



**City of Kingston
Report to Planning Committee
Report Number PC-25-015**

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: April 3, 2025
Subject: Community Meeting Report
File Numbers: D14-001-2025

Council Strategic Plan Alignment:

Theme: 3. Build an Active and Connected Community

Goal: 3.1 Expand parks and recreation opportunities and participation.

Executive Summary:

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

- Address: 735 Innovation Drive (File Number: D14-001-2025)

April 3, 2025

Page 2 of 4

Authorizing Signatures:

p.p.

ORIGINAL SIGNED BY COMMISSIONER

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

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

Jennifer Campbell, Commissioner, Community Services	Not required
Neil Carbone, Commissioner, Corporate Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required
Ian Semple, Acting Commissioner, Transportation & Infrastructure Services	Not required

April 3, 2025

Page 3 of 4

Options/Discussion:**Non-Statutory Community Meeting**

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

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

- 735 Innovation Drive, File Number D14-001-2025 (Exhibit A)

All submission materials are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using “Look-up a Specific Address”. If there are multiple addresses, search one address at a time, or submission materials may also be found by searching the file number.

Statutory Public Meeting

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

Existing Policy/By-Law:

Planning Act

Provincial Planning Statement, 2024

City of Kingston Official Plan

Kingston Zoning By-Law Number 2022-62

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

Notice Provisions:

Notices were sent by mail to all property owners (according to the latest Assessment Rolls) within 120 metres of the subject properties and a notice sign was posted on the subject properties.

April 3, 2025

Page 4 of 4

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

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

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

Exhibit A Community Meeting Form, Application Materials and Map Package for 735 Innovation Drive (File Number: D14-001-2025)



City of Kingston Community Meeting Form

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

Owner/Application Information

Owner: Kingston Multisport Investment Group Ltd.

Applicant (if Owner is not the Applicant): Fotenn Planning & Design

Site Characteristics

Site address: 750 Innovation Drive, Kingston

Site area: ±1.78 hectares

Description of existing use and buildings on site (height, floor area, units, bedrooms, parking spaces, setbacks, etc): The subject site is currently vacant.

Official Plan designation: Open Space (Schedule RC-1)

Zoning by-law (zone and other relevant schedules and overlays): Business Park (M1) Zone, as per Zoning By-law 2022-62

Existing number of trees: 85

Number of existing trees to be retained: 49

Description of heritage status (not a heritage building, listed, designated or located in a heritage conservation district): Not a protected heritage site or within a heritage conservation district

Description of Surrounding Uses and Buildings

East: Open Space (John Machin Fields Park)

West: Employment

North: Employment

South: Greenwood Park Trail & Residential

Description of Proposal

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

The Applicant is seeking to construct a one-storey (14.43 metres measured from finished grade) multi-sport facility on the subject site, having a total floor area of 8,676.5 square metres. The facility features a 6,884 square metre turf field which occupies 79.3% of the floor area. The field can be used as one (1) large field or divided into as many as four (4) smaller fields, as needed. Retractable ceiling-mounted netting systems will allow for the field to be easily physically divided. The facility has been designed to be barrier-free, with wheelchair accessible viewing areas, bathrooms, and ramps for access.

The proposed multi-sport facility is intended to provide year-round recreational space for members of the public and local community recreation organizations. The facility will include spaces for a limited range of accessory uses to the primary recreation function, such as a snack bar and multi-purpose room, kitchen, small retail shops for equipment or sporting accessories, and sports health practitioner offices offering physical therapy or high-performance sports training. These accessory uses serve an important function in providing important services on-site which are directly related to and supporting the primary recreational function of the site. This is demonstrated by the fact that the snack bar and high-performance clinic have direct access to the field area. This will allow members of the public, athletes, guardians, teams, and community organizations to take advantage of synergies between these accessory uses and the main field.

Pedestrian walkways will extend eastward and southward, providing access to John Machin Fields Park and Greenwood Park Trail. The existing 3-metre-wide north-south multi-use trail connection near the western edge of the site will be relocated slightly farther west and will continue to be available for public use. The existing walkway to the east of the site to John Machin Park will remain as-is and does not form part of the site

area. Similarly, no changes are proposed to the Greenwood Park Trail except as required to relocate the westerly pedestrian trail connection.

It should be noted that the proposed development will not impede or result in the loss of any open spaces forming part of John Machin Fields Park or the Greenwood Park Trail. No existing outdoor recreation spaces will be impacted by the proposed development.

Type of Application: Zoning By-law Amendment

Proposed use: Recreation Facility

Proposed number and type of residential units and bedrooms (if residential):
None (not residential)

Proposed gross floor area (of each use): 8,676.5 square metres

Proposed height: 1 storey (14.43 metres)

Proposed setbacks:

Front:	55.8 metres
Interior:	7.5 metres (west) 2 metres (east)
Exterior:	Not Applicable
Rear:	7.5 metres

Proposed number of vehicular parking spaces (include breakdown of occupant, visitor, car-share, accessible, etc): The proposed development will include a total of 173 vehicle parking spaces, including eight (8) accessible spaces. Two (2) loading spaces are proposed, one (1) at the eastern extent of the building and the other at the western extent. The easterly loading space will be a permanent dedicated loading space, whereas the westerly loading area is intended to function as a temporary loading zone with a depressed curb.

Proposed number of bicycle parking spaces: A total of 91 outdoor short-term bicycle parking spaces are also proposed, of which 50 spaces will be covered.

Proposed landscaped open space: 10.4%

Proposed amenity area (if residential): Not Applicable

Proposed number of trees to be planted: 43

Description of how the application conforms with the Official Plan: The proposal conforms with the Open Space designation of the City's Official Plan in so far as it represents a multi-sport recreation facility. The facility will introduce new year-round

recreation opportunities for the City, while also protecting existing nearby green spaces. The facility will also support many of the City's policies relating to the efficient use of land, municipal infrastructure, and public transit services. The site will all maintain existing connections to nearby active transportation infrastructure, including the Greenwood Park Trail.

If located in an area that is subject to Official Plan policies related to source water, natural heritage system, natural heritage features and areas, hazards, cultural heritage resources, areas of archaeological potential, or areas of archaeological significance, description of how the proposal will conform with the policies: The subject site is not located within or adjacent to any significant natural heritage features. The nearest significant natural feature is Butternut Creek, which is approximately 140 metres away from the site. Within that ± 140 metre distance, there are multiple intervening uses under public and private ownership, including residential lots, the Greenwood Park Trail, and publicly owned green spaces. Given this context, it is not anticipated that the proposal will have any impacts on natural heritage features in the vicinity. As per the City of Kingston Archaeological Master Plan, the site has been cleared of archaeological potential.

Description of amendment(s) required to the Zoning By-law: An application for Zoning By-law Amendment (ZBA) is required to rezone the subject site from Business Park (M1) to General Open Space (OS2) with a new site-specific exception overlay (EXX). The purpose of the proposed ZBA is to rezone the site to align the zoning of the site with the Official Plan (per Schedule RC-1), to permit the proposed use and to create a site-specific exception overlay (EXX) which establishes appropriate site-specific performance standards. Specifically, the EXX overlay is required to permit a reduced side yard setback and reduced setback for exterior stairs on the east side of the proposed development.

Other information that would be valuable for a Community Meeting: Not Applicable

List of Drawings/Studies Submitted

- Arborist Report
- Architectural Drawing Package
- Civil Engineering Drawing Package
- Discharge Information Report
- Letter of Authorization (City of Kingston)
- Functional Site Servicing Report
- Landscape Plan
- Planning Justification Report
- Renderings
- Site Plan Accessibility Checklist
- Stationary Noise Assessment
- Stormwater Management Report
- Topographic Survey

- Traffic Impact Brief
- Urban Design Brief

Community Meeting Form Prepared by: Fotenn Planning & Design

Date: February 28, 2025

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 ‘M1’ to ‘OS2’; Introduction of Exception ‘EXXX’ (735 Innovation Drive))

Passed: [Meeting Date]

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

Whereas the Council of The Corporation of the City of Kingston deems it advisable to amend the Kingston Zoning By-Law and to introduce one new Exception Number;

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 ‘M1’ to ‘OS2’, as shown on Schedule “A” attached to and forming part of this By-Law;
 - 1.2. Schedule E – Exception Overlay is amended by adding Exception ‘EXXX’, as shown on Schedule “B” attached to and forming part of this By-Law;
 - 1.3. By adding the following Exception Number EXXX in Section 21 – Exceptions, as follows:

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

 - (i) The minimum interior setback on the east side is 2.0 metres;
 - (ii) Despite the minimum setback requirements, architectural features such as ramps, stairs, canopies and wind screens may project horizontally into the required setback up to the lot line on the east side.

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
'XX-XX'**

Address: 735 Innovation Dr
File Number: D14-001-2025

Certificate of Authentication

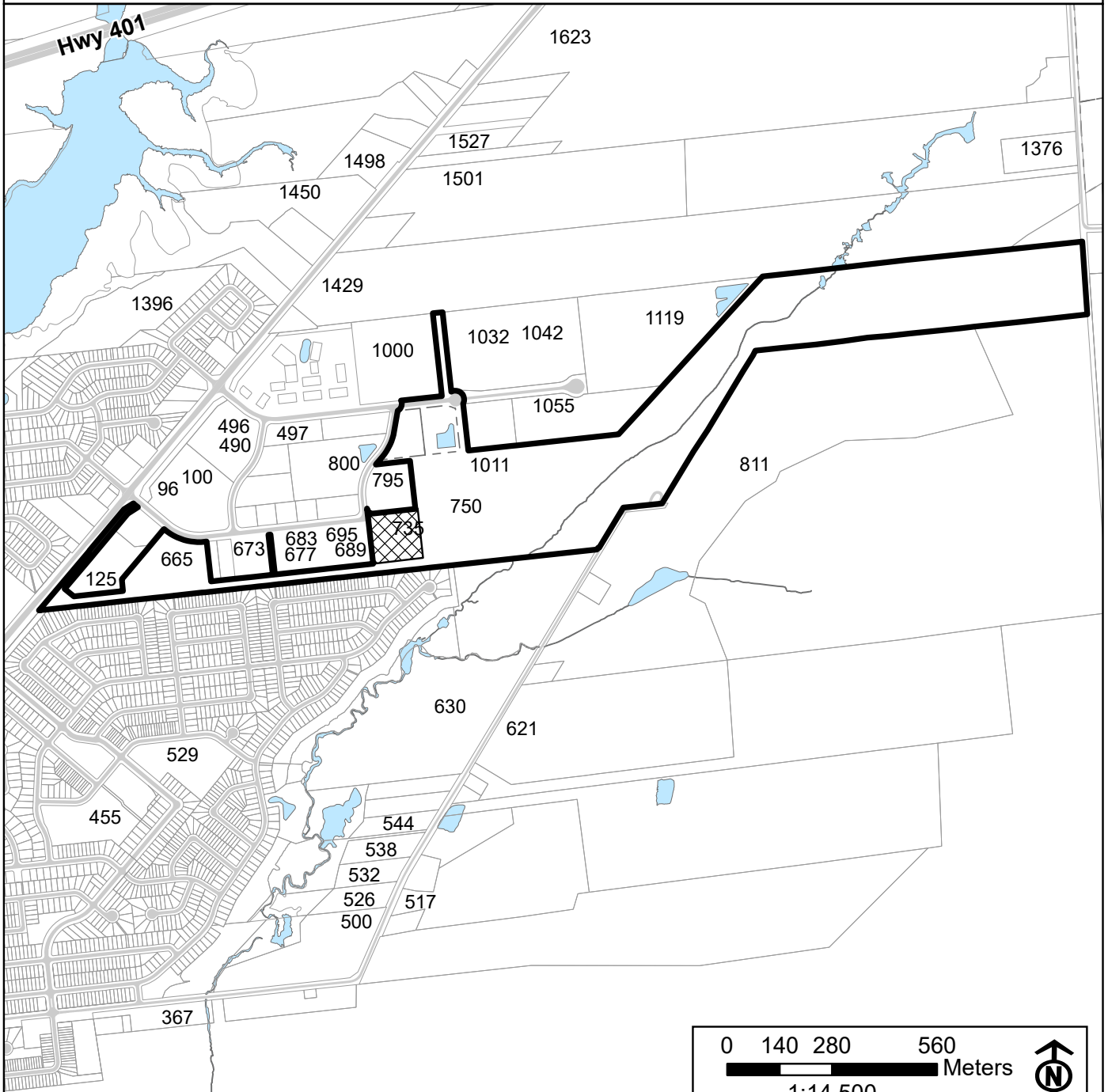
This is Schedule 'A' to By-Law Number ____, passed this ____ day of _____ 202__.

