

Oddie,Niall

From: Julie [REDACTED]
Sent: February 13, 2025 9:19 PM
To: Oddie,Niall
Cc: Julie; John Blasko
Subject: Re: North King's Town - Notice of Complete Application and Public Meeting

Caution: This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Niall
Thank you for the update.

John and I would like to have a call with you to discuss what these proposed changes mean to us with our property at 190 Rideau Street.

We have plans to start a project to replace decaying siding on the garage and 2 sections of the house as well as other updates to existing structures. We want to understand what these proposed changes mean for us as well as ensure that we can proceed with these updates without issue.

A call at your earliest convenience would be appreciated. Please advise of your availability.
Thank you
Julie

Julie Blasko

On Thu, Feb 13, 2025, 14:28 Oddie,Niall <noddie@cityofkingston.ca> wrote:

Good afternoon,

You are receiving this email because our records indicate you previously expressed interest in receiving updates on the North King's Town Project (NKT).

We would like to thank everyone who has participated in the previous open houses, workshops and other engagements over the past several years and, more recently, through the Community Meeting held on December 5, 2024.

The City of Kingston has initiated Official Plan and Zoning By-Law amendments to implement the North King's Town Project (City File Number D35-001-2025). The Public Meeting has been scheduled for **Thursday, March 6, 2025**. As detailed in the attached notice, the meeting will be offered in a hybrid format - in person at Council Chambers, City Hall (216 Ontario Street), or virtually with advanced registration.

Additional information, including supporting documents for the application, can be viewed by accessing the [Development and Services Hub \(DASH\)](#). Use the search function near the top right-hand corner for application number D35-001-2025 and then select "Supporting Information" from the "Records Info" drop-down menu.

Should you have any questions or wish to be removed from this mailing list, please feel free to contact the undersigned or Sukriti Agarwal, Manager Policy Planning (copied).

Thanks

Niall



Niall Oddie M.PI, MCIP, RPP (he/him/his)

Senior Planner

Planning Services

City of Kingston

Located at: [1211 John Counter Boulevard](#)

[216 Ontario Street Kingston, ON K7L 2Z3](#)

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The City of Kingston acknowledges that we are on the traditional homeland of the Anishinaabe, Haudenosaunee and the Huron-Wendat, and thanks these nations for their care and stewardship over this shared land.

Oddie,Niall

From: Oddie,Niall
Sent: February 18, 2025 2:53 PM
To: 'Christopher Sheedy'
Cc: Agarwal,Sukriti
Subject: RE: Statutory Public Meeting

Hi Chris,

North King's Town was a City-initiated project, more information on it can be found at <https://getinvolved.cityofkingston.ca/north-kings-town>

I am not aware of any specific development proposals forthcoming around the Division Street, Stephen Street, Concession Street intersection. The Mixed Use designation was proposed at this intersection given the existing composition of uses, the intersection of major roads within the area, and the ability for this area to provide commercial uses within walking distance of existing residential neighbourhoods (which helps to reduce the number of automobile trips through the area).

Thanks
Niall



Niall Oddie M.PI, MCIP, RPP (he/him/his)

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From: Christopher Sheedy [REDACTED]
Sent: February 18, 2025 2:31 PM
To: Oddie,Niall <noddie@cityofkingston.ca>
Subject: Re: Statutory Public Meeting

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Thanks for all the info Niall, much appreciated.

Are these changes indicative that there is some planned developments at these sites? I.e. has someone requested (for example) that the land around Stephen/division be re-designated to support some specific development/project? Or is it being done for some other reason?

Chris

On Tue, Feb 18, 2025, 2:14 PM Oddie,Niall <noddie@cityofkingston.ca> wrote:

Hi Chris,

Thank you for your email highlighting your areas of interest.

The areas along Division Street at Stephen Street are proposed to be redesignated in the Official Plan to be within a new “Mixed Use” designation, which would permit a range of residential, commercial or perhaps compatible light industrial uses. This change is intended to create some flexibility to establish different uses at this intersection, however these lands have not been included within the proposed zoning by-law amendment; future development in this area would likely require a zoning by-law amendment to establish the permitted uses, maximum heights, building setbacks, etc. as these have not been identified through this exercise.

The other two properties are 158 Patrick Street and [38 Cowdy Street](#), both of which are former schools. These lands would stay within the Residential designation in the Official Plan, but would be rezoned to the “Urban Multi-Residential 11” (URM11) zone, which would permit a variety of residential uses including, apartments, dwelling unit in a mixed use building, stacked townhouse, and townhouse. Future development within these areas could also include neighbourhood commercial uses on the ground floor. Maximum building heights within this zone would be limited to 4 storeys, which is generally 1 storey greater than the zoning for the surrounding lands.

I’m happy to arrange a call with you to further discuss if you have any remaining questions. Please let me know.

Thanks

Niall



Niall Oddie M.PI, MCIP, RPP (he/him/his)

Senior Planner

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From: Christopher Sheedy [REDACTED]
Sent: February 17, 2025 9:47 PM
To: Oddie,Niall <noddie@cityofkingston.ca>
Subject: Statutory Public Meeting

Caution: This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Niall,

I just got a letter in the mail about some proposed zoning amendments. I live near some of the affected areas and would like to learn more. I have attached a picture of the areas of interest. If you'd like to call me at [REDACTED] I'd appreciate that, or if the changes can be succinctly described in an email that would also be fine.

Chris

Oddie,Niall

From: Oddie,Niall
Sent: February 18, 2025 1:27 PM
To: [REDACTED]
Subject: RE: Noth Kings town Project

Good afternoon,

665 Montral Street is included within the proposed Official Plan amendment and is proposed to be redesignated from Residential to Mixed Use. The proposed Mixed Use designation permits a wide variety of residential, commercial, and compatible light industrial uses. The property has not been identified as one of the intensification areas, which means it would be subject to the policies of the proposed Mixed Use designation but not to the proposed North King's Town Specific Policy Area policies (proposed new Section 10H of the Official Plan).

The property has not been included in the zoning by-law amendment, which means the property would retain the existing zoning of M7.178 within the Former Zoning By-law 8499.

The change in land use designation to Mixed Use would provide some additional flexibility for the property, should you wish to pursue any development proposals in the future. If you are not interested in pursuing any development applications in the future, then I anticipate the amendments would have minimal impact on 665 Montreal Street. Additional information is available on our [Development and Services Hub \(DASH\)](#). Use the search function near the top right-hand corner for application number D35-001-2025 and then select "Supporting Information" from the "Records Info" drop-down menu.

I am available to further discuss the materials and answer any questions as they relate to your property – please feel free to give me a call at your convenience.

Thanks
Niall



Niall Oddie M.Pl, MCIP, RPP (he/him/his)

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From: [REDACTED]
Sent: February 18, 2025 11:24 AM

To: Oddie, Niall <noddie@cityofkingston.ca>

Subject: Noth Kings town Project

Caution: This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders.

Subject: Clarification on Amendment Impact for 665 Montreal Street

Dear Niall,

I am reviewing the proposed amendments related to the North King's Town (NKT) project and would like to clarify whether 665 Montreal Street falls under these changes.

Based on the map, it appears to remain unchanged, but I want to confirm if this property is included in any of the proposed redesignations or zoning amendments.

If any changed has been proposed, could you please explain if it would have a positive or negative repercussions of financial concerns for the owner (myself)

I appreciate your time and look forward to your clarification.

