under the delegated authority of the Director of Heritage Services.

Technical Analysis

This application has been circulated to 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.

A Hold Overlay is included in the draft zoning by-law amendment to require the provision of a stormwater management report, a grading plan and a servicing plan that reflect the revised building layout to the satisfaction of the City.

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Public Comments

A response to public comments received at the Community Meeting held on December 21, 2023 was provided through Report Number PC-24-050. No additional comments have been received by Planning Staff at this time.

Effect of Public Input on Draft By-Law

None

Conclusion

As outlined in this report, the revised proposal addresses the egress requirements of the Ontario Building Code. 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. Approval of this application will add four new homes to the local housing stock. The proposal, as revised through technical review, is consistent with the Provincial Planning 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 Planning Statement, 2024

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 advertisement in the Kingston Whig Standard on December 20, 2024. The notice was also placed on the City's website.

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

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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. 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 Konrad, Manager, Heritage Services, 613-546-4291 extension 3256

Lisa Capener-Hunt, Chief Building Official and Director, Building Services, 613-546-4291 extension 3255

Exhibits Attached:

- | | |
|-----------|--|
| Exhibit A | Draft By-Law and Schedules to Amend Zoning By-Law Number 2022-62 |
| Exhibit B | Consistency with the Provincial Planning Statement, 2024 |
| Exhibit C | Updated Site Plan |
| Exhibit D | Updated Floor Plans (schematic) |
| Exhibit E | Updated Elevations |
| Exhibit F | Updated Renderings |

By-Law Number 2025-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, Introduction of Exception E172, and Introduction of Holding Overlay H241 (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. Schedule F – Holding Overlay is amended by adding Holding Overlay ‘H241’ as shown on Schedule “C” attached to and forming part of this By-Law.
 - 1.4. 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 **dwelling units** is 9;
 - (b) The maximum number of **bedrooms** is 46;

- (c) The minimum **front setback** is 1.2 metres;
 - (d) The minimum **interior setback** is 0 metres for the first 15 metres as measured from the **front lot line**, and 3.0 metres for the area afterwards to the **rear lot line**;
 - (e) Despite (c), a **porch** may project from the **main wall** to the **front lot line**;
 - (f) The minimum **rear setback** is 3.0 metres;
 - (g) The maximum **lot coverage** is 52%;
 - (h) The minimum number of **long-term bike spaces** is 9;
 - (i) The minimum number of **short-term bike spaces** is 1;
 - (j) **Bike spaces** must be provided within a bike shelter or similar weather protected structure; and
 - (k) A window well may project into the **interior setback** a maximum of 1.2 metres.”
- 1.5. By adding the following Holding Overlay H241 in Section 22 – Holding Conditions, as follows:
- “**H241.** Prior to the removal of the Holding Overlay, the following conditions must be satisfied:
- (a) The submission of a satisfactory stormwater management study prepared by a qualified person and completed to the satisfaction of the **City**; and
 - (b) The submission of satisfactory grading and serving plans prepared by a qualified person and completed to the satisfaction of the **City**.”

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

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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



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

**Kingston Zoning By-Law 2022-62
Schedule F - Holding Overlay**

Lands to be Added as Holding
Overlay H241

Certificate of Authentication

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

Mayor Clerk



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Demonstration of How the Proposal is Consistent with the Provincial Planning Statement (2024)

Policy	Commentary
2.2 Housing	
<p>2.2.1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:</p> <p>b) permitting and facilitating:</p> <ol style="list-style-type: none"> 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3; <p>c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and</p>	<p>The proposed infill development intensifies the subject lands with four new homes while maintaining the existing five homes. This supports Council’s housing supply goals in a form and location that aligns with market demand for housing needs. The proposed new homes contribute to the mix of housing types in the area through the provision of four- and six-bedroom units.</p> <p>The recent Council-endorsed growth scenario 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 houses and 33,400 new jobs over the next 27 years. The Official Plan anticipates a population of 141,050 people by 2036 (which the city has already exceeded) and the CMHC reported that the vacancy rate for the purpose-built rental housing market in the Kingston Census Metropolitan Area (CMA) was at 0.8% in 2023.</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 ‘missing middle’ housing in established neighbourhoods to increase the housing supply in already developed areas.</p>

Policy	Commentary
<p>d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.</p>	<p>The proposed residential infill development is an efficient use of land, resources, infrastructure, and public service facilities as it provides additional density on already developed land located centrally within the City’s urban boundary and proximate to services. The subject lands are close to public service facilities (Salvation Army and Kingston Youth Services Hub) and Queen’s University, which contains services for its membership.</p> <p>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, and institutions and is proximate to Williamsville Main Street and the Central Business District. Active transportation is encouraged through short- and long-term bike spaces. As a complement, the site is in an area with dedicated cycling lanes; there are cycling lanes on University Avenue, Johnson Street and Brock Street.</p> <p>This is a cost-effective development pattern that will make use of existing infrastructure and roads and will support active transportation and transit facilities with no major servicing upgrades or extensions required.</p>
2.3 Settlement Areas and Settlement Area Boundary Expansions	
<p>2.3.1.1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.</p>	<p>The subject lands are in a settlement area as defined by the Provincial Planning Statement (PPS). The proposal represents appropriate intensification on an underutilized site within the City’s existing built-up area.</p>
<p>2.3.1.2 Land use patterns within settlement areas should be based on densities and a mix of land uses which:</p> <p>a) efficiently use land and resources;</p>	<p>The intensification of these underutilized lands in the urban boundary is an efficient use of land. The addition of four new homes paired with the renovation of the existing five heritage townhomes provides new housing in a compatible built form that is supported by amenity spaces, and municipal (water, sanitary, storm and roads) services.</p>