**Kingston Zoning By-Law 2022-62
Schedule 1 - Zoning Map**

- Subject Lands
- Land Rezoned to OS2

Mayor

Clerk



Prepared By: rejones
Prepared On: 2025-03-07

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

Address: 735 Innovation Dr
File Number: D14-001-2025

Certificate of Authentication

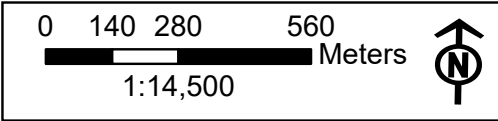
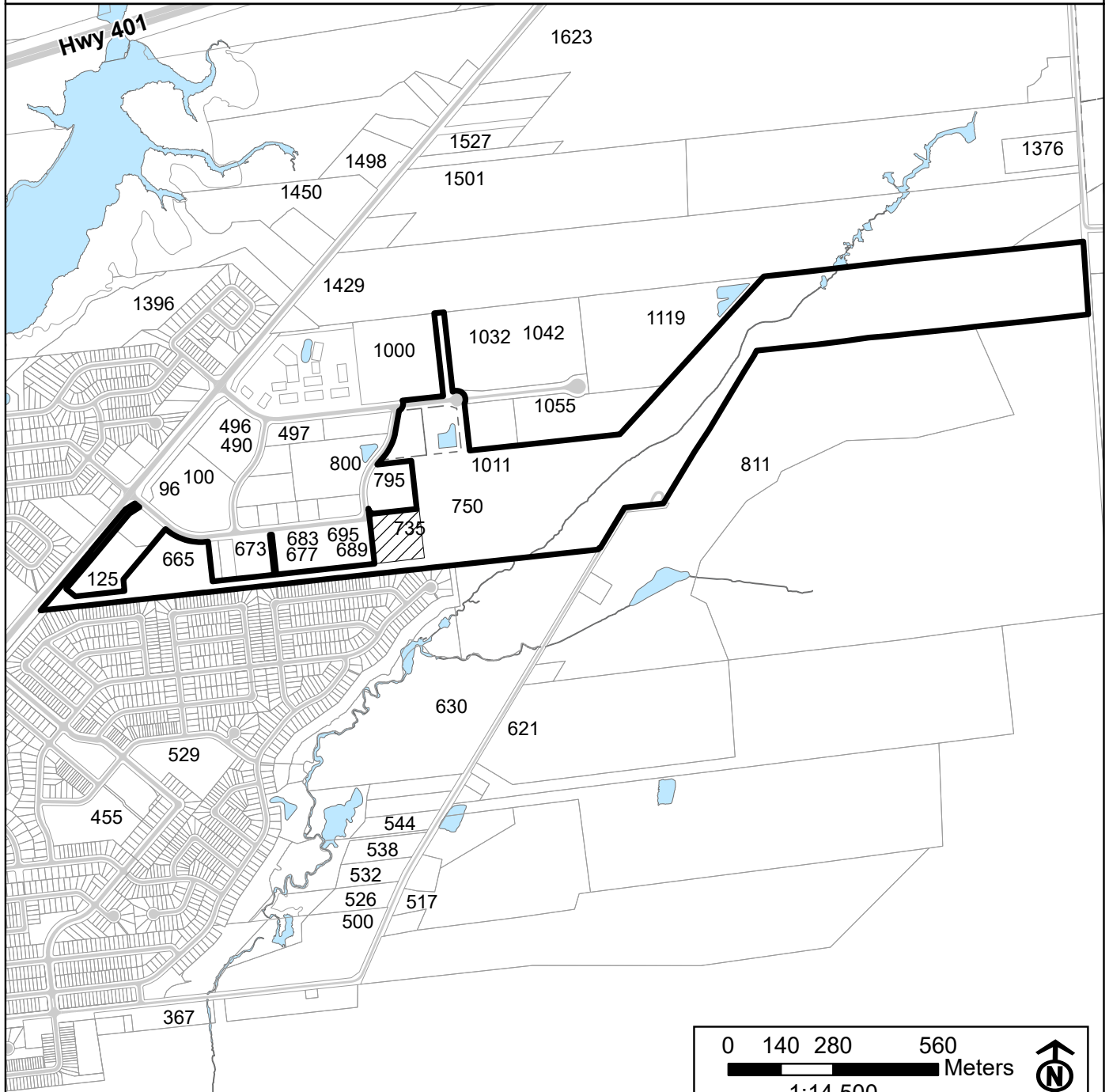
This is Schedule 'B' to By-Law Number ____, passed this ____ day of _____ 202_.

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

- Subject Lands
- Land to be added as EXXX

Mayor

Clerk



Prepared By: rejones
Prepared On: 2025-03-07

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MULTI-SPORT TRAINING FACILITY

KINGSTON MULTISPORT INVESTMENT GROUP LTD.

750 Innovation Drive
ISSUED FOR SITE PLAN CONTROL

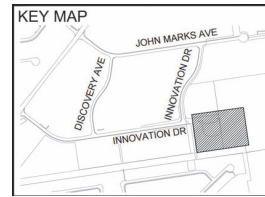
ARCHITECT

ALEXANDER WILSON
ARCHITECT INC.

ADMIRALTY PLACE, 20 GORE ST, UNIT 103
KINGSTON, ONTARIO
K7L 2L1
Phone: (613)545-3744
Fax: (613)545-1411
Email: design@awarchitect.ca

DRAWING LIST

DWG No.	DRAWING NAME
A000	COVER PAGE
A010	SITE PLAN
A011	SITE PLAN DETAILS
A012	ZONING MATRICES
A101	GROUND FLOOR PLAN
A102	ROOF PLAN
A300	ELEVATIONS
E101	SITE PLAN - ELECTRICAL



ONTARIO BUILDING CODE MATRIX	
ALEXANDER WILSON ARCHITECT INC. 20 Queen Street East, 4th Floor, Kingston, Ontario, K7L 2L1 Certificate of Practice Number: 2387	
Name of Project: Multi-Sport Training Facility Location: 750 Innovation Drive, Kingston Draw: 2025-02-11 Ontario Building Code Item: Part 1: Use Amendments / 2: Sign, Structure with Code / Building Code Reference	
9.00 Building Code Version: 0. No. 2024A	9.01 Use Amendment: 0. No. 2024A with Code
9.02 Permit Type: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Renovation	9.01 1.1.2
9.03 Change of Use: <input type="checkbox"/> Addition and Renovation	
Description: Multi-Sport Training Facility	
9.04 Major Occupancy Classification: <input type="checkbox"/> Use <input type="checkbox"/> Major Occupancy Classification	9.12.1
9.05 Supervision: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	9.2.2.2
9.06 Building Area (m²): <input type="checkbox"/> Existing <input type="checkbox"/> New <input type="checkbox"/> Total	9.1.14.1.2
9.07 Gross Area (m²): <input type="checkbox"/> Existing <input type="checkbox"/> New <input type="checkbox"/> Total	9.1.4.1.2
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9.18 High Building: <input type="checkbox"/> Yes <input type="checkbox"/> No	9.2.6
9.19 Vertical of Height: <input type="checkbox"/> Yes <input type="checkbox"/> No	9.2.2.10 & 9.2.2.11
9.20 Number of Storeys: <input type="checkbox"/> 0 <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> 9 <input type="checkbox"/> 10	9.2.2.10 & 9.2.2.11
9.21 Building Use: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Other	9.2.2.10 & 9.2.2.11
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9.61 Building Use: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Other	9.2.2.10 & 9.2.2.11
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9.66 Building Use: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Other	9.2.2.10 & 9.2.2.11
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9.68 Building Use: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Other	9.2.2.10 & 9.2.2.11
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9.70 Building Use: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Other	9.2.2.10 & 9.2.2.11
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9.72 Building Use: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Other	9.2.2.10 & 9.2.2.11
9.73 Building Use: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Other	9.2.2.10 & 9.2.2.11
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9.76 Building Use: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Other	9.2.2.10 & 9.2.2.11
9.77 Building Use: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Other	9.2.2.10 & 9.2.2.11
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9.100 Building Use: <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Other	9.2.2.10 & 9.2.2.11



SET NUMBER

KINGSTON MULTISPORT INVESTMENT GROUP LTD.
MULTI-SPORT TRAINING FACILITY

750 Innovation Drive

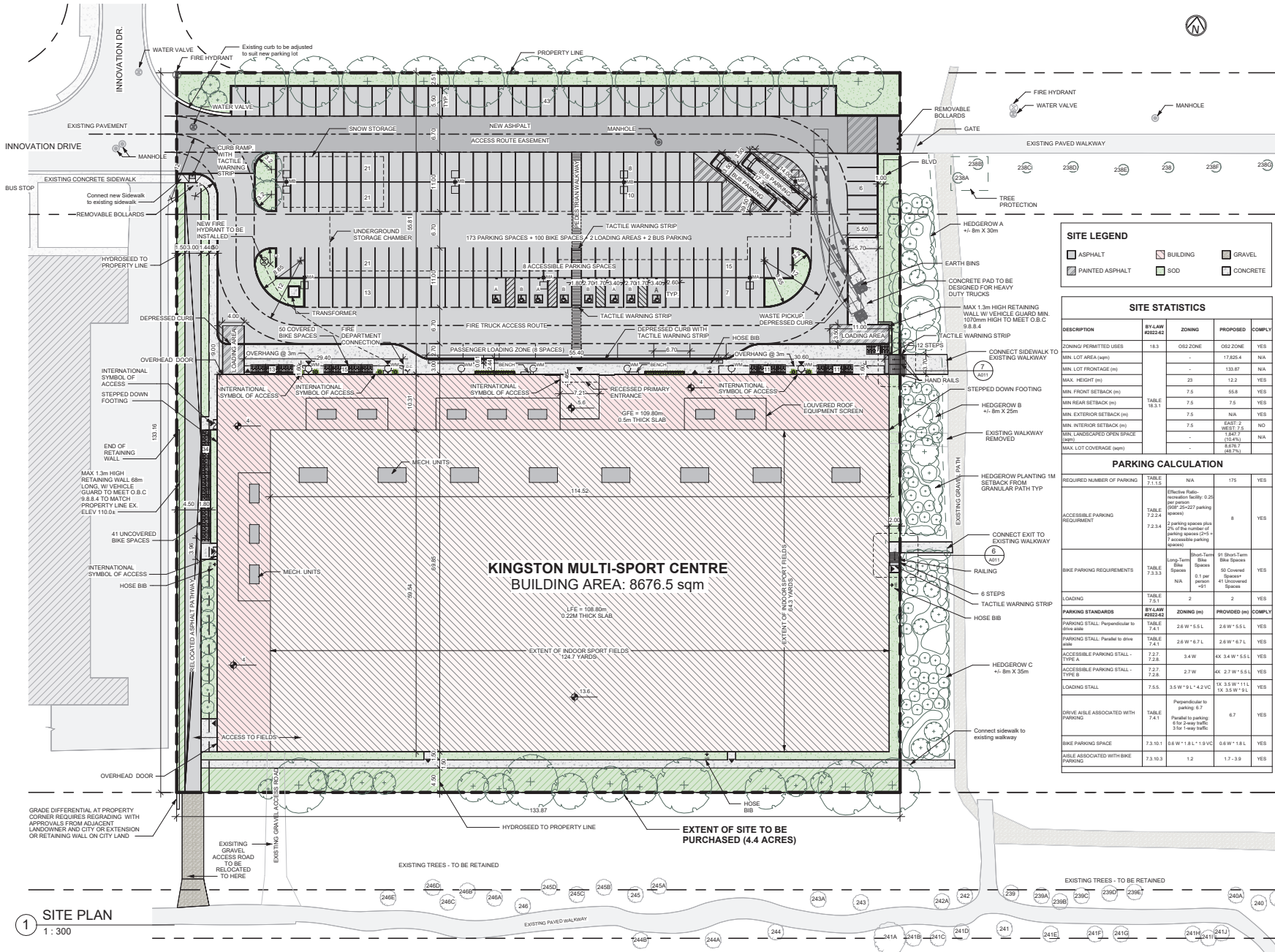
ISSUED FOR SITE PLAN CONTROL

PROJECT NUMBER

2433

ISSUE DATE

2025-02-13



1 SITE PLAN
1:300

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Revisions		
No.	Date	Description
1	2025-02-13	ISSUED FOR SITE PLAN CONTROL