Best regards,

[Redacted signature]

[Redacted contact information]

[Redacted contact information]

Oddie,Niall

From: Oddie,Niall
Sent: February 18, 2025 1:41 PM
To: 'Julia Krolik'
Subject: RE: Intensification Area Definition

Hi Julia,

Thanks for that additional clarification.

158 Patrick Street and 38 Cowdy Street (both former schools) are identified as intensification areas, which would remain within the Residential designation in the Official Plan and are proposed to be placed within the Urban Multi-Residential 11 (URM11) zone. This zone would permit apartments, dwelling units within a mixed use building, townhouses and stacked townhouses. The maximum building height within this zone would be 4 storeys, which is generally 1 storey greater than permitted by the existing zoning on the surrounding lands.

An exception is proposed for 158 Patrick Street (which is a way of tailoring the zoning to a specific property) which would limit the number of dwelling units to 40 on that property and require a rear yard setback of 55 metres (which is intended to preserve the tobogganing hill in the rear portion of the property and ensure development occurs along Patrick Street only).

I can confirm that the proposed amendments do not contemplate the extension of St Catharine Street; it would remain as a dead-end street.

Please let me know if there are any additional questions.

Thanks
Niall



Niall Oddie M.PI, MCIP, RPP (he/him/his)

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From: Julia Krolik [REDACTED]
Sent: February 18, 2025 1:22 PM
To: Oddie,Niall <noddie@cityofkingston.ca>
Subject: Re: Intensification Area Definition

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Thank you Niall,

My home is on St Catherine Street which is a dead end street and leads into the hill of St Patrick School (not currently in use). The entire area around St Catherine Street is marked for "intensification".

I would like to know if there is a possibility of development of dense dwellings in that area, especially high story apartment buildings and also if there is a chance of St Catherine street extending and losing its "dead end" status.

Warmly,
Julia

On Tue, Feb 18, 2025 at 1:00 PM Oddie,Niall <noddie@cityofkingston.ca> wrote:

Hi Julie,

"Intensification areas" are not specifically defined in the proposed amendments, but these are lands that have been identified as being appropriate mixed use redevelopment (mainly, residential development with (potential) ground floor commercial uses). The intensification areas are typically larger, vacant or underutilized lands, or lands in proximity to larger, vacant or underutilized lands.

These lands would be placed into different zones, which would permit different forms of residential uses – such as apartments, dwelling units in mixed use buildings, stacked townhouses, or townhouses. Maximum building heights would vary between the different areas, from a maximum of 4 storeys up to a maximum of 15 storeys in certain lands around the Montreal Street, Rideau Street and Railway Street intersection. Additional information is available on our [Development and Services Hub \(DASH\)](#). Use the search function near the top right-hand corner for application number D35-001-2025 and then select "Supporting Information" from the "Records Info" drop-down menu.

If you would like to provide your address, I can provide a more detailed response of what is being proposed in the vicinity of your home. Please feel free to give me a call if you'd like to further discuss.

Thanks

Niall



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From: Julia Krolik [REDACTED]
Sent: February 18, 2025 12:13 PM
To: Oddie,Niall <noddie@cityofkingston.ca>
Subject: Intensification Area Definition

Caution: This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders.

Greetings Niall,

I received a notice in the mail about a proposed intensification area near my home. Can you please define what an intensification area is and what kind of dwellings could be built there. This information wasn't included in the communication sent to me.

Warmly,

Julia

Oddie,Niall

From: Oddie,Niall
Sent: February 19, 2025 9:15 AM
To: [REDACTED]
Cc: Agarwal,Sukriti
Subject: RE: Notice of a Complete Application and Statutory Public Meeting
Attachments: D35-001-2025 - Notice of Complete Applications and Statutory Public Meeting - March 6 2025.pdf

Good morning, Hannah

I've attached a PDF version of the Notice of Complete Application and Statutory Public Meeting, which shows the areas of Official Plan or Zoning By-Law amendment, intensification areas and the lands that are proposed to be added to the Heritage Character Area. The map shows the street network and approximate property boundaries so that residents can locate their property in relation to the highlighted areas. This is the same map that was used for the paper mailout to residents, however perhaps it is more clear in PDF format.

The notice indicates that City Council has delegated to the Planning Committee the authority to hold the Public Meeting instead of Council. This is the standard, long-standing practice within the City of Kingston and has not been amended for this application. The Planning Committee, which is composed of Councillors, will make a recommendation to Council on these applications. Council will then consider that recommendation prior to making the final decision on the applications.

I am sorry to hear that you are having difficulty using our DASH platform to access the information. You do not need to log in to review the supporting material associated with this application. Please use the following instructions:

1. Go to www.cityofkingston.ca/DASH
2. Click on "Go to DASH", which is a large blue button within the "How to Use DASH" section of the website.
3. Type in the application number from the Notice ("D35-001-2025") in the search bar located in the top right-hand corner of the page.
4. Click on the "Record Info" drop-down menu
5. Select "Supporting Information"
6. Review the 18 pieces of supporting information and reports associated with this application.

A good place to start might be the document titled "1a. Summary of Proposed Official Plan and Zoning By-Law Amendments", which provides a high-level summary. More detailed information on the proposed Official Plan and Zoning By-law amendments can be found within the draft by-laws (documents 1i, 1j, 1k) or a more user-friendly version of these documents being "1g. Proposed Official Plan Modifications - Tracked Changes" and "1h. Proposed Zoning By-law Modifications".

Please let me know if you'd like to arrange a call to discuss the project or if you require further assistance accessing DASH.

Thanks
Niall

Niall Oddie M.Pl, MCIP, RPP (he/him/his) Senior Planner Planning Services

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-----Original Message-----

From: Hannah Roth [REDACTED]
Sent: February 17, 2025 4:39 PM
To: Oddie,Niall <noddie@cityofkingston.ca>
Subject: Notice of a Complete Application and Statutory Public Meeting

Caution: This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders.

- >
- > Dear Mr. Oddie,
- >
- > Today I received a letter informing me of a Statutory Public Meeting about By-Law changes in order to implement the North King's Town Plan. The attached map shows only the proposed changes but does not include the existing map of the area, to indicate the area the proposed changes would affect. Furthermore, when one visits the link included in the letter, one is directed to a general DASH page which offers no further insight and requires you to log in. Based on the current delivery of information, I'm not confident that any clarification will be available once I log in.
- >
- > My questions are:
- >
- > 1. Is this merely an error /oversight? Accidents do happen.
- >
- > 2. Is the obfuscation of the map and process intentional so as to reduce public input and therefore reduce possible resistance to the changes?
- >
- > 3. Why was the planning committee given permission to meet without council present? Is this common? Does it skip a step and there push the changes through faster?
- > 4. Have there been applications made to develop the land indicated and therefore requiring bylaw changes?
- >
- > 5. Why must I log in to access information about the proposed changes? It is the same with the weirdly shady proposal of a private professional stadium on public green space for a non-existent professional soccer team. It all seems to be set up to reduce public engagement by setting up unnecessary hurdles to overcome. The Memorial Centre proposal has me questioning the transparency of the North King's Town proposal because of the lack of clear information.
- >
- > Where can I access a clear and readable map to determine what I think about the proposed changes? I can't have an opinion either for or against since I don't know what is being proposed.
- >
- > Thank you for your response. I look forward to reviewing the proposed changes so that I can make an informed decision.

>
> Regards,
>
> Hannah Roth

Oddie,Niall

From: Oddie,Niall
Sent: February 20, 2025 11:06 AM
To: [REDACTED]
Cc: Agarwal,Sukriti
Subject: RE: Zoning Bylaw change 2022-62
Attachments: D35-001-2025 - Notice of Complete Applications and Statutory Public Meeting - March 6 2025.pdf

Hi Clay,

I'm sorry to hear that the map you received in the mail was difficult to read. I've attached a PDF copy of that notice in case it provides a clearer map image.