Policy	Commentary
<ul style="list-style-type: none"> b) optimize existing and planned infrastructure and public service facilities; c) support active transportation; d) are transit-supportive, as appropriate; and e) are freight-supportive. 	<p>Servicing reports indicate that there is sufficient capacity to service the proposed development. The property's location within a developed area means it has access to a range of public service facilities, amenities, and commercial retail stores to meet the daily needs of future residents.</p> <p>The development encourages active transportation as the site: has access to several transit routes and roads with sidewalks and dedicated cycling lanes; is within walking distance of community amenities, shopping and open space uses; and accommodates bike parking.</p>
<p>2.3.1.3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.</p>	<p>This development intensifies the site with new housing which contributes to a complete community.</p> <p>'Complete community' is a newly defined term in the 2024 PPS. It speaks to mixed-use neighbourhoods that support equitable access to the necessities of daily living for all people – a mix of jobs, a range of housing, transportation options, public service facilities, local stores and services. The PPS notes that a complete community may look different depending on the context.</p> <p>The site is in a primarily residential area with transit options, access to commercial and institutional uses, and the public facilities and services required for daily living.</p>
<p>2.9 Energy Conservation, Air Quality and Climate Change</p>	
<p>2.9.1. Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:</p> <ul style="list-style-type: none"> a) support the achievement of compact, transit-supportive, and complete communities; b) incorporate climate change considerations in planning for 	<p>This residential development is a compact and transit supportive proposal that contributes to a complete community.</p> <p>Approaches to address climate change include the rehabilitation of the existing heritage townhouses, intensification within an already built-up area, and adequate stormwater management practices.</p> <p>The location has access to several transit lines, roads with dedicated cycling lanes and is within</p>

Policy	Commentary
<p>and the development of infrastructure, including stormwater management systems, and public service facilities;</p> <p>c) support energy conservation and efficiency;</p> <p>d) promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and</p> <p>e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.</p>	<p>walking distance of community amenities, shopping and open space uses. In addition, the proposal provides bike parking as a way to support and encourage active transportation.</p>
<p>3.6 Sewage, Water and Stormwater</p>	
<p>3.6.2. 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. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.</p>	<p>A servicing report was prepared by a qualified person as part of the original submission and confirms that the proposal can be adequately serviced.</p> <p>This supplemental report includes a Hold Overlay requirement to provide an updated servicing plan to reflect the revised single building development to the satisfaction of the City.</p> <p>Of note, when the properties are merged into a single parcel, the applicant must 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>3.6.8. Planning for stormwater management shall:</p> <p>a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and</p>	<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</p>

Policy	Commentary
<p>financially viable over their full life cycle;</p> <p>b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;</p> <p>c) minimize erosion and changes in water balance including through the use of green infrastructure;</p> <p>d) mitigate risks to human health, safety, property and the environment;</p> <p>e) maximize the extent and function of vegetative and pervious surfaces;</p> <p>f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and</p> <p>g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.</p>	<p>stormwater infrastructure are required to support the development.</p> <p>This supplemental report includes a Hold Overlay requirement to provide an updated grading plan and stormwater management report to reflect the revised single building development to the satisfaction of the City.</p>
<p>3.9 Public Spaces, Recreation, Parks, Trails and Open Space</p>	
<p>3.9.1. Healthy, active, and inclusive communities should be promoted by:</p> <p>a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;</p> <p>b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built</p>	<p>The site layout shows walkways from the street to each residence and access to the shared rear courtyard amenity area through the existing carriageway. There are ten bike parking spaces within a bike shelter and future residents will have immediate access to active transportation routes and public transit.</p>

Policy	Commentary
<p>and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;</p> <p>c) providing opportunities for public access to shorelines; and</p> <p>d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.</p>	
<p>4.1 Natural Heritage</p>	
<p>4.1.1. Natural features and areas shall be protected for the long term.</p>	<p>The site is not occupied by any natural heritage features.</p>
<p>4.6 Cultural Heritage and Archaeology</p>	
<p>4.6.1. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.</p>	<p>Historically referred to as “Snowden Terrace,” the subject lands are designated under Part IV of the Ontario Heritage Act.</p> <p>A Heritage Impact Statement (HIS) prepared by a heritage professional evaluated the potential impact of the original development proposal (two new standalone semi-detached buildings in the rear yard) and the preservation and rehabilitation of the townhouses on cultural heritage value and heritage attributes of these heritage properties and was supportive of the development proposal. There is a Heritage Permit (P18-047-2024) for the original proposal.</p> <p>Consultation with Heritage Services has determined that the revised single building proposal should not result in significant impacts on the property’s heritage attributes.</p> <p>A Heritage Permit application (P18-115-2024) for the revised proposal has been submitted and is undergoing technical review. Included in the submission is an addendum to the Heritage Impact Statement which concludes that the modifications required to satisfy the Ontario Building Code requirements do not negatively</p>

Policy	Commentary
	impact the essential heritage character of the property. Approval of this permit falls under the delegated authority of the Director of Heritage Services.
4.6.2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the 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.
4.6.3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.	There are no protected heritage properties adjacent to the subject lands.



