



**City of Kingston
Report to Planning Committee
Report Number PC-25-014**

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: July 17, 2025
Subject: Recommendation Report
File Number: D35-006-2024
Address: 92 Napier Street
District: District 10 - Sydenham
Application Type: Official Plan & Zoning By-Law Amendment and Draft Plan of Subdivision
Owner: Amber Peak Developments Inc.
Applicant: Amber Peak Developments Inc. and FOTENN Consultants Inc.

Council Strategic Plan Alignment:

Theme: 1. Support Housing Affordability

Goal: 1.1 Promote increased supply and affordability of housing.

Goal: 1.2 Promote increase in purpose-built rental housing.

Executive Summary:

The following is a report recommending approval to the Planning Committee regarding applications for Official Plan and zoning by-law amendments and draft plan of subdivision submitted by Amber Peak Developments Inc. and FOTENN Consultants Inc., with respect to the subject site located at 92 Napier Street. This report describes the proposed application and includes an analysis of how the development complies with the relevant policies and regulations within the City of Kingston.

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The subject property is located south of Johnson Street and north of Earl Street on the west side of Napier Street (Exhibit D – Key Map). The property has historically formed part of the lands owned by the Kingston Lawn Bowling Club, a private recreational club established in approximately 1932 that continues to operate on the property to the north known municipally as 100 Napier Street. The property contains one sugar maple tree at the periphery of the site, and a flat lawn. The lands to the east, south and west contain a low-rise residential neighbourhood.

The subject property is designated Open Space in the Official Plan (Exhibit G – Official Plan, Land Use) and is zoned OS2 (General Open Space Zone) in Zoning By-Law Number 2022-62, as amended (Exhibit I – Zoning By-Law Number 2022-62 Map).

The applicant is proposing amendments to re-designate the lands from an Open Space land use designation to a Residential land use designation and to re-zone the lands from a General Open Space zone (OS2) zone to an Urban Residential 5 (UR5) zone to enable four new residential lots. The purpose and effect of the proposed Official Plan amendment, Zoning By-Law amendment and Draft Plan of Subdivision is to establish housing on each new lot, which would comply with the permissions for a house in the UR5 zone.

The amendments also include removing the Fourth Urban Residential Unit Holding Overlay, that applies to the area in Schedule D3 of the Kingston Zoning By-Law, to enable four dwelling units in a house on each lot, with a maximum of ten bedrooms on each lot in accordance with section 4.28.2. of the Kingston Zoning By-Law. The proposal would result in a total of 16 new dwelling units and a total of 40 bedrooms across the four proposed lots. The unit composition proposed for each house includes two four-bedroom units and two one-bedroom units.

A Community Meeting was held on February 1, 2024, as part of an enhanced pre-application process for the application. A complete application was subsequently received on December 19, 2024. As a result of the updates to the proposal and the Kingston Zoning By-Law since the Community Meeting held on February 1, 2024, a Residents Meeting was held on March 5, 2025, to provide an additional opportunity for feedback on the proposal, with Planning staff and the applicant in attendance. Comments and feedback received at this meeting, as well as responses, are summarized in this report.

As a result of public feedback received since the Community Meeting, the applicant reduced the parking area and paved surface area in the rear yards, in compliance with Kingston Zoning By-Law standards, allowing for additional landscaped open space. In response to technical review feedback, the applicant has agreed to incorporate an enhanced front yard soft landscaping requirement into the Zoning By-Law amendment to enable tree plantings in this location, above and beyond the requirements of the UR5 zone that apply to surrounding properties.

The recommended Official Plan amendment and Zoning By-Law amendment will allow for additional housing in an established neighbourhood with access to active transportation, transit, open space, commercial amenities and community facilities. The proposal, as assessed through the technical review process, is consistent with the Provincial Planning Statement, conforms to

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the Official Plan, and represents good land use planning. The application is recommended for approval.

Recommendation:

That the Planning Committee recommends to Council:

That the applications for Official Plan and zoning by-law amendments and draft plan of subdivision (File Number D35-006-2024) submitted by Amber Peak Developments Inc. and FOTENN Consultants Inc., on behalf of Amber Peak Developments Inc., for the property municipally known as 92 Napier Street, be approved; and

That the City of Kingston Official Plan, as amended, be further amended, amendment number 101, as per Exhibit A, (Draft By-Law and Schedule A to Amend the Official Plan) to Report Number PC-25-014; and

That Kingston Zoning By-Law Number 2022-62, as amended, be further amended, as per Exhibit B (Draft By-Law and Schedule A to Amend Zoning By-Law Number 2022-62) to Report Number PC-25-014; and

That the draft plan of subdivision be subject to the conditions as per Exhibit C (Draft Plan of Subdivision Conditions) to Report Number PC-25-014; and

That Council determines that in accordance with Section 34(17) of the *Planning Act*, no further notice is required prior to the passage of the by-law; and

That the amending by-law be presented to Council for all three readings.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

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

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

Jennifer Campbell, Commissioner, Community Services	Not required
Neil Carbone, Commissioner, Corporate & Emergency 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

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Options/Discussion:

Statutory Public Meeting

This recommendation report forms the basis of a statutory public meeting at Planning Committee. Anyone who attends the statutory public meeting may present an oral submission, and/or provide a written submission on the proposed application. Also, any person may make written submissions at any time before City Council makes a decision on the application.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of Kingston to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Kingston before the by-law is passed, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Kingston before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Planning Committee will consider the recommendations in this report and make its recommendation to City Council at this meeting.

Anyone wishing to be notified of Council's decision on the subject application must submit a written request to:

Amy Didrikson, Senior Planner
The Corporation of the City of Kingston
Planning Services
216 Ontario Street
Kingston, ON K7L 2Z3
613-546-4291 extension 3296
adidrikson@cityofkingston.ca

Background and Decision Date

In accordance with By-Law Number 2007-43, these applications were subject to a pre-application. A Community Meeting was held at Planning Committee on February 1, 2024. A summary of the feedback received at the Community Meeting is provided in the Public Comments section of this Report.

Following the pre-application process, a complete application was submitted by the applicant and was deemed to be complete as of December 19, 2024.

In accordance with the *Planning Act*, this application is subject to a decision by Council on or before April 18, 2025, which is 120 days after a complete application was received. In the absence of a decision by Council in this timeframe, In the absence of a decision by Council in

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this timeframe, the applicant may exercise their right to appeal to the Ontario Land Tribunal (OLT).

The applicant has been working with staff to address technical comments regarding tree preservation and servicing and has also been reviewing opportunities to address public comments as part of the redevelopment of the site. At this time all outstanding technical comments pertaining to the Official Plan amendment, Zoning By-Law amendment and Draft Plan of Subdivision have been addressed. Detailed design matters will be addressed as part of a future requirement for a Final Plan of Subdivision application.

Site Characteristics

The subject property is municipally addressed as 92 Napier Street and is approximately 1,815 square metres in area with 40 metres of frontage on Napier Street (Exhibit D – Key Map). The property has historically formed part of the lands owned by the Kington Lawn Bowling Club, a private recreational club that continues to operate on the land parcel to the north of the subject lands, known municipally as 100 Napier Street.

The subject property contains one sugar maple tree at the periphery of the site, and a flat lawn area. The lands to the east, south and west contain a low-rise residential neighbourhood (Exhibit E – Neighbourhood Context).

The surrounding neighbourhood, contains a number of community facilities and commercial uses, including Winston Churchill Public School, Churchill Park and Bearances Grocery. Queen's University campus, and related amenities such as the Athletics and Recreation Centre, are a short distance from the subject property, approximately 1 kilometre to the east.

The site is well served by Kingston Transit and is within walking distance of stops for Express Routes 701, 702, and 702B. Stops for Local Routes 1, 2 and 2B are also in proximity to the south on Union Street. The subject property is also well connected to active transportation infrastructure, including a network of sidewalks, and is in close proximity to bike lanes on Johnson Street, approximately 125 metres to the north.

Proposed Application and Submission

Through applications for Official Plan amendment, Zoning By-Law amendment and Draft Plan of Subdivision, the applicant is proposing to subdivide the site into 4 lots for houses, as shown on Exhibits J and K. The lots will front onto Napier Street, which is an assumed, municipally maintained local street.

The proposed houses are three storeys in height and are proposed to contain four dwelling units. Two 1-bedroom dwelling units are proposed in the basement and two 4-bedroom dwelling units would be located on the upper floors (Exhibit M – Conceptual Floor Plans). Walkways connected to the municipal sidewalk and rear yard parking are proposed to all entrances. Bicycle and vehicular parking are proposed in the rear yards, accessed through shared, 3-

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metre-wide driveways. An enclosed structure for waste storage between collection days is shown in the rear yard (Exhibit K – Conceptual Site Plan).

Conceptual elevations provided as part of the application process illustrate a mix of materials and colours, and variation in roof design which reflect direction in the City of Kingston's Design Guidelines for Residential Lots (Exhibit L – Conceptual Renderings). Other positive urban design features which would be encouraged through future, detailed design stages include the recessed front entrances with weather protection, and lighting provided along side yard walkways. Additional details with respect to intended design will be provided as part of a future, required Final Plan of Subdivision application process and the subsequent building permit process for the individual houses.

An Official Plan amendment and Zoning By-Law amendment application are required to permit the residential use of the lands, which are presently in an Open Space land use designation and a General Open Space zone. The proposal will comply with the Urban Residential 5 zone requirements of the Kingston Zoning By-Law Number 2022-62, which also apply to all abutting residential lots in the neighbourhood.

The required zoning by-law amendment also includes removing the Fourth Urban Residential Unit Holding Overlay that applies to the area in Schedule D3 of the Kingston Zoning By-Law, to enable four dwelling units in a house on each lot, with a maximum of ten bedrooms on each lot in accordance with section 4.28.2.

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

- **Planning Justification Report, prepared by Fotenn Planning + Design, dated December 11, 2024;**
- **Conceptual Site Plan, prepared by Amber Peak;**
- **Draft Plan of Subdivision, prepared by Hopkins Chitty Land Surveyors Inc., dated December 6, 2024;**
- **Conceptual Floor Plans, prepared by Amber Peak, file dated November 12, 2024;**
- **Conceptual Renderings (Elevations), prepared by Amber Peak, file dated March 3, 2025;**
- **Site Servicing and Stormwater Management Report, prepared by Forefront Engineering Inc., December 2024;**
- **Stage 1&2 Archaeological Assessment, prepared by Abacus Archaeological Services, dated 23 November, 2023;**
- **Record of Site Condition, # B-402-9289718818, filed with the Ontario Ministry of the Environment, Conservation and Parks on July 10, 2024;**

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- **Tree Inventory and Preservation Plan, prepared by Richardson Tree Care, revision dated May 13, 2025; and,**
- **Gas Load Summary for Lots 1-4, prepared by Gazzola and DLJ Plumbing and Heating, dated May 26, 2025.**

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.

Provincial Planning Statement

The Provincial Planning Statement (2024) provides policy direction on matters of provincial interest related to land use planning and development, which are intended to be complemented by local policies addressing local interests.

The subject lands are located within the City of Kingston Urban Boundary which would be considered a Settlement Area as defined by the Provincial Planning Statement (PPS). Settlement Areas are to be the focus of growth, developed with a mix and range of land uses. The Urban Boundary of the City of Kingston is where major sewer, water and transportation infrastructure is available or has been planned, and where most growth is intended to occur. The proposed development will provide additional residential units on fully serviced lands within the City’s defined settlement area. Costs associated with stormwater management infrastructure on Napier Street to support the subdivision will be borne by the developer, and no uneconomical expansion is required as demonstrated through the submitted servicing and stormwater report.

Consistent with provincial policy with respect to protection of public health and safety, and in compliance with provincial regulation, a Record of Site Condition has been filed to confirm that the site is suitable for a residential use. This environmental site assessment process was required in support of the proposed land use change to a residential use due to the site’s historic use as a community use, including a private recreational club.

Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved. Due to the archaeological potential of the subject property, due to its proximity to an early transport route and early homesteads, a Stage 1 and 2 archaeological assessment was required in support of the subject application. The assessment report concludes that the subject property contains no significant archaeological resources, and no further assessment work is required. As the assessment report has not yet been accepted into the Provincial register of assessment reports, a condition of draft plan of subdivision approval is incorporated to ensure no ground disturbance occurs prior to the receipt of the Provincial acceptance letter.

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

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Official Plan Considerations

The subject property is designated Open Space in the Official Plan along with the north adjacent parcel owned by the Kingston Lawn Bowling Club (Exhibit G – Official Plan, Land Use). The surrounding residential lots are in a residential land use designation. The subject property is located mid-way between the Queen's University main campus and west campus, in proximity to the Central Kingston Specific Policy Area on Johnson Street, which is illustrated on Schedule CK-1 of the Official Plan.

The open space land use designation in the Official Plan includes public parks, private open space areas, natural reserves, and lands adjacent to the Environmental Protection Area designation. The subject property is a private open space area, which has been owned by the Kingston Lawn Bowling Club since 1932. The proposed residential development of the subject lands requires an Official Plan Amendment to apply a residential land use designation.

As directed by the Official Plan, key matters in this instance to consider in a proposed conversion of open space to a use other than a permitted open space use include the role and function of the adjacent open space area and land use compatibility of the proposed change. A number of open space conversion policy considerations do not apply in this case as the subject lands are not part of a municipal (public) park and do not connect with a municipal trail system, the lands are not within or adjacent to an Environmental Protection Area, a shoreline area or a Hydro corridor.

The remaining open space area to the north will continue to be the location of the Kingston Lawn Bowling Club. There are no concerns with the compatibility of the proposed low-rise housing on the severed property to the south of the club house, as the Kingston Lawn Bowling Club is presently surrounded by low-rise residential uses and has been since approximately 1953. Potential shadowing on the bowling green of the remaining open space to the north was examined by the applicant as part of their supporting Planning Justification report. The report concludes that shadowing projected to be generated is reasonable and in keeping with standard low-rise residential development impacts and staff concur with this assessment.

The proposed land use change and residential development conforms to the general intent and philosophy of the Official Plan, particularly the strategic policy under Section 2 which directs residential growth and intensification in locations with servicing capacity and access to transit, active transportation and proximity to a range of complementary land uses. The subject property is centrally located in an established neighbourhood in the urban boundary where commercial uses, community facilities and employment uses are easily accessible by transit or active transportation. As a result, enabling additional housing on the subject property can result in sustainable practices and efficient use of land.

The proposed land use change and residential development represents an appropriate and compatible extension of the surrounding neighbourhood as the proposed low-rise, residential use of the lands will be developed in accordance with the zoning of the residential lots surrounding the existing open space zone. The proposed residential lots are suitable for the

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proposed housing as demonstrated by the sites' ability to meet all applicable development standards of the Kingston Zoning By-Law.

The proposed Official Plan amendment and Zoning By-Law amendment will enable additional low-rise housing in an appropriate location within the Urban Boundary, in conformity with Official Plan policy pertaining to sustainable growth management, open space conversion, land use compatibility and residential development.

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

Zoning By-Law Discussion

The subject property is zoned OS2 (General Open Space Zone) in Kingston Zoning By-Law Number 2022-62, as amended (Exhibit I - Zoning By-Law Number 2022-62 Map). The OS2 permits a number of public and private recreational uses and community facilities such as a campground, a cemetery, a club, a community centre, an elementary school, a fitness centre, a forestry use, a golf course, a library, a marina, a museum, an accessory office, a park, a recreation facility and a secondary school. Residential uses are not permitted.

The purpose and effect of the proposed zoning by-law amendment is to permit the residential redevelopment of the property through the application of the UR5 zone. The UR5 zone would permit four lots on the subject lands, with each lot containing a house with four dwelling units for a total of 16 dwelling units. In accordance with the Kingston Zoning By-Law, each house would have a total of 10 bedrooms in the aggregate, for a total of 40 bedrooms on the subject lands. The UR5 zoning proposed for to the subject lands is consistent with the zoning of the properties immediately abutting the subject lands to the east, south and west, and the lands directly abutting the lands remaining in an OS2 zone to the north (Exhibit I - Zoning By-Law Number 2022-62 Map). The proposed development on the four residential lots meets, and in certain cases exceeds, the applicable standards in the UR5 zone.

The required zoning by-law amendment also includes removing the Fourth Urban Residential Unit Holding Overlay that applies to the area in Schedule D3 of the Kingston Zoning By-Law, to enable four dwelling units in a house on each lot, with a maximum of ten bedrooms on each lot in accordance with section 4.28.2.

As a result of feedback through the technical review, the applicant has agreed to the application of an enhanced front yard soft landscaping requirement in this location to enable tree plantings. This is applied through the site-specific exception overlay (E204) which will require a minimum of 50% of the front yard and exterior yard must be soft landscaping that allows water to permeate into the ground (vegetation such as trees, shrubs, hedges, ornamental plantings, grass, groundcover or other similar plantings). In this location, trees are not able to be planted in the municipal road allowance due to the presence of a gas main. As a result, this enhanced landscaping requirement is being applied to enable tree plantings in the front yard of the new lots, which have numerous benefits.

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Other Applications

In 2022, an application for consent to sever was approved by the Committee of Adjustment to sever the subject lands from 100 Napier Street (File Number D10-014-2022), conditions of consent were satisfied in October of 2023, and the severance was finalized in April of 2024. Following this, Amber Peak Developments Inc. acquired the property and is currently the registered owner.

If the subject applications are approved, the proposal will also require a Final Plan of Subdivision application to evaluate detailed designs and establish a Subdivision Agreement. Part lot control applications will also be required to establish easements for access under the *Planning Act*.

Technical Analysis

This application has been circulated to external agencies and internal departments for review and comment. All comments on the proposal have been addressed and no outstanding issues with this application remain at this time.

Public Comments

The following is a summary of the public input received to date, including a summary of the feedback received at the Community Meeting on February 1, 2024 and the residents meeting held on March 5, 2025. All original written public comments are available in Exhibit O of this report.

Objection to Conversion of Open Space Lands to a Residential Land Use

- **Comment:** These open space lands should be conserved for wildlife and existing residents. They should remain as greenspace or a community garden. Once they are developed, they will no longer be returned to a natural state.

Response: The Official Plan guides land use development to ensure that specific forms of open space are preserved in a natural state when there are associated natural heritage features and ecological functions. The conversion of municipal (public) open spaces are not converted or sold unless extenuating circumstances warrant this change in accordance with Section 3.8.9 of the Official Plan, and a public consultation process is undertaken, recognizing the importance of these public assets.

The subject property has been a private, commercial open space for lawn bowling since approximately 1932 when the lands were purchased by the Kingston Lawn Bowling Club. The subject lands include a flat lawn, which was previously the south bowling green of the Lawn Bowling Club, with trees around the periphery. There are no associated natural heritage features on the property identified in Schedule 7 and 8 of the Official Plan.

Policy section 3.8.10 of the Official Plan addresses the conversion of open space lands and matters that must be considered. Key considerations include land use compatibility

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and the suitability of the site for the proposed land use. The proposal is considered in the context of adjacent uses, which are residential to the east, south and west. The Kingston Lawn Bowling Club will continue to operate to the north. The proposal to establish housing in accordance with zoning that also applies to the surrounding residential neighbourhood and will not result in undue adverse shadowing impacts on the lawn bowling green to the north, is a compatible and appropriate land use change in this context. The site and proposed lots are suitable for the proposed residential use as demonstrated by the ability to comply with the performance standards of the Kingston Zoning By-Law and will exceed landscaped open space requirements.

- **Comment: This area does not have enough parkland. The nearest park (i.e. Churchill Park) requires residents to cross busy roads. The City should purchase these lands and establish a public park.**

Response: The subject property is in Service Area 11 of the Parks and Recreational Master Plan (2010), and even though this is designated Open Space in the Official Plan, this is privately held land and does not constitute park space. While this area is on the lower end of hectareage of parkland per 1000 people out of the City's 13 service areas, the City continues to buy lands nearby in Williamsville and the City continues to invest in existing park spaces throughout the City. Each new property also is proposed to have their own private outdoor amenity areas, in line with what is present throughout this neighbourhood.

Future pedestrian crossing upgrades are expected to occur in the next 3 to 5 years to facilitate crossings across Johnson Street between Helen Street and Regent Street, which will improve pedestrian safety to Churchill Park.

The subject lands have not been pursued for purchase by the City for a municipal park. It's notable that the subject property would not be considered a preferred location for a municipal park in relation to the criteria under Section 3.8.11 of the Official Plan, which prioritizes sites with connections to existing schools, existing trail networks, or at the terminus of a street.

Objection to the Proposed Intensification and Density

- **Comment: The proposal disregards the feedback provided in the pre-application (D01-006-2023) and proposes increased density in this location as opposed to less.**

Response: The initial proposal included two dwelling units per lot and a total of eight bedrooms per lot, in accordance with the Kingston Zoning By-Law Number 2022-62 which was in effect at the time of the pre-application, submitted in 2023. Since this time, in the summer of 2024, Council adopted housing and administrative amendments to the Kingston Zoning By-Law to respond to the housing crisis, updates to the Planning Act, and to facilitate housing construction. These housing and administrative amendments had the effect of permitting up to four dwelling units per lot and a maximum of 10

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bedrooms per lot in the area of the subject property. As such, the proposed density enabled by the subject application aligns with the updated Kingston Zoning By-Law Number 2022-62, and city-wide density permissions that have been approved by Kingston City Council.