58 Chestnut Street is not affected by the proposed zoning by-law amendments. The property is proposed to be included within the Official Plan amendment to expand the St. Lawrence Ward Heritage Character Area. This is not a heritage designation under the Ontario Heritage Act. The proposed policies associated with the St. Lawrence Ward Heritage Character Area are provided on page 9/35 of the document "1g. Proposed Official Plan Modifications – Tracked Changes" and would generally discourage demolition of buildings within this area, encourage adaptive re-use of buildings, identify the potential for urban design studies or heritage impact assessments for Planning Act applications (such as rezoning applications for development proposals), and identify the area as a future heritage conservation district study area.

To review the above-referenced document, and other pieces of supporting information associated with this application, please visit our DASH platform:

1. Go to www.cityofkingston.ca/DASH
2. Click on "Go to DASH", which is a large blue button within the "How to Use DASH" section of the website.
3. Type in the application number from the Notice ("D35-001-2025") in the search bar located in the top right-hand corner of the page.
4. Click on the "Record Info" drop-down menu
5. Select "Supporting Information"

If you have any further questions, or wish to further discuss the above, please feel free to give me a call.

Thanks
Niall



Niall Oddie M.PI, MCIP, RPP (he/him/his)

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From: Clay Patterson [REDACTED] >

Sent: February 20, 2025 6:42 AM

To: Oddie,Niall <noddie@cityofkingston.ca>

Subject: Zoning Bylaw change 2022-62

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Hello,

I live at 58 Chestnut Street and I wanted to know whether the proposed bylaw changes affect my property? The map we recieved is so washed out that I can't read it.

Please let me know.

Thanks,
Clay P

Oddie,Niall

From: Oddie,Niall
Sent: February 20, 2025 10:37 AM
To: 'Jennifer Robb'
Cc: Agarwal,Sukriti
Subject: RE: North King's Town Project - File D35-001-2025 - Question

Hi Jennifer,

The proposed modification to redesignate that portion of the waterfront trail from residential to open space has no effect on your house or the condominium complex as a whole. The modification only serves to clarify that those lands are part of the open space network, and not intended for residential purposes. There would be no physical change to those lands as a result of these lands – it is only a clarifying mapping change.

If you have any further questions or wish to further discuss, please feel free to give me a call.

Thanks
Niall



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From: Jennifer Robb [REDACTED]
Sent: February 19, 2025 11:25 AM
To: Oddie,Niall <noddie@cityofkingston.ca>
Subject: North King's Town Project - File D35-001-2025 - Question

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Good morning Mr. Oddie,
I received the City's Notice of a Complete Application and Statutory Public Meeting for this project.
I reviewed some of the supporting documents on DASH and have a question.

As a new owner of a unit in Frontenac Village, FCC20, 1 Place D'Armes, I am interested in the Proposed Official Plan Modifications, specifically to Schedule C4 Land Use in File D35-001-2025 as it relays to the waterfront lane way directly adjacent to my condominium complex.

Schedule C4 states that the lands are to be redesigned from residential to open space.

Can you please provide more information as to how this affects my home and the condominium complex as a whole.

With thanks,

Jennifer Robb

54 – 1 Place D'Armes

Kingston, Ontario K7K 6S3



Oddie,Niall

From: Oddie,Niall
Sent: February 20, 2025 11:14 AM
To: [REDACTED]
Cc: Agarwal,Sukriti; O'Connor,Christine
Subject: RE: Public meeting March 6th - Attending Virtually

Hi Kortney,

I would be happy to arrange a call with you to discuss the proposed amendments with you or answer any specific questions that you may have. There is more detailed information available on our DASH platform to explain the changes, including various more detailed maps:

1. Go to www.cityofkingston.ca/DASH
2. Click on "Go to DASH", which is a large blue button within the "How to Use DASH" section of the website.
3. Type in the application number from the Notice ("D35-001-2025") in the search bar located in the top right-hand corner of the page.
4. Click on the "Record Info" drop-down menu
5. Select "Supporting Information"

A good place to start might be the document titled "1a. Summary of Proposed Official Plan and Zoning By-Law Amendments", which provides a high-level summary. More detailed information on the proposed Official Plan and Zoning By-law amendments can be found within the draft by-laws (documents 1i, 1j, 1k) or a more user-friendly version of these documents being "1g. Proposed Official Plan Modifications - Tracked Changes" and "1h. Proposed Zoning By-law Modifications". The proposed Official Plan and Zoning By-law amendment documents all contain detailed mapping to identify the areas subject to the amendments.

Please feel free to give me a call to discuss these amendments further, or feel free to reply to this email with your address so I can provide a more specific response.

Thanks
Niall



Niall Oddie M.PI, MCIP, RPP (he/him/his)

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From: Kortney Fox [REDACTED]
Sent: Wednesday, February 19, 2025 5:28 PM
To: O'Connor,Christine <cloconnor@cityofkingston.ca>
Subject: Public meeting March 6th - Attending Virtually

Caution: This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

I would like to register to virtually attend the March 6th public meeting regarding the North King's Town Area development, City File Number D35-001-2025.

Also is there a better more detailed Map I could view? The one mailed does not show all streets and I want to know exactly what area i am looking at and not be guessing.

Thank you,
Kortney Fox

[REDACTED]

Oddie,Niall

From: Oddie,Niall
Sent: February 21, 2025 10:52 AM
To: Matt Campeau
Cc: Ridge,Gregory; Agarwal,Sukriti
Subject: RE: Pine st rezoning information

Hi Matt,

The intention is to help conserve the character of the area by providing policies to be used when development applications (such as zoning by-law amendments) are submitted to change how land is used or receive approval to construct a different form of building than permitted through the zoning by-law. There will continue to be changes that property owners can undertake to their properties, such as those that comply with current zoning regulations.

The intention isn't to make things more difficult but to help ensure the character of the area is considered in any future development applications. The policies would discourage demolition and encourage adaptive reuse, which could be done in different ways.

The proposed Official Plan amendment has identified various areas where intensification is intended to occur, which are largely located outside of the St Lawrence Ward Heritage Character Area (see proposed Schedule NKT-1).

Thanks
Niall



Niall Oddie M.PI, MCIP, RPP (he/him/his)

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From: Matt Campeau [REDACTED]
Sent: February 20, 2025 5:29 PM
To: Oddie,Niall <noddie@cityofkingston.ca>
Cc: Ridge,Gregory <gridge@cityofkingston.ca>; Agarwal,Sukriti <sagarwal@cityofkingston.ca>
Subject: Re: Pine st rezoning information

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Hi Niall:

Thanks for the info. I took a look at the documents. Essentially, if the St. Lawrence Ward Heritage Character Area is expanded into my neighbourhood, it will make it more difficult for my neighbour to tear down his bungalow and build a fourplex or apartment building?

Thanks,
Matt

On Thu, Feb 20, 2025 at 10:55 AM Oddie,Niall <noddie@cityofkingston.ca> wrote:

Hi Matt,

I would be happy to arrange a call with you to discuss the proposed amendments with you or answer any specific questions that you may have. There is more detailed information available on our DASH platform to explain the changes:

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4. Click on the "Record Info" drop-down menu
5. Select "Supporting Information"

A good place to start might be the document titled "1a. Summary of Proposed Official Plan and Zoning By-Law Amendments", which provides a high-level summary. More detailed information on the proposed Official Plan and Zoning By-law amendments can be found within the draft by-laws (documents 1i, 1j, 1k) or a more user-friendly version of these documents being "1g. Proposed Official Plan Modifications - Tracked Changes" and "1h. Proposed Zoning By-law Modifications".