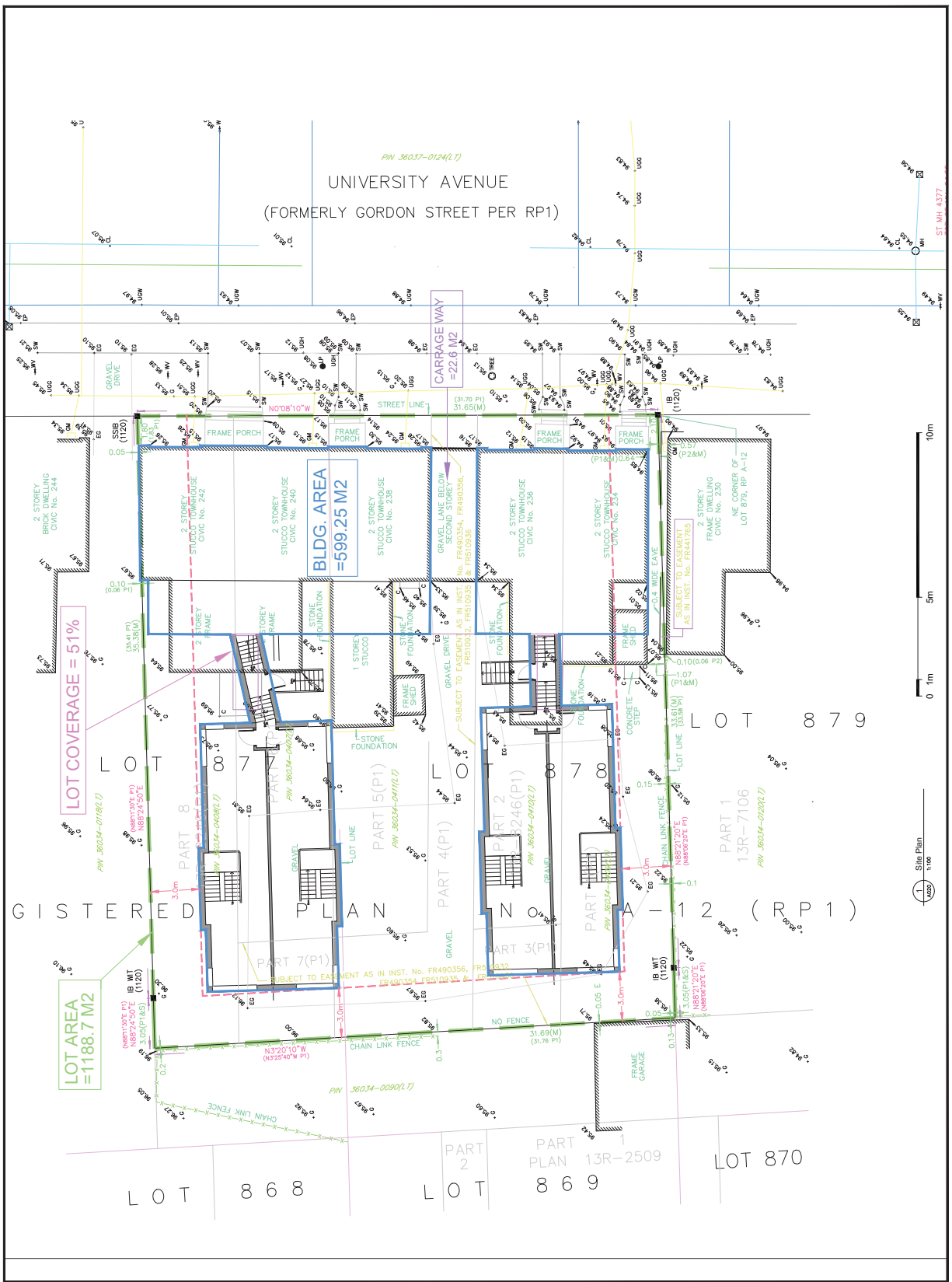
David L. Smith
Professional Engineer
License No. 14887
Expires: 2016/07/01
234-262 University Avenue
Perth Amboy, NJ 08861
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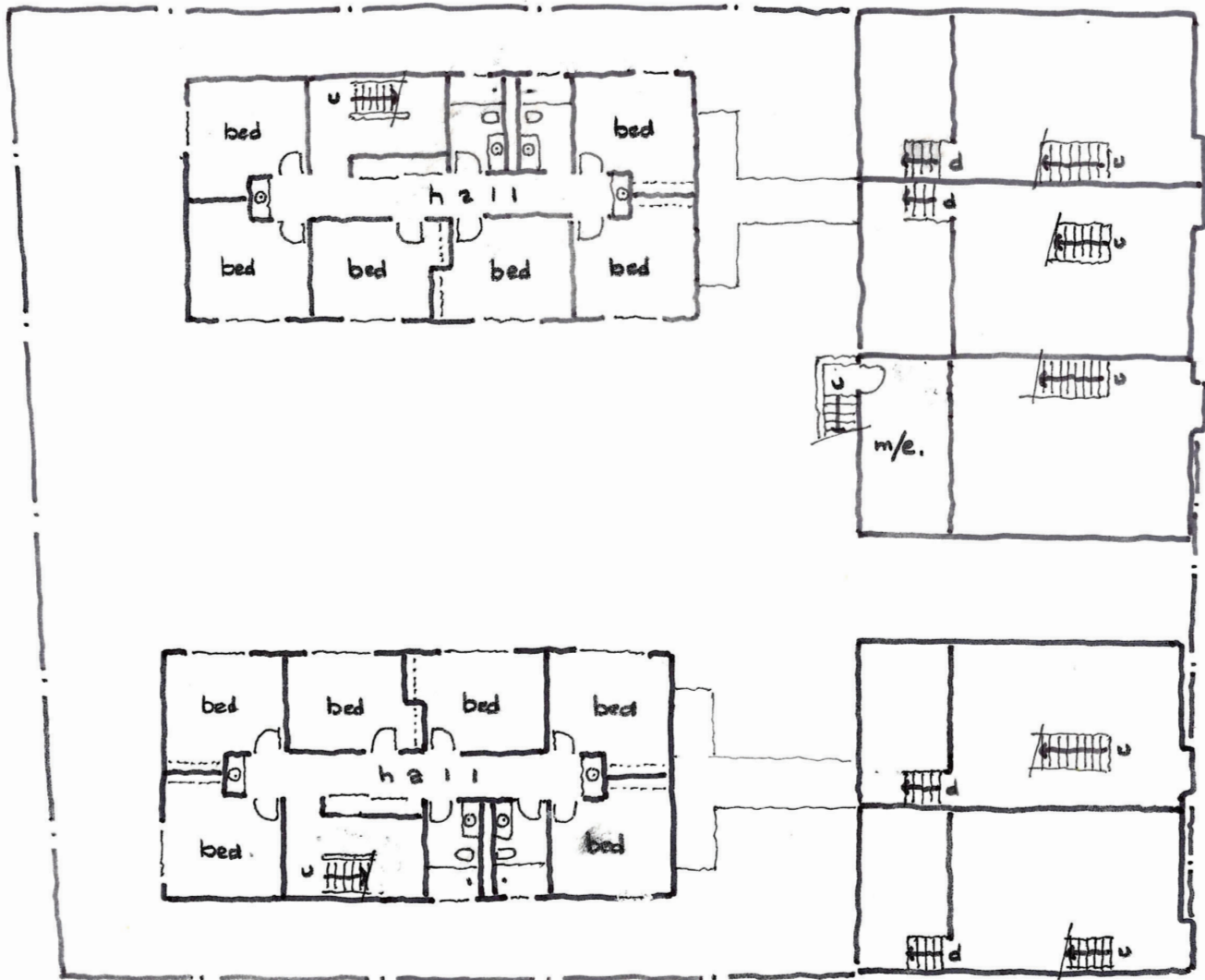
PROJECT NO. 234-262
DATE: 2016/07/01