SITE LEGEND

[Symbol]	ASPHALT	[Symbol]	BUILDING	[Symbol]	GRAVEL
[Symbol]	PAINTED ASPHALT	[Symbol]	SOD	[Symbol]	CONCRETE

SITE STATISTICS

DESCRIPTION	BY-LAW #R22-042	ZONING	PROPOSED	COMPLY	
ZONING PERMITTED USES	18.3	OS2 ZONE	OS2 ZONE	YES	
MIN. LOT AREA (sqm)	-	-	17,825.4	NA	
MIN. LOT FRONTAGE (m)	-	-	133.87	NA	
MAX. HEIGHT (m)	-	-	23	12.2	YES
MIN. FRONT SETBACK (m)	-	-	7.5	55.8	YES
MIN. REAR SETBACK (m)	TABLE 7.1.5.1	7.5	7.5	YES	
MIN. EXTERIOR SETBACK (m)	-	-	7.5	N/A	YES
MIN. INTERIOR SETBACK (m)	-	-	7.5	N/A	NO
MIN. LANSCAPED OPEN SPACE (sqm)	-	-	2,887.7	10,441	NA
MIN. LANDSCAPED OPEN SPACE (%)	-	-	16.2	58.67	NA
MAX. LOT COVERAGE (sqm)	-	-	10,441	48,678	NA

PARKING CALCULATION

REQUIRED NUMBER OF PARKING	TABLE 7.1.1.5	N/A	175	YES
----------------------------	---------------	-----	-----	-----

ACCESSIBLE PARKING REQUIREMENT	TABLE 7.2.2.4 7.2.3.4	Effective Ratio: 0.25 (OS2) (OS2 25-227 parking spaces) 2 parking spaces plus 2% of the number of parking spaces (OS1 + OS2) (see parking spaces)	8	YES
BIKE PARKING REQUIREMENTS	TABLE 7.3.3.3	Long-Term Bike Spaces: N/A Short-Term Bike Spaces: 0.1 per person (OS1) 91 Short-Term Bike Spaces 50 Covered Spaces 41 Uncovered Spaces	41	YES
LOADING	TABLE 7.5.1	2	2	YES
PARKING STANDARDS	BY-LAW #R22-042	ZONING (m)	PROVIDED (m)	COMPLY
PARKING STALL: Perpendicular to drive aisle	TABLE 7.4.1	2.6 W * 5.5 L	2.6 W * 5.5 L	YES
PARKING STALL: Parallel to drive aisle	TABLE 7.4.1	2.6 W * 6.7 L	2.6 W * 8.7 L	YES
ACCESSIBLE PARKING STALL - TYPE A	7.2.7, 7.2.8	3.4 W	4X 3.4 W * 5.5 L	YES
ACCESSIBLE PARKING STALL - TYPE B	7.2.7, 7.2.8	2.7 W	4X 2.7 W * 5.5 L	YES
LOADING STALL	7.5.5	3.5 W * 9 L * 4.2 VC	1X 3.5 W * 11 L 1X 3.5 W * 9 L	YES
DRIVE AISLE ASSOCIATED WITH PARKING	TABLE 7.4.1	Perpendicular to parking: 6.7 Parallel to parking: 6.0 for 2-way traffic 3 for 1-way traffic	6.7	YES
BIKE PARKING SPACE	7.3.10.1	0.6 W * 1.8 L * 1.9 VC	0.6 W * 1.8 L	YES
AISSLE ASSOCIATED WITH BIKE PARKING	7.3.10.3	1.2	1.7 - 3.9	YES

Parking Schedule

Type	Count
BF Space Type A 3400x5500	4
BF Space Type B 2700x5500	4
Bus Parking 3500x14000	2
Loading space 3500x11000	1
Loading space 4000x9000	1
Std Space 2600x5500	165
177	



Alexander Wilson Architect Inc
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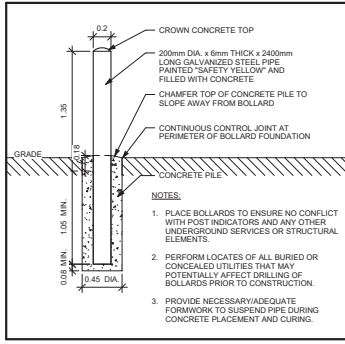
Project: MULTI-SPORT TRAINING FACILITY

750 Innovation Drive

DATE: 2025-02-13

SITE PLAN

Drawn By: BS
Scale: 1:300
Project No: 2025-015
Drawing No: 2025-015-01
A010



1 CONCRETE BOLLARD

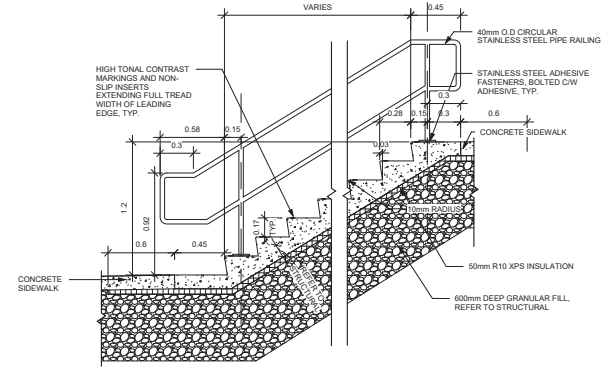
1 : 25



- DESIGNATED FIRE ACCESS ROUTES. FIRE ROUTE SIGNS:**
1. FIRE ROUTE SIGNS SHALL BE PERMANENTLY MOUNTED ON A RIGID SIGN POST OR POLE.
 2. BE ERECTED AT A HEIGHT OF BETWEEN 1.9 AND 2.5 METERS AS MEASURED FROM THE TRAVELED SURFACE OF THE FIRE ROUTE TO THE BOTTOM EDGE OF THE SIGN.
 3. BE INSTALLED AT A DISTANCE OF 0.9 AND 3 METERS FROM THE TRAVELED EDGES OF THE FIRE ROUTE AND
 4. BE INSTALLED ALONG THE FIRE ROUTE AT INTERVALS NO GREATER THAN 30 METERS OR AT SUCH OTHER INTERVALS APPROVED BY THE CHIEF FIRE OFFICIAL AS MAY BE REQUIRED TO CLEARLY IDENTIFY THE ROUTE.
 5. THE DIRECTIONAL ARROWHEADS MAY BE DELETED EITHER LEFT OR RIGHT TO INDICATE THE BOUNDARIES OF THE FIRE ROUTE.

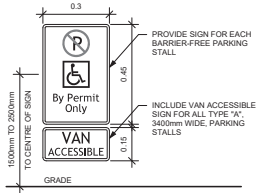
2 FIRE ROUTE SIGNAGE

1 : 10



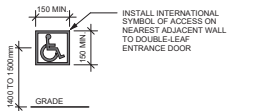
5 TYP. EXTERNAL STAIRS

1 : 20



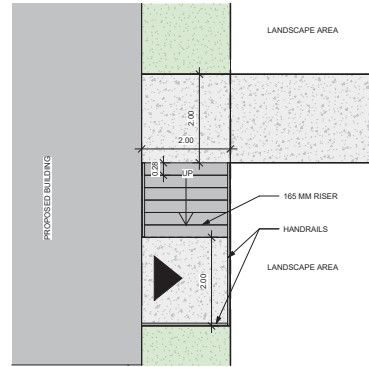
3 BARRIER FREE SIGNAGE

1 : 10



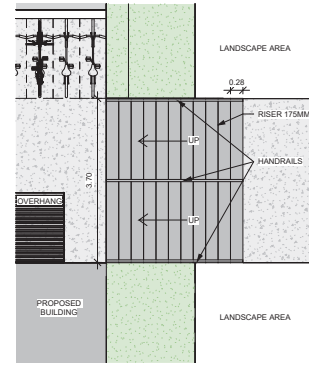
4 INTERNATIONAL SYMBOL OF ACCESS

1 : 100



6 EXTERIOR STAIR 1

1 : 50



7 EXTERIOR STAIR 2

1 : 50

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Revisions		
No.	Date	Description
1	2025-02-13	ISSUED FOR SITE PLAN CONTROL

KMIG
Kingston MultiSport
Investment Group

Alexander Wilson Architect Inc
Admiralty Place
103-20 Gore Street
Kingston, Ontario, K7L 2L1
E: 613-545-3744
F: 613-545-1411

Project:
MULTI-SPORT TRAINING FACILITY

750 Innovation Drive

Drawing:
SITE PLAN DETAILS

Drawn By	Checked By
ES	-
Scale	Date
As Indicated	2025-02-13
Project No.	Revision
JK10	1
Drawing No.	A011

3.2.2.31. Group A, Division 3, up to 2 Storeys, Sprinklered

- (1) A *building* classified as Group A, Division 3 is permitted to conform to Sentence (2) provided
 - (a) except as permitted by Sentences 3.2.2.7.(1) and 3.2.2.18.(2), the *building* shall be *sprinklered* throughout,
 - (b) it is not more than 2 *storeys* in *building height*, and
 - (c) it has a *building area* not more than
 - (i) 12 000 m² if 1 *storey* in *building height*, or
 - (ii) 6 000 m² if 2 *storeys* in *building height*.
- (2) Except as permitted by Clause (c) and Article 3.2.2.16., the *building* referred to in Sentence (1) shall be of *noncombustible construction*, and
 - (a) floor assemblies shall be *fire separations* with a *fire-resistance rating* not less than 1 h,
 - (b) *mezzanines* shall have a *fire-resistance rating* not less than 1 h, and
 - (c) *loadbearing* walls, columns and arches shall have a *fire-resistance rating* not less than that required for the supported assembly, except that arches are permitted to be of *heavy timber construction*.