There are no proposed zoning changes on Pine Street. Pine Street is proposed to be included within the Official Plan amendment to expand the St. Lawrence Ward Heritage Character Area. This is not a heritage designation under the Ontario Heritage Act. The proposed policies associated with the St. Lawrence Ward Heritage Character Area are provided on page 9/35 of the document "1g. Proposed Official Plan Modifications – Tracked Changes" and would generally discourage demolition of buildings within this area, encourage adaptive re-use of buildings, identify the potential for urban design studies or heritage impact assessments for Planning Act applications (such as rezoning applications for development proposals), and identify the area as a future heritage conservation district study area.

Please feel free to give me a call to further discuss.

Thanks

Niall



Niall Oddie M.PI, MCIP, RPP (he/him/his)

Senior Planner

Planning Services

City of Kingston

Located at: 1211 John Counter Boulevard



216 Ontario Street Kingston, ON K7L 2Z3

613-546-4291 extension 3259

noddie@cityofkingston.ca

The City of Kingston acknowledges that we are on the traditional homeland of the Anishinaabe, Haudenosaunee and the Huron-Wendat, and thanks these nations for their care and stewardship over this shared land.

From: Matt Campeau [REDACTED]

Sent: February 19, 2025 11:30 AM

To: Oddie,Niall <noddie@cityofkingston.ca>

Cc: Ridge,Gregory <gridge@cityofkingston.ca>

Subject: Pine st rezoning information

Caution: This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi:

Can you also point me to someone or some documentation that would explain the impact of the proposed zoning changes for properties on Pine st? The maps and mail outs from the City have been mostly vague and hard to decipher thus far.

Thanks,

Matt

Oddie,Niall

From: Oddie,Niall
Sent: February 21, 2025 11:10 AM
To: [REDACTED]
Cc: Agarwal,Sukriti
Subject: RE: detailed map of new "heritage character area"

Good morning

I would be happy to arrange a call with you to discuss the proposed amendments with you or answer any specific questions that you may have. Please see below for more detailed maps identifying the location of proposed intensification areas and the proposed expanded boundary of the St. Lawrence Ward Heritage Character Area. The only intensification areas proposed near Stephen Street would be 158 Patrick Street and 38 Cowdy Street, both of which are former schools.

There is more detailed information available on our DASH platform to explain the changes, including various more detailed maps:

1. Go to www.cityofkingston.ca/DASH
2. Click on "Go to DASH", which is a large blue button within the "How to Use DASH" section of the website.
3. Type in the application number from the Notice ("D35-001-2025") in the search bar located in the top right-hand corner of the page.
4. Click on the "Record Info" drop-down menu
5. Select "Supporting Information"

A good place to start might be the document titled "1a. Summary of Proposed Official Plan and Zoning By-Law Amendments", which provides a high-level summary. More detailed information on the proposed Official Plan and Zoning By-law amendments can be found within the draft by-laws (documents 1i, 1j, 1k) or a more user-friendly version of these documents being "1g. Proposed Official Plan Modifications - Tracked Changes" and "1h. Proposed Zoning By-law Modifications". The proposed Official Plan and Zoning By-law amendment documents all contain detailed mapping to identify the areas subject to the amendments.

Please feel free to give me a call to discuss these amendments further.

Thanks
Niall



Schedule 'I' to By-Law Number

File Number: D35-001-2025

Official Plan Schedule NKT-1

North King's Town Specific Policy Area

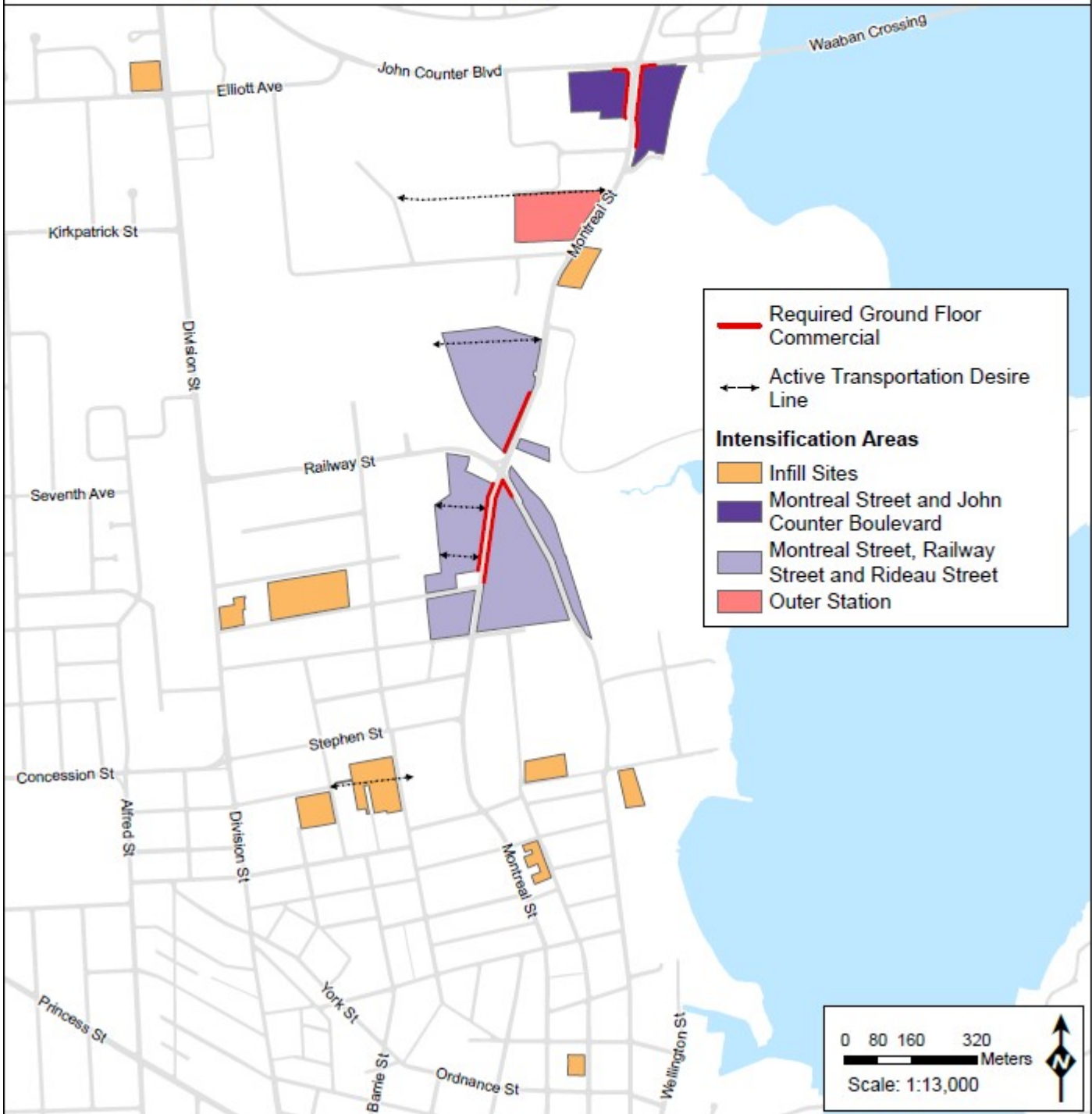
**Planning
Services**

Certificate of Authentication

This is Schedule 'I' to By-Law Number _____, passed this _____ day of _____ 2025.