234-262 University Avenue
Perth Amboy, NJ 08861
AXON Property Management

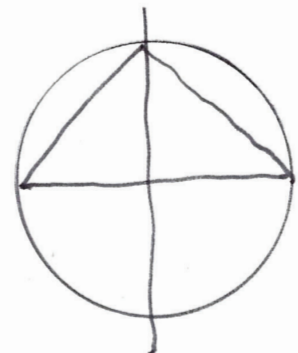
Site Plan
21074 0 A020



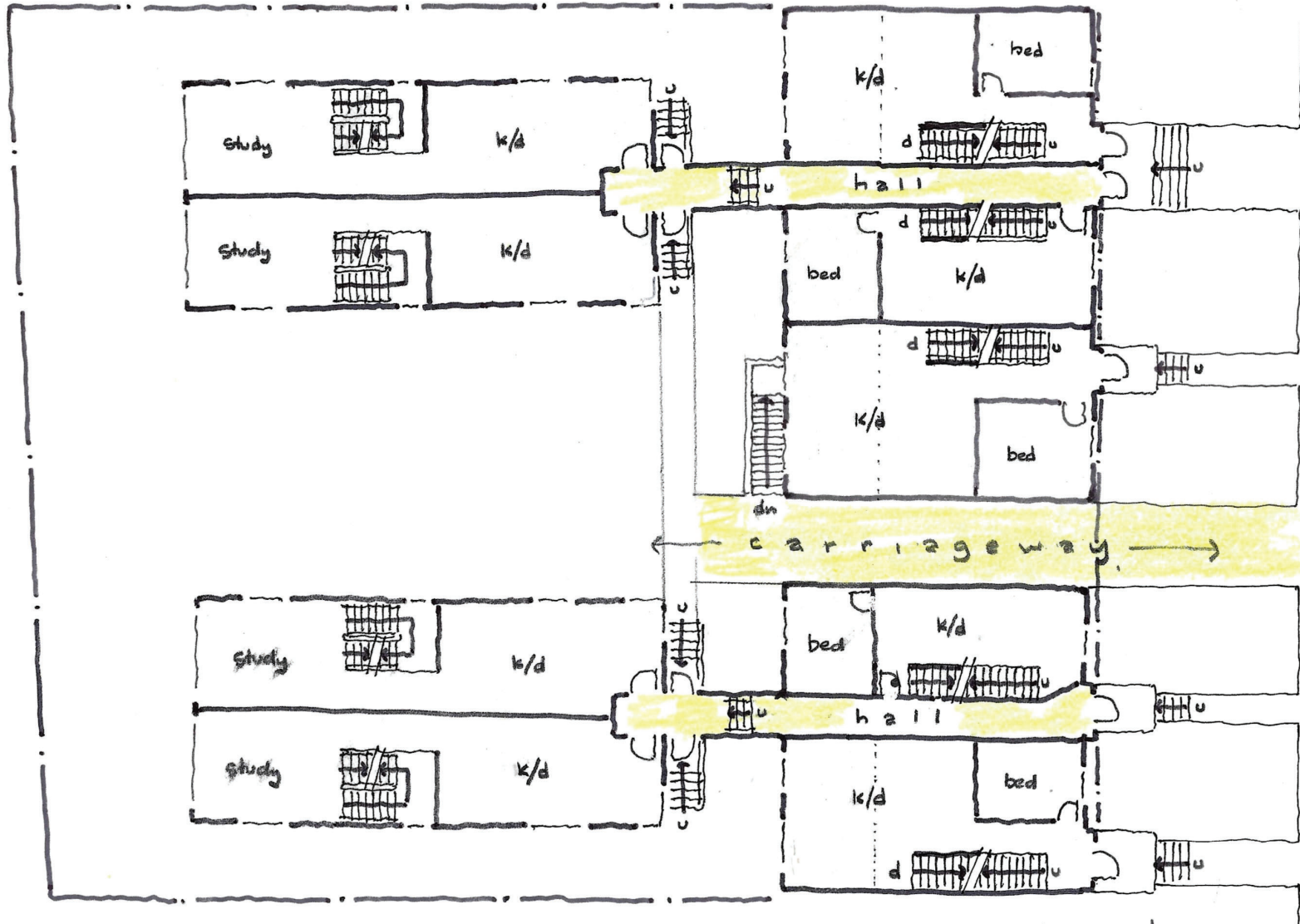
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0 1m 5m 10m