Table 3.2.5.8.
Building Limits without Standpipe Systems
Forming Part of Sentence 3.2.5.8.(1)

Occupancy Classification	Building Area, m ²		
	1 storey	2 storeys	3 storeys
Group A	2 500	2 000	1 500
Group C	2 000	1 500	1 000
Group D	4 000	3 000	2 000
Group F, Division 2	1 500	1 500	1 000
Group F, Division 3	3 000	2 000	1 000

Table 3.7.4.3.D.
Water Closets for Assembly Occupancies
Forming Part of Sentences 3.7.4.3.(4) and (7)

Number of Persons of Each Sex	Minimum Number of Water Closets for Each Sex
1 to 20	1
21 to 70	2
71 to 105	3
106 to 135	4
136 to 165	5
166 to 195	6
196 to 225	7
226 to 275	8
276 to 325	9
326 to 375	10
376 to 425	11
over 425	12 plus 1 for each additional increment of 50 persons of each sex in excess of 425
Column 1	2

Table 3.7.4.3.A.
Water Closets for Assembly Occupancies
Forming Part of Sentence 3.7.4.3.(1)

Number of Persons of Each Sex	Minimum Number of Water Closets for Males	Minimum Number of Water Closets for Females
1 - 25	1	1
26 - 50	1	2
51 - 75	2	3
76 - 100	2	4
101 - 125	3	5
126 - 150	3	6
151 - 175	4	7
176 - 200	4	8
201 - 250	5	9
251 - 300	5	10
301 - 350	6	11
351 - 400	6	12
Over 400	7 plus 1 for each additional increment of 200 males in excess of 400	13 plus 1 for each additional increment of 100 females in excess of 400
Column 1	2	3

Table 3.7.4.3.F.
Plumbing Fixtures for Assembly Occupancies
Forming Part of Sentence 3.7.4.3.(6)

Number of Employees of Each Sex	Minimum Number of Water Closets and Lavatories for Males	Minimum Number of Water Closets and Lavatories for Females
1 to 9	1	1
10 to 24	2	2
25 to 49	3	3
50 to 74	4	4
75 to 100	5	5
over 100	6 plus 1 for each additional increment of 30 male employees in excess of 100	6 plus 1 for each additional increment of 30 female employees in excess of 100
Column 1	2	3

Table 3.7.4.7.
Water Closets for Business and Personal Services Occupancies
Forming Part of Sentence 3.7.4.7.(1)

Number of Persons of Each Sex	Minimum Number of Water Closets for Each Sex
up to 9	1
10 to 24	2
25 to 49	3
50 to 74	4
75 to 100	5
over 100	6 plus 1 for each additional increment of 30 persons of each sex in excess of 100
Column 1	2

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Revisions		
No.	Date	Description
1	2025-02-13	ISSUED FOR SITE PLAN CONTROL



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Sheet

Project:
MULTI-SPORT TRAINING FACILITY

750 Innovation Drive

Drawing

ZONING MATRICES

Drawn By	ES	Checked By	-
Scale		Date	2025-02-13
Project No.	JK10	Revision	1
Drawing No.	A012		

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Revisions		
No.	Date	Description
1	2025-02-13	ISSUED FOR SITE PLAN CONTROL

AREA SCHEDULE	
Room Name	Area
MEETING RM.	28.9 m ²
ADMIN	29.2 m ²
KITCHEN	35.4 m ²
STORAGE	40.7 m ²
MECH./ELEC. RM.	44.2 m ²
SHIPPING RM.	47.7 m ²
STORAGE/MAINTENANCE RM.	61.0 m ²
RETAIL	137.1 m ²
RETAIL	93.0 m ²
WASHROOMS	105.6 m ²
MEDICAL OFFICES/PHYSIO	136.2 m ²
CHANGING ROOMS	145.7 m ²
LOBBY/CIRCULATION	256.2 m ²
HIGH PERFORMANCE SPORTS CLINIC	256.0 m ²
SNACK BAR / MULTI-PURPOSE ROOM	335.1 m ²
SOCCER FIELDS & VIEWING AREA	6884.4 m ²

TOTAL BUILDING AREA: 8676.5 SQM

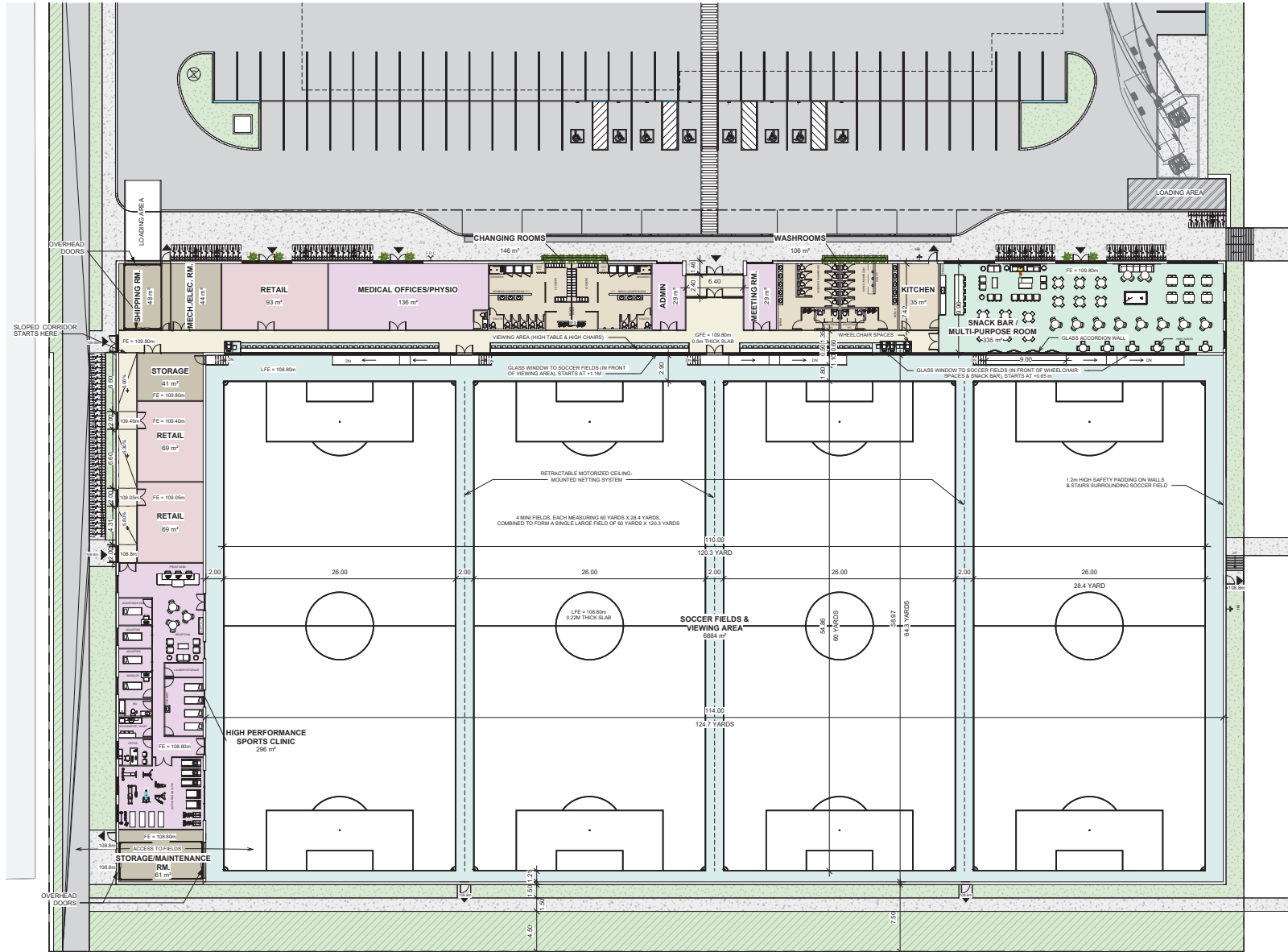
KMiG
Kingston Matisport
Investment Group

Alexander Wilson Architect Inc
Admiralty Place
103-20 Core Street
Kingston, Ontario, K7L 2L1
E: 613-545-3744
F: 613-545-1411

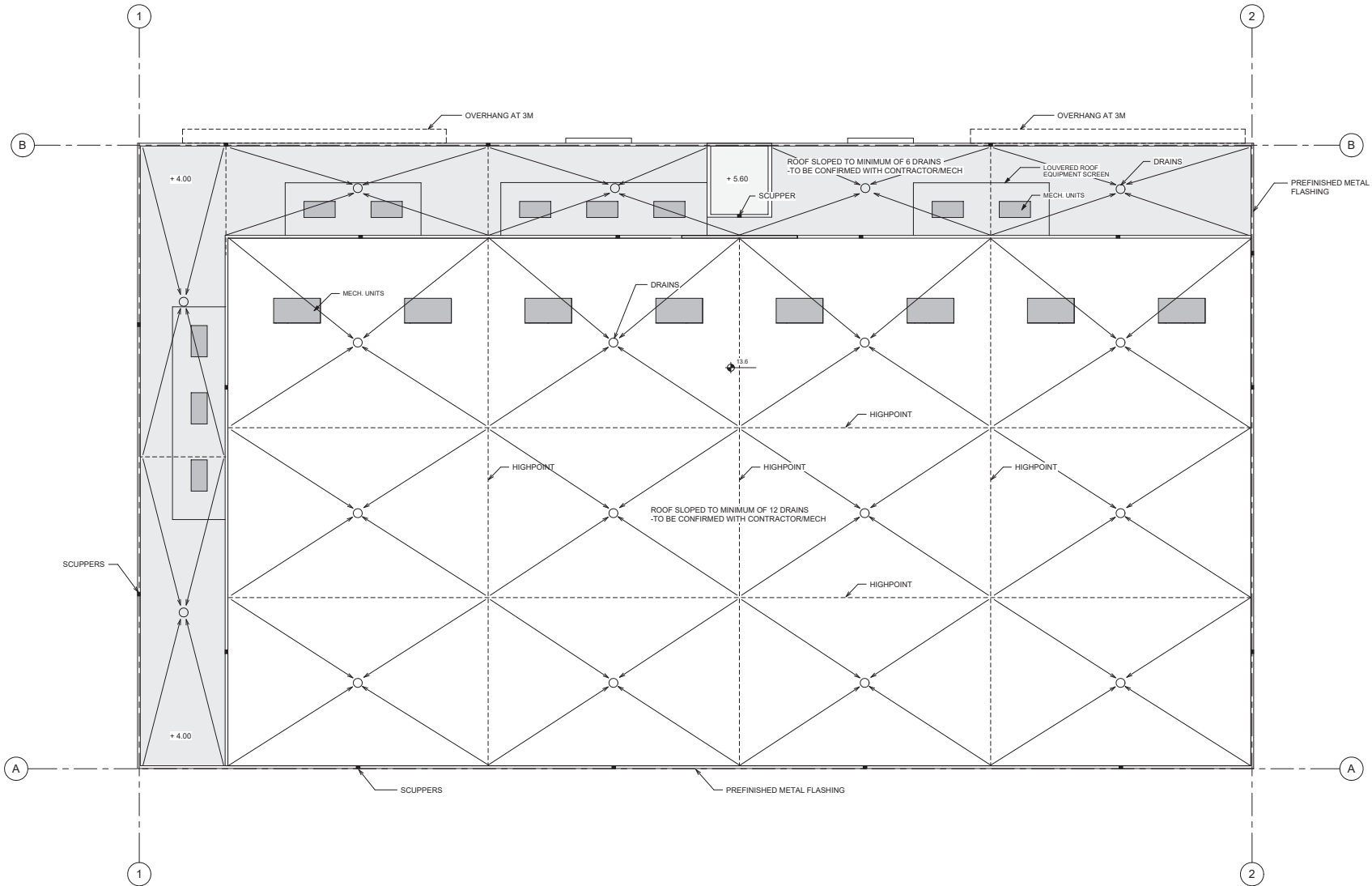
Project:
MULTI-SPORT TRAINING FACILITY
750 Innovation Drive

Drawing:
GROUND FLOOR PLAN

Drawn By:	ES	Checked By:	
Scale:	1:200	Date:	2025-02-13
Project No.:	PK33	Revision:	1
Drawing No.:	A101		