Mayor

Clerk





Schedule 'G' to By-Law Number

File Number: D35-001-2025

Official Plan Schedule 9 Heritage and Protected Views

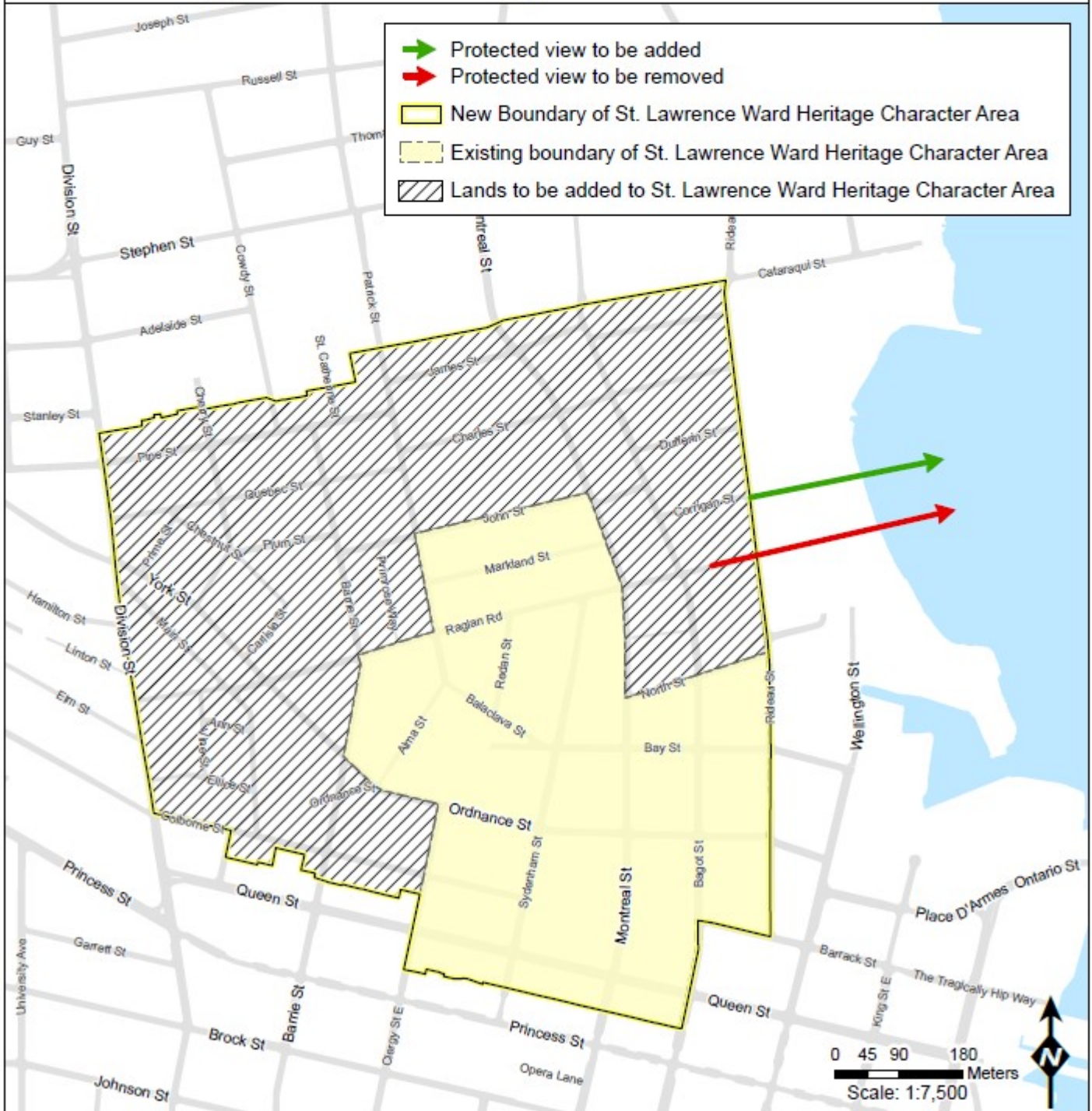
Planning
Services

Certificate of Authentication

This is Schedule 'G' to By-Law Number _____, passed this _____ day of _____ 2025.

Mayor

Clerk





Niall Oddie M.PI, MCIP, RPP (he/him/his)

Senior Planner
Planning Services

City of Kingston
Located at: 1211 John Counter Boulevard
216 Ontario Street Kingston, ON K7L 2Z3
613-546-4291 extension 3259
noddie@cityofkingston.ca



The City of Kingston acknowledges that we are on the traditional homeland of the Anishinaabe, Haudenosaunee and the Huron-Wendat, and thanks these nations for their care and stewardship over this shared land.

From: Ariel Salzmann [REDACTED]
Sent: February 20, 2025 3:47 PM
To: Oddie, Niall <noddie@cityofkingston.ca>
Subject: detailed map of new "heritage character area"

Caution: This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr Oddie,

I am in receipt of the announcement of a hearing on the re-zoning of the area where I currently live and own a home.

Your map is less than clear: what are the boundaries of the proposed new designation? I am especially unclear about the areas between Division and Montreal and type of "intensification" in bordering areas near Stephen.

Please provide more detailed map. Thank you

Ariel

Ariel Salzmann,
Associate Professor,
Islamic and World History
Department of History
Watson Hall, Room 101
Queen's University
Kingston, Ontario, Canada K7L3N6
[REDACTED]

"If there is no struggle there is no progress. Those who profess to favor freedom and yet deprecate agitation are men who want crops without plowing up the ground; they want rain without thunder and lightning . . . Power concedes nothing without a demand. It never did and it never will." Frederick Douglass (1857)

Oddie,Niall

From: Oddie,Niall
Sent: February 21, 2025 10:33 AM
To: [REDACTED]
Cc: Tozzo,Brandon; Agarwal,Sukriti
Subject: RE: 27 Concession NKT secondary plan

Good morning, Greg

27 Concession Street is included within the proposed Official Plan amendment to change the land use designation to Mixed Use. The property is not included in the zoning by-law amendment, so the actual zoning of the property would remain within the UR6 zone.

I have confirmed with our Taxation department that non-vacant properties are assessed based on the actual use of the property and not the zoning. The proposed amendment would not change the actual use of the property, and therefore, the proposed amendment would not impact the property taxes.

Please let me know if you have any further questions on the proposed amendments.

Thank you,
Niall



Niall Oddie M.PI, MCIP, RPP (he/him/his)

Senior Planner
Planning Services

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216 Ontario Street Kingston, ON K7L 2Z3
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noddie@cityofkingston.ca



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From: Tozzo,Brandon <btozzo@cityofkingston.ca>
Sent: February 20, 2025 1:43 PM
To: Oddie,Niall <noddie@cityofkingston.ca>
Cc: [REDACTED]
Subject: 27 Concession NKT secondary plan

Hi Niall

I have a constituent , Greg, Cced on this email who lives at 27 Concession and is concerned about his property getting rezoned as mixed commercial/residential from residential and the implications for his property taxes. Can someone please follow up with him?

Brandon Tozzo

Councillor
Kingscourt-Rideau
(he/him/his)

City of Kingston

613-217-2529

Btozzo@cityofkingston.ca

I have started a community newsletter. Please let me know if you'd like to be added to the mailing list.