- **Comment: The proposed density is too high. We would prefer to see four homes on these lots with one dwelling unit in each.**

Response: The Urban Residential 5 zoning that is proposed to the subject property allows the same low-rise housing forms as the surrounding residential lots, which are also permitted to have 4 dwelling units and 10 bedrooms, subject to demonstrating servicing capacity is available. The permissions for four dwelling units per lot have been approved by Council in July of 2024 through the Housing and Administrative amendments. Please see report number PC-24-041.

- **Comment: The proposed lots don't reflect the surrounding character of the neighbourhood. The applicant is proposing four lots where there should be two or three.**

Response: The proposed lots meet and exceed the minimum standards in the surrounding UR5 zone, which is a minimum lot frontage of 10 metres and a minimum lot area of 370 square metres for a house. While the proposal represents an intensification relative to the existing neighbourhood, it is an appropriate and desirable use of land given the development standards of the Kingston Zoning By-law and broader, sustainable growth management objectives established by the Province and the City's Official Plan.

- **Comment: This proposal would be more appropriate in the Central Kingston Specific Policy Area on Johnson Street or Brock Street, where student housing is intended to be concentrated.**

Response: The zoning that has been implemented through the Central Kingston Specific Policy Area enables mid-rise and high-rise housing in recognition of that this area is extremely well connected to services and amenities to support the everyday needs of residents. The subject application and proposed development includes low-rise housing built to the zoning standards that apply to the surrounding residential lots and is an appropriate extension of the existing neighbourhood.

Concerns with Respect to Adverse Effects

- **Comment: The proposal will have negative impacts related to noise, traffic and parking.**

Response: The proposed four-lot subdivision for low-rise housing will be built to the density and standards approved city-wide for urban residential neighbourhoods. Notably, in this District, lots are permitted to have a maximum of 10 bedrooms where appropriate water and sewer connections are in place whereas other urban residential

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neighbourhoods can have a maximum of 12 bedrooms per lot. As detailed in staff report PC-24-041, these permissions are intended to allow for additional housing where servicing capacity exists, at a consistent density that can be accommodated in urban residential neighbourhoods.

No zoning relief is requested to reduce parking requirements of the Kingston Zoning By-Law for the proposed development, and it is expected that all parking requirements will be met on-site. The subject property is centrally located and well connected to transit stops and active transportation connections to employment, institutional and commercial uses as well as community facilities.

- **Comment: The proposal will have negative impacts on the adjacent Lawn Bowling Club.**

Response: The Planning Justification Report submitted with the subject application incorporates a review of shadowing that would result from residential development on the lands that will continue to operate as the Kingston Lawn Bowling Club. The shadow impact assessment demonstrates that shadowing in the summer months will be negligible. The shadow information provided indicates that the low-rise shape of the proposed buildings result in shadows mostly limited to the site itself, with the exception of some shadowing that spills onto the front lawn of the northerly adjacent private open space use, and into the western part of the Napier Street Road allowance from the autumn to the spring. The submitted Planning Justification concludes that shadowing projected to be generated is reasonable and in keeping with standard low-rise residential development impacts and staff concur with this assessment.

The Lawn Bowling Club does not offer parking on site for users and appears to rely on street parking. The applicant has designed the proposed development to maximize on-street parking by incorporating two shared driveways to the four lots.

Concerns with Respect to Energy Efficiency and Sustainability

- **Comment: It is questionable how energy efficient the homes can be considering the extent of the exterior wall surface.**

Response: The proposed housing will be built in accordance with the updated standards of the 2024 Ontario Building Code. The applicant has indicated that they intend to use energy-efficient building materials, and appliances that will conserve power and limit water consumption. The applicant has also indicated that the front and rear facades of the building will include numerous windows that will provide opportunities for natural lighting from each east and west directions.

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Concern With Respect to the Resulting Visual Change to the Neighbourhood

- **Comment: The proposed buildings do not look like the surrounding houses. They are too tall and skinny.**

Response: The proposed subdivision and zoning standards will enable a compact subdivision with minimum frontages of 10 metres and a maximum height of 3 storeys, consistent with the requirements that apply to the surrounding residential lots. While the surrounding houses are generally 1 to 2 storeys in height, the City's Official Plan guides the predominant height in the City's neighbourhoods to be "low rise" which is generally up to three storeys in height (See Sections 2.6.1 and 2.6.4 of the Official Plan). A low-rise height is generally understood to be compatible in the City's urban residential neighbourhoods.

In recognition of the eclectic nature of the surrounding neighbourhood, that has established gradually over time, and the visual change that will result from the introduction of four new dwellings in a row on Napier Street, an enhanced soft landscaping requirement is being applied to the front yard of the lots to enable front yard tree plantings. Trees along streetscapes have a number of benefits including softening changes in built form and providing shade over the municipal sidewalk.

Concern With Respect to Functional Needs of Residents

- **Comment: Concern that there is not enough parking for the proposed number of dwelling units and bedrooms.**

Response: The proposal meets and exceeds the Kingston Zoning By-Law's on-site parking requirements for the proposed lots which would be located in Parking Area 3. For a lot in this location there is a minimum of one parking space required, whereas the proposal includes two parking spaces per lot. The Kingston Zoning By-Law requirements are intended to strike a balance between providing sufficient parking to address future requirements and not oversupplying parking to the detriment of public transit usage or active transportation, which are both viable forms of transportation in this location.

Concerns With Respect to Servicing Capacity

- **Comment: The sewer infrastructure in this neighbourhood is aging and is due for replacement. There is concern that this development will overburden the existing infrastructure.**

Response: A Site Servicing and Stormwater Management Report was prepared by Forefront Engineering Inc. to review the existing servicing capacity available to the site, and to determine if any infrastructure upgrades are required to support the proposed development. This report demonstrates that there is adequate sewer infrastructure and capacity to accommodate the development. Each lot will be connected to the existing sanitary sewer along Napier Street, which directs flows north to Johnson Street. The

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submitted servicing report was reviewed to the satisfaction of Utilities Kingston, who is the sewer service provider in the Urban Boundary of the City of Kingston, through the technical review of the subject application.

With respect to the age of the infrastructure in place, staff in Utilities Kingston have conveyed that the water and sanitary infrastructure were installed in 1996 and the expected lifespan is over 75 years.

- **Comment: Will the proposed development affect the water pressure on the existing water line?**

Response: The Site Servicing and Stormwater Management Report submitted in support of the application confirms that the existing watermain along Napier Street is suitable to support the development. This report was reviewed to the satisfaction of Utilities Kingston which provides water service in this area. Each lot will be serviced by a new connection to the Napier Street main. Water pressure is expected to meet City of Kingston and Ministry of Environment, Conservation and Parks requirements. The applicant must demonstrate through future detailed design stages (i.e. Final Plan of Subdivision) that this water pressure can be maintained.

Concern with Respect to Affordability

- **Comment: The proposed development isn't affordable and isn't going to help the housing crisis.**

Response: Although the application does not propose affordable units as defined by the Municipal Housing and Homelessness Plan, the proposal introduces additional residential units into a low-vacancy market, which is understood to improve housing affordability overall. The dwelling units incorporated into the proposed detached dwellings are a mix of four-bedroom units on upper stories and one-bedroom units in the basement level.

Concerns with Respect to Student Housing and Property Values

- **Comment: These new lots should provide homes for families, not students.**

Response: The Kingston Zoning By-Law does not regulate tenure of housing. Dwelling units enabled in residential zones can be owned or rented, and consistent with the Ontario Human Rights code, the Kingston Zoning By-Law does not regulate the occupants of housing in terms of whether they are students, families, seniors, etc.

While the Kingston Zoning By-Law does not regulate the form of tenure of housing, the applicant has indicated that the proposed housing is intended for off-campus housing for students. The proposed form of housing and dwelling units will include 1-bedroom and 4-bedroom dwelling units, which is a form of housing which could also be viable for a broader housing market. Density is proposed to be consistent with the permissions of the surrounding residential zoning.

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- **Comment: Student housing in this location will detract from the neighbourhood and lead to additional policing costs and by-law enforcement costs.**
- **Response:** Comments that are based on assumptions regarding a development's intended user are not considered as part of the evaluation of a planning application, such as a zoning by-law amendment application. Fundamentally, a planning application cannot be denied based on assumptions regarding a development's intended user. This is contrary to the Ontario Human Rights Code.

Planning Services reviews Planning Applications alongside policy that's intended to ensure that new development is compatible with surrounding uses in terms of function and character.

- **Comment: This proposal will negatively impact our property values.**

Response: Official Plan amendment and Zoning By-Law amendment applications are reviewed within the context of land use planning, including the policy framework provided by the Provincial Planning Statement and the City of Kingston Official Plan, and the regulatory framework established under the *Planning Act*. The policy and regulatory framework in place does not consider potential impacts on property value.

Effect of Public Input on Draft By-Law and Draft Conditions

In response to public feedback with respect to the visual impact of the land use change in this established neighbourhood, staff explored mitigation measures with the applicant to soften the introduction of four new houses in this context. To carry forward the intention to establish front yard tree plantings, an enhanced front yard soft landscaping requirement is incorporated into the recommended zoning by-law amendment that would require 50% soft landscaping that allows water to permeate into the ground (vegetation such as trees, shrubs, hedges, ornamental plantings, grass, groundcover or other similar plantings).

Conclusion

The recommended Official Plan amendment, Zoning By-Law amendment and Draft Plan of Subdivision would allow for conversion of a private open space to allow for additional low-rise housing within the urban boundary. The application proposes a four-lot subdivision with each lot containing a house with four dwelling units, consistent with zoning permissions for surrounding lots. The proposal, is consistent with the Provincial Planning Statement, conforms to the Official Plan, and represents good land use planning. The applications are recommended for approval.

Existing Policy/By-Law:

The proposed amendment was reviewed against the policies of the Province of Ontario and City of Kingston to ensure that the changes would be consistent with the Province's and the City's vision of development. The following documents were assessed:

July 17, 2025

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Provincial

Planning Act

Provincial Planning Statement, 2024

Municipal

City of Kingston Official Plan

Zoning By-Law Number 2022-62

Notice Provisions:

Pursuant to the requirements of the *Planning Act*, notice of the statutory public meeting was provided 20 days in advance of the public meeting in the form of a sign posted on the subject property and by mail to owners (according to the latest Assessment Rolls) of 99 properties within 120 metres of the subject property. In addition, a courtesy notice placed in The Kingston Whig-Standard on July 8, 2025.

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

At the time of writing of this report, 25 pieces of written public correspondence have been received in response to the subject application and all planning related matters have been addressed within the body of this report. Any public correspondence received after the publishing of this report will be included as an addendum to the Planning Committee agenda.

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

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

Amy Didrikson, Senior Planner, 613-546-4291 extension 3296

Other City of Kingston Staff Consulted:

None

July 17, 2025

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Exhibits Attached:

- Exhibit A Draft By-Law and Schedule A to Amend the Official Plan
- Exhibit B Draft By-Law and Schedule A to Amend Zoning By-Law Number 2022-62
- Exhibit C Proposed Draft Plan of Subdivision Conditions
- Exhibit D Key Map
- Exhibit E Neighbourhood Context
- Exhibit F Consistency with the Provincial Planning Statement
- Exhibit G Official Plan, Land Use
- Exhibit H Conformity with the Official Plan
- Exhibit I Zoning By-Law Number 2022-62 Map
- Exhibit J Draft Plan of Subdivision
- Exhibit K Conceptual Site Plan
- Exhibit L Conceptual Renderings
- Exhibit M Conceptual Floor Plans
- Exhibit N Public Notice Notification Map
- Exhibit O Public Comments
- Exhibit P Site Photographs

By-Law Number 2025-XXX

**A By-Law To Amend The City Of Kingston Official Plan (Amendment Number 101,
92 Napier Street)**

Passed: [Meeting Date]

Whereas a Public Meeting was held regarding this amendment on July 17, 2025;

Now Therefore the Council of The Corporation of the City of Kingston, in accordance with the provisions of Section 17 of the *Planning Act*, R.S.O. 1990, c.P13, hereby enacts as follows:

1. The City of Kingston Official Plan is hereby amended by the following map change which shall constitute Amendment Number 101 to the Official Plan for the City of Kingston:
 - (a) **Amend** Schedule '3-A: Land Use', of the City of Kingston Official Plan, so as to amend the land use designation of the property located at 92 Napier Street from Open Space to Residential, as shown on Schedule 'A' to By-Law Number 2025-XXX.
2. This by-law shall come into force and take effect on the day that is the day after the last day for filing an appeal pursuant to the *Planning Act*, provided that no Notice of Appeal is filed to this by-law in accordance with the provisions of Section 17, Subsection 24 of the *Planning Act*, as amended; and where one or more appeals have been filed within the time period specified, at the conclusion of which, the By-Law shall be deemed to have come into force and take effect on the day the appeals are withdrawn or dismissed, as the case may be.

Given all Three Readings and Passed: [Meeting date]

Janet Jaynes
City Clerk

Bryan Paterson
Mayor



**Schedule 'A' to By-Law Number
Official Plan Amendment Number 101**

Address: 92 Napier Street
File Number: D35-006-2024

**Official Plan Schedule 3A
Land Use**



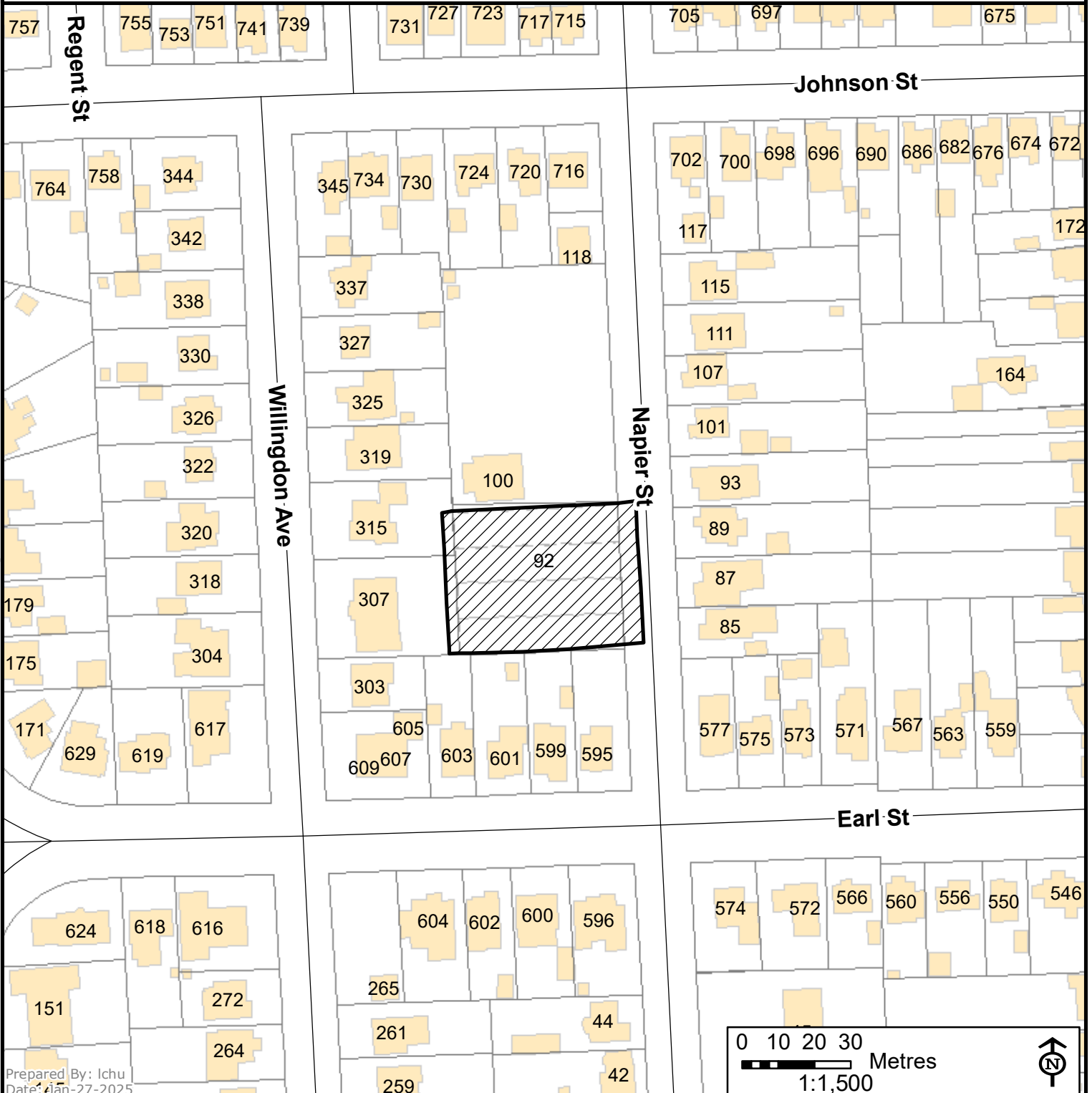
Lands to be Redesignated from Open Space to Residential

Certificate of Authentication

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

Mayor

Clerk



Prepared By: Ichu
Date: Jan-27-2025

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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 ‘OS2’ to ‘UR5’ Zone, Introduction of Exception E204, Removal of Fourth Residential Unit Holding Area (92 Napier Street))

Passed: <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”);

Whereas the Council of The Corporation of the City of Kingston deems it advisable to amend the Kingston Zoning By-law;

Whereas in accordance with section 5.4.5 of the Kingston Zoning By-law, the property owner has satisfied the following conditions for the removal of the Fourth Residential Unit Holding Area, including:

- (a) The City is satisfied that there is adequate servicing capacity (i.e. water, wastewater, natural gas, and electrical) for the proposed development;
- (b) All necessary studies, as determined by the City, have been completed and accepted by the City.

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 ‘OS2’ to ‘UR5’, 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 ‘E204’, as shown on Schedule “B” attached to and forming part of this By-Law;
 - 1.3. Schedule D3 – Fourth Residential Unit Holding Overlay is amended to remove the Fourth Residential Unit Holding Overlay from the subject

lands, as shown on Schedule “C” attached to and forming part of this By-law;

- 1.4. By adding the following Exception Number E204 in Section 21 – Exceptions, as follows:

“**E204.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) A minimum of 50% of the **front yard** and **exterior yard** must be soft landscaping that allows water to permeate into the ground (vegetation such as trees, shrubs, hedges, ornamental plantings, grass, groundcover or other similar plantings).”