1 GROUND FLOOR PLAN
1:200



① T/P OF ROOF
1 : 200

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No.	Date	Description
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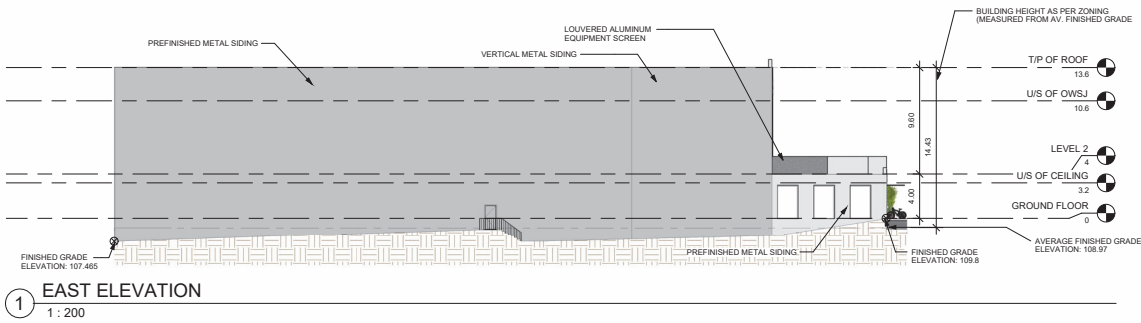
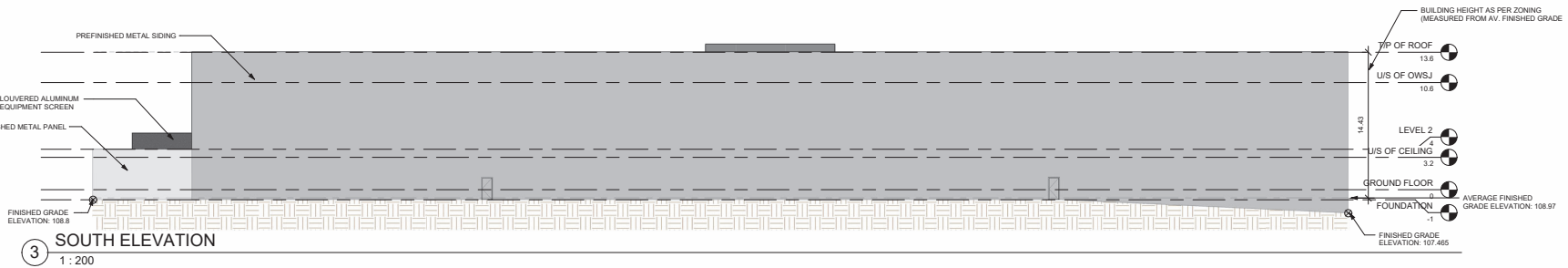
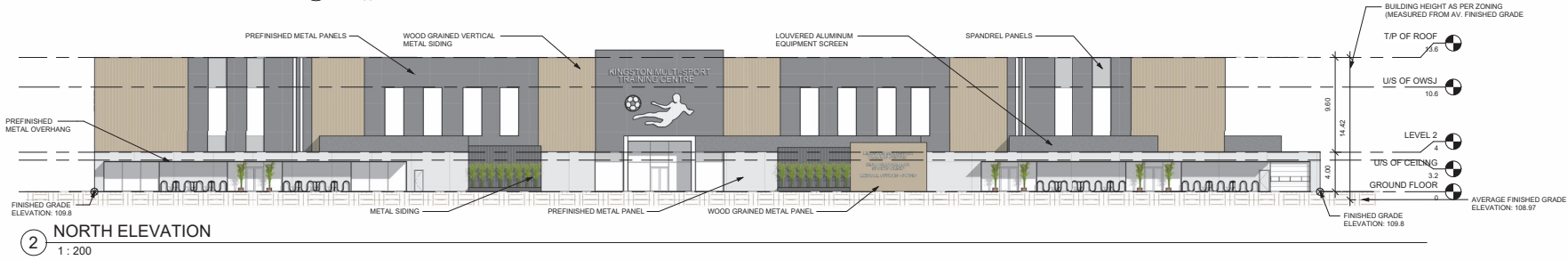
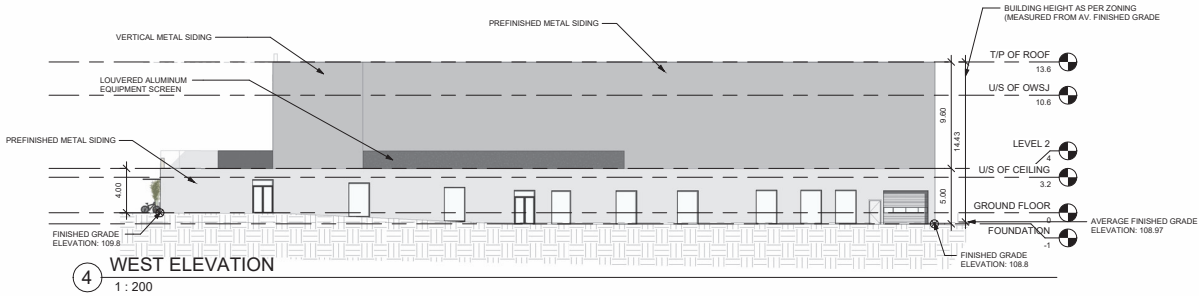
Alexander Wilson Architect Inc
Admiralty Place
103-201 Gore Street
Kingston, Ontario, K7L 2L1
P: 613-545-3744
F: 613-545-1411

Project:
MULTI-SPORT TRAINING FACILITY
750 Innovation Drive
Drawing:
ROOF PLAN

Drawn By:	ES	Checked By:	-
Scale:	1 : 200	Date:	2025-02-13
Project No.:	PK33	Revision:	1
Drawing No.:	A102		

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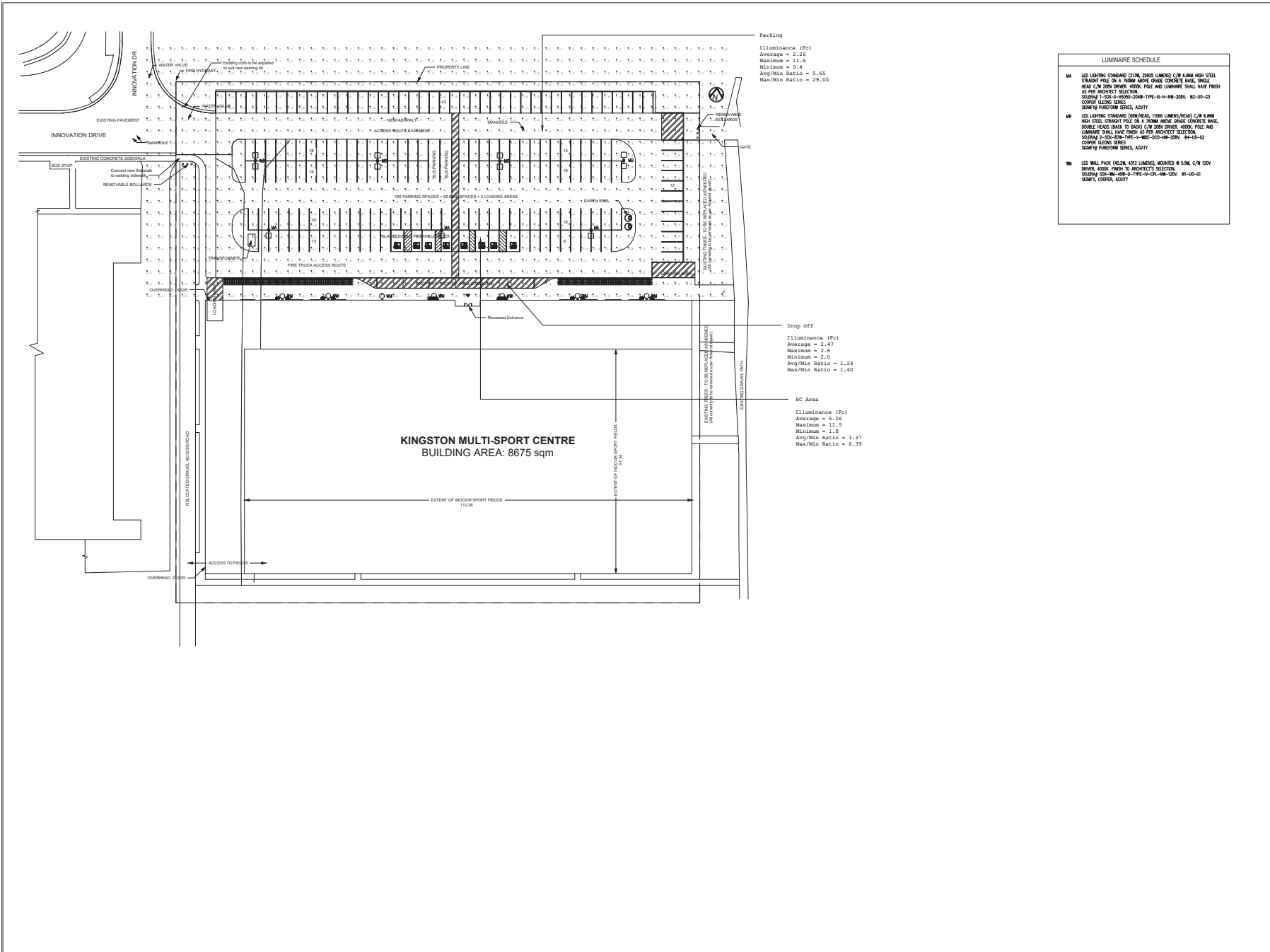
Revisions		
No.	Date	Description
1	2025-02-13	ISSUED FOR SITE PLAN CONTROL



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 Admiralty Place
 103-20 Gore Street
 Kingston, Ontario, K7L 2L1
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Project: **MULTI-SPORT TRAINING FACILITY**
 750 Innovation Drive
 Drawing: **ELEVATIONS**

Drawn By: ES	Checked By: -
Scale: 1:200	Date: 2025-02-13
Project No: JK10	Revision: 1
Drawing No: A300	



LUMINAIRE SCHEDULE	
WA	LED LIGHTING STANDARD (DOWN LIGHTS LUMENS) C/N 4.8M HIGH STEEL STRAIGHT POLE ON A 17MM ABOVE GRADE CONCRETE BASE, SINGLE HEAD C/N DOWN SPIDER, 4000K, POLE AND LUMINAIRE SHALL HAVE FINISH AS PER ARCHITECT'S SELECTION, SOLIDM 2-100-87W-TRE-1-10-10-20R, 82-10-10-10 COOPER LUMENS SERIES, ADITY SOMFY PARFORM SERIES, ADITY
WB	LED LIGHTING STANDARD (DOWN HEAD, 1100W LUMENS/HEAD) C/N 4.8M HIGH STEEL STRAIGHT POLE ON A 17MM ABOVE GRADE CONCRETE BASE, DOUBLE HEADS (BACK TO BACK) C/N DOWN SPIDER, 4000K, POLE AND LUMINAIRE SHALL HAVE FINISH AS PER ARCHITECT'S SELECTION, SOLIDM 2-100-87W-TRE-1-10C-100-10-20R, 84-10-10-10 COOPER LUMENS SERIES, ADITY SOMFY PARFORM SERIES, ADITY
WW	LED WALL PACK (402W, 4372 LUMENS) MOUNTED @ 5.5M C/N 120V DOWNER, 4000K, FINISH TO ARCHITECT'S SELECTION, SOLIDM 300-100-100-10-20-TRE-1-10-10-10-10C, 84-10-10-10 COOPER, ADITY

DO NOT SCALE DRAWINGS
CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK.
DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS STAMPED AND SIGNED BY THE CONSULTANT.
THESE DRAWINGS HAVE BEEN DESIGNED IN CONFORMANCE WITH THE ONTARIO BUILDING CODE.

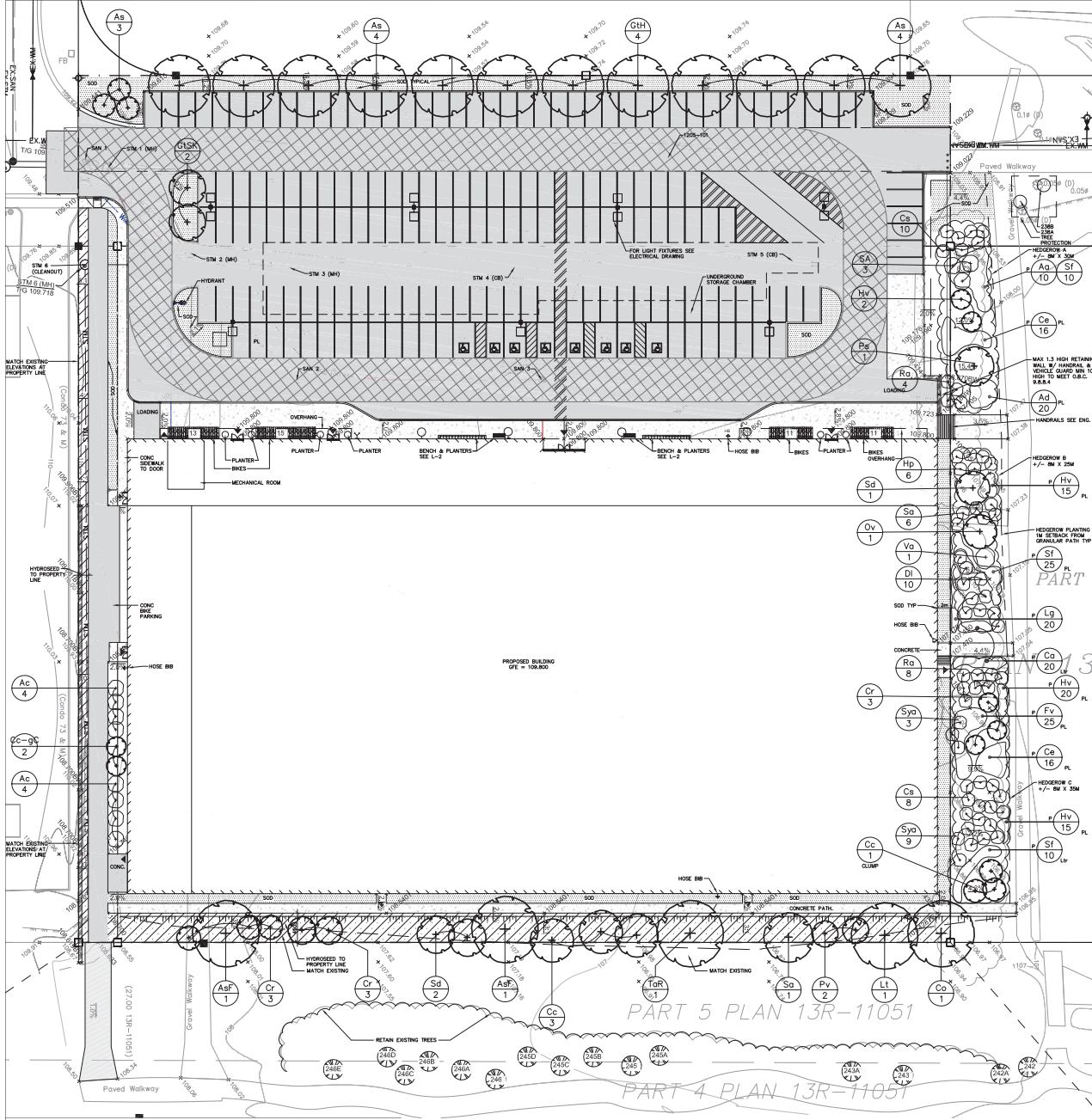
Revisions		
No.	Date	Description
1	12-19-2024	ISSUED FOR SPA