Oddie,Niall

From: Van Vugt,Niki
Sent: February 21, 2025 9:42 AM
To: info
Cc: Oddie,Niall
Subject: RE: 686 & 688 Montreal st.
Attachments: 1g. Proposed Official Plan Modifications - tracked changes (3).pdf; 1h. Proposed Zoning By-law Modifications (1).pdf

Good morning Mario,

Thank you for your email message as it relates to the Statutory Public Meeting associated with the North King's Town project and previous discussions on the properties.

Kindly be advised that under the current/existing planning policy and zoning framework applicable to the properties, an Official Plan Amendment and Zoning By-Law Amendment would be required to facilitate additional dwelling units and bedrooms. However, and as previously discussed, through the North King's Town project the policy and zoning applicable to these properties are proposed to be changed to a policy designation and zone which would more easily enable various residential uses, including apartment buildings, in comparison to the current framework. It is important to note that depending on the total number of units proposed, separate planning applications as previously discussed may still be required to advance any future proposals (e.g., Site Plan Control). These specific changes are detailed further below for ease of reference!

Please note that the proposed changes afforded via the North King's Town project do enable opportunities for apartment buildings, based on the fact that the properties at 686 and 688 Montreal Street will:

1. Be redesignated from General Industrial/Business Park Industrial to a Mixed Use designation (see page 27 of the PDF identified as 1g. Proposed Official Plan Modifications -track changes) in the City of Kingston Official Plan.







**Schedule 'C3'
to By-Law Number**

File Number: D35-001-2025

**Planning
Services**

**Official Plan
Schedule 3A
Land Use**

Lands to be redesignated from:

-  Business Park Industrial to Mixed Use
-  General Industrial to Mixed Use
-  General Industrial to Open Space
-  Residential to Mixed Use

Certificate of Authentication

This is Schedule 'C3' to By-Law Number ____, passed this ____ day of _____ 2025.

Mayor Clerk



2. Be re-zoned to Mixed Zone 1 (MU1) from the existing Red Exception M6.97 Zone under Zoning By-Law 8499 and General Industrial M2 Zone under the Kingston Zoning By-Law 2022-62, as shown below and on page 19 of 1h. Proposed Zoning By-law Modifications PDF.



**Schedule 'A1'
to By-Law Number**

File Number: D35-001-2025

**Planning
Services**

Description: Zone Changes to MU1, OS2

Certificate of Authentication

This is Schedule 'A1' to By-Law Number _____, passed this _____ day of _____ 2025.

**Zoning By-Law 2022-62
Schedule 1, Zone Map**

Legend

Lands to be rezoned from:

- | | | | |
|-----------|------------|-------------|------------|
| CA to MU1 | M2 to MU1 | UR5 to MU1 | N/A to OS2 |
| DR to MU1 | N/A to MU1 | UR6 to MU1 | |
| M1 to MU1 | OS2 to MU1 | URM2 to MU1 | |

Mayor

Clerk



- a. The MU1 Zone is proposed to permit various residential and non-residential uses as found under Table 10.1.2., which includes an apartment building subject to meeting the applicable performance standards found under the new proposed Section 10.6 and all other applicable general performance standards of the By-Law.
3. Be changed from Parking Area 4 (PA4) to Parking Area 2 (PA2) as shown on page 26 of 1h. Proposed Zoning By-law Modifications PDF.



**Schedule 'B'
to By-Law Number**

File Number: D35-001-2025

**Planning
Services**

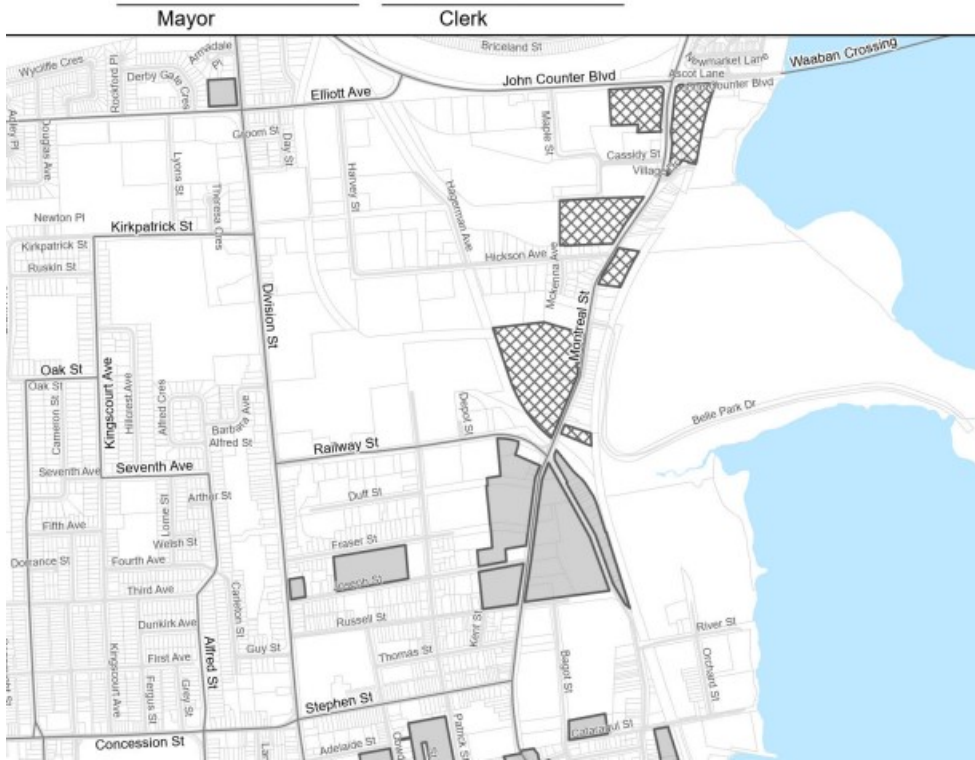
Certificate of Authentication

This is Schedule 'B' to By-Law Number ____, passed this ____ day of ____ 2025.


**Zoning By-Law 2022-62
Schedule 2, Parking Areas**

Legend

- Change from PA3 to PA2
- Change from PA4 to PA2



4. Introduce a new Holding Overlay H243, as shown on page 30 of 1h. Proposed Zoning By-law Modifications PDF.

 **Schedule 'F' to By-Law Number**
Zoning By-Law 2022-62
Schedule F, Holding Overlay
Legend

File Number: D35-001-2025

Planning Services



Certificate of Authentication


This is Schedule 'F' to By-Law Number _____, passed this _____ day of _____ 2025.

 Mayor

 Clerk

Legend

-  Lands to be added to Holding Overlay H243
-  Existing Holding Overlay to be removed (numbering as shown)



The documents and studies associated with these proposed changes can be found via the link here and by selecting the drop down tab for 'supporting information': [Accela Citizen Access](#)

As discussed over the phone, if you are interested in attending the Thursday March 6th planning committee meeting virtually, please note that you can look to connect with Christine O'Connor via email at cloconnor@cityofkingston.ca to register!

If you have any questions, comments or difficulties accessing the materials above, please let us know. We would be happy to discuss further!

Sincerely,

Niki Van Vugt



Niki Van Vugt (she/her/hers)
Intermediate Planner
Planning Services, Growth & Development

City of Kingston
Located at: 1211 John Counter Boulevard
216 Ontario Street Kingston, ON K7L 2Z3
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nvanvugt@cityofkingston.ca



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Want more information from Planning Services? [Sign up for our email newsletter!](#) Select "Planning Project Updates" when you sign up.