Site Plan 1/100



120m.

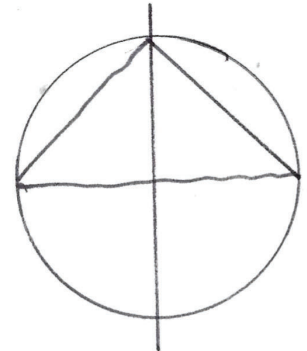


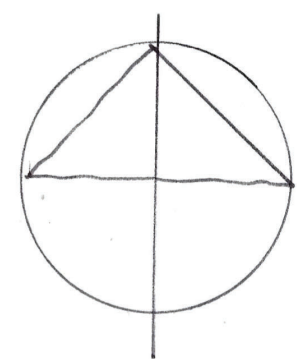
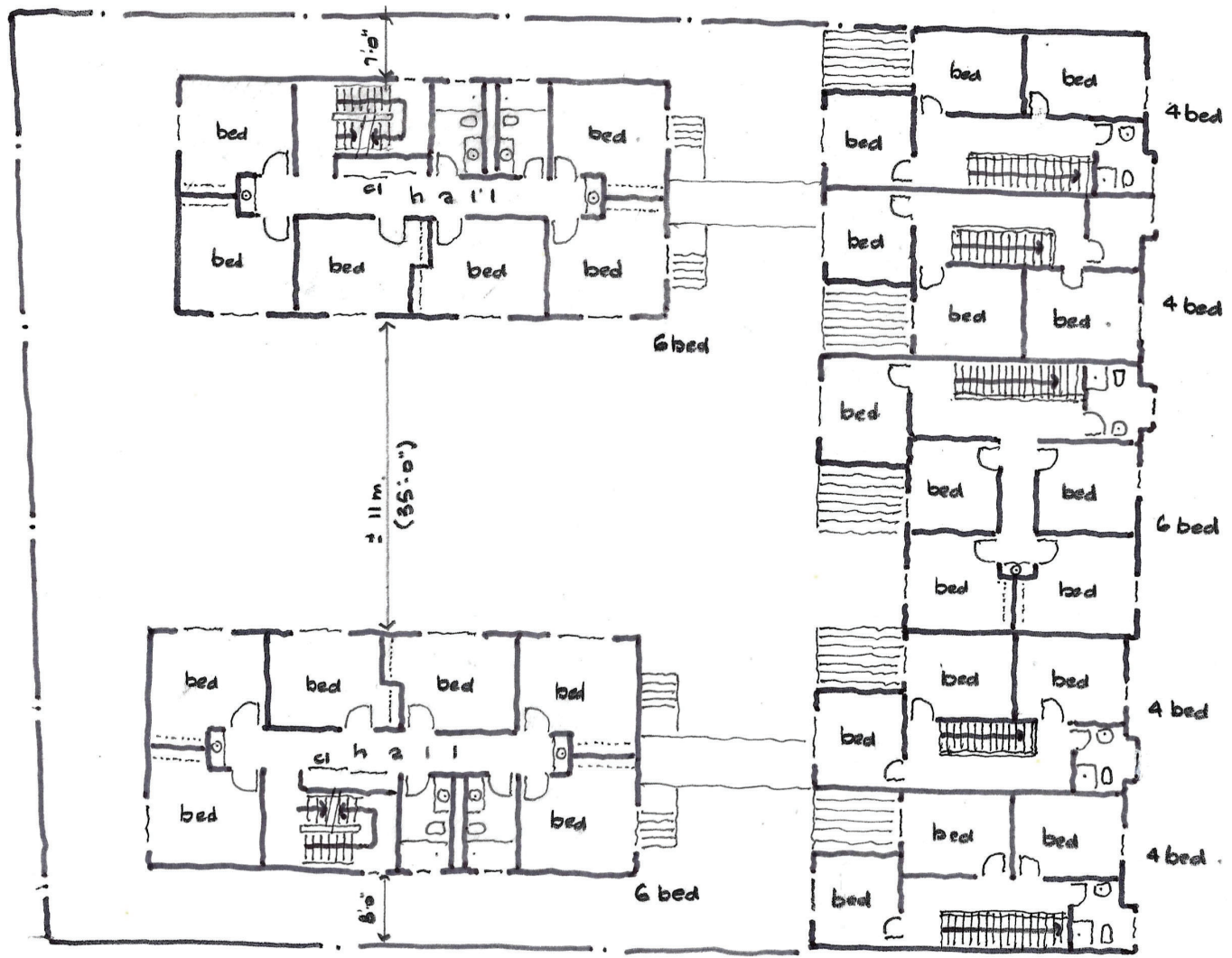
234 - 244 University Ave.
 Basement Plan
 Oct 24, 2024.