2. This By-Law shall come into force in accordance with the provisions of the *Planning Act*.

Given all Three Readings and Passed: [Meeting Date]

Janet Jaynes
City Clerk

Bryan Paterson
Mayor



Planning Services

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

Address: 92 Napier Street
File Number: D35-006-2024

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

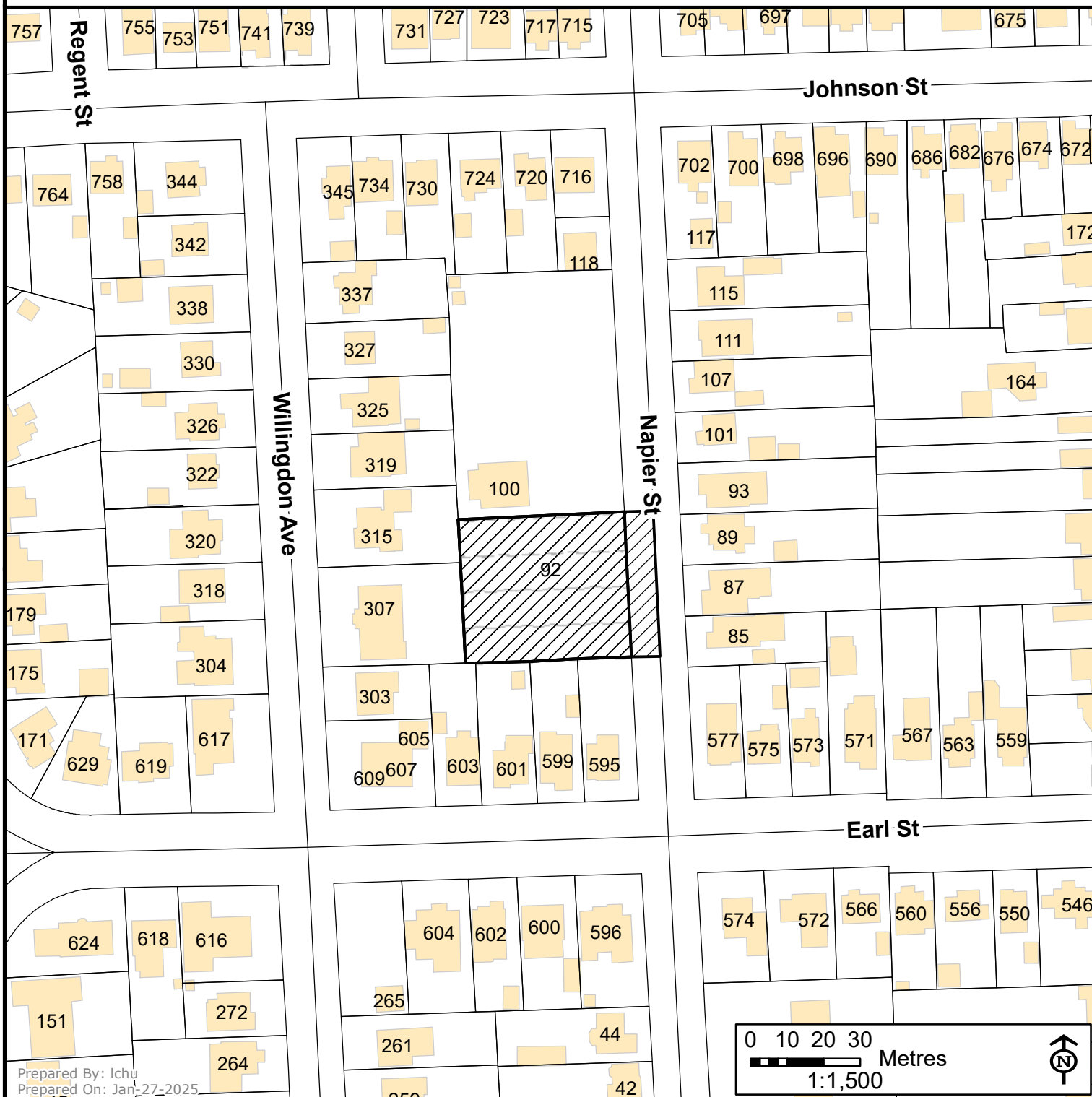
Lands to be Zoned UR5

Certificate of Authentication

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

Mayor

Clerk



Prepared By: Ichu
Prepared On: Jan-27-2025



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Schedule 'B' to By-Law Number

Address: 92 Napier Street
File Number: D35-006-2024

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

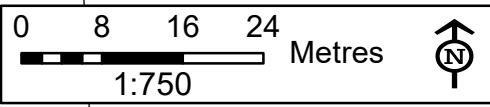
Lands to be added as E204

Certificate of Authentication

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

Mayor

Clerk



Prepared By: ncameron
Date: Jun-09-2025

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Planning Services

Schedule 'C' to By-Law Number

Address: 92 Napier Street
File Number: D35-006-2024

Kingston Zoning By-Law 2022-62 Schedule D3 - Fourth Residential Unit Holding Overlay

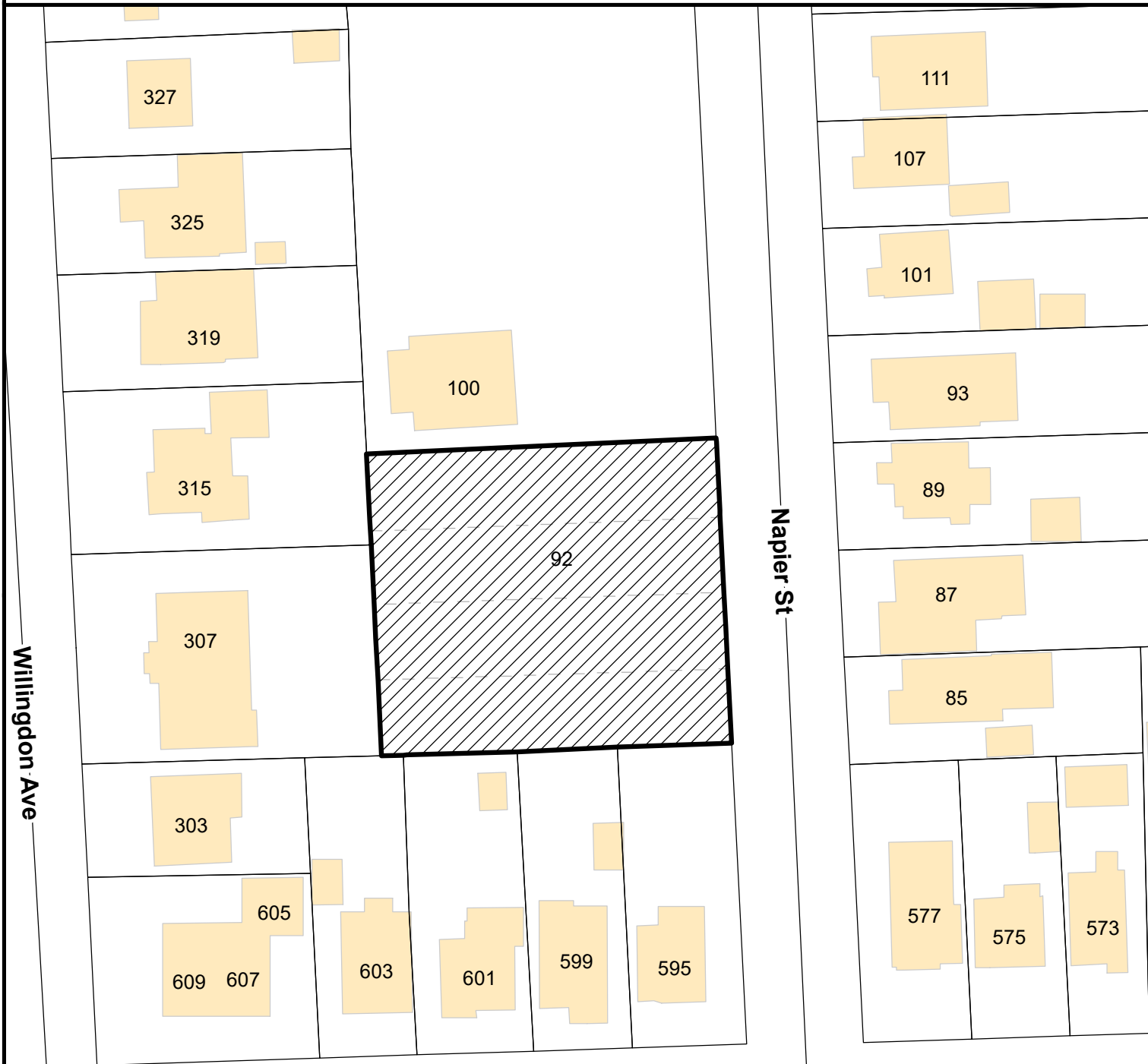
 Lands to be removed from Schedule D3

Certificate of Authentication

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

Mayor

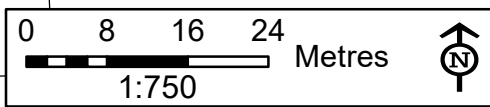
Clerk



Willingdon Ave

Napier St

Earl St



Prepared By: ncameron
Date: Jun-12-2025

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Conditions of Draft Plan Approval
92 Napier Street
Amber Peak Developments Inc. (Owner)
City File Number: D35-006-2024

1. Approved Draft Plan:

That this approval applies to the Draft Plan of Subdivision, prepared by Hopkins Chitty Land Surveyors Inc., dated December 6, 2024, (the "Plan"), which shows the following:

- 4 residential lots (Lots 1-4)

2. Streets and Civic Addressing:

- (a) That Prior to Final Plan Approval, the Owner shall provide confirmation that civic addresses have been assigned to the proposed lots by the City's Planning Services Department, in accordance with the City's Civic Addressing and Road Naming By-Law. The Owner shall be advised that the civic addresses are tentative until such time that the final plan is registered and the final lot layout has been confirmed.
- (b) That the Owner shall agree that the location and design of any construction access shall be approved by the City and/or the appropriate authority.

3. Reserves and Easements:

- (a) That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority free of all charges and encumbrances.

4. Financial Requirements:

- (a) That the Owner agrees in writing to satisfy all the requirements, financial and otherwise, of the City concerning all provisions of municipal services but not limited to including fencing, lighting, landscaping, sidewalks, roads, installation of underground services, provisions of drainage and noise mitigation where required.
- (b) **That Prior to Final Plan Approval**, the Owner shall submit for the City's approval a detailed breakdown of the construction costs for the works associated with the development of this Plan, including any cash surcharges or special levies. The construction costs shall be prepared and stamped by a professional engineer. The cost estimate shall be submitted in the City's standard format for incorporation into both the Pre-Servicing and Subdivision Agreements.
- (c) That the Owner shall bear the expense of all off site works resulting from the approved public works design where such works are not subsidized under the Policies and By-Laws of the City.
- (d) That the Owner agrees to reimburse the City for the cost of any Peer Reviews of the Studies / Reports submitted in support of the proposed Plan of Subdivision.

5. Subdivision Agreement:

- (a) That the Owner shall enter into the City's standard Subdivision Agreement which shall list all approved plans and municipal conditions as required by the City for the development of this Plan.
- (b) The Subdivision Agreement between the Owner and the City be registered against the lands to which it applies once the Plan of Subdivision has been registered.
- (c) That the Subdivision Agreement shall contain all necessary warning clauses and notices to purchasers resulting from, but not necessarily restricted to, the design and provision of services, including the requirement to provide and maintain private site specific works as necessary.

6. Holding Provisions:

That the City shall require the use of the Holding Overlay Provisions in accordance with Section 36 of the Planning Act. The terms for the removal of the Holding Overlay shall be in accordance with section 5.9 of Zoning By-law No 2022-62 and shall require the following:

- The City has confirmed servicing allocation for the specified form of development in accordance with the Municipal Servicing Allocation Policy;
- That an application has been approved by the City for the partial removal of the Municipal Servicing Allocation Holding Overlay.

7. Engineering Drawings:

- (a) That Prior to Final Plan Approval, the Owner shall submit for approval, subdivision design drawings, including design plans for all public works and services, prepared and certified by a Professional Engineer and designed pursuant to the City's Subdivision Design Guidelines and to the satisfaction of the City. Such plans are to form part of the Subdivision Agreement.
- (b) That Prior to Final Plan Approval, the Owner shall submit a digital listing of the approved subdivision design drawings in the City's standard format for incorporation into the Pre-Servicing and Subdivision Agreement.

8. Revisions to Draft Plan:

- (a) That any further subdivision of Blocks or additional road patterns on the Plan shall be completed to the satisfaction of the City.
- (b) That Prior to Final Plan Approval of any part of the Plan, the Owner shall submit a revised Plan, if required, to reflect any significant alterations caused from this Draft Plan Approval.
- (c) That where final engineering design(s) result in minor variations to the Plan (e.g., in the configuration of road allowances and lotting, number of lots, etc.), these may be reflected in the Final Plan to the satisfaction of the City.

9. Phasing:

- (a) That Final Plan Approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees.
- (b) That the **phasing** of the development shall be reflected in the Subdivision Agreement and on the approved subdivision design drawings to the satisfaction of the City, taking into account the temporary termination of underground services, interim grading, interim stormwater management, operations and maintenance vehicle access and access for emergency vehicles.
- (c) That the phasing of the development shall be proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services.
- (d) That all agencies agree to registration by phases and provide clearances, as required, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.

10. Zoning By-Law Compliance:

- (a) That the lands within this Plan shall be appropriately zoned by a Zoning By-Law which has come into effect in accordance with the provisions of the *Planning Act*.
- (b) That Prior to Final Plan Approval, the Owner shall submit a Surveyor's Certificate which confirms that the lots and blocks within this Plan conform to the minimum lot frontage and lot area requirements of the applicable Zoning By-Law.

11. Required Studies:

- (a) That Prior to Final Plan Approval, the Owner shall submit a Geotechnical Study, certified by a Professional Engineer, to the satisfaction of the City. The recommendations of the Geotechnical Study shall be incorporated into the Subdivision Agreement and the Subdivision Agreement shall contain provisions whereby the Owner agrees to implement the Study recommendations to the satisfaction of the City.
- (b) That Prior to Final Plan Approval all recommendations of the Servicing Study shall be incorporated into the Subdivision Agreement and the Subdivision Agreement shall contain provisions whereby the Owner agrees to implement the Study recommendations to the satisfaction of the City.
- (c) That Prior to Final Plan Approval, a Stormwater Management Report and implementing plans for the development shall be prepared by a qualified Professional Engineer, to the satisfaction of the City. Such plans shall be included in the Subdivision Agreement. The Owner shall carry out the recommendations of the report, at his expense, to the satisfaction of the City.

12. Archaeology

- (a) That Prior to Final Plan Approval and Prior to Commencement of any Works on any site identified as being archaeologically significant, the Owner shall carry out archaeological excavations of such sites to the satisfaction of the Ministry of Culture and the City; the Owner shall agree to take protective measures required by the City for such sites.

13. Stormwater Management:

- a) **That Prior to Final Plan Approval**, the Owner shall submit lot grading and drainage plans, and erosion and sediment control plans prepared by a qualified Professional Engineer for the Owner, to the satisfaction of the City. The approved plans shall be included in the Subdivision Agreement between the Owner and City.
- (c) **Prior to Final Plan Approval and Prior to any Works Commencing on the Site**, the Owner shall submit for approval by the City, a detailed engineering report(s) that describes the storm drainage system for the proposed development, which shall include:
 - i) plans illustrating how this drainage system will be tied into the surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, the design capacity of the receiving system and how external flows will be accommodated;
 - ii) the location and description of all outlets and other facilities;
 - iii) storm water management techniques which may be required to control minor and major flows;
 - iv) proposed methods of controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction;
 - v) overall grading plans for the subject lands; and
 - vi) storm water management practices to be used to treat storm water, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat.
 - vii) The final stormwater management plan should include a section that speaks to Low Impact Development (LID) stormwater management features that may be suitable for incorporation into the final stormwater system design. This section should refer to specific site conditions including geotechnical investigation for soil depths and final site grading.
- (d) That the Owner shall agree to maintain all storm water management and erosion and sedimentation control structures operating and in good repair during the construction period.

14. Parkland Conveyance / Open Space / Environmental Protection Areas:

- (a) Prior to final plan approval, cash-in-lieu of parkland conveyance will be required. As part of a future final plan application, the applicant will be required to submit a market

appraisal by a certified appraiser which reflects any change in designation or zoning and is prepared in accordance with the City's terms of reference for the purposes of determining land valuation.

15. Tree Inventory / Street Trees:

- (a) That prior to Final Plan Approval or any grubbing/clearing or construction on parcels of land not defined as roadways or servicing easements on the Plan, the Owner shall apply for and acquire a tree removal permit as outlined in Tree By-law 2018-05 and receive final approval from the City for a Tree Preservation plan prepared for the subject lands. The final approved tree inventory and preservation plan shall be prepared by a qualified forestry professional (ISA Certified Arborist or demonstrated equivalent), and shall set out the surveyed locations of all trees on the site. The tree inventory shall list the species, caliper size, condition, crown radius and indicate whether the tree is to be retained or removed. If trees 6 inches (150 mm) or more in diameter are to be removed from the subject lands, the developer will abide by the conditions of the tree removal permit under the Tree By-Law which may, at the Director of Planning's discretion, include a tree preservation plan, a tree replacement plan or cash compensation for the value of the tree(s) to be removed. If tree(s) is/are to be removed a rationale for this action must be noted. If significant trees or groups of trees are identified to be retained in the tree inventory, a tree preservation plan will be required prior to final approval at the discretion of the City. This plan shall be reviewed and approved by the City and be included as a schedule to the Subdivision Agreement. Requirements for the tree preservation plan are noted in the subdivision design guidelines produced by the City.

Based on the review of application D35-006-2024, it is anticipated that the tree compensation value of the city-owned tree to be removed along the front property line will be \$2,250.00. The tree compensation value will be required prior to Final Plan of Subdivision approval.

- (b) **That Prior to Final Plan Approval**, the Owner shall prepare a Tree Planting Plan for front yard trees, prepared by a Landscape Architect, to the satisfaction of the City.

16. Canada Post - Community Mail Boxes:

- (a) That prior to Final Plan Approval, the Owner shall, in consultation with and to the satisfaction of Canada Post, identify the location of community mail boxes within the Plan, and shall identify such locations on drawings for approval by the City.
- (b) That prior to Final Plan Approval, the Owner shall, in consultation with and to the satisfaction of the City, provide detailed design plans for the community mail boxes including a landscape plan showing street furniture and complimentary architectural features.
- (c) That the Owner shall provide a suitable temporary community mailbox location(s) until the curbs, sidewalks and final grading have been completed at the permanent location(s).

- (d) That the Owner shall identify in all offers of purchase and sale, or lease for all lots and blocks within this Plan that mail delivery will be provided via a community mail box, provided that the Owner has paid for the activation and equipment installation of the community mail box, and the locations of all community mail boxes within this Plan. A Notice to Purchasers shall also be included in the Subdivision Agreement to this effect.

17. Bell Canada Requirements:

That the Owner shall meet the following conditions of Bell Canada:

- i. The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
- ii. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost. The Owner acknowledges and agrees that it is the responsibility of the Owner to provide entrance/service duct(s) at their own cost from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner shall be required to pay for the extension of such network infrastructure. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

18. Utilities Requirements:

- (a) **Prior to Final Plan Approval**, the Owner shall satisfy all technical, financial and other requirements of Utilities Kingston regarding the design, installation, connection and/or expansion of electrical distribution services, gas distribution services, water distribution services and sanitary sewer distribution services, or any other related matters.
- (b) That prior to Final Plan Approval, it shall be ensured that all infrastructure required for the servicing of the plan meets the current City of Kingston and MECP requirements, or will be upgraded in order to meet these requirements.
- (c) That prior to Final Plan Approval, Utilities Kingston will require the detailed design information for the infrastructure, including location, diameter, material, depth, inverts, lengths, slope, environmental compliance approval etc. It shall also be confirmed that all infrastructure is contained within a municipal right of way.
- (d) The Owner acknowledges that Utilities Kingston will require a pre and post CCTV video of the sanitary sewer to determine if the pre and post conditions are satisfactory to Utilities Kingston. If it is determined that the post condition of the sewer main is in worse condition following the new sanitary connections the owner will be required to replace the entire section where the four new wyes were added to the main.

19. Warning Clauses:

That the Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots / blocks within this Plan

(a) within the entire subdivision plan:

- “Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the dwelling occupants.”
- “Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet City of Kingston lot grading criteria in certain areas to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions”.
- “Purchasers and/or tenants are advised that traffic calming measures may have been incorporated into the road allowances.”
- “Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the Subdivision Agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.”
- “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox, the location of which will be identified by the Owner prior to any home closings.”
- “Purchasers and/or tenants are advised that driveways should not be widened beyond that provided by the home builder without the approval of the City of Kingston. Maximum driveway widths are controlled through the Zoning By-Law.”

(b) abutting any open space, woodlot or storm water facility:

- “Purchasers and/or tenants are advised that the adjacent open space, woodlot or storm water management facility may be left in a naturally vegetated condition and receive minimal maintenance.”

20. General Conditions:

- (a) That prior to Final Plan Approval, the Applicant will submit a detailed account of how each Condition of Draft Plan Approval has been satisfied.
- (b) That the Owner shall pay any and all outstanding application fees to the Planning Services department, in accordance with the City’s Tariff of Fees By-law.
- (c) That when requesting Final Approval from the City, the Owner shall accompany such request with the required number of originals and copies of the Final Plan, together with

a surveyor's certificate stating that the lots/blocks thereon conform to the frontage and area to the requirements of the Zoning By-Law.

- (d) That the Owner agrees to remove any driveways and buildings on site, which are not approved to be maintained as part of the Plan; any modifications to off-site driveways required to accommodate this Plan shall be coordinated and completed at the cost of the Owner.
- (e) That the Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing prior to assumption of the works by the City.
- (f) That prior to Final Plan Approval, the Owner shall pay the proportionate share of the cost of any external municipal services, temporary and/or permanent, built or proposed, that have been designed and oversized by others to accommodate the subject plan.
- (g) That the Owner shall agree to erect fencing in the locations and of the types as shown on the approved subdivision works drawings and as required by the City.
- (h) The Owner shall agree that no building permits, with the exception of model homes, will be applied for until the City is satisfied that adequate access, municipal water, sanitary and storm services are available.
- (i) That prior to Final Plan Approval, all existing service mains are to be reviewed and repaired as required. The Owner is to obtain Environmental Compliance Approvals as required.

21. Clearance Letters:

- (a) **That Prior to Final Plan Approval**, the approval authority shall advise that all Conditions of Draft Plan Approval have been satisfied; the clearance memorandum shall include a brief statement detailing how each Condition has been met.
- (b) **That Prior to Final Plan Approval**, the City is to be advised in writing by Canada Post the method by which Conditions 16 have been satisfied.

22. Lapsing Provisions:

- (a) That pursuant to Section 51(32) of the *Planning Act*, this Draft Plan Approval shall lapse at the expiration of **three (3) years from the date of issuance of Draft Plan Approval** if final approval has not been given, unless an extension is requested by the Owner and, subject to review, granted by the approval authority.
- (b) That pursuant to Section 51(33) of the *Planning Act*, the Owner may submit a request to the approval authority for an extension to this Draft Plan Approval. The extension period shall be for a maximum of two (2) years and must be submitted prior to the lapsing of Draft Plan Approval. Further extensions may be considered at the discretion of the approval authority where there are extenuating circumstances.