From: Mario Borsato [REDACTED] >
Sent: February 20, 2025 2:21 PM
To: Oddie, Niall <noddie@cityofkingston.ca>
Subject: 686 & 688 Montreal st.

Caution: This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Niall

Wanted to ask you a few questions about this Statutory Public Meeting on March 6 that's coming up.

Over 2 years ago I supplied to get rezoning for these properties and take down the garage.

Then build an apartments there ?

I was told that if I waited a couple of years it would be possible as it was not back then.

Is this the case now?

Please let me know. Thanks

[REDACTED]
Mario Borsato
1000015817 Ontario INC

Oddie,Niall

From: Oddie,Niall
Sent: February 24, 2025 2:39 PM
To: 'Barbara L Schlafer'
Cc: Ridge, Gregory; O'Connor, Christine; Jaynes, Janet; Agarwal, Sukriti
Subject: RE: Official Plan Amendment and Zoning N. Kingstown
Attachments: D35-001-2025 - Notice of Complete Applications and Statutory Public Meeting - March 6 2025.pdf

Hi Barbara,

Following up on our phone call this afternoon, I'm sorry to hear that the printed version of the map received in the mail was not entirely legible. Please see the attached PDF version of the map, which includes the street network and property boundaries contained within this portion of the City. Perhaps the light grey colour used for the streets and property boundaries did not come through well in the printing processes.

As mentioned, there is more detailed information available on our DASH platform to explain the changes, including various more detailed maps:

1. Go to www.cityofkingston.ca/DASH
2. Click on "Go to DASH", which is a large blue button within the "How to Use DASH" section of the website.
3. Type in the application number from the Notice ("D35-001-2025") in the search bar located in the top right-hand corner of the page.
4. Click on the "Record Info" drop-down menu
5. Select "Supporting Information"

A good place to start might be the document titled "1a. Summary of Proposed Official Plan and Zoning By-Law Amendments", which provides a high-level summary. More detailed information on the proposed Official Plan and Zoning By-law amendments can be found within the draft by-laws (documents 1i, 1j, 1k) or a more user-friendly version of these documents being "1g. Proposed Official Plan Modifications - Tracked Changes" and "1h. Proposed Zoning By-law Modifications". The proposed Official Plan and Zoning By-law amendment documents all contain detailed mapping to identify the areas subject to the amendments.

I would be happy to arrange a phone call to discuss the proposed amendments further or answer any questions that you may have.

Thanks
Niall

Niall Oddie M.Pl, MCIP, RPP (he/him/his) Senior Planner Planning Services

City of Kingston
Located at: 1211 John Counter Boulevard
216 Ontario Street Kingston, ON K7L 2Z3
613-546-4291 extension 3259
noddie@cityofkingston.ca

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-----Original Message-----

From: Barbara L Schlafer <[REDACTED]>

Sent: February 24, 2025 11:56 AM

To: O'Connor,Christine <cloconnor@cityofkingston.ca>; Oddie,Niall <noddie@cityofkingston.ca>;
jjanes@cityofkingston.ca

Cc: Ridge,Gregory <gridge@cityofkingston.ca>

Subject: Official Plan Amendment and Zoning N. Kingstown

Caution: This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders.

I'm writing this morning concerning the map that was enclosed concerning the notice of the Statuary Public Meeting for March 6, 2025.

This map is useless as one cannot locate with any precision the properties designated, much less one's own address. The most recent map is worse than the previous one. Even searching on line I can find no corresponding map on which to overlay this one for improved orientation.

Why did you send out such an effectively meaningless map? How is anyone to make an informed assessment of the plan and respond? I let the first one go but to get a second that is even more incomprehensible is perturbing.

Please supply a map of the area under consideration contextualized with identified streets that surround the area.

Barbara Schlafer
461 Bagot St.
Sent from my iPad

Oddie,Niall

From: Oddie,Niall
Sent: February 26, 2025 9:21 AM
To: Robert Marsala
Cc: Agarwal,Sukriti
Subject: RE: Proposed amendments to City of Kingston Zoning By-Laws

Hi Robert,

52 Raglan Road is not included within the area of proposed zoning amendment – the zoning for your property will not change.

Your property is included in the area of proposed Official Plan amendment. More specifically, your property is located within the proposed expansion of the St. Lawrence Ward Heritage Character Area. This is not a heritage designation under the Ontario Heritage Act. The proposed policies associated with the St. Lawrence Ward Heritage Character Area are provided on page 9/35 of the document “1g. Proposed Official Plan Modifications – Tracked Changes” and would generally discourage demolition of buildings within this area, encourage adaptive re-use of buildings, identify the potential for urban design studies or heritage impact assessments for Planning Act applications (such as rezoning applications for development proposals), and identify the area as a future heritage conservation district study area.

To access the above noted document, and other supporting document associated with the proposed amendments, please visit our DASH platform:

1. Go to www.cityofkingston.ca/DASH
2. Click on "Go to DASH", which is a large blue button within the "How to Use DASH" section of the website.
3. Type in the application number from the Notice ("D35-001-2025") in the search bar located in the top right-hand corner of the page.
4. Click on the "Record Info" drop-down menu
5. Select "Supporting Information"

A good place to start might be the document titled "1a. Summary of Proposed Official Plan and Zoning By-Law Amendments", which provides a high-level summary. More detailed information on the proposed Official Plan and Zoning By-law amendments can be found within the draft by-laws (documents 1i, 1j, 1k) or a more user-friendly version of these documents being "1g. Proposed Official Plan Modifications - Tracked Changes" and "1h. Proposed Zoning By-law Modifications".

RTEP means:

R- Residential classification for the property. This would only change if the actual use of your property were to change.

T- Taxable Full. This would not change as a result of the proposed amendments.

EP- means that the Education portion of the tax bill is being directed towards the “English Public” school system, rather than French public, or English/French separate schools. This would not change as a result of the proposed amendments.

Please feel free to give me a call to discuss the above or if you have any other questions.

Thanks
Niall



Niall Oddie M.Pl, MCIP, RPP (he/him/his)

Senior Planner
Planning Services

City of Kingston
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216 Ontario Street Kingston, ON K7L 2Z3
613-546-4291 extension 3259
noddie@cityofkingston.ca



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From: Robert Marsala [REDACTED] >
Sent: February 25, 2025 11:03 AM
To: Oddie,Niall <noddie@cityofkingston.ca>
Subject: Re: Proposed amendments to City of Kingston Zoning By-Laws

Caution: This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Niall, our property is at 52 Raglan Rd and is non-vacant. According to past tax bills, our assessment class is RTEP and I believe this reflects the current Zoning and applicable tax rate as well. I understand that you are saying our property taxes would not increase unless we change the actual use of the land. However, wouldn't our assessment class change and as a result our tax rate would increase if this new zoning amendment is approved?

From: Oddie,Niall <noddie@cityofkingston.ca>
Sent: February 24, 2025 2:46 PM
To: 'Robert Marsala' [REDACTED]
Cc: Agarwal,Sukriti <sagarwal@cityofkingston.ca>
Subject: RE: Proposed amendments to City of Kingston Zoning By-Laws

Good afternoon,

I have confirmed with our Taxation department that non-vacant properties are assessed based on the actual use of the property and not the zoning. The property taxes would not increase for your property unless you changed the actual use of the land.

If you would like to provide the address of your property, I can review how the proposed amendments relate to your property in particular (notices were sent to properties subject to amendments and to properties within 120 metres of properties subject to the amendments).

Please let me know if you have any further questions.