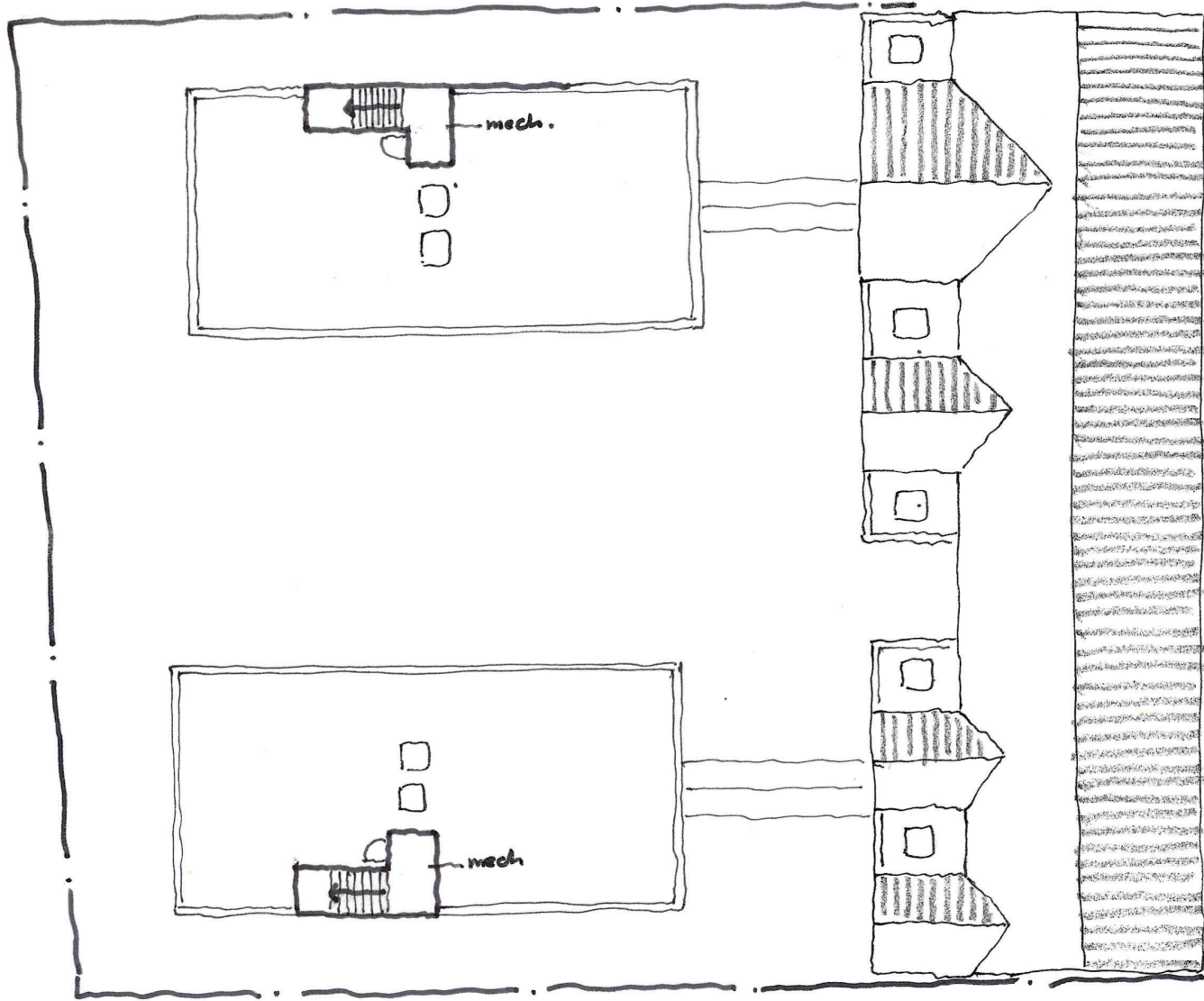
10m.