Jain
7405 East Danbro Crescent, 2nd Floor
Mississauga, Ontario L5N 6P8
Tel: 905 285 9900, Fax: 905 567 5246
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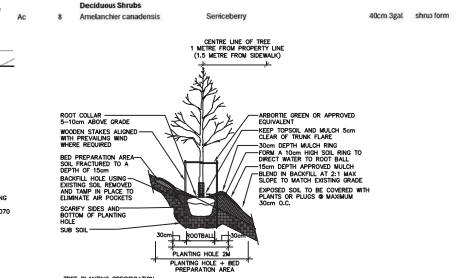
Project: **MULTI-SPORT TRAINING FACILITY**
Drawing: **SITE PLAN-ELECTRICAL**

Drawn By: CV	Checked By: [Signature]
Scale: 1:400	Date: DEC 19 2024
Project No: 9802	Revision: [Blank]
Drawing No: E101	



PLANT LIST FOR NORTH, SOUTH & WEST OF BUILDING

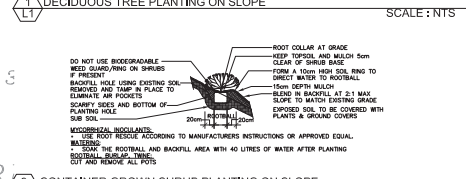
Key	Qty	Botanical Name	Common Name	Purchase Size	Comments
As	8	Deciduous Trees	Sugar Maple	60mm	
Auf	2	Acer saccharum	Fremont's Celebration Silver Maple	60mm	
Al	2	Araliacae laevis	Allegheny Spicewood	45-50mm	tree form
Cc	3	Carpinus caroliniana	Blue Beech Muscledwood	50mm WB	
Ca	1	Celtis occidentalis	Common Hackberry	60mm	
Cc/Cr	2	Crataegus crus-galli Crusader	Crusader Hawthorn	45-50mm	or 20cmWB Clump
Cr	3	Cornus racemosa	Gray Dogwood	35-45mm	
GH	4	Gleditsia nuscantensis Haha	Haha Honeylocust	60mm	
GSK	2	Gleditsia nuscantensis Street Keeper	Street Keeper Honey Locust	50mm WB	
Lt	1	Liriodendron tulipifera	Tulip Tree	60mm	
Pv	2	Prunus virginiana	Choke Cherry	50mm WB	tree form
Sa	1	Sorbus arbuscula	Snowberry	50mm WB	
Sd	2	Sorbus decora	Showy Mountain Ash	50mm WB	
TaR	1	Tilia americana Redmond	Redmond Linden	60mm	
Va	3	Viburnum lentiginosum	Nannyberry	45-50mm	tree form



PLANTING SPECIFICATION

PLANTING DETAIL TO BE READ IN CONJUNCTION WITH THE REGION SPECIFICATIONS FOR STREET TREE PLANTING.

MICROBIAL INOCULANTS:
 USE ROOT DRESSING ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR APPROVED EQUAL.
 WATERING: WATER THE ROOTBALL AND BACKFILL AREA WITH 40 LITRES OF WATER AFTER PLANTING.
 MULCHING: APPLY MULCH TO THE ROOTBALL AND BACKFILL AREA.
 STAKING: USE STAKES TO SUPPORT THE TREE.
 TIE: USE A STRAP TO TIE THE TREE TO THE STAKE.
 * PRUNE AT PLANTING TO CAREFULLY REMOVE DEAD, BROKEN, DISEASED OR DAMAGED BRANCHES.



CONTAINER GROWN SHRUB PLANTING ON SLOPE

MICROBIAL INOCULANTS:
 USE ROOT DRESSING ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR APPROVED EQUAL.
 WATERING: WATER THE ROOTBALL AND BACKFILL AREA WITH 40 LITRES OF WATER AFTER PLANTING.
 MULCHING: APPLY MULCH TO THE ROOTBALL AND BACKFILL AREA.
 STAKING: USE STAKES TO SUPPORT THE SHRUB.
 TIE: USE A STRAP TO TIE THE SHRUB TO THE STAKE.
 * PRUNE AT PLANTING TO CAREFULLY REMOVE DEAD, BROKEN, DISEASED OR DAMAGED BRANCHES.

Plant List Hedgerow

Key	QTY	Botanical Name	Common Name	Size
Cc	1	Carpinus caroliniana	Blue Beech Muscledwood	150cm clump
Cr	3	Cornus racemosa	Gray Dogwood	35mm WB tree form
Ov	1	Ostrya virginiana	Ironwood	45mmWB
Sd	1	Sorbus decora	Showy mountain Ash	50mmWB
Di	18	Deciduous Shrubs	Redwig Dogwood	1gal
Cs	10	Cornus sericea	Bush Honeysuckle	1gal
Hp	6	Hypericum prolificum	Shrubby St. John's Wort	1gal
Hv	2	Hamelia virginiana	Common Witchhazel	80cm shrub form
Fa	12	Pinus strobus	Fragrant Spruce	1 gal
Sa	9	Spiraea alba	Meadowsweet	1gal
Sya	11	Symphoricarpos albus	Snowberry	1gal
Va	1	Viburnum acerifolium	Mapleleaf Viburnum	1gal
Aa	10	Aruncus aethusifolius	Dwarf Goat's Beard	1gal
Ad	20	Aster divaricatus	Wood Aster	plugs
Ca	32	Carex obovata	Brittle-leaf Sedge	plugs
Cs	18	Carex appalachiana	Appalachian Sedge	plugs
Lg	20	Lamium strumarium	Yellow Archangel	9cm pot
Fv	25	Fragaria vesca	Barren Strawberry	9cm pot
Sf	30	Solidago flexicaulis	Zig-zag Goldenrod	1ltr
Hv	50	Hydrophyllum virginiana	Virginia Waterleaf	plugs

NOTES

Contractor must verify all dimensions and be responsible for same. Report any discrepancies to the architect immediately.
 North Arrow (N) is the Contractor's Responsibility to determine the location of all existing services and obtain necessary state call before excavation. Use of flagging is required to indicate location and depth of all existing services and utility of dimensions and location.
 Use flagging to indicate the location of all existing services and utility of dimensions and location.
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- ### LEGEND
- PROPOSED DECIDUOUS TREE
 - PROPOSED DECIDUOUS SHRUB GROUP
 - PLANT KEY
 - PLANT QUANTITY
 - DETAIL KEY
 - TREE NUMBERS TAKEN FROM ARBORIST'S REPORT (JAN 22 2025) / SEE TREE PROTECTION DETAIL L-2
 - PAN - PAN PLUGS
 - Ltr - LITRE
- PERENNIAL LIST**
- SOD
 - HYDROSEED

Date	Revision Description	No.
Feb 25, 2025	ISSUED FOR SITE PLAN CONTROL	1

Date	Revision Description	No.
Feb 25, 2025	ISSUED FOR SITE PLAN CONTROL	1

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KMIG
 Registered Professional Engineer

MULTI - SPORT SOCCER FACILITY
 750 INNOVATION DR, KINGSTON

LANDSCAPE PLAN

Drawn: DT, Checked: BV
 Scale: 1:300, Date: JAN 2025
 Stamp: Professional Engineer, Ontario, No. 2412
 Project No.: 2412, Drawing No.: L1 of 1

































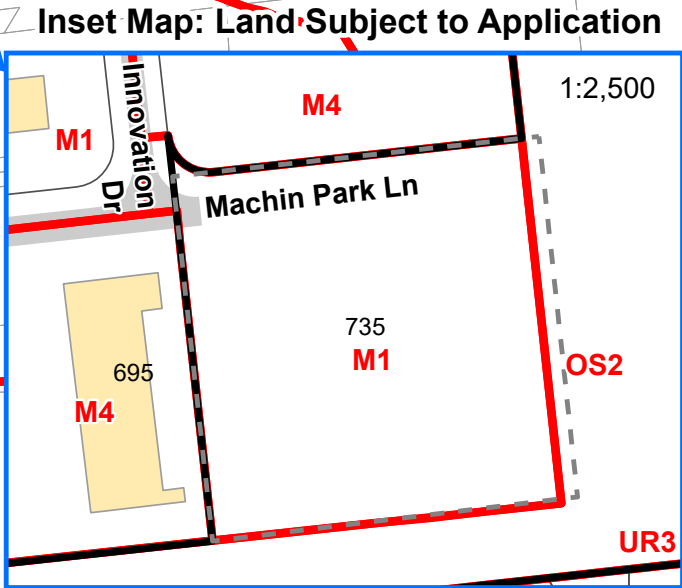
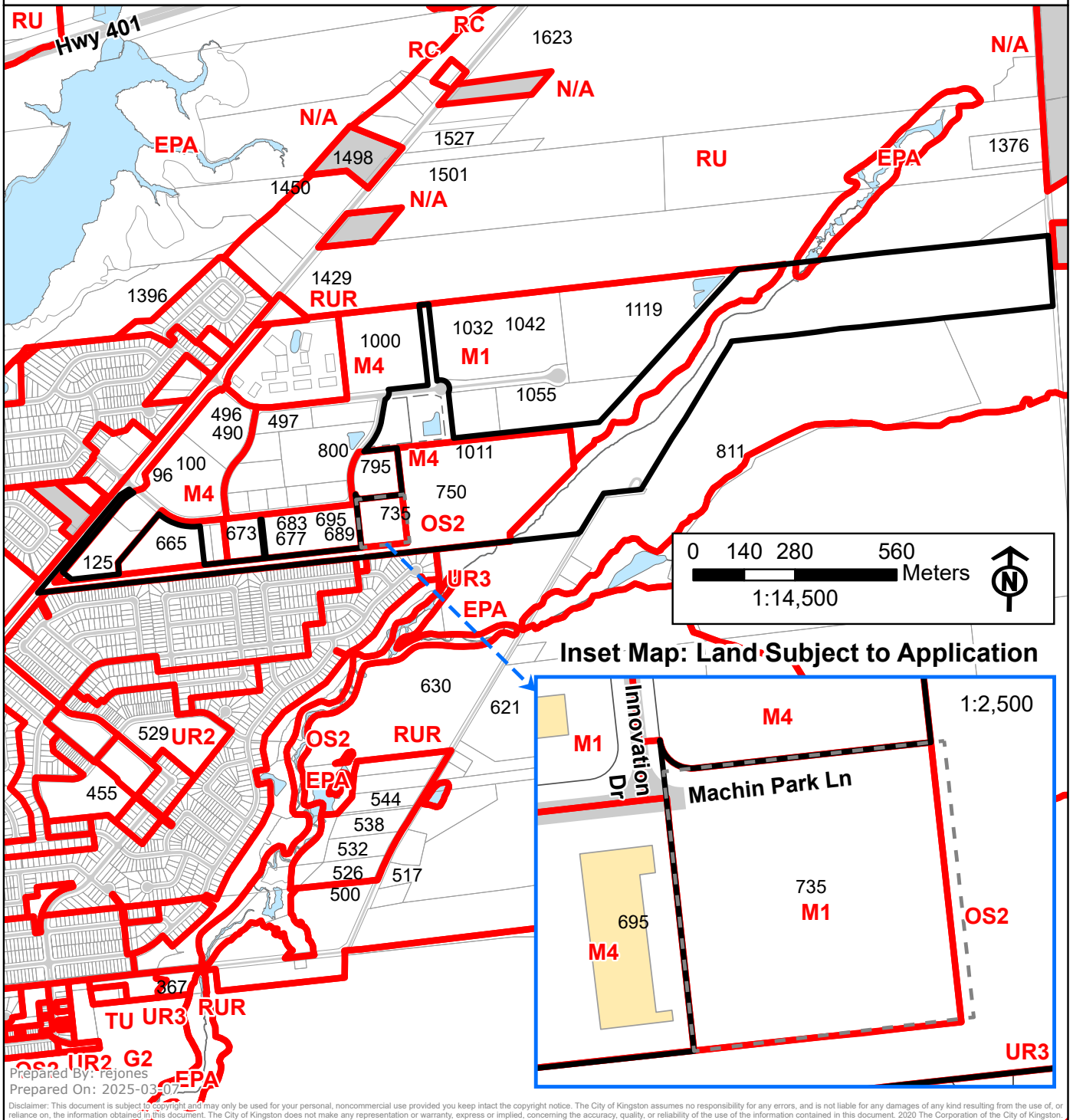