Notes To Draft Plan Approval:

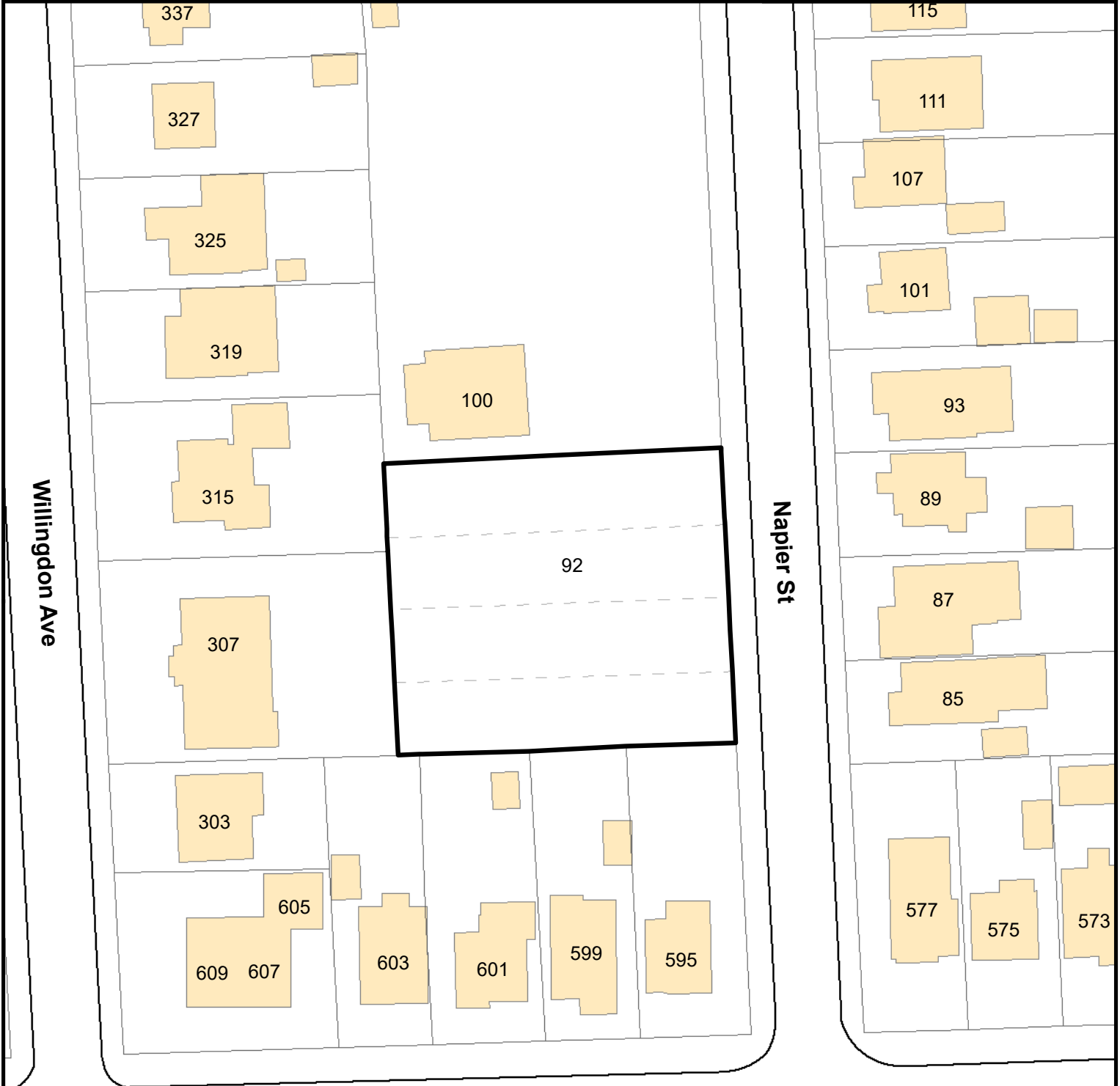
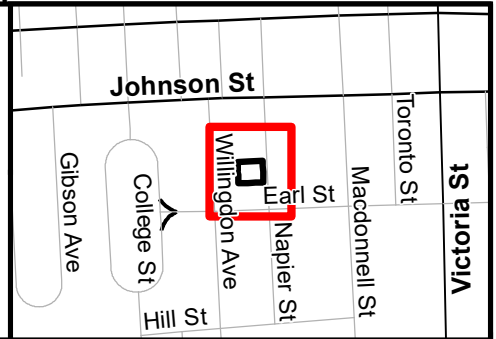
1. It is the Applicant's responsibility to fulfil the foregoing Conditions of Draft Plan Approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the Planning Services Department of the City of Kingston.
2. **Prior to Final Plan Approval**, the Applicant shall submit to the City for review four (4) draft copies of all Reference Plans and Surveys and three (3) draft copies of the Final M- Plan.
3. When requesting final approval, such a request must be directed to Planning Services and be accompanied with:
 - Eight (8) mylars and four (4) paper prints of the completed Final M-Plan,
 - four (4) copies of all Reference Plans and (4) copies of all Conveyance Documents for all easements and lands being conveyed to the City; and,
 - a Surveyor's Certificate to the effect that the lots and blocks on the Plan conform to the Zoning By-Law.
4. All measurements in subdivision final plans must be presented in metric units.
5. The Final Plan approved by the City must be registered within thirty (30) days or the City may, under Subsection 51(59) of the *Planning Act*, withdraw its approval.



Planning Committee
Key Map

Address: 92 Napier St.
File Number: D35-006-2024
Prepared On: Jan-24-2025

Subject Lands

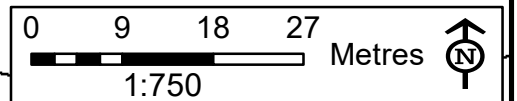


Willingdon Ave

Napier St

Earl St




Prepared By: ncameron
Prepared On: Jan-24-2025





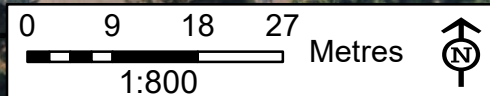
CITY OF KINGSTON
Neighbourhood Context

Address: 92 Napier St.
File Number: D35-006-2024

-  Subject Lands
-  Property Boundaries
-  Proposed Parcels



Prepared By: neameron
Prepared On: Jan-23-2025



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

Policy Number	Conformity with the Policy
2.1 Planning for People	
<p>2.1.4. To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:</p> <ul style="list-style-type: none"> a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; b) and maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans. 	<p>Population projections in the City of Kingston, and the findings of the recent Community Area Land Needs Assessment presented to Council in August of 2024 (See Report 24-172), suggest that intensification targets should be increased in the Urban Boundary and that Urban Boundary expansions may be needed to accommodate projected growth.</p> <p>The proposed introduction of four new residential lots in the Urban Boundary, in an established neighbourhood, adds additional dwelling units to the City's housing stock in an appropriate and compatible manner.</p>
<p>2.1.6. Planning authorities should support the achievement of complete communities by:</p> <ul style="list-style-type: none"> a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs; b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups. 	<p>The subject lands are located in the Urban Boundary in an existing built-up area with a proximate mix of residential, commercial, institutional uses and open space. The site is well served by Kingston Transit and is within walking distance of stops for Express and local bus routes. The subject property is also well connected to active transportation infrastructure, including a network of sidewalks, and is in close proximity to bike lanes on Johnson Street, approximately 125 metres to the north. The proposal includes a compact, four-lot subdivision of detached dwellings to contain four dwelling units each, which will allow additional residents to access the transportation options and</p>

Policy Number	Conformity with the Policy
	<p>amenities of this established neighbourhood.</p> <p>While the proposed, ground-oriented residential dwellings will not require an accessible parking space, the requirements for barrier free features will be provided in accordance with the Ontario Building Code and refined in future development approvals (i.e. at a building permit stage).</p>
2.2 Housing	
<p>2.2.1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:</p> <ul style="list-style-type: none"> a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs; b) permitting and facilitating: <ul style="list-style-type: none"> 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and 	<p>See Sections 2.1.4. and 2.1.6.</p> <p>The proposed four-lot subdivision in an established neighbourhood in the Urban Boundary, on lands historically used for a private, recreational use, is a form of intensification. The Urban Boundary of the City of Kingston is where major sewer, water and transportation infrastructure is available or has been planned, and where most growth is intended to occur.</p> <p>The density proposed for the residential lots is consistent with the density enabled throughout the City of Kingston’s urban residential zones through the Housing and Administrative Amendments passed by Kingston City Council in July of 2024 (please see report number PC-24-041). This density is considered appropriate and efficient use of urban, serviced land, where adequate servicing is available.</p> <p>The application does not propose affordable units as defined by local plans and policy documents</p>

Policy Number	Conformity with the Policy
<p style="text-align: center;">redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;</p> <p>c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and</p> <p>d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.</p>	<p>(including the Municipal Housing and Homelessness Plan). However, the proposal introduces additional residential units into a low-vacancy market, which is understood to improve housing affordability overall.</p> <p>The proposed low-rise, residential use of the lands will be developed in accordance with the zoning of the residential lots surrounding the existing open space zone. The proposal is an appropriate extension of the surrounding residential neighbourhood which will assist the municipality in meeting projected housing needs of current and future residents.</p>
2.3 Settlement Areas and Settlement Area Boundary Expansions	
<p>2.3.1.1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.</p>	<p>The subject lands are located within the City of Kingston Urban Boundary which would be considered a Settlement Area as defined by the Provincial Planning Statement (PPS). Residential development on the subject lands will assist the City with accommodating growth within a well-served area.</p>
<p>2.3.1.2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:</p> <p>a) efficiently use land and resources;</p> <p>b) optimize existing and planned infrastructure and public service facilities;</p> <p>c) support active transportation;</p> <p>d) are transit-supportive, as appropriate; and</p> <p>e) are freight-supportive.</p>	<p>See Sections 2.1.6., 2.2.1 and Section 2.3.1.1.</p>
<p>2.3.1.3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete</p>	<p>See Sections 2.1.4., 2.1.6 and 2.2.1.</p>

Policy Number	Conformity with the Policy
communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.	
2.3.1.4. Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.	See Section 2.1.4.
2.9 Energy Conservation, Air Quality and Climate Change	
<p>2.9.1. Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:</p> <ul style="list-style-type: none"> a) support the achievement of compact, transit-supportive, and complete communities; b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities; c) support energy conservation and efficiency; d) promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate. 	<p>See Sections 2.1.6. and 2.2.1.</p> <p>The Site Servicing & Stormwater Management Report prepared by Forefront Engineering Inc. demonstrates that stormwater can be managed during major and minor storm events.</p> <p>The recommended zoning by-law amendment incorporates enhanced front yard soft landscaping requirements to enable front yard tree plantings, as it has been determined that replacement tree plantings in the municipal road allowance are not possible in this location.</p> <p>Active transportation and transit usage will be fostered by the proposed development, which introduces new residential development at a transit-supportive density, in proximity to existing transit stops, and connected to active transportation infrastructure.</p>
3.1 General Policies for Infrastructure and Public Service Facilities	
<p>3.1.1. Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:</p>	<p>See Sections 2.1.4. and 2.2.1</p> <p>A Site Servicing & Stormwater Management Report has been prepared by Forefront Engineering Inc. in support of the proposal. Utilities Kingston is the</p>

Policy Number	Conformity with the Policy
<ul style="list-style-type: none"> a) are financially viable over their life cycle, which may be demonstrated through asset management planning; b) leverage the capacity of development proponents, where appropriate; and c) are available to meet current and projected needs. 	<p>supplier of water, sewer and natural gas service in the area and has reviewed the application through the technical review process. The City's Engineering department has reviewed the proposed off-site works required to establish appropriate stormwater management infrastructure and have identified the need for an off-site works agreement as part of the detailed design stage of the proposed development (i.e. a Final Plan of Subdivision application). No concerns arose through the technical review with the feasibility of servicing the proposed development.</p>
3.5 Land Use Compatibility	
<p>3.5.1. Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.</p>	<p>In accordance with this policy, the applicant has obtained a Record of Site Condition demonstrating that the proposed sensitive residential use can be established on the subject lands, which were the former location of a private recreational club (i.e. community use).</p>
3.6 Sewage, Water and Stormwater	
<p>3.6.2. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.</p>	<p>See Section 3.1.1.</p> <p>The development is located within the Urban Boundary will connect to existing municipal sewage and water services.</p>
<p>3.6.8. Planning for stormwater management shall:</p>	<p>A Site Servicing & Stormwater Management Report has been prepared by Forefront Engineering Inc. in support of the</p>

Policy Number	Conformity with the Policy
<ul style="list-style-type: none"> a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle; b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads; c) minimize erosion and changes in water balance including through the use of green infrastructure; d) mitigate risks to human health, safety, property and the environment; e) maximize the extent and function of vegetative and pervious surfaces; f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale. 	<p>proposal. The report demonstrates that stormwater can be managed on-site without any adverse effects on neighbouring properties. A combination of swales and underground storage are proposed to manage stormwater in accordance with City requirements.</p> <p>The conceptual site plan includes approximately 700 square metres of pervious landscaping as well as swales, which are both forms of low impact development approaches for stormwater management.</p>
3.9 Public Spaces, Recreation, Parks, Trails and Open Space	
<p>3.9.1. Healthy, active, and inclusive communities should be promoted by:</p> <ul style="list-style-type: none"> a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity; b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources; 	<p>See Sections 2.1.6. and 2.2.1.</p> <p>The proposal includes the conversion of lands historically used for private open space to residential uses, which does have the effect of eliminating a 1,850 square metre landscaped area from the local neighbourhood. The municipality did not elect to purchase the lands for a public park when the lands were for sale: the location does not meet a number of criteria for public parkland detailed in section 3.8.11 of the City's Official Plan. Based on service level statistics, the local neighbourhood maintains a service level consistent with other areas of the</p>

Policy Number	Conformity with the Policy
	City and is not considered underserved by parkland.
4.2 Water	
<p>4.2.2. Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.</p>	<p>See Section 3.1.1.</p> <p>The development is located within the Urban Boundary will connect to existing municipal water services.</p>
4.6 Cultural Heritage and Archaeology	
<p>4.6.2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.</p>	<p>The applicant has undertaken the required Stage 1&2 archaeological assessment of the property which concludes that no further archaeological assessment is necessary. However, no ground disturbance will be permitted until the Province provides a letter confirming the assessment has been accepted in to the public register of archaeological assessment reports.</p>
5.1 General Policies for Natural and Human-Made Hazards	
<p>5.1.1. Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.</p>	<p>As the site has been historically occupied by a community use (i.e. a private recreational club), the conversion of the lands to permit residential uses has required a record of site conditions through a process that is regulated by the Ministry of the Environment, Conservation and Parks. The required records of site condition, which demonstrates the site is suitable for a residential use, was filed with the MECP on July 10, 2024 (RSC # B-402-9289718818).</p>




Policy Number	Conformity with the Policy
6.1 General Policies for Implementation and Interpretation	
6.1.6. Planning authorities shall keep their zoning and development permit by-laws up-to-date with their official plans and the Provincial Planning Statement by establishing permitted uses, minimum densities, heights and other development standards to accommodate growth and development.	See Sections 2.1.4. and 2.2.1

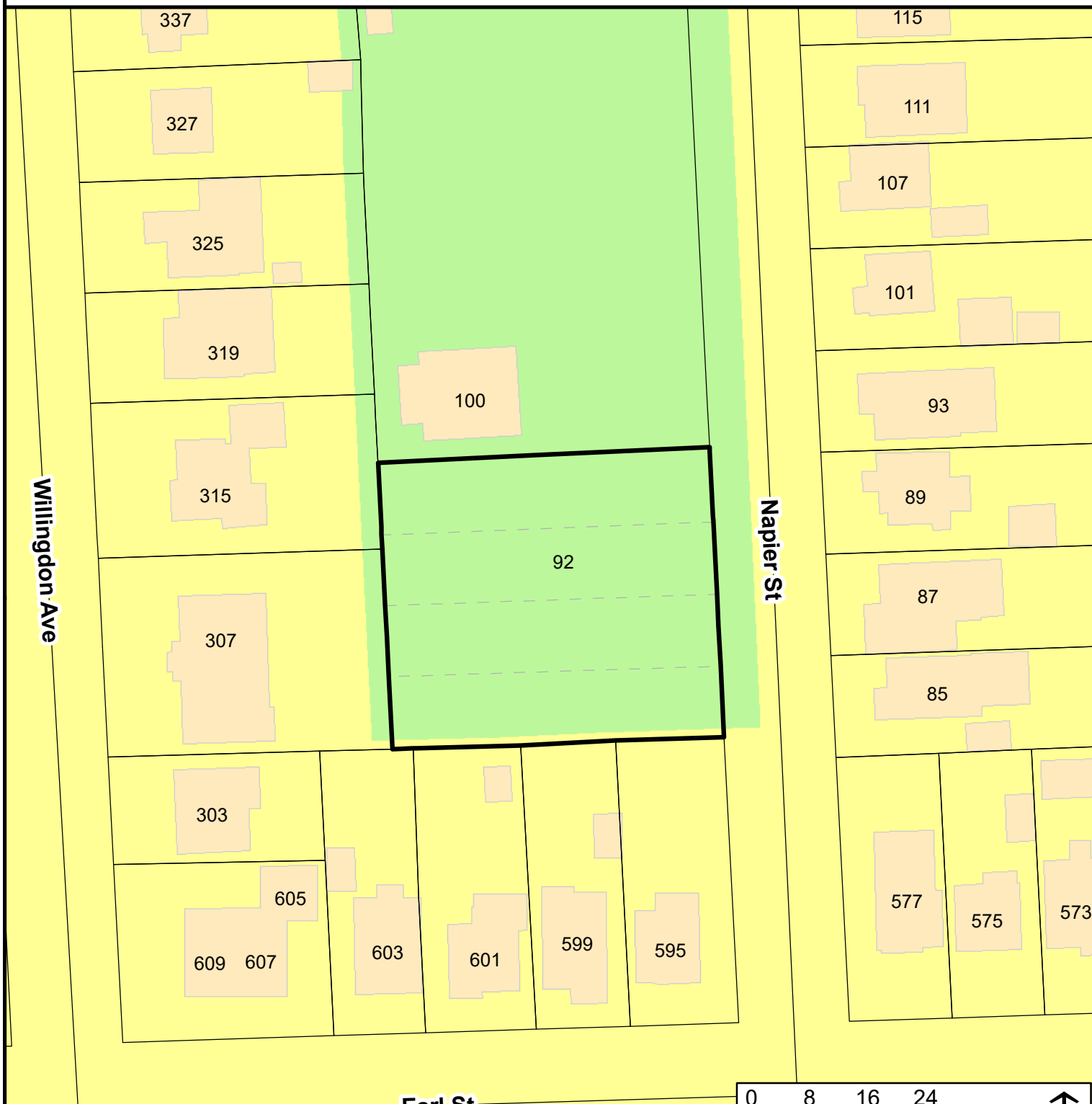


Planning Services

Planning Committee Official Plan, Existing Land Use

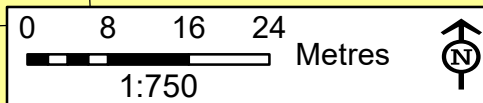
Address: 92 Napier St.
File Number: D35-006-2024
Prepared On: Jan-27-2025

-  Subject Lands
-  Open Space
-  Residential



Prepared By: ncameron
Prepared On: Jan-27-2025

Earl St



Demonstration of How the Proposal Conforms to the Official Plan

Policy	Conformity with the Policy
Urban Areas – Focus of Growth	
<p>2.1.1. Most growth will occur within the Urban Boundary, shown on Schedule 2, where development will be directed to achieve greater sustainability through:</p> <ul style="list-style-type: none"> a. appropriate (minimum) densities; b. land use patterns that foster transit and active transportation; c. enhanced access to public amenities and spaces for all residents, visitors and workers; d. opportunities for sharing resources such as parking, utilities, and the land base for locally grown produce, in the form of urban agriculture, as well as educational, recreational or cultural assets; e. direction of new development and key land uses to areas where they can best result in sustainable practices; g. maximized use of investments in infrastructure and public amenities; h. strategies that will revitalize both neighbourhoods and employment areas, and rehabilitate brownfield sites for re-use; i. parks that are planned to be accessed by urban residents within a ten minute walk and situated in locations that lessen the need for pedestrians to cross an arterial road or major highway; j. where possible, the preservation of mature trees for shade and their other beneficial ecological and community effects; k. climate positive development; l. promotion of green infrastructure to complement infrastructure; 	<p>The proposed residential development is centrally located within the Urban Boundary, and can achieve strategic policy objectives for sustainable development under section 2.1.1 as follows:</p> <ul style="list-style-type: none"> • The density proposed for the site is appropriate as it is consistent with the form and number of units permitted for the surrounding urban residential lots. The functional needs of residents will be met as detailed below under section 2.7.6. • The proposal will result in additional urban residential lots and dwellings in a location with access to a mix of land uses through active transportation and transit, including commercial uses, community facilities including public schools and public parks, and employment uses. The property is well served by Kingston Transit bus route stops in proximity and is well connected to active transportation infrastructure including buffered bike lanes to the north on Johnson Street. • The proposal can be supported by existing water, sanitary and stormwater infrastructure, through new connections to existing sanitary and water services on Napier Street and a new storm sewer on Napier Street to connect to existing infrastructure on Earl Street. The off-site works to establish the new storm sewer will be funded, designed and constructed by the applicant. • A tree preservation plan has been submitted demonstrating how the applicant intends to preserve existing trees where possible. The applicant intends to incorporate new tree plantings throughout the site to accommodate for