234. 242 University Ave.
 Main Floor Plan
 Oct 24, 2024.



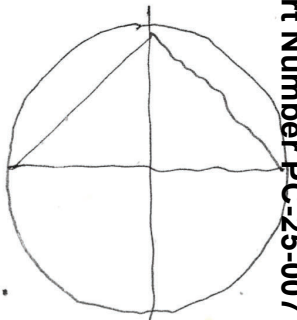


234. 242 University Ave.
 2nd Floor plan
 Oct 24. 2024.



20m

239. 242 University Ave.
Roof Plan.
Oct 24 2024.





EX - Roof 104.67
 New - Parapet 104.06
 New - Roof 103.76

EX - 2nd Floor ceiling 101.78

New - 2nd Floor 100.71

EX - 2nd Floor 99.04
 EX - Carriage way ceiling 98.79

New - 1st Floor 97.66

EX - 1st Floor 96.04

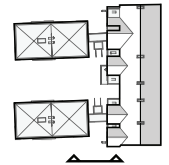
880 mm max. Grade 95.17

New - Basement 94.61
 EX - Basement 94.20

Addition - Basement 93.16

0m 1m 5m

1 Elevations - South 01
 A201 1:100 mm



Elevations - South 01 - 234 - 242 University Ave 01 of 08
 Shoalts and Zaback Architects Ltd. **sza**
21074_238UniversityAve_13_d01_e01 2024-11-20

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Exhibit E



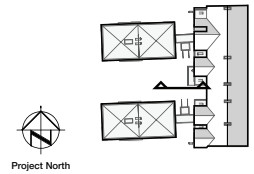
New - Parapet	104.06
EX - Roof	104.67

New - Roof	103.76
EX - 2nd Floor ceiling	101.78
New - 2nd Floor	100.71
EX - 2nd Floor	99.04
EX - Carriage way ceiling	98.79
New - 1st Floor	97.66
EX - 1st Floor	96.04
Grade	95.17
New - Basement	94.61
EX - Basement	94.20
Addition - Basement	93.16

880 mm max.

0m 1m 5m

1 Elevations - South 02
A202 1:100 mm



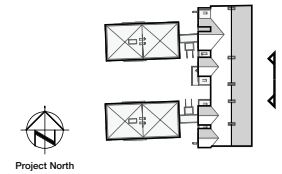
Elevations - South 02 - 234 - 242 University Ave 02 of 08
Shoalts and Zaback Architects Ltd. **sza**
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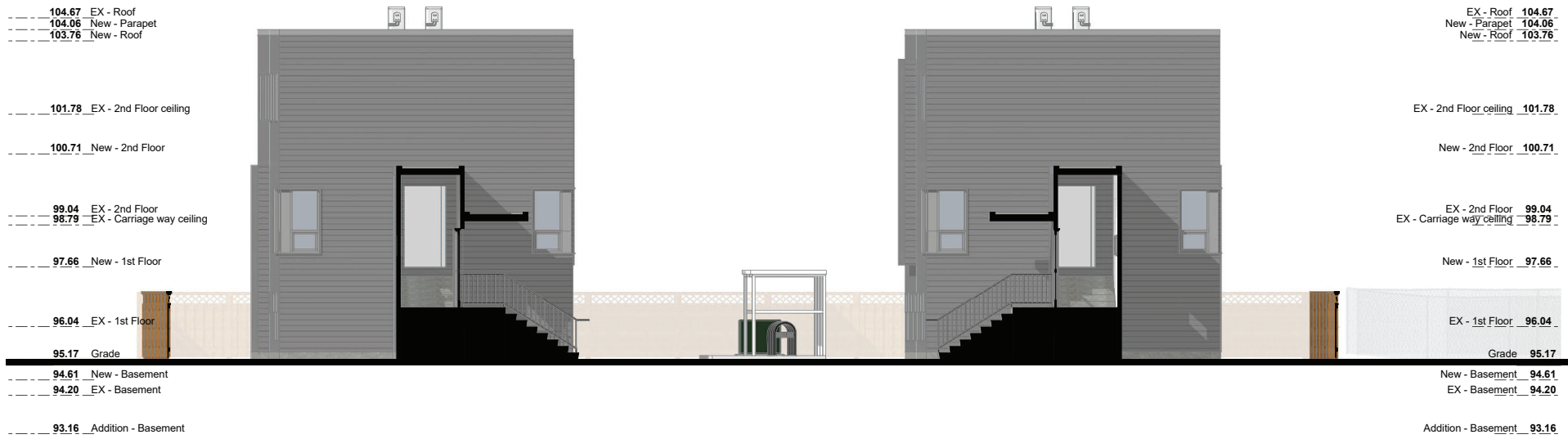