Planning Committee
Existing Zoning
Kingston Zoning By-Law 2022-62

Address: 735 Innovation Dr
File Number: D14-001-2025

Schedule 1 Zoning Map

- Subject Lands
- Zone
- Land Subject to Application
- Not Subject to the Kingston Zoning By-law



Prepared By: rejonas
Prepared On: 2025-03-07

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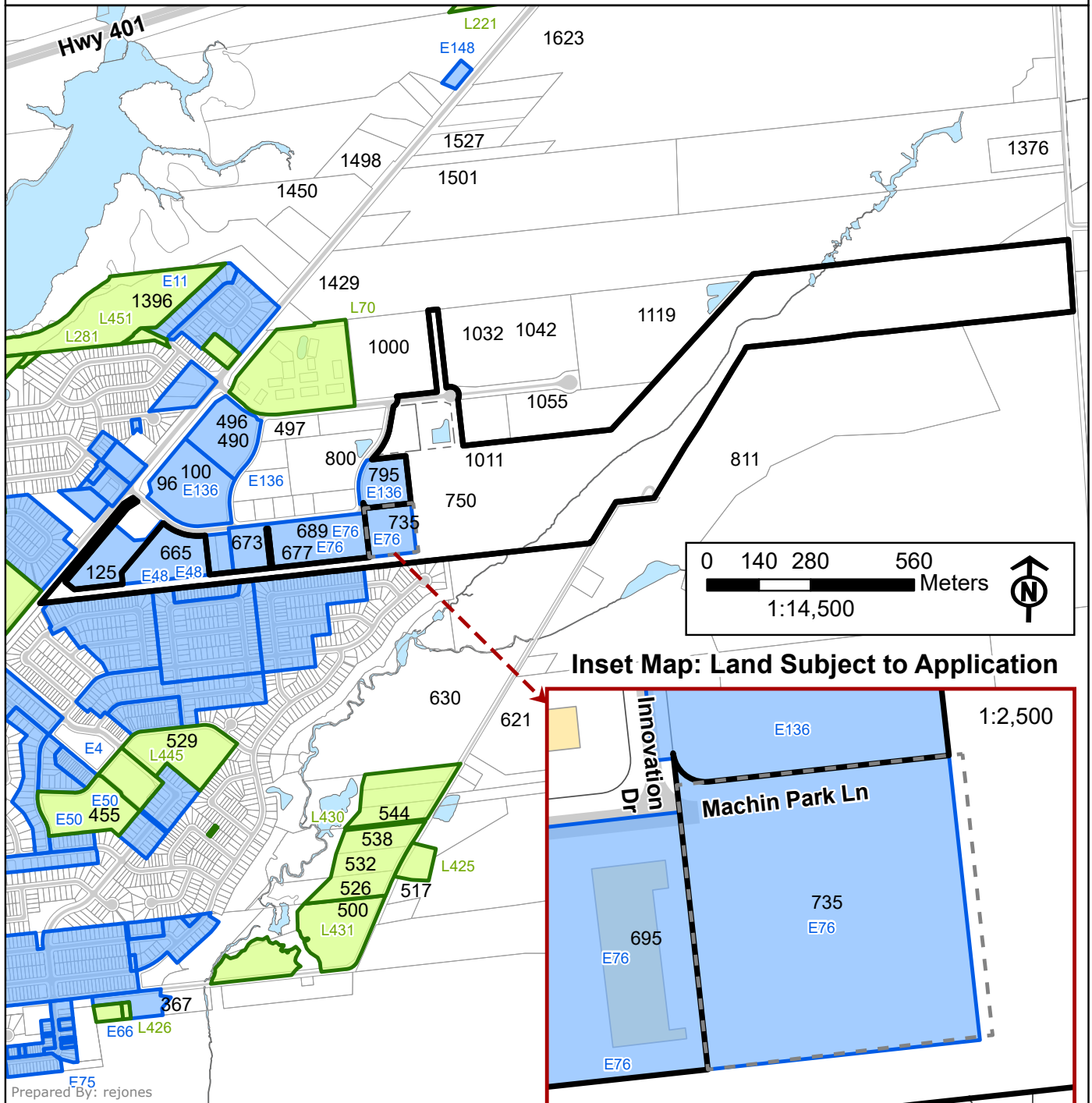


Planning Committee
Existing Zoning
Kingston Zoning By-Law 2022-62

Address: 735 Innovation Dr
File Number: D14-001-2025

Land Subject to Application
 Subject Lands

Schedule E - Exception Overlay
 Legacy Exceptions (LXXX)
 Exceptions (EXXX)



Prepared By: rejonas
Prepared On: 2025-03-07

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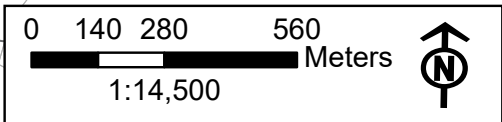
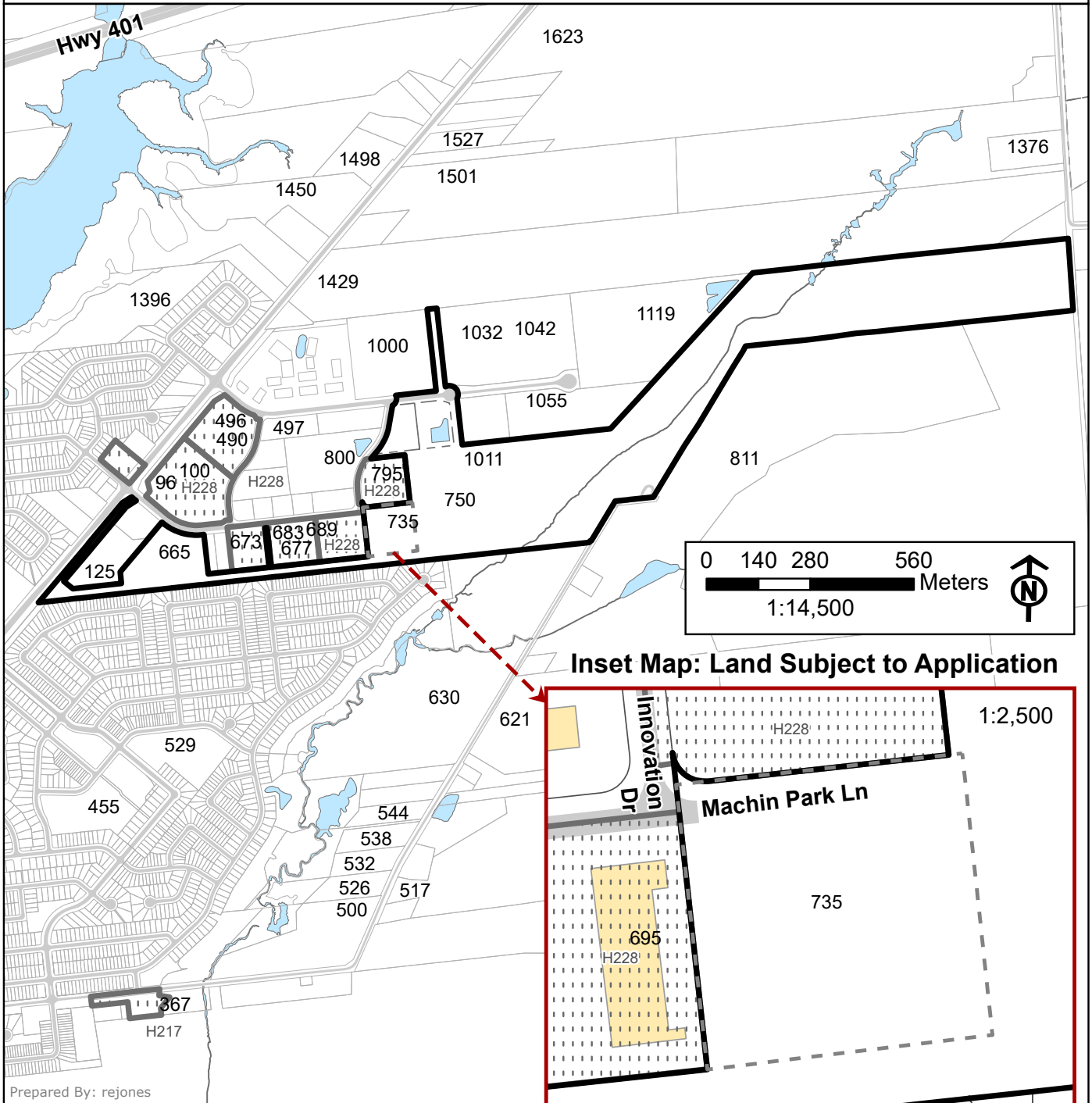


Planning Committee
Existing Zoning
Kingston Zoning By-Law 2022-62

Address: 735 Innovation Dr
File Number: D14-001-2025

Land Subject to Application
 Subject Lands

Schedule F - Holding Overlay
 Holding Overlay (HXXX)