Policy	Conformity with the Policy
<p>m. encouraging a mix of land uses that provide for employment, education, personal service and convenience retail in close proximity to residential land uses, subject to compatibility matters as outlined in Section 2.7; and,</p> <p>n. an ecosystem approach to protecting the natural heritage system.</p>	<p>any loss in tree coverage or impacts to tree health.</p> <ul style="list-style-type: none"> • Green infrastructure such as grassed swales are proposed to complement the stormwater management infrastructure included as part of the proposal, as detailed in the supporting Site Servicing and Stormwater Management Report. • The proposed residential development does not impact any natural heritage features identified in Schedules 7 or 8 of the Official Plan.
<p>2.1.4. In reviewing development applications, the City will promote sustainability through:</p> <p>a. encouragement of green building design to reduce greenhouse gases by adopting:</p> <ul style="list-style-type: none"> • energy efficient construction; • renewable sources of energy for lighting and heating; • natural lighting; • design that reduces water consumption; • design which minimizes discharge into the sanitary sewers; and • design which reduces or eliminates discharge into the storm sewers through incorporating stormwater management practices including low impact design and stormwater re-use. <p>b. design, landscaping, and streetscaping practices that promote protection from undesirable sun, wind, or other conditions and reduces the negative effects of urban summer heat;</p> <p>c. design, landscaping, and streetscaping practices that reduce the quantity of impermeable surfaces;</p> <p>d. construction and operational practices that minimize waste and maximize re-use of resources;</p>	<p>The proposed development will be refined further through the Final Plan of Subdivision process; however, the recommended zoning by-law amendment and draft plan of subdivision will enable a residential development that meets several sustainability objectives as follows:</p> <ul style="list-style-type: none"> • The proposed development is expected to be comprised of new, energy-efficient building materials, services, and appliances that will conserve power and limit water consumption, according to information provided by the applicant team. The front and rear facades of the building are intended to include a number of windows that will provide opportunities for natural lighting from each east and west directions. An extension to the existing stormwater service on Earl Street will provide stormwater infrastructure to the site. • The zoning by-law amendment requires a minimum 4.5 metre front yard setback will allow for front yard tree plantings, and the proposal exceeds landscaped open space requirements of the UR5 zone. Vehicular entrances to the site, and associated paved surfaces, are minimized through shared driveways. • The proposal contributes to a mix of land uses that promotes transit and active transportation as described under section 2.1.1. Secured bicycle storage and

Policy	Conformity with the Policy
<p>e. practices that conserve or recycle materials, energy, or other resources; f. design which promotes a reduction of automobile trips, active transportation and transit, including secured public access to bicycle storage and parking; g. the creation of a mix of uses that support increased access to healthy foods; h. the use of materials that have been extracted or recovered locally; i. design that reduces municipal costs associated with the provision of infrastructure and municipal service delivery over the long term; j. development that generates sufficient tax revenue to pay for the increased services (e.g., solid waste collection, fire and police services, snow clearing, etc.) that the City has to provide; and, k. development that suits the demographic and/or socio-economic needs of the community.</p>	<p>parking is incorporated into the design in accordance with the Kingston Zoning By-Law.</p> <ul style="list-style-type: none"> • The proposal makes use of existing water and sanitary infrastructure and will not result in municipal costs associated with additional stormwater management infrastructure as described under section 2.1.1. • The proposal will add additional housing stock to the City of Kingston which will assist in addressing the current housing crisis.
City Structure - Urban Boundary	
<p>2.2.4. The Urban Boundary shown by the dashed line on Schedule 2 has been established to recognize the substantially built up areas of the City where major sewer, water and transportation infrastructure has been planned. The land within the Urban Boundary will be the focus of growth and development in the City and contains sufficient land to accommodate the projected growth for a planning horizon of 2036. The Area Specific Phasing area within the Urban Boundary is subject to site-specific urban growth management policies. The Special Planning Area sites are also within the Urban Boundary and are now committed to</p>	<p>The property is within the Urban Boundary and can connect to existing water, sanitary and stormwater services through off-site works which will be designed, constructed and funded by the applicant. The proposed residential re-development of the property adds 16 new dwelling units, in an existing built-up area.</p>

Policy	Conformity with the Policy
a substantial land use but could accommodate future growth.	
City Structure – Housing Districts	
2.2.5. Housing Districts are planned to continue to mature and adapt as the City evolves in a manner that ensures land use compatibility while supporting the construction of new housing. Re-investment and upgrading will be encouraged through minor infilling and minor development. Housing Districts will be designated for residential uses of different types, but will also contain areas of open space, community facilities and commercial uses.	The subject property is located within a Housing District according to Schedule 2 of the Official Plan (City Structure). The introduction of four new residential lots in this location supports the construction of new housing while ensuring land use compatibility with the adjacent, private open space and surrounding urban residential lots.
Principles of Growth - Growth Focus	
2.3.1. The focus of the City’s growth will be within the Urban Boundary, shown on Schedule 2, where adequate urban services exist, or can be more efficiently extended in an orderly and phased manner, as established by this Plan. Kingston’s Water Master Plan and Sewer Master Plan will guide the implementation of the infrastructure planning.	In conformity with policy with respect to the focus of growth, the applications will enable residential growth in the Urban Boundary in the form of four new residential lots and houses. A Site Servicing & Stormwater Management Report has been prepared by Forefront Engineering Inc. in support of the proposal. Utilities Kingston is the supplier of water and sewer service in the area and has reviewed the application through the technical review process and have not identified any concerns with servicing capacity to accommodate the development.
2.3.2. In 2013, residential density within the City’s Urban Boundary was 25.7 units per net hectare. The City intends to increase the overall net residential and non-residential density within the Urban Boundary through compatible and complementary intensification, the development of underutilized properties and brownfield sites, and through the implementation of area specific policy directives tied to Secondary Planning	The proposal exceeds the residential density within the Urban Boundary in 2013. In conformity with this policy, this new residential development is proposed in a complementary form, reflecting the zoning standards that apply to the surrounding neighbourhood, and at a scale that will not negatively impact the open space proposed to remain to the north.

Policy	Conformity with the Policy
Areas and Specific Policy Areas, as illustrated in Schedule 13.	
Principles of Growth - Transportation	
<p>2.3.11. In order to implement the Strategic Direction of the Kingston Transportation Master Plan, active transportation will be aggressively promoted with greater emphasis on pedestrians, cyclists and transit, and accessibility for all residents and visitors.</p>	<p>The proposed residential subdivision will facilitate active transportation through proximity to transit stops, bike lanes, as well as connections to municipal sidewalks and the site's location within walking distance to community facilities such as a public school and a public park. Secured access to bicycle storage and parking is proposed in accordance with the requirements of the Kingston Zoning By-Law in a secure, enclosed location in the rear yard.</p>
Principles of Growth – Affordable Housing and Accessibility	
<p>2.3.17. The City supports the City of Kingston and County of Frontenac Municipal Housing Strategy (2011) and the City of Kingston 10-Year Municipal Housing and Homelessness Plan (2013) in order to increase affordable housing in the City, and for it to be located primarily within the Urban Boundary in accordance with the directions of the Municipal Housing Strategy Locational Analysis Study (2012).</p>	<p>The application does not propose affordable units as defined by the Municipal Housing and Homelessness Plan. However, the proposal introduces additional residential units into a low-vacancy market, which is understood to improve housing affordability overall.</p>
<p>2.3.18. Through the prevention and removal of barriers for persons with disabilities, and the application of universal design principles, the City supports and promotes opportunities for all people to access the City and make contributions as citizens. The application of universal design principles in development and renovation is promoted. The City also encourages owners of private properties with public access to do the same.</p>	<p>The proposed building form, which provides for purpose-built rental units spanning more than one-storey, requires internal staircases to access both upper and lower levels. As such, the upper and lower units are not proposed to be barrier-free. However, the proposal will comply with all applicable accessibility requirements of the Ontario Building Code.</p>

Policy	Conformity with the Policy
Phasing of Growth - Vision	
<p>2.4.1. The City supports sustainable development of a compact, efficient, urban area with a mix of land uses and residential unit densities that optimize the efficient use of land in order to:</p> <ul style="list-style-type: none"> a. reduce infrastructure and public facility costs; b. reduce energy consumption and greenhouse gas emissions; c. support active transportation and viable public transit; d. conserve agriculture and natural resources within the City; and e. reduce reliance on private vehicles. 	<p>The proposal optimizes the efficient use of land in accordance with this policy through a compact residential development on a private open space which is centrally located in the Urban Boundary. The four new residential lots proposed in this location would have the ability to connect to full municipal services and would be in proximity to institutional and commercial uses and community facilities, which are easily accessible by transit or active transportation.</p>
<p>2.4.2. It is the intent of this Plan to be consistent with the policies of Provincial Policy. Provincial Policy supports residential intensification, infill development, and an appropriate range of housing types and densities needed to meet the projected requirements of current and future residents. It is the intent of the City to maintain, at all times, the ability to accommodate residential growth for a minimum of 10 years with lands that are designated and available for residential development. It is also the intent of this Plan to maintain lands with servicing capacity to provide at least a three year supply of residential units available through lands suitably zoned and lands that are draft-approved or registered plans of subdivision. This Plan will ensure sufficient land is made available to accommodate an appropriate range and mix of land uses to meet projected need for a time horizon of up to 20 years.</p>	<p>The conversion of a privately-owned open space area to accommodate four new residential lots is consistent with Provincial Policy as detailed in Exhibit F. The recommended Official Plan Amendment and Zoning By-Law Amendment will contribute to lands that are designated and available for residential development.</p>

Policy	Conformity with the Policy
<p>2.4.3. It is the intent of this Plan to achieve an increase in the City’s net urban residential densities through promoting intensification and requiring minimum densities for residential development. It is also the intent of the City that intensification be focused within Centres and Corridors and in specific policy areas.</p>	<p>The proposed residential development of the subject property will contribute to an increase in the City’s net urban residential density. The proposal results in a density of 86.5 dwelling units per net hectare, which exceeds the minimum density targets established by the Plan (See Section 2.4.4).</p>
<p>2.4.4. New residential development and new secondary plans are subject to the following policies and minimum densities:</p> <ul style="list-style-type: none"> a. for the existing built-up residential areas, a net urban residential density of 22 dwelling units per net hectare is established as the overall minimum density, except where specifically increased in subsections (b), (c), and (d) below; b. for large-scale developments and greenfield areas, a minimum of 37.5 residential units per net hectare is established for new residential development in order to be transit supportive; c. for mixed use building developments in existing and proposed Centres and Corridors, a minimum density of 75 residential units per net hectare is established as the target for new residential development in order to support active transportation and transit; and, d. a moderate increase in density will be permitted adjacent to Centres and Corridors so as to accommodate a transition in density from areas intended to support high-rise residential to those supporting low-rise and mid-rise residential, provided the proposal demonstrates conformity to the policies of Section 2.6 and 2.7 of this Plan. 	<p>At 86.5 dwelling units per net hectare, the proposal satisfies the minimum density requirements for new residential development in order to be transit-supportive.</p>

Policy	Conformity with the Policy
Phasing of Growth - Intensification Targets and Order of Development	
<p>2.4.5. The City has established the following minimum targets for intensification to occur within the Urban Boundary. a. It is the intent of the City that 40 percent (%) of new residential development occur through intensification. b. It is the intent of the City that ten percent (10%) of new nonresidential development occur through intensification.</p>	<p>The proposal represents a form of intensification in the Urban Boundary and will contribute to the target established under section 2.4.5.</p>
<p>2.4.6. Urban development within the City will proceed in a planned and orderly manner. The Order of Development will be as follows: Urban Boundary a. lands located within the Urban Boundary that have servicing capacity currently in place, including infill opportunities, brownfield sites and other vacant or under-utilized properties have the first priority for development;</p>	<p>The subject property is a privately-owned open space within the Urban Boundary with available servicing capacity and as such is prioritized for development in accordance with policy section 2.4.6.</p>
Phasing of Municipal Infrastructure and Transportation	
<p>2.5.8. Where intensification is encouraged, increased densities will only be approved when it has been determined by the City that servicing capacity exists or that capacity expansions are imminent to accommodate additional development.</p>	<p>A Site Servicing & Stormwater Management Report has been prepared by Forefront Engineering Inc. in support of the proposal. Utilities Kingston is the supplier of water, sewer and natural gas service in the area and has reviewed the application through the technical review process. The City's Engineering department has reviewed the proposed off-site works required to establish appropriate stormwater management infrastructure and have identified the need for an off-site works agreement as part of the detailed design stage of the proposed development (i.e. a Final Plan of Subdivision application). No concerns arose through the technical review with the feasibility of servicing the proposed development.</p>

Policy	Conformity with the Policy
<p>2.5.10. In order to foster sustainability within the City and reduce reliance on the automobile, the City will make efficient use of the existing infrastructure and provide the facilities and services to encourage active transportation and transit as priority modes before providing new road infrastructure in order to satisfy travel demand. While the automobile will continue to be the primary mode of transportation in the City, other, more active forms of transportation will be aggressively promoted to maximize existing road capacity and improve environmental conditions.</p>	<p>No new road infrastructure is proposed as part of the subject applications. Active transportation and transit usage will be fostered by the proposed development, which introduces new residential development at a transit-supportive density, in proximity to existing transit stops, and connected to active transportation infrastructure.</p> <p>See also Section 2.3.11.</p>
Transit Priority	
<p>2.5.11. The use of transit will be supported and encouraged through the development of mixed use areas and mixed use buildings, the development of Corridors and more intense mixed use Centres, and through the increase of densities within newer areas, compatible uses and infill with complementary uses, and appropriate development of underutilized and brownfield sites.</p>	<p>The proposal will support transit usage through introducing 16 additional units in a compatible built form, at a transit-supportive density, in proximity to transit stops on Johnson Street and Union Street.</p>
Locational Criteria for Residential Development	
<p>2.6.1. Low-rise residential buildings are the predominant form of housing in the City's urban neighbourhood system, both in number of units and physical area. They represent low profile, ground oriented types of housing including, but not limited to, houses, semi-detached dwellings, duplexes, triplexes, rowhouses, townhouses, stacked townhouses and accessory houses. Low-rise buildings are generally up to 3 or 4 storeys in height.</p>	<p>The proposal includes establishing additional residentially-designated lands in the City's urban neighbourhood system, intended to accommodate four new lots with three-storey houses. The proposed form of housing would be considered "low-rise" residential buildings consistent with this policy.</p>

Policy	Conformity with the Policy
<p>2.6.4. New low-rise residential buildings are appropriate in existing low-rise residential areas and in greenfield areas that have been planned for low-rise residential through the policies of this Plan.</p>	<p>The proposed low-rise, three-storey dwellings are appropriately located on the subject lands, in an established low-rise residential neighbourhood.</p>
<p>Land Use Compatibility Principles</p>	
<p>2.7.1. Development and/or land use change must demonstrate that the resultant form, function and use of land are compatible with surrounding land uses.</p>	<p>Technical studies submitted in support of the proposed residential demonstrate that the resultant form, function and use of land will be compatible as detailed in this Exhibit.</p>
<p>2.7.2. The demonstration of compatible development and land use change must consider the potential for adverse effects and matters that have the potential to negatively impact the character, planned function and/or ecological integrity of an area, and the health and safety of humans. Where there exists a potential for negative impacts, a land use compatibility study, focused specifically on the identified land use compatibility matters, will be required.</p>	<p>The proposed development will be compatible with surrounding land uses as detailed under Section 2.7.3. A Planning Justification Report was submitted with the application, which speaks to land use compatibility and the potential for adverse effects in conformity with Section 2.7.2.</p>
<p>Land Use Compatibility Matters</p>	
<p>2.7.3. The land use compatibility matters to be considered under Section 2.7.2 include, but are not limited to:</p> <ul style="list-style-type: none"> a. shadowing; b. loss of privacy due to intrusive overlook; c. increased levels of light pollution, noise, odour, dust or vibration; d. increased and uncomfortable wind speed; e. increased level of traffic that can disrupt the intended function or amenity of a use or area or cause a 	<p>a.&b. The proposed 3 storey houses will not result in shadow impacts or loss of privacy due to intrusive overlook to surrounding residential uses or to the private open space to the north. The proposed dwellings will comply with the height permitted on surrounding lots through the introduction of the UR5 zone and will similarly be built to appropriate minimum setbacks from lot lines in accordance with the development standards of the UR5 zone.</p> <p>c.&d. No increased levels of light pollution, noise, odour, dust or vibration are anticipated in association with the proposed residential use of the property. The scale of the proposed 3-storey</p>

Policy	Conformity with the Policy
<p>decrease in the functionality of active transportation or transit;</p> <p>f. environmental damage or degradation;</p> <p>g. diminished service levels because social or physical infrastructure necessary to support a use or area are overloaded;</p> <p>h. reduction in the ability to enjoy a property, or the normal amenity associated with it, including safety and access, outdoor areas, heritage or setting;</p> <p>i. visual intrusion that disrupts the streetscape or buildings;</p> <p>j. degradation of cultural heritage resources;</p> <p>k. architectural incompatibility in terms of scale, style, massing and colour;</p> <p>l. the loss or impairment of significant views of cultural heritage resources and natural features and areas to residents; or</p> <p>m. adverse effects on neighbouring properties related to stormwater management or drainage.</p>	<p>residential dwellings are not expected to result in an increase in wind speed.</p> <p>e. Due to the scale of the proposed, four lot subdivision, each containing four-unit dwellings, a Traffic Impact Study was not deemed to be warranted.</p> <p>f. The proposal will not result in environmental damage or degradation of natural heritage features, as there are none present on the subject property. Mature trees will be preserved where possible. One city-owned tree will be required to be removed, and compensation through on-site tree plantings or financial compensation will be required as part of a future Final Plan of Subdivision application process.</p> <p>g. The scale of the proposed development will not diminish service levels. The subject lands are in proximity to a complementary mix of uses and community facilities and are well connected through transit and active transportation infrastructure. As demonstrated by the submitted Servicing Report, the proposed development can be supported by existing water and sanitary services.</p> <p>h. the proposed residential redevelopment of a private open space will not impact the ability of surrounding residential and private recreational uses to continue to function in an enjoyable and safe manner and will be compatible with the residential character of the surrounding area.</p> <p>i. the proposal will integrate compatibly with the low-rise character of the streetscape, with dwellings built to development standards and requirements that apply to surrounding residential lots under the Kingston Zoning By-law.</p> <p>j. There will be no adverse impacts on cultural heritage resources. The applicant has submitted the required Stage 1 & 2 archaeological assessment report which did not result in any finds of significance and does not recommend any additional assessment. As a condition of</p>

Policy	Conformity with the Policy
	<p>draft plan approval, the applicant will be required to confirm the archaeological assessment has been accepted by the Province into their register of public reports prior to any ground disturbance.</p> <p>k. The proposed development will be architecturally compatible with the surrounding built form as detailed under the review of Section 8 below.</p> <p>l. there are no significant views of cultural heritage resources or natural features and areas identified in the Official Plan on schedule 9.</p> <p>m. The Site Servicing & Stormwater Management Report prepared by Forefront Engineering Inc. demonstrates that stormwater can be managed on-site without any adverse effects on neighbouring properties. A combination of swales and underground storage are proposed to manage stormwater in accordance with City requirements.</p>
<p>2.7.4. Mitigation measures may be used to achieve development and land use compatibility. Such measures may include one or more of the following:</p> <ul style="list-style-type: none"> a. ensuring adequate setbacks and minimum yard requirements; b. establishing appropriate transition in building heights, coverage, and massing; c. requiring fencing, walls, or berming to create a visual screen; d. designing the building in a way that minimizes adverse effects; e. maintaining mature vegetation and/or additional new landscaping requirements; f. controlling access locations, driveways, service areas and activity areas; and, g. regulating location, treatment and size of accessory uses and structures, lighting, parking areas, 	<p>The proposal incorporates mitigation in conformity with policy 2.7.4 such as an appropriate transition in height in relation to adjacent development, primarily locating rear yards adjacent to existing residential uses, and maintaining mature trees where feasible. Through the Final Plan of Subdivision detailed design process, additional mitigation measures such as fencing details will be required and reviewed for opportunities to provide visual screens where appropriate.</p> <p>The recommended zoning bylaw amendment will establish a site-specific exception with enhanced soft landscaped open space requirements in the front yard, to enable tree plantings. This exception applies a standard that is not required for adjacent residential lots. This exception is recommended to soften the visual change of four new residential buildings in an established residential neighbourhood and to carry forward the applicant's conceptual site plan to detailed design stages. Due to the depth of the proposed lots and extent of the rear yard</p>

Policy	Conformity with the Policy
garbage storage facilities and signage.	area, there is also ample opportunity for new tree plantings in the rear yard of the dwellings.
<p>2.7.6. Only development proposals that meet the long-term needs of the intended users or occupants will be supported. Proponents, whether developing individual buildings on a single site, or multiple buildings being built at one time or phased over time, will be required to demonstrate to the satisfaction of the City that the functional needs of the occupants or users will be met by providing:</p> <ul style="list-style-type: none"> a. suitable scale, massing and density in relation to existing built fabric; b. appropriate landscaping that meets or improves the characteristic green space amenity of the site and surroundings and enhances the City’s tree planting program; c. adequate land area and appropriate site configuration or provision for land assembly, as required; d. efficient use of municipal services, including transit; e. appropriate infill of vacant or under-utilized land; and, f. clearly defined and safe: site access; pedestrian access to the building and parking spaces; amenity areas; building entry; and parking and secure and appropriate bicycle facilities. 	<p>The functional needs of the occupants or users of the dwellings will be met as follows:</p> <ul style="list-style-type: none"> a. The proposed, low-rise 3 storey houses are a suitable built form in relation to the surrounding area, which is a low rise residential neighbourhood of predominantly one to two storey homes. b. The proposed lots on the conceptual site plan will include 49% landscaped open space, exceeding the minimum 30% landscaped open space required under the Kingston Zoning By-Law for Urban Residential lots. In addition, a minimum 50% front yard soft landscaping requirement will be introduced to enable front yard tree plantings. c. Adequate land area is available for the proposed residential development of the site, as demonstrated by the site’s ability to meet all Zoning By-Law requirements for a four-unit house in an Urban Residential zone, with the exception of an amendment to enable a 3 metre driveway access to the rear parking area; d. The proposal will facilitate efficient use of existing municipal water and sewer infrastructure, as well as existing transit service. The proposal makes use of existing water and sanitary infrastructure and will not result in municipal costs associated with additional stormwater management infrastructure as described under section 2.1.1. The four-lot subdivision will be within walking distance of transit routes on Johnson Street, and exceeds a transit-supportive density of 37.5 dwelling units per net hectare; e. The proposal introduces additional housing intended to be built in accordance with as-of-right permissions applying to surrounding properties, on a private open space consisting of

Policy	Conformity with the Policy
	<p>manicured lawn. The proposal represents appropriate infill development through a land use conversion that is supported by the applicable policy framework in the Official Plan and is supported by technical studies.</p> <p>f. The development detailed on the Conceptual Site Plan, Floor Plans and Elevations, includes clearly defined and safe vehicular access to the site through a shared 3 metre driveway access which is separated from pedestrian access. Pedestrian access through the site is provided through clearly defined walkways to each individual front entrances. Amenity area is located in the rear yards connected to the entrances through the walkways on site. Secured bicycle parking is incorporated into accessory buildings in a location connected to walkways.</p>
Protection of Resources – Stormwater Management	
<p>2.8.5. Stormwater runoff will be managed on site where feasible, and runoff may be required to be stored, treated and directed away from the natural heritage system. Its quantity will be required to be controlled to prevent impact on downstream areas. Stormwater connections are not permitted in areas where combined sewer infrastructure exists in the City.</p>	<p>The Site Servicing & Stormwater Management Report (Forefront Engineering Inc, December 2024) submitted with the subject application has demonstrated it is feasible to provide adequate stormwater controls for the site. S The Site Servicing & Stormwater Management Report prepared by Forefront Engineering Inc. demonstrates that stormwater can be managed on-site without any adverse effects on neighbouring properties. A combination of swales and underground storage are proposed to manage stormwater in accordance with City requirements. A detailed design review will be undertaken as part of the Final Plan of Subdivision application.</p>
<p>2.10.1. In order to improve the resiliency and ensure the long-term prosperity of the community the City intends to:</p> <p>a. consider the potential impacts of climate change when assessing the</p>	<p>The conceptual site plan includes approximately 700 square metres of pervious landscaping as well as swales, which are both forms of low impact development approaches for stormwater management.</p>

Policy	Conformity with the Policy
<p>risks associated with natural hazards;</p> <p>b. consider the potential impacts of climate change and extreme weather events when planning for infrastructure, including green infrastructure, and assessing new development;</p> <p>c. support climate-resilient architectural design of buildings incorporating durable, reusable, sustainable materials and low impact technology for energy and stormwater management; and,</p> <p>d. explore opportunities to achieve climate positive development.</p>	
Specific Use Policies - On-Campus and Off-Campus Housing	
<p>3.2.14. Any new or redeveloped residential uses intended as off-campus housing must be designed and built to be viable for a wider housing market. The City may therefore restrict density by limiting the number of bedrooms or habitable rooms per residential unit through the zoning by-law. Sections 2.6, 2.7 and 8 of this Plan must be addressed in the review of off-campus housing proposals.</p>	<p>While the Kingston Zoning By-Law does not regulate the form of tenure of housing, the applicant has indicated that the proposed housing is intended for off-campus housing for students. The proposed form of housing and dwelling units will be designed and built to be viable for a wider housing market, with self-contained 1-bedroom and 4-bedroom dwelling units. Density is proposed to be consistent with the permissions of the surrounding residential zoning. Please also see sections 2.6, 2.7 and 8.</p>
<p>3.2.18. Affordable housing is a specific term for housing that is considered affordable for low and moderate income households. Rental housing is considered affordable when it accounts for no more than 30% of the gross annual household income for low and moderate income rental households.</p> <p>At present, the construction of affordable rental units is primarily provided by non-profit organizations, supported by the City of Kingston and sometimes funded in different capacities by the three levels of</p>	<p>During the March 5, 2025 Residents Meeting, several community members raised the issue of affordability. In response, the applicant explored whether affordable units, according to the definition in the Kingston Zoning By-Law, could be incorporated into the development. It was determined by the applicant that meaningful affordability would require a substantial increase in density—likely in the form of a mid-rise, apartment-style building.</p> <p>While proposal does not include dedicated affordable units, the development contributes to broader housing affordability by adding purpose-</p>

Policy	Conformity with the Policy
<p>government (municipal, federal and provincial). In recent years, the demand for affordable rental units has accelerated more quickly than the construction of new affordable housing developments and mixed market housing developments, which confirms that local non-profits and existing government funding approaches are not enough to fund and build the number of affordable units that are required. While the intent of this Plan is to support new housing construction in appropriate locations to help with housing affordability overall, the construction of new affordable units is a fundamental matter of public interest that is prioritized over all other housing forms in this Plan</p> <p>Accordingly, despite the permitted uses in the underlying land use designation, affordable housing developments are permitted in all land use designations, except for Employment Areas, Environmental Protection Areas, Prime Agricultural Areas (except where they are in a permitted building form), Rural Industrial, and Mineral Resource. Affordable housing developments are permitted in the Open Space designation where the construction of new buildings or conversion of existing buildings is permitted, but should not be constructed in Open Space areas that are intended to remain in a natural state.</p> <p>Affordable housing developments must meet all other applicable policies of this Plan. Mixed market housing developments, when constructed, owned and operated by a non-profit organization, are</p>	<p>built rental units to the City's overall supply of housing.</p> <p>It is notable that if the units were affordable they would be permitted to be established in the applicable Open Space land use designation without an amendment to this plan in accordance with this policy.</p>

Policy	Conformity with the Policy
considered affordable housing developments for the purpose of this policy.	
Residential Uses	
<p>3.3.1. The predominant use of land in a Residential designation will be for various forms of housing contemplated by the low-rise, mid-rise and high rise residential polices in Section 2.6. Specific uses are permitted in accordance with Section 3.2.</p>	<p>The proposed residential land use designation will contain low-rise housing, in accordance with Section 2.6.</p>
<p>3.3.3. New development is encouraged and expected to incorporate “green building features” as recommended in Section 2.1.4 of this Plan, and must comply with the policies of all other sections of this Plan.</p>	<p>See Section 2.1.4.</p>
<p>3.3.5. Sections 2.6 and 2. 7 identify the various types of low-rise, mid-rise and high-rise residential building types, including the appropriate locations for each building type and the land use compatibility considerations that must be demonstrated for new low-rise, mid-rise and high-rise residential developments. Where a new residential building is proposed in a Residential designation, it must comply with Sections 2.6 and 2.7, and all other applicable policies of this Plan.</p>	<p>The proposed residential land use designation will contain low-rise housing, in accordance with Sections 2.6 and 2.7.</p>
Open Space	
<p>3.8.1. The City will actively acquire, conserve, maintain and renew public open space areas and related facilities as part of an on-going program.</p>	<p>The City has not pursued the purchase of the subject lands for a public park. It is notable that the subject property does not meet a number of the characteristics of preferred locations for municipal parks. See section 3.8.11.</p>

Policy	Conformity with the Policy
<p>3.8.2. Uses permitted in an Open Space designation vary and will be further defined in the zoning by-law. Private and semi-private open space areas, including golf courses, marinas, and cemeteries are also considered as open space uses within the Urban Boundary. Buildings or structures are generally to be minimized and may be prohibited in the implementing zoning by-law. One or more of the following uses may be permitted:</p> <ul style="list-style-type: none"> a. active recreation uses, such as sports fields and sports and recreation centres; b. passive recreation uses and forms of urban agriculture, such as community gardens and garden plots; c. landscaped areas; d. conservation areas, woodlots and forestry reserves; e. major cemeteries and related accessory uses; f. adaptive re-use of built heritage resources existing within an Open Space designation; and, g. small craft launches, docks or water access areas, viewing and fishing platforms subject to approvals through the appropriate regulatory agency. 	<p>The subject property has historically contained a private open space area owned by the Kingston Lawn Bowling Club since 1932, which has been surrounded by residential development since at least 1953. The associated zoning is a General Open Space (OS2) zone which permits uses such as a campground, cemetery, club, community centre, elementary school, fitness centre, golf course, and a library. The Open space land use designation does not permit residential development.</p> <p>The proposed residential development requires an Official Plan Amendment to apply a residential land use designation. See section 3.8.10 for specific matters for consideration.</p>
<p>3.8.6. It is not intended for privately owned lands that are designated Open Space to be accessible to the general public. If a proposal is made to develop such lands and they are not acquired by a public agency, an application to amend this Plan may be considered in the context of the adjacent uses, suitability of the site for the proposed use, and other</p>	<p>The subject lands have been the location of a privately owned Lawn Bowling Club since approximately 1932. The City is not acquiring the subject lands for public recreational uses.</p> <p>The proposed application to amend the Official Plan is considered in the context of adjacent uses, which are residential to the east, south and west. The Kingston Lawn Bowling Club will continue to operate to the north. The proposal to</p>

Policy	Conformity with the Policy
<p>policies of this Plan. There is no requirement by the City to acquire such lands for recreational uses. Private lands identified in the Waterfront Master Plan for future public access may be pursued through a variety of land access strategies as identified in that plan.</p>	<p>establish housing in accordance with zoning that also applies to the surrounding residential neighbourhood is a compatible and appropriate land use change in this context. The shadow study information submitted with the subject applications demonstrates that the proposal will not result in undue adverse shadowing impacts on the lawn bowling green to the north. The site and proposed lots are suitable for the proposed residential use as demonstrated by the ability to comply with the performance standards of the Kingston Zoning By-Law and will exceed landscaped open space requirements. See also section 2.7.6.</p> <p>The subject property does not abut a waterbody and as a result is not identified in the Waterfront Master Plan for future public access.</p>
<p>3.8.7. The Open Space designation also includes landscaped areas, woodlands, conservation reserves, or buffers for ecosystem protection primarily retained in a natural state. Development of trails, interpretive centres and other such accessory uses are permitted provided they are shown to have no negative impact on natural heritage features and areas or their ecological function, in accordance with the policies of Section 6.1.</p>	<p>The subject property does not contain natural heritage features or support significant ecological functions identified as requiring protection. The open space on the subject lands also does not connect to a broader trail system.</p>
<p>3.8.8. Land for open space may be acquired through purchase, donation, bequest, expropriation, and the provisions of the Planning Act for parkland dedication, as outlined in Sections 3.8.13 to 3.8.18 inclusive. The need for public parkland is demonstrated in the 2010 Parks and Recreation Master Plan, which will be considered in the evaluation of opportunities for parkland acquisition. Further, the City will seek to acquire waterfront properties or access to the</p>	<p>The subject lands have not been pursued for purchase for a municipal park. It's notable that the subject property would not be considered a preferred location for a municipal park in relation to the criteria of Section 3.8.11.</p> <p>Cash-in-lieu of parkland will be collected prior to approval of a future Final Plan of Subdivision application in accordance with the City's Parkland Conveyance By-law.</p>

Policy	Conformity with the Policy
<p>waterfront, whenever such lands become available through land development. Locations for land acquisition will be considered, but not limited to, areas set out in the Waterfront Master Plan.</p>	
<p>3.8.9. Municipal open space must not be sold or removed from the open space system unless extenuating circumstances warrant its disposal, and the City holds a public meeting prior to the disposal of any such property.</p>	<p>The subject property is not municipal (public) open space.</p>
<p>3.8.10. Conversion of open space to a use other than a permitted open space use requires an amendment to this Plan, to be considered in accordance with the relevant policies of this Plan and the following matters:</p> <p>a. the role and function of any adjacent open space area</p> <p>b. the appropriate Plan policies relating to municipal parks and connections with trail systems, such as the Waterfront Pathway, the Rideau Trail, the K & P Trail and the Lake Ontario Waterfront Trail;</p> <p>c. where the subject lands are adjacent to an Environmental Protection Area, the relationship between the open space and the Environmental Protection Area designation will be assessed in terms of:</p> <ul style="list-style-type: none"> • the potential impact of the development on any natural heritage features and areas; • any measures proposed to ensure no negative impacts; and, • the extent to which natural heritage features and areas are retained and 	<p>a. The adjacent open space area will continue to function as the Kingston Lawn Bowling Club. As the lawn bowling green is presently surrounded by low-rise residential uses, there are no concerns with the compatibility of the proposed low-rise housing on the severed property to the south of the club house. The Planning Justification Report submitted with the subject application incorporates a review of shadowing that would result from residential development on the site and determines that shadowing in the summer months will be negligible. The shadow information provided indicates that the low-rise shape of the proposed buildings result in shadows mostly limited to the site itself, with the exception of some shadowing that spills onto the front lawn of the northerly adjacent private open space use, and into the western part of the Napier Street road allowance from the autumn to the spring. The submitted Planning Justification concludes that shadowing projected to be generated is reasonable and in keeping with standard low-rise residential development impacts and staff concur with this assessment.</p> <p>b. the subject property is not part of a municipal (public) park and does not connect with a municipal trail system.</p> <p>c. the subject property is not adjacent to an Environmental Protection Area.</p>

Policy	Conformity with the Policy
<p>enhanced by the proposal upon review of an environmental impact assessment as required under Section 6 of this Plan;</p> <p>d. the compatibility of the proposed use relative to the neighbouring uses;</p> <p>e. where the proposal is adjacent to a shoreline area, the applicable policies of Section 3.9 and also the Harbour Area policies in Section 3.9.A of this Plan must be reviewed; and,</p> <p>f. where the subject lands are adjacent to a hydro corridor, the appropriate Hydro authority must be consulted.</p>	<p>d. Land use compatibility between residential and open space uses is well established and enshrined in permissions in Housing Districts, which also include areas of open space (see Section 2.2.5). The proposed low-rise, residential use of the lands will be developed in accordance with the zoning of the residential lots surrounding the existing open space zone, and is an appropriate extension of the surrounding residential neighbourhood.</p> <p>e. the proposal is not adjacent to a shoreline area.</p> <p>f. the subject lands are not adjacent to a hydro corridor.</p>
<p>3.8.11. Municipal parks are acquired to meet the diverse needs of the population for active transportation, recreation and cultural activities in accordance with the City’s Parks and Recreation Master Plan. Preferred locations for municipal parks include;</p> <p>a. lands abutting natural features or elementary and secondary school sites;</p> <p>b. lands along major streets or at the terminus of a street;</p> <p>c. lands that connect to other parks as linear parks suitable for active transportation pathways; and/or,</p> <p>d. sites that maximize the number of residential units that are in close proximity of the park.</p>	<p>The subject lands have not been pursued for purchase for a municipal park. It’s notable that the subject property would not be considered a preferred location for a municipal park in relation to the criteria under Section 3.8.11.:</p> <p>A. The lands do not abut natural features or an elementary or secondary school site;</p> <p>B. The lands are not along a major street or at the terminus of a street;</p> <p>C. The lands do not connect to other parks as a linear park suitable for active transportation;</p> <p>D. While there are a number of residential units in close proximity, the immediate area is not designated for mid-rise or high-rise residential uses.</p>
<p>3.8.13. In accordance with the Planning Act and the policies of this Plan, the City requires as a condition of development, a land dedication to be conveyed to the municipality for park or other public recreational purposes. This can amount to up to 2 percent of the total land area in the</p>	<p>In this instance, based on a technical review of the proposal, cash-in-lieu of parkland will be required as part of a future Final Plan of Subdivision process or building permit process. An associated condition of draft plan of subdivision approval is included. Please see Exhibit C.</p>

Policy	Conformity with the Policy
<p>case of land proposed for industrial or commercial development, and an amount of up to 5 percent in the case of land proposed for residential development. These provisions apply unless an alternative cash-in-lieu contribution is approved by the City, or a higher dedication is required for more intensive residential development, as required under Section 3.8.15.</p>	
<p>3.8.16. The City may request cash-in-lieu for all or part of any required land dedication under the Planning Act under the following circumstances:</p> <ul style="list-style-type: none"> a. where the parcel of land is either too small or poorly located to meet parkland needs; b. in an area that has excess parklands; c. where the condition of the land is unsuitable for park purposes; d. where no opportunity exists to enlarge existing neighbourhood parks; e. where there is no opportunity to obtain useful waterfront land; f. where a large development project is within reasonable walking distance to an existing park, provided that the trip does not involve crossing an arterial road; and, g. where the provision of cash-in-lieu from a large project would not result in an overload to the existing park(s) 	<p>See Section 3.8.13.</p>
<p>3.8.18. The City may consider waiving or reducing the required parkland dedication in limited circumstances as set out in the City's Parkland Conveyance By-law.</p>	<p>The required parkland dedication, provided through cash-in-lieu of parkland in this instance, is not proposed to be waived or reduced.</p>

Policy	Conformity with the Policy
Infrastructure & Transportation - General Policies	
<p>4.1.1. New development will proceed only if the City is satisfied that adequate services, roads, and utilities are available, or can be made available, to serve the proposal adequately. In determining the adequacy of servicing, utility systems, or the transportation system, the City will consider not only the proposal, but also the potential for development that exists in the same service area.</p>	<p>See Section 2.5.8. with respect to water and sewer infrastructure.</p> <p>Due to the low-rise and limited scale of the proposed four-lot residential subdivision, a traffic impact study was not requested in support of the subject applications.</p>
Infrastructure & Transportation - Municipal Water and Sewage	
<p>4.2.16. Planning Act applications for a new residential unit(s) on municipal water and/or wastewater that are located in a known or potential servicing constraint must demonstrate, to the satisfaction of the City and Utilities Kingston, the adequacy of water and wastewater servicing capacity, and the suitability of the property or configuration of the development to ensure the protection of public health and safety.</p>	<p>The subject property is not in a location of a known servicing constraint area identified on schedule D1 of the Kingston Zoning By-Law. The required information has been submitted in relation to the fourth residential unit overlay in the Kingston Zoning By-law to demonstrate adequate servicing can be provided, through the submitted Site Servicing & Stormwater Management Report prepared by Forefront Engineering Inc.</p>
<p>4.2.17 The City may pass a Servicing Allocation Policy which may include a system for tracking the water supply and sewage capacity available to support approved development as well as criteria respecting the allocation of water supply and sewage capacity to development applications. Despite the servicing policies of this Plan that speak to the timing of confirming servicing capacity, where a Servicing Allocation Policy is in effect, the timing of confirming servicing capacity and allocation outlined in the Servicing Allocation Policy prevails.</p>	<p>In accordance with the City of Kingston's Servicing Allocation Policy, and associated By-law passed by Council on June 3, 2025, the proposal requires a formal servicing allocation through a partial hold removal. This is recommended to be incorporated as part of the subject application as there are no concerns with respect to servicing the proposed development and requires the applicant to make use of this servicing allocation in the next 3 years. Please see Exhibit B (Zoning By-law Amendment).</p>

Policy	Conformity with the Policy
Infrastructure & Transportation - Stormwater Management	
<p>4.3.1. Stormwater management techniques must be used in the design and construction of all new development to control both the quantity and quality of stormwater runoff. The degree of control will depend on the conditions in the downstream receiving water bodies. This is to minimize the negative impacts of development on the downstream receiving water bodies, the aquatic environment, and fish habitat.</p>	<p>The proposed development includes a stormwater management design detailed in the submitted Site Servicing & Stormwater Management Report has been prepared by Forefront Engineering Inc. The City of Kingston's requirement for urban development is that post-development flows are not to exceed pre-development levels. Runoff from the site is to be directed to the Earl Street and Napier Street storm sewer to be extended to the site. The City of Kingston Engineering department has reviewed the submitted Stormwater Management report and design and has no concerns with the feasibility of managing stormwater quantity and quality to City standards with the implementation of the proposed design.</p>
<p>4.3.4. For urban infill development projects, the City will require the preparation of a stormwater management report to address the impacts of additional lot coverage or new uses of the site on the quality and quantity of water. Proponents must endeavour to improve the management of stormwater from the existing development areas.</p>	<p>See response in Section 4.3.1. and 2.10.1.</p>
Transportation	
<p>4.6.1. As described in Section 2.5.11 of this Plan, the City intends to foster sustainability within the community and to reduce reliance on the automobile by satisfying travel demand through the efficient use of the existing infrastructure, and by providing the facilities and services to encourage walking, cycling and transit as priority universally accessed modes of travel, before expanding the City's road infrastructure.</p>	<p>See Sections 2.3.11 and 2.5.11. No road infrastructure is proposed to be expanded to accommodate the additional residential lots and dwelling units.</p>

Policy	Conformity with the Policy
<p>4.6.27. Development proponents may also be required to provide trees in the street boulevard, or in other locations as approved by the City, as a condition of development approval.</p>	<p>While a Street Tree Planting Plan is a typical requirement of a Final Plan of Subdivision application, in this location, tree plantings in the municipal boulevard conflict with the location of a gas main. As a result, to enable front yard tree plantings, a minimum soft landscaping requirement is incorporated in the site-specific zoning.</p>
<p>4.6.28. The City will augment its program of landscaping and street tree planting and replacement in many parts of the City to enhance the streetscape, particularly within the Urban Boundary.</p>	<p>See Section 4.6.27.</p>
<p>Parking</p>	
<p>4.6.47. It is the intention of this Plan to encourage a balance between providing sufficient parking to address existing or future requirements, and not oversupplying parking to the detriment of public transit usage or active transportation.</p>	<p>Parking in accordance with the Kingston Zoning By-law is able to be accommodated on each proposed lot. While the applicant is providing one additional parking space, beyond the requirements of the Kingston Zoning By-Law for a house in an Urban Residential zone, the proposal strikes a balance between providing sufficient parking to address future requirements and not oversupplying parking to the detriment of public transit usage or active transportation.</p>
<p>Front Yard Parking in Residential Areas</p>	
<p>4.6.59. Front yard parking in residential areas has the potential to affect the visual amenity of the streetscape and the residential character of a neighbourhood. It is the intention of this Plan to preserve the character of existing neighbourhoods and maintain the designed character of new neighbourhoods. The following policies apply to front yard parking for low-rise, mid-rise and high-rise residential development:</p> <p>a. New and existing low-rise residential development with at-grade access, such as single-detached</p>	<p>The proposal includes parking spaces in the rear yard in conformity with this policy.</p>

Policy	Conformity with the Policy
<p>dwelling, semi-detached dwellings, and linked and row houses, will not have front yard parking except for parking in a permitted driveway as per the provisions of the zoning by-law;</p>	
Solid Waste Management - Requirements for New Development	
<p>4.7.8. All new multi-residential, commercial, industrial and institutional development must incorporate appropriate vaults, central storage, collection areas and other facilities and enclosures for the storage of garbage, recycling, organics and other waste materials in order to facilitate sustainable waste management practices. All such facilities for the storage of garbage, recycling, organics, and other waste materials must be shown on site plan control applications, as required under Section 9 of this Plan.</p>	<p>The proposal includes an enclosed structure for waste storage in the rear yard in accordance with the Kingston Zoning By-Law (Exhibit K – Conceptual Site Plan).</p>
Tree Conservation	
<p>6.1.20. Trees will be protected in accordance with the City's Tree By-law. The City will monitor and review the Tree By-law to ensure its provisions are up-to date and provide adequate protection.</p>	<p>The city-owned Norway maple tree in the municipal road allowance that is required to be removed as a result of the proposed development, will require a tree permit application in accordance with the City's Tree By-law.</p>
Energy Conservation and Production	
<p>6.2.1. The City promotes the design and orientation of development that:</p> <ul style="list-style-type: none"> a. maximizes passive solar energy gain and minimizes energy loss from prevailing winds; b. incorporates innovative building materials that helps development reduce its ecological footprint; 	<p>See Sections 2.1.1, 2.1.4 and 2.5.10.</p>

Policy	Conformity with the Policy
<p>c. explores opportunities for renewable energy systems on a site specific or district-wide basis;</p> <p>d. is considered either low carbon or carbon neutral;</p> <p>e. enhances the feasibility of district energy;</p> <p>f. enhances the feasibility of non-automotive transportation including active transportation; and,</p> <p>g. at the district scale, attempts to achieve climate positive development.</p>	
<p>6.2.2. The City promotes landscaping and tree planting programs that help to moderate summer and winter micro-climatic conditions.</p>	<p>See Section 4.6.27.</p>
<p>6.2.13. The City promotes intensification based on principles of minimizing energy consumption through attention to building design and the design and installation of infrastructure, and densities that support active transportation and transit.</p>	<p>See Section 2.1.1.</p>
Archaeological Resource Conservation	
<p>7.4.2. The City will permit development and site alteration on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved. In general, preservation of the resources “in situ” is the preferred method, but in some cases the conservation can occur by removal and documentation. Where significant archaeological resources are preserved “in situ”, only development and site alteration that maintains the heritage integrity of the site is</p>	<p>A Stage 1 & 2 archaeological assessment report, prepared by a licensed archaeologist, was submitted with the application which concludes that there are no archaeological resources present on the subject property and no further study is required. An associated condition of draft plan of subdivision approval is included in Exhibit C to ensure that the archaeological assessment report is accepted in the provincial register of archaeological assessment reports prior to final plan of subdivision approval.</p>

Policy	Conformity with the Policy
permitted. The investigation and conservation of archaeological resources shall be completed in consultation with all appropriate First Nations, Métis and Inuit communities.	
<p>7.4.7. All archaeological assessment reports must be provided to the Province, as per the Standards and Guidelines for Consultant Archaeologists, as amended from time to time, and to the City for information purposes. All correspondence from the Province on their review/acceptance of any archaeological assessment will be provided to the City.</p>	See section 7.4.2.
Guiding Principles for Development of Residential Lots	
<p>8.3. The Design Guidelines for Residential Lots establish the following guiding principles that should be used to ensure new residential development is integrated into the existing built fabric, and is conducive to active transportation:</p> <ul style="list-style-type: none"> a. foster developments that are context appropriate; b. foster attractive developments which add to the existing sense of place; c. provide a variety of housing types; d. ensure compact, accessible mixed use development; e. encourage environmentally sustainable development; and, f. integrate and highlight cultural heritage resources. 	<p>The proposed, 3-storey low-rise development adds to the mix of unit types in the area and is compatible and context appropriate with the surrounding residential uses, which include houses ranging in height from 1 to 2.5 storeys.</p> <p>The proposed, compact, four-lot subdivision is a form of sustainable development by incorporating additional dwelling units in a location on full municipal services, in proximity to transit routes and connections to active transportation infrastructure. See also Sections 2.1.1 and 2.1.4.</p> <p>The conceptual elevations submitted with the application incorporate a mix of cladding materials, such as brick and siding. While cladding materials cannot be regulated through the Kingston Zoning By-Law or Final Plan of Subdivision process, a variety of materials consistent with the surrounding neighbourhood will be encouraged through detailed design stages (i.e. Final Plan of Subdivision and building permit).</p> <p>The enhanced front yard soft-landscaping requirement incorporated into the zoning by-law amendment will enable front yard tree plantings</p>

Policy	Conformity with the Policy
	on private property, which will soften the introduction of new residential development in an eclectic, established neighbourhood.
Accessibility and Safety	
<p>8.4. Through the review of development proposals, construction of public works, or the preparation and approval of area plans, the City will promote the provision of barrier-free access and safety by:</p> <ul style="list-style-type: none"> a. providing for age-friendly needs and the requirements of people with disabilities, and others requiring access supports through improved amenities such as parking, benches, and washrooms, clear signage, visual or auditory indicators, and other means as appropriate; b. improving public security through enhanced lighting, visibility of public areas, provision of entrance locations in well-traveled areas, and ease of access for emergency personnel or vehicles; c. clearly defining building entrances and avoiding designs that would create areas that are hidden from public view and thus potentially available for criminal activity; d. arranging public uses and amenities within a convenient walking distance; e. providing adequate walkway widths, visually permeable materials and structures, and landscaping elements that do not obstruct sightlines in the design of streetscapes, transportation facilities, or public buildings and places; and, f. promoting safe environments by applying Crime Prevention Through 	<p>The applicant has demonstrated that safety and accessibility considerations have been incorporated into preliminary designs for the residential development.</p> <p>While the proposed, ground-oriented residential dwellings will not require an accessible parking space, the requirements for barrier free features will be provided in accordance with the Ontario Building Code and refined in future development approvals (i.e. at a building permit stage).</p> <p>The proposed homes have facades and front entrances facing onto Napier Street, and conceptual designs illustrate an intent to incorporate lighting around walkways to rear entrances.</p>

Policy	Conformity with the Policy
<p>Environmental Design (CPTED) concepts and principles in the design of buildings, site layout and landscaping of development sites.</p>	
Streetscapes and Public Spaces	
<p>8.5 Through the review of development proposals, construction of public works, or the preparation and approval of area plans, the City shall maintain or enhance the character of valued streetscapes, community areas, and landscapes by:</p> <p>a. preserving human scale in locations that are pedestrian-oriented and establishing an appropriate street wall height by controlling building heights through an implementing zoning by-law, requiring building step-backs, having entrances at street level, providing street furniture, and other means as appropriate;</p> <p>b. providing shade through natural or built means to provide comfortable outdoor environments and provide protection from ultraviolet radiation;</p> <p>c. protecting views to the water, City Hall and other significant buildings or landscapes;</p> <p>d. siting new buildings and structures in a manner that repeats and complements the siting and spacing of existing buildings, structures or landscaped areas in order to continue a pattern that is characteristic of surrounding neighbourhoods and heritage areas;</p> <p>e. the strategic use of building separation, landscaping and buffers to mitigate inharmonious elements of the built or natural environment, such</p>	<p>The proposal will maintain the character of the streetscape as follows:</p> <ul style="list-style-type: none"> • The proposed low-rise housing will develop in accordance with the zoning standards applicable to surrounding residential lots. • The enhanced, soft landscaping requirement applied through the site-specific zoning exception will enable tree plantings in the front yard of the properties, which will provide shade along Napier Street and will contribute to a more comfortable outdoor environment. • The location of parking towards the rear of the lots will repeat and complement the neighbourhood character which generally includes rear yard parking, or parking in detached garages and houses oriented towards the street.

Policy	Conformity with the Policy
<p>as railways, service areas, or incompatible uses;</p> <p>f. designing public spaces or requiring the design of common spaces in private projects to have a clear sense of definition, and provide sufficient amenity, accessibility and security to encourage public use and linkage to other public areas;</p> <p>g. preserving and enhancing the context of special buildings, streetscapes, landscapes and sites that have been identified as having architectural, or cultural heritage value or interest; and,</p> <p>h. encouraging innovative methods to minimize the visual impact of utility features, either by containing utility features within streetscape elements or by screening them from view.</p>	
New Development	
<p>8.6. The City requires the design of new development to be visually compatible with surrounding neighbourhoods and areas of cultural heritage value or interest through its site plan control review, preparation of zoning standards, and urban design guidelines, as appropriate, that address the following:</p> <p>a. siting, scale and design of new development in relation to the characteristics of the surrounding neighbourhood or the significant cultural heritage resources including, scale, massing, setbacks, access or landscape treatments;</p> <p>b. protecting natural heritage features and areas and cultural heritage landscapes through the siting, design and review of new development;</p>	<p>See Sections 8.3 and 8.5.</p> <p>The design of the proposed four-lot subdivision, enabled by the recommended zoning by-law amendment, is compatible with the surrounding neighbourhood through a compatible low-rise height, consistent front yard setback, and generous rear yard setbacks from adjacent residential lots.</p> <p>The proposal achieves land use compatibility policy in Section 2.7 (see above).</p>

Policy	Conformity with the Policy
<p>c. promoting innovation in building design to create an interesting and varied built environment, to increase sustainability by improving energy efficiency, and to deliver barrier-free accessibility;</p> <p>d. achieving compatibility in land use and with a predominant architectural style, street pattern or site arrangement where that style or arrangement forms a valuable component of the existing neighbourhood or the cultural heritage value or interest of the identified area. Section 2.7 provides additional policy in this regard; and,</p> <p>e. encourage spaces, services and facilities that highlight arts and culture in a manner that generates and sustains cultural vitality.</p>	
Administration & Implementation - Official Plan Amendments	
<p>9.3.1. As required by the Planning Act, any amendment to this Plan must be consistent with Provincial Policy in effect on the day of the decision, and should any provincial plan come into effect for this municipality, any decision must also conform with, or not conflict with provincial plans that are in effect.</p>	<p>The proposed amendment to the Official Plan is consistent with the Provincial Planning Statement (2024) as detailed in Exhibit F.</p>
<p>9.3.2. Every application for amendment to this Plan will be evaluated on the basis of the following general considerations and any others that are pertinent to the particular application:</p> <p>a. the conformity of the proposed amendment to the general intent and philosophy of this Plan, particularly the vision and planning principles, including sustainability, stability and compatibility outlined in Section 2,</p>	<p>The Official Plan Amendment application addresses the considerations under section 9.3.2 as follows:</p> <ul style="list-style-type: none"> A. The amendment conforms with the general intent and philosophy of the Official Plan as detailed in this Exhibit, and is consistent with provincial policy as detailed in Exhibit F. B. Based on the findings of the Community Area Land Needs Assessment, presented to Council in August of 2024 (See Report 24-172), population growth projections for

Policy	Conformity with the Policy
<p>and consistency with provincial policy;</p> <p>b. the availability and suitability of land already designated for the proposed use, and the need for (or market feasibility of) the proposed use;</p> <p>c. the compatibility of the proposal, or the adequacy of proposed mechanisms for achieving compatibility, with adjacent and planned uses, including cultural heritage resources and natural heritage features and areas;</p> <p>d. the ability of the City’s infrastructure to accommodate the proposal without costly expansion, upgrading, or required deferral of other planned infrastructure improvements in other areas of the City;</p> <p>e. the financial implications (both costs and revenues) to the City;</p> <p>f. the degree to which approval of the amendment would establish an undesirable precedent; and,</p> <p>g. consistency with Provincial Policy and provincial legislation and guidelines.</p>	<p>the City of Kingston suggest that intensification targets should be increased in the Urban Boundary and that Urban Boundary expansions may be needed to accommodate projected growth. In this context, expanding the extent of an existing Residential designation in the Urban Boundary on full municipal services in proximity to a mix of compatible uses meets a number of growth management and sustainability objectives and addresses a demonstrated need for additional housing in the urban boundary.</p> <p>C. See Sections 2.7.3, 3.8.6 and 3.8.10. The subject property is not adjacent to cultural heritage resources or natural heritage features.</p> <p>D. The Servicing Report submitted in support of the application details how new connections to existing water, sanitary and extension of stormwater infrastructure can accommodate the proposed development without costly upgrades or deferral of other planned improvements. The costs of the required stormwater infrastructure expansion will be borne by the applicant.</p> <p>E. There are limited financial implications of the proposed development for the municipality relative to a subdivision in a greenfield, as the subdivision is proposed on an assumed road with existing public services.</p> <p>F. Amending the Official Plan to provide additional housing opportunities within the Urban Boundary on open space lands formerly used for a private recreational club will not set an undesirable precedent and is a positive response to the current housing crisis. The housing enabled through the Official Plan amendment will add to the range and mix of housing in the area and is in a location that can foster sustainable practices.</p>

Policy	Conformity with the Policy
	<p>G. The proposal is consistent with the Provincial Planning Statement as detailed in Exhibit F and applicable provincial legislation and guidelines, such as the Environmental Protection Act.</p>
<p>9.3.4. Amendments to this Plan will be made only after public notice and consultation as required by the Planning Act and consultation with affected authorities or agencies.</p>	<p>Public notices have been provided in accordance with the requirements in the <i>Planning Act</i>, and the technical review has occurred in consultation with affected authorities and agencies.</p>
<p style="text-align: center;">Administration & Implementation - Zoning By-Law Amendments</p>	
<p>9.5.7. Amendments to the zoning by-law will be made only after public notice and consultation as required by the Planning Act and consultation with affected authorities or agencies.</p>	<p>See section 9.3.4.</p>
<p>9.5.9. When considering an application to amend the zoning by-law, the Planning Committee and Council will have regard to such matters as:</p> <p>a. conformity of the proposal with the intent of the Official Plan policies and schedules;</p> <p>b. compatibility of the proposal with existing uses and zones, sensitive uses, the natural heritage system, cultural heritage resources, and compatibility with future planned uses in accordance with this Plan;</p> <p>c. compatibility of proposed buildings or structures with existing buildings and structures, with zoning standards of adjacent sites, with any future planned standards as provided in this Plan, and with any urban design guidelines adopted by the City for the area;</p> <p>d. the extent to which the proposal is warranted in this location and the extent to which areas zoned for the</p>	<p>a. The proposed development, enabled through the recommended Official Plan Amendment, Zoning By-Law Amendment conforms with the intent of the Official Plan policies and schedules as detailed in this table.</p> <p>b. See Sections 2.7.3, 3.8.6 and 3.8.10. The application proposes a zone consistent with the residential lots currently surrounding the subject property. The subject property does not contain and is not adjacent to cultural heritage resources, or elements of the natural heritage system identified on Schedules 7 and 8 of the Official Plan.</p> <p>c. See Sections 8.3, 8.5 and 8.6. The proposed, 3-storey residential dwellings are compatible with the surrounding low-rise residential neighbourhood and will be built to the zoning standards applicable to adjacent sites.</p> <p>d. See Section 9.3.2 b)</p> <p>e. The proposed residential lots are suitable for the proposed housing as demonstrated by the sites' ability to meet all applicable development standards of the Kingston Zoning By-Law.</p> <p>f. The density proposed for the residential lots is consistent with the density enabled throughout</p>

Policy	Conformity with the Policy
<p>proposed use are available for development;</p> <p>e. the suitability of the site for the proposal, including its ability to meet all required standards of loading, parking, open space or amenity areas;</p> <p>f. the suitability of the density relative to the neighbourhood and/or district, in terms of units per hectare, bedrooms per hectare, floor space index, and/or employees per hectare, as applicable;</p> <p>g. the impact on municipal infrastructure, services and traffic;</p> <p>h. comments and submissions of staff, agencies and the public; and,</p> <p>i. the degree to which the proposal creates a precedent.</p>	<p>the City of Kingston’s urban residential zones through the Housing and Administrative Amendments passed by Kingston City Council in July of 2024 (please see report number PC-24-041). This density is considered appropriate and efficient use of urban, serviced land, where adequate servicing is available.</p> <p>g. There is no anticipated impact on municipal infrastructure, as demonstrated by the submitted Servicing Stormwater Management Report. Due to the limited scale of the four-lot subdivision, there is no impact anticipated on traffic, and it is anticipated that additional dwelling units in this location can foster transit usage and active transportation.</p> <p>h. Comments and submissions from the public are addressed in the body of this report.</p> <p>i. Amending the applicable zoning of the site to provide additional housing opportunities within the Urban Boundary will not set an undesirable precedent. The housing enabled through the amended zoning will enable additional housing in an established neighbourhood and location that can foster sustainable practices. The site-specific exception to apply enhanced soft landscaping requirements is specific to the site and context. Notably, street tree plantings along the subject property are limited by the proximity of a gas main, but front yard tree plantings are strongly encouraged to provide shade and landscaping along the streetscape.</p>
Administration & Implementation - Land Division	
<p>9.6.4. Plans of subdivision must conform to the policies of this Plan, and to Provincial Policy, and other requirements of senior levels of government. Council must be satisfied that:</p> <p>a. the proposed subdivision can be adequately supplied with municipal infrastructure and services in an economic manner if located within the</p>	<p>The proposed, four-lot subdivision is located within the urban boundary and will have adequate access to Municipal infrastructure and services. The subject property is within walking distance to a number of transit stops, and in close proximity to bike lanes on Johnson Street.</p> <p>The proposed subdivision is proposed for low-rise development which can integrate</p>

Policy	Conformity with the Policy
<p>Urban Boundary, or if located outside any settlement areas, the proposal is adequately supplied with individual on-site water and sewage services;</p> <p>b. the proposed subdivision has been designed to integrate compatibly with transit and the broader transportation system, adjacent existing and planned land uses, and both the natural heritage system, and cultural heritage resources;</p> <p>c. the plan of subdivision has been designed so there are no negative impacts on the natural heritage features or areas and designed to avoid natural and human-made hazards;</p> <p>d. the proposed development addresses issues of energy conservation and sustainability;</p>	<p>compatibly with existing uses, including the Lawn Bowling Club on the property to the north.</p> <p>There are no cultural heritage resources or natural heritage features within or adjacent to the subject lands, and as a result the proposed subdivision will not have any impact on these resources.</p> <p>The proposal addresses issues of energy conservation and sustainability by developing a compact built form in a central location, relative to urban development on the periphery of the Urban Boundary.</p>
<p>9.6.6. Draft approval of plans of subdivision will generally include conditions which must be satisfied prior to final approval of the plan of subdivision. Such conditions may be required to be satisfied within a specified time period (generally three years) or draft approval may be withdrawn by the City and any servicing capacity may be re-allocated. Conditions of approval may be changed prior to final approval in accordance with the policies of the Planning Act.</p>	<p>Draft plan conditions of approval are included as an Exhibit to this report.</p>



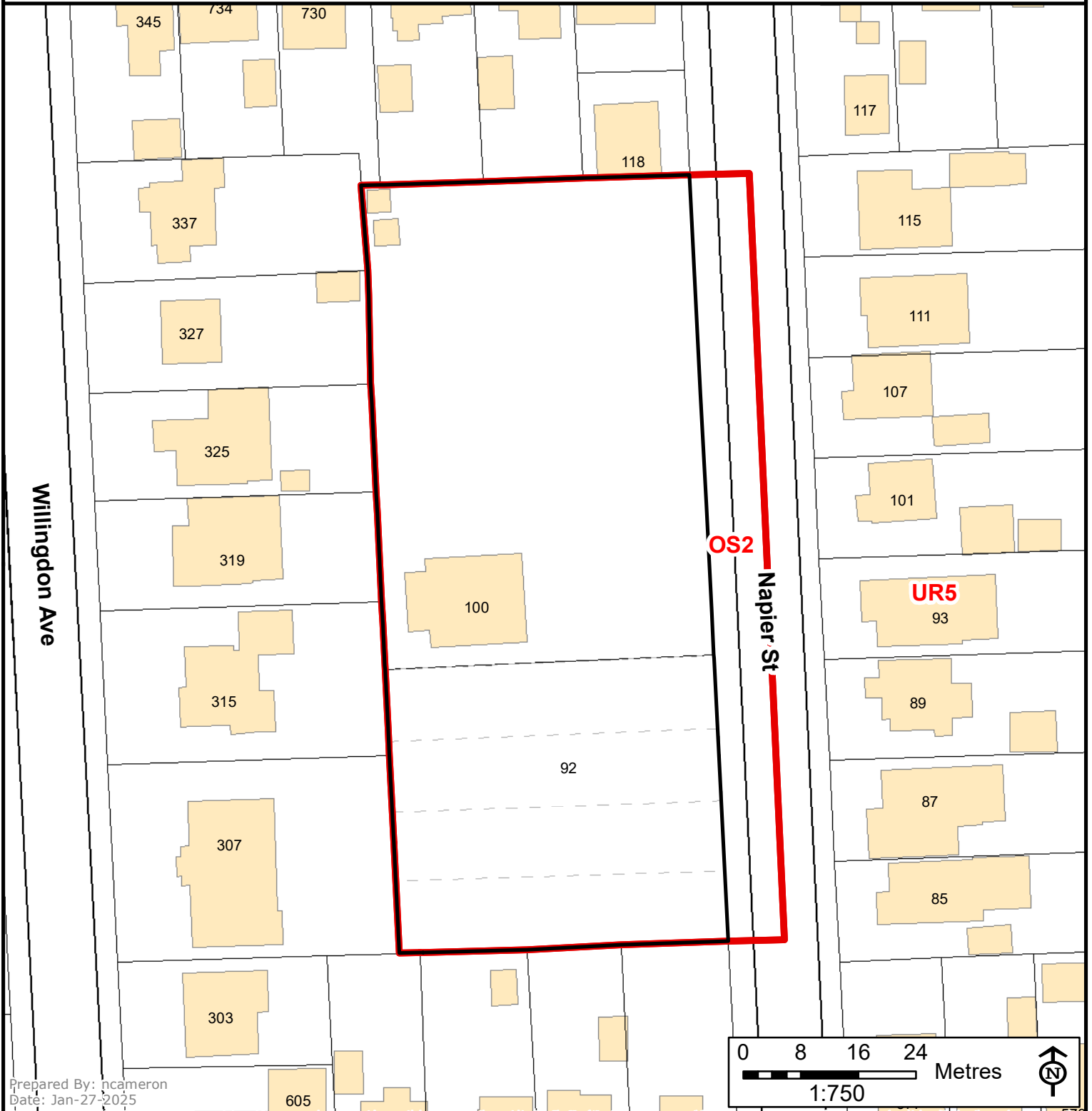
Planning Committee
Existing Zoning
Kingston Zoning By-Law 2022-62

Planning Services

Address: 92 Napier St.
File Number: D35-006-2024

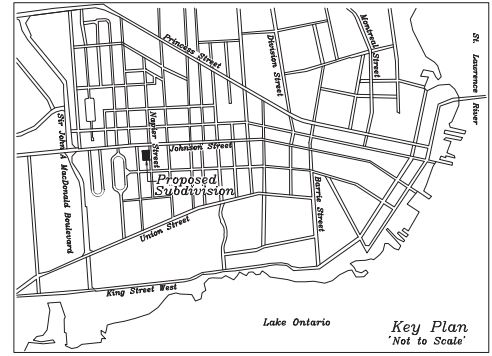
Subject Lands
Schedule 1 Zoning Map
Zone

Schedule E - Exception Overlay
Legacy Exceptions (LXXX)
Exceptions (EXXX)
Schedule F - Holding Overlay
Holding Overlay (HXXX)

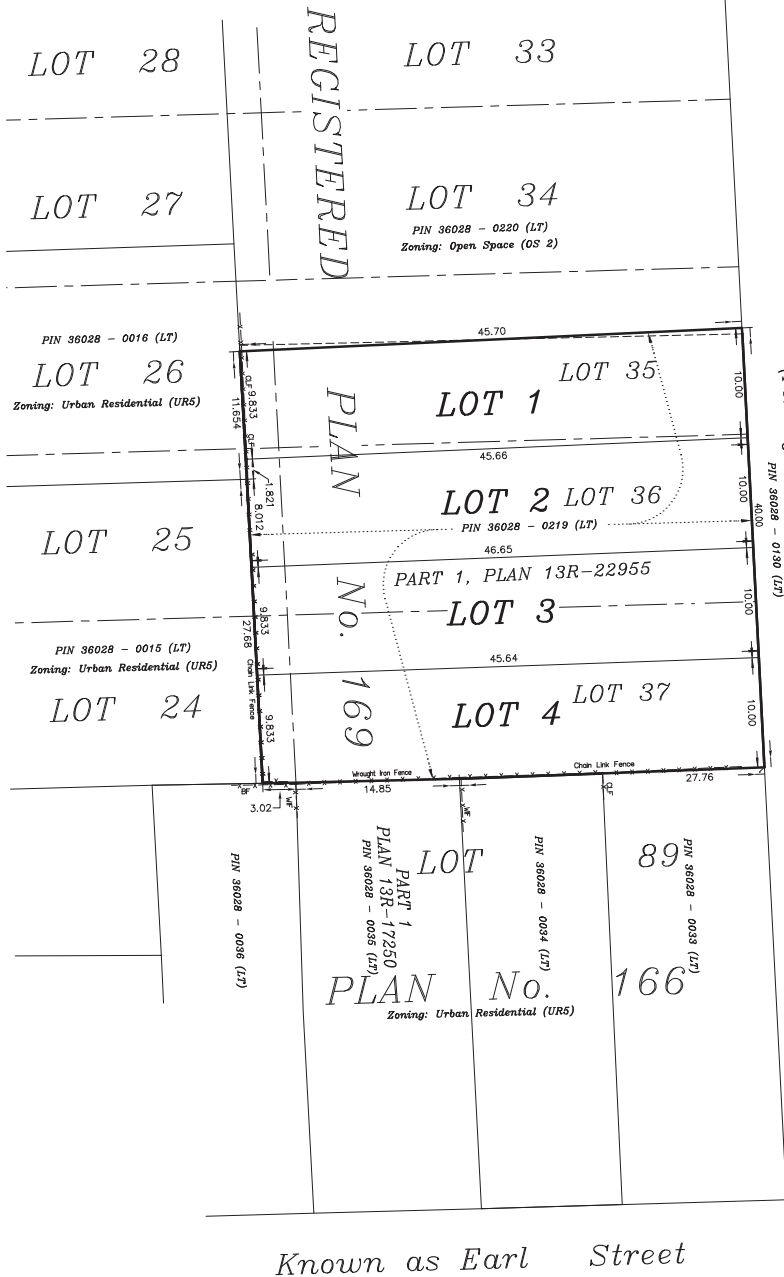


DRAFT PLAN of SUBDIVISION
All of LOT 36 & 37, and
Part of LOTS 24, 25, 26 & 35,
REGISTERED PLAN 169
CITY OF KINGSTON
COUNTY of FRONTENAC
SCALE = 1:300

METRIC
Distances Shown on This Plan are in Metres and can be Converted to Feet by Dividing by 0.3048



HOPKINS CHITTY LAND SURVEYORS INC.
-2024-



ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51.17(A-L) OF THE PLANNING ACT

- a. Shown On Draft Plan
- b. Shown On Draft Plan
- c. All Lands Owned, or In Which the Applicants Have An Interest Are Shown On the Key Plan.
- d. Residential: Detached
- e. Shown On Draft Plan
- f. Shown On Draft Plan
- g. Shown On Draft Plan
- h. Municipal Piped Water
- i. See Proposed Grading Plan by Forefront Engineering 2024/11/13
- k. Garbage Collection, Phone, Hydro and Cable
- l. Shown On Draft Plan

OWNER'S CERTIFICATE:

WE AUTHORIZE HOPKINS CHITTY LAND SURVEYORS INC. TO PREPARE THIS DRAFT PLAN OF SUBDIVISION.

DATE: _____

AMBER PEAK DEVELOPMENTS INC.
JACOB WELSH - PRESIDENT
(I have authority to bind the corporation)

SITE DATA

LAND USE	LOTS	AREA ±	DENSITY
Residential (Single Detached)	1 TO 4	1815 sq.m.	22.0 Units/Ha.

Denotes area subject to Plan of Subdivision

No.	REVISIONS	DATE	INITIAL
2			
1			
0			

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
1. THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY SHOWN.

HOPKINS CHITTY LAND SURVEYORS INC.

DATE: DECEMBER 6, 2024

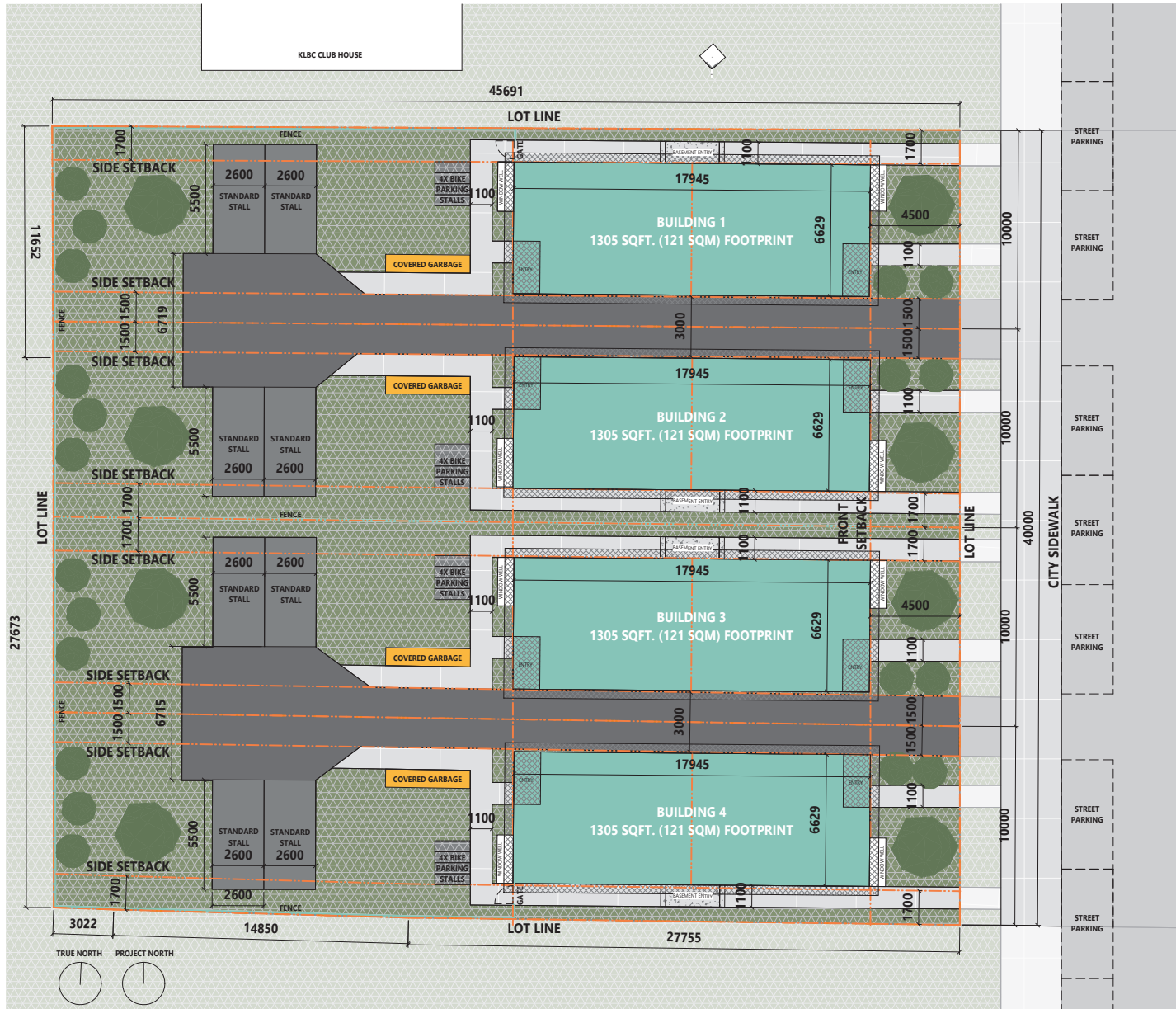
PHIL W. CHITTY - O.L.S.



HOPKINS CHITTY LAND SURVEYORS INC.
Ontario Land Surveyors
www.hopkinschitty.com

1224 GARDINERS ROAD, SUITE 102
KINGSTON, ONTARIO K7H-0G2
Tel (613) 384-9266
Fax (613) 384-3513

PROJECT No. 2023-0578 DRAFT
LOT 24-26, 35-37, PLAN 169
CITY OF KINGSTON



SITE INFORMATION

Address: 100 NAPIER ST, KINGSTON, ON K7L 0B5

Total Area: 19908 FT² (1849 M²)
 LOT A: 4986 SQFT, (463 SQM)
 LOT B: 4974 SQFT, (462 SQM)
 LOT C: 4974 SQFT, (462 SQM)
 LOT D: 4974 SQFT, (462 SQM)

Current Zone: URBAN RESIDENTIAL 5 (UR5)

Minimum Landscaped Open Space:
 PERMITTED: 30% PROPOSED: 49%

Maximum Building Depth:
 PERMITTED: 59' (18m) PROPOSED: 59' (18m)

Maximum Height:
 PERMITTED: 35' (10.7m) PROPOSED: 30' (9.1m)

Development Regulation:
 Minimum Front Setback: 14' 8" (4.5m)

Maximum Front Setback: 5' (1.5m)

Minimum Interior Side Setbacks: 1'-11" (0.6m)

Minimum Aggregate Side Setbacks: 11'-9" (3.2m) (AS PER PROPOSED AMMENDMENTS)

Minimum Rear Setback:
 N/A

Parking Requirements:
 NOTE: THE FOLLOWING REQUIREMENTS ARE AS PER THE PROPOSED ZONING BLYAW AMMENDMENTS

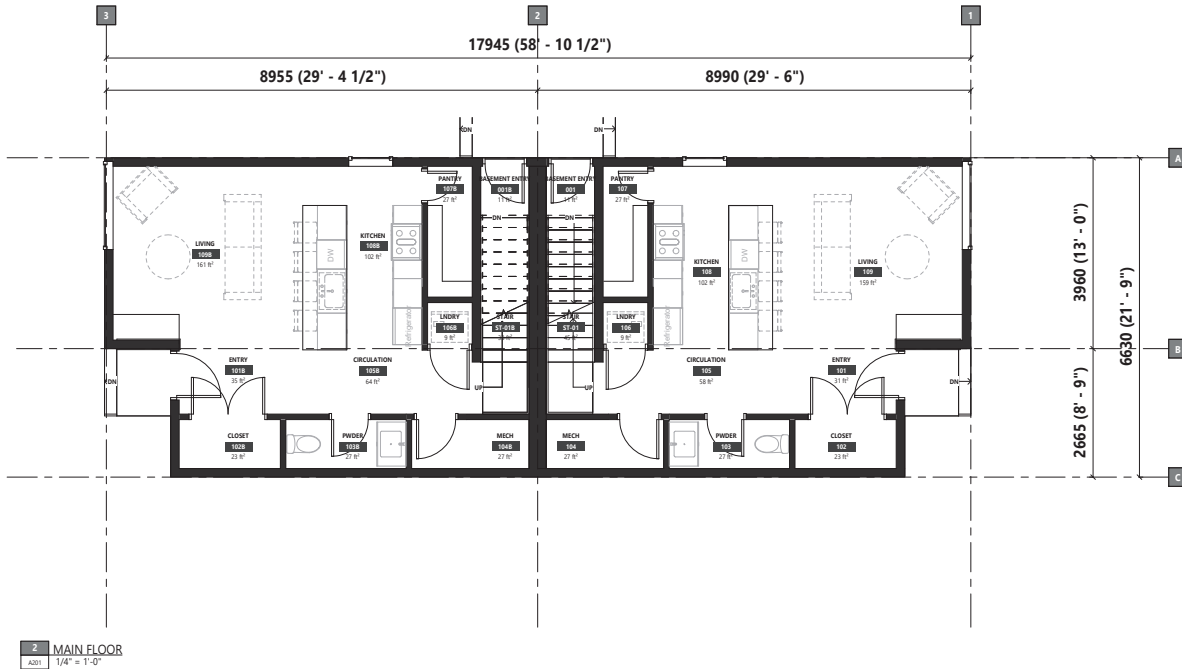
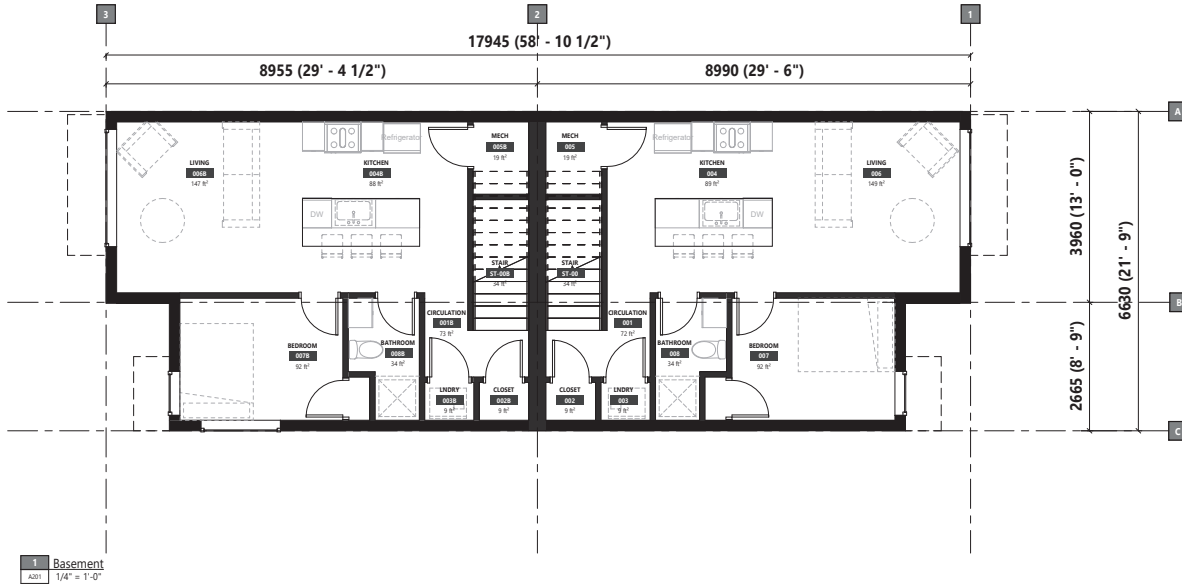
Minimum Number of Parking Spaces:
 REQUIRED (PA1, PA2, PA3, PA4: 1 SPACE PER LOT