0m 1m 5m

1 Elevations - East 01
A203 1:100 mm

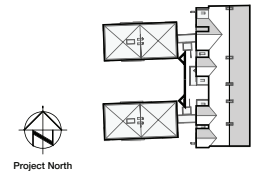


Elevations - East 01 - 234 - 242 University Ave 03 of 08
Shoalts and Zaback Architects Ltd. **sza**
21074_238UniversityAve_13_d01_s01 2024-11-20



0m 1m 5m

1 Elevations - East 02
A204 1:100 mm



Elevations - East 02 - 234 - 242 University Ave 04 of 08
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Report Number PC-25-007
Exhibit E

104.67 EX - Roof
 104.06 New - Parapet
 103.76 New - Roof

101.78 EX - 2nd Floor ceiling

100.71 New - 2nd Floor

99.04 EX - 2nd Floor
 98.79 EX - Carriage way ceiling

97.66 New - 1st Floor

96.04 EX - 1st Floor

95.17 Grade

94.61 New - Basement
 94.20 EX - Basement

93.16 Addition - Basement

880 mm max.

EX - Roof 104.67
 New - Parapet 104.06
 New - Roof 103.76

EX - 2nd Floor ceiling 101.78

New - 2nd Floor 100.71

EX - 2nd Floor 99.04
 EX - Carriage way ceiling 98.79

New - 1st Floor 97.66

EX - 1st Floor 96.04

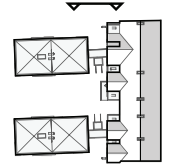
Grade 95.17

New - Basement 94.61
 EX - Basement 94.20

Addition - Basement 93.16

0m 1m 5m

1 Elevations - North 01
 A205 1:100 mm



Elevations - North 01 - 234 - 242 University Ave 05 of 08
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 Exhibit E

104.67 EX - Roof
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 103.76 New - Roof

101.78 EX - 2nd Floor ceiling

100.71 New - 2nd Floor

99.04 EX - 2nd Floor
 98.79 EX - Carriage way ceiling

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95.17 Grade

94.61 New - Basement

94.20 EX - Basement

93.16 Addition - Basement

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New - 1st Floor 97.66

EX - 1st Floor 96.04

Grade 95.17

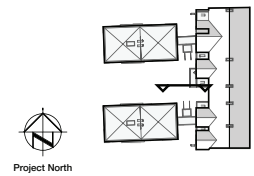
New - Basement 94.61

EX - Basement 94.20

Addition - Basement 93.16

0m 1m 5m

1 Elevations - North 02
 A206 1:100 mm



Elevations - North 02 - 234 - 242 University Ave 06 of 08
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..... 104.67 EX - Roof
 104.06 New - Parapet
 103.76 New - Roof

..... 101.78 EX - 2nd Floor ceiling

..... 100.71 New - 2nd Floor

..... 99.04 EX - 2nd Floor
 98.79 EX - Carriage way ceiling

..... 97.66 New - 1st Floor

..... 96.04 EX - 1st Floor

..... 95.17 Grade

..... 94.61 New - Basement
 94.20 EX - Basement

..... 93.16 Addition - Basement

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 New - Parapet 104.06
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EX - 2nd Floor ceiling 101.78

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 EX - Carriage way ceiling 98.79

New - 1st Floor 97.66

EX - 1st Floor 96.04

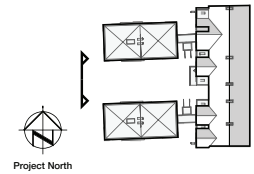
Grade 95.17

New - Basement 94.61
 EX - Basement 94.20

Addition - Basement 93.16

0m 1m 5m

1 Elevations - West 01
 A207 1:100 mm



Elevations - West 01 - 234 - 242 University Ave 07 of 08
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Report Number PC-25-007
Exhibit E

104.67 EX - Roof
 104.06 New - Parapet
 103.76 New - Roof

101.78 EX - 2nd Floor ceiling

100.71 New - 2nd Floor

99.04 EX - 2nd Floor
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96.04 EX - 1st Floor

95.17 Grade

94.61 New - Basement
 94.20 EX - Basement

93.16 Addition - Basement

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 New - Parapet 104.06
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EX - 2nd Floor ceiling 101.78

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EX - 2nd Floor 99.04
 EX - Carriage way ceiling 98.79

New - 1st Floor 97.66

EX - 1st Floor 96.04

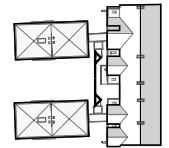
Grade 95.17

New - Basement 94.61
 EX - Basement 94.20

Addition - Basement 93.16

0m 1m 5m

1 Elevations - West 02
 A208 1:100 mm



Elevations - West 02 - 234 - 242 University Ave 08 of 08
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 21074_238UniversityAve_13_d01_e01 2024-11-20

Report Number PC-25-007 Exhibit E



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



Bird's eye view 02
234 - 242 University Avenue - Renderings



View from University Street
234 - 242 University Avenue - Renderings



South New Build
234 - 242 University Avenue - Renderings



North New Build 01
234 - 242 University Avenue - Renderings



North New Build 02
234 - 242 University Avenue - Renderings



Courtyard View
234 - 242 University Avenue - Renderings