Thanks
Niall



Niall Oddie M.Pl, MCIP, RPP (he/him/his)

Senior Planner
Planning Services

City of Kingston
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noddie@cityofkingston.ca



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From: Robert Marsala [REDACTED] >
Sent: February 22, 2025 2:42 PM
To: Oddie,Niall <noddie@cityofkingston.ca>
Subject: Proposed amendments to City of Kingston Zoning By-Laws

Caution: This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi there, in reference to the proposed amendment to the official plan and zoning by-laws (City File Number D35-001-2025), can you please let me know how this amendment to the zoning by-laws will impact property tax rates - i.e. if the amendment is approved will the property tax rate increase or decrease?

As property owners on Raglan Rd., my wife and I would be opposed to this amendment if it translates to an increase in the property tax rate. Look forward to hearing back from you. Thanks, Robert

Oddie,Niall

From: Oddie,Niall
Sent: February 26, 2025 8:22 AM
To: [REDACTED]
Cc: Agarwal,Sukriti
Subject: RE: North King's Town Project

Good morning, James

The eastern portion of Hickson Avenue near the intersection with Montreal Street, and McKenna Avenue are included within the proposed Official Plan amendment. I have highlighted Hickson Avenue on the below copy of Schedule 'C3' from the proposed Official Plan amendment by-law to assist in identifying these lands. The included lands are proposed to be redesignated from General Industrial or Residential to a new Mixed Use designation, which permits a range of residential, commercial and limited compatible industrial uses.

These lands along Hickson Avenue and McKenna Avenue are not included within the proposed Zoning By-law amendments (Kingston Zoning By-law 2022-62 or Former Zoning By-law 8499). As such, the zoning for these lands would remain as it is today.

For more information on the proposed amendments, please visit our DASH platform, which includes various more detailed maps:

1. Go to www.cityofkingston.ca/DASH
2. Click on "Go to DASH", which is a large blue button within the "How to Use DASH" section of the website.
3. Type in the application number from the Notice ("D35-001-2025") in the search bar located in the top right-hand corner of the page.
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5. Select "Supporting Information"

A good place to start might be the document titled "1a. Summary of Proposed Official Plan and Zoning By-Law Amendments", which provides a high-level summary. More detailed information on the proposed Official Plan and Zoning By-law amendments can be found within the draft by-laws (documents 1i, 1j, 1k) or a more user-friendly version of these documents being "1g. Proposed Official Plan Modifications - Tracked Changes" and "1h. Proposed Zoning By-law Modifications". The proposed Official Plan and Zoning By-law amendment documents contain detailed mapping to identify the areas subject to the amendments.

Please feel free to give me a call if you have additional questions or wish to discuss the above further.

Thanks
Niall







Schedule 'C3' to By-Law Number

File Number: D35-001-2025

Planning
Services

Official Plan Schedule 3A Land Use

Lands to be redesignated from:

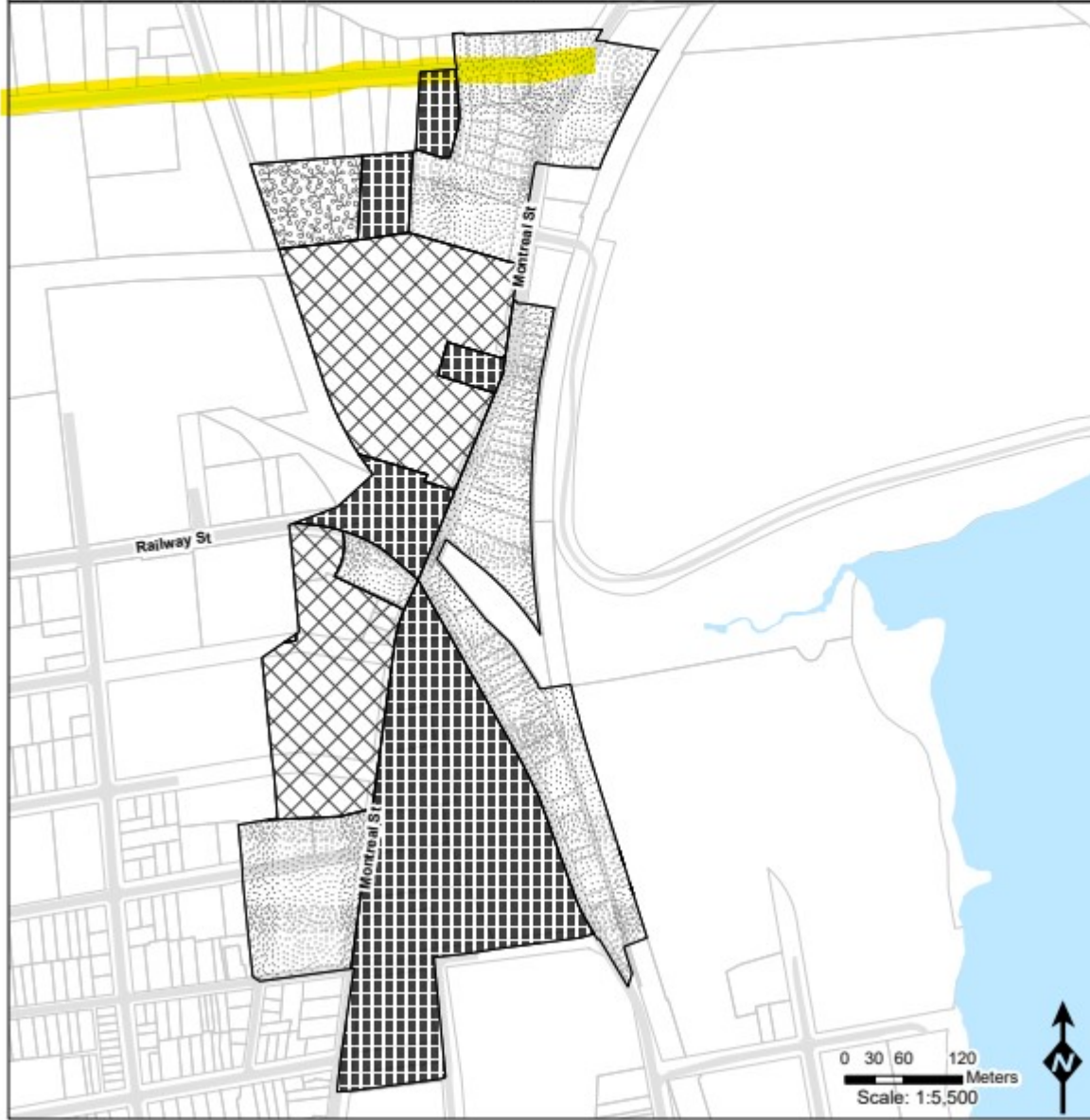
-  Business Park Industrial to Mixed Use
-  General Industrial to Mixed Use
-  General Industrial to Open Space
-  Residential to Mixed Use

Certificate of Authentication

This is Schedule 'C3' to By-Law Number ____, passed this ____ day of _____ 2025.

Mayor

Clerk





Niall Oddie M.Pl, MCIP, RPP (he/him/his)

Senior Planner
Planning Services

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noddie@cityofkingston.ca



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From: James Simpson [REDACTED]
Sent: February 25, 2025 2:02 PM
To: Oddie, Niall <noddie@cityofkingston.ca>
Subject: North King's Town Project

Caution: This email is from an external source. Please exercise caution when opening attachments or clicking links, especially from unknown senders.

The Key Map File Number D35-001-2025 does not indicate where Hickson Ave is on it. I would like to know if any residential or commercial properties on Hickson Ave will be affected.

Thank You