Inset Map: Land Subject to Application

Prepared By: rejonas
Prepared On: 2025-03-07

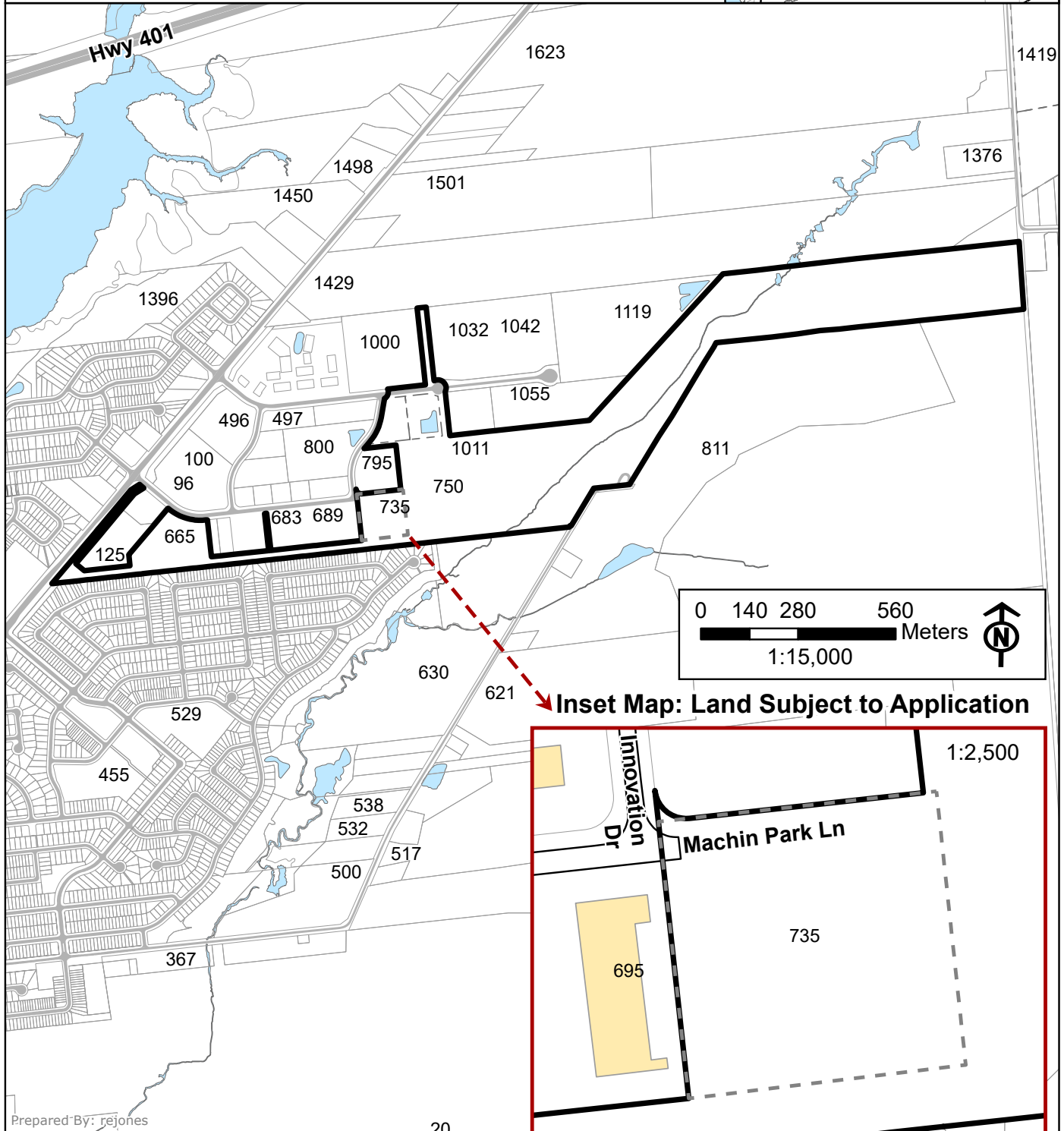
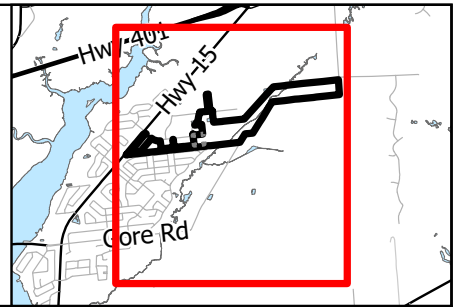
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Planning Committee Key Map

Address: 735 Innovation Dr
File Number: D14-001-2025

- Land Subject to Application
- Subject Lands



Prepared By: rejones
Prepared On: 2025-03-07

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Planning Committee Neighbourhood Context

Address: 735 Innovation Dr
File Number: D14-001-2025

- Subject Lands
- Land Subject to Application
- Property Boundaries
- Proposed Parcels



Prepared By: rejonas
Prepared On: 2025-03-07

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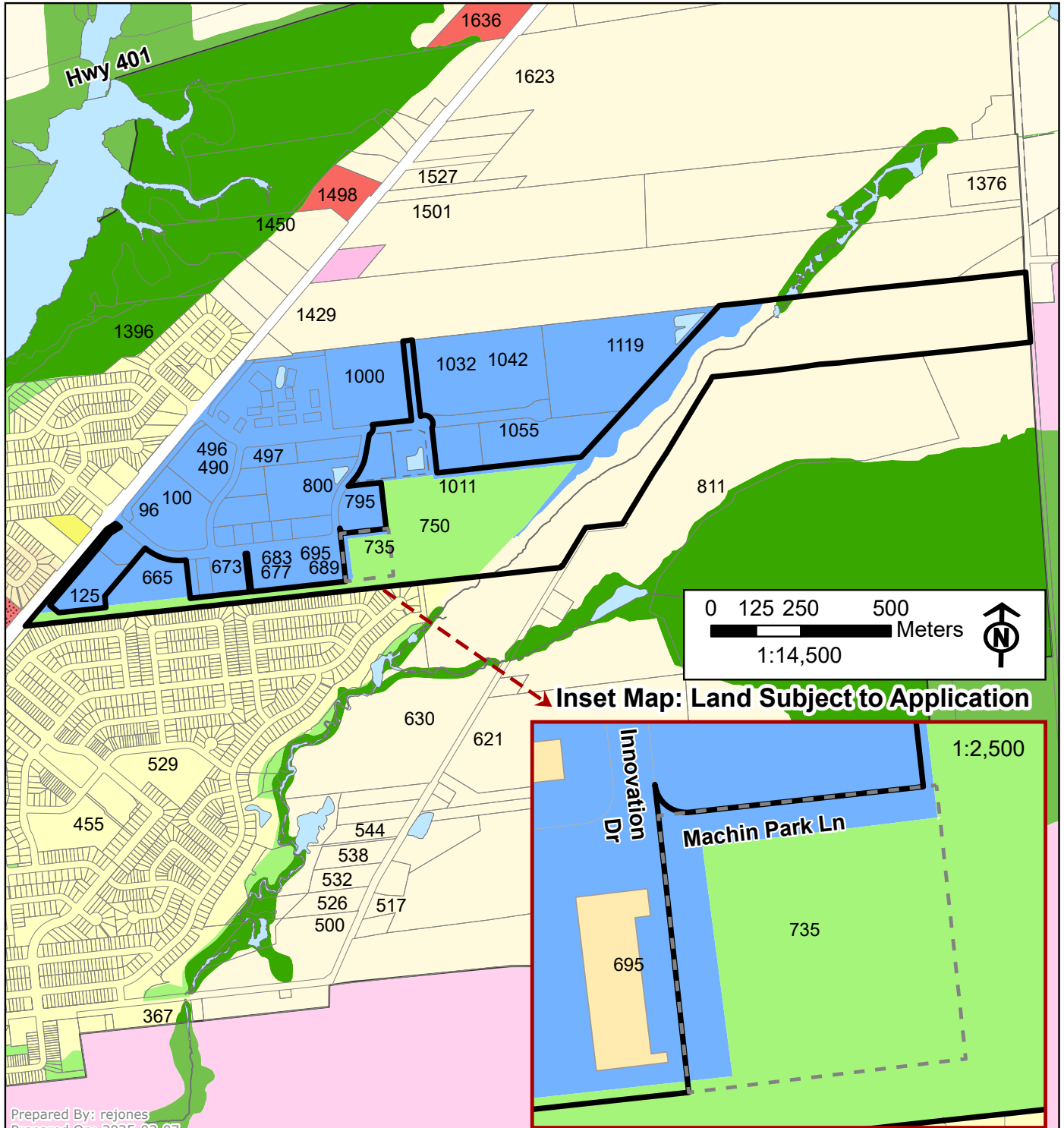


Planning Committee
Official Plan
Existing Land Use

Address: 735 Innovation Dr
File Number: D14-001-2025

- Land Subject to Application
- Subject Lands

- Business Park Industrial
- District Commercial
- Environmental Protection Area
- High-Rise Residential
- Highway Commercial
- Institutional
- Low-Rise Residential
- Mid-Rise Residential
- Open Space
- Rural



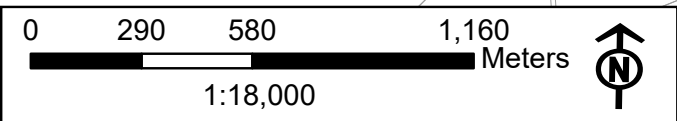
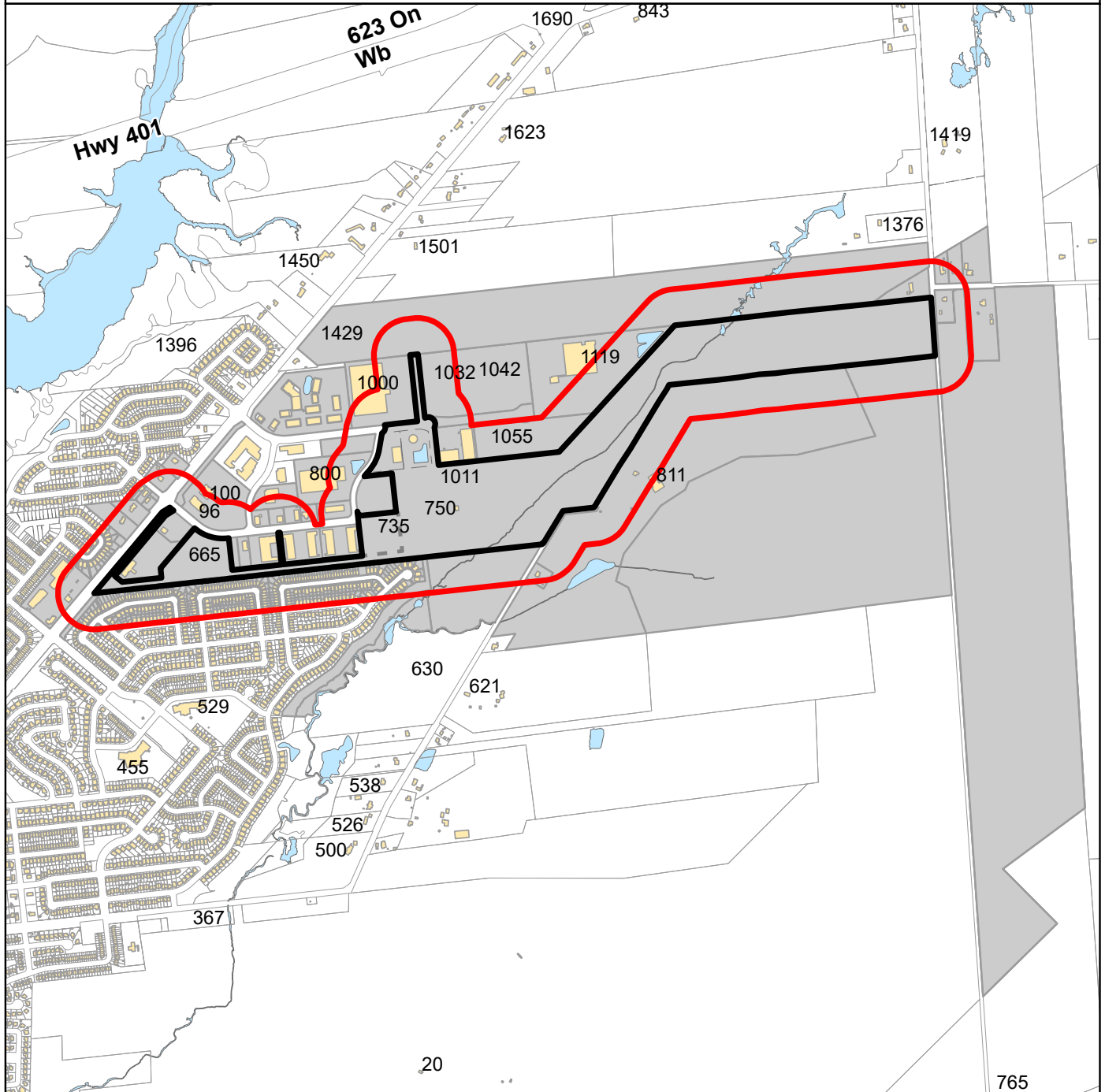
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Planning Committee
Public Notification Map
Address: 735 Innovation Dr
File Number: D14-001-2025

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



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Prepared On: 2025-03-07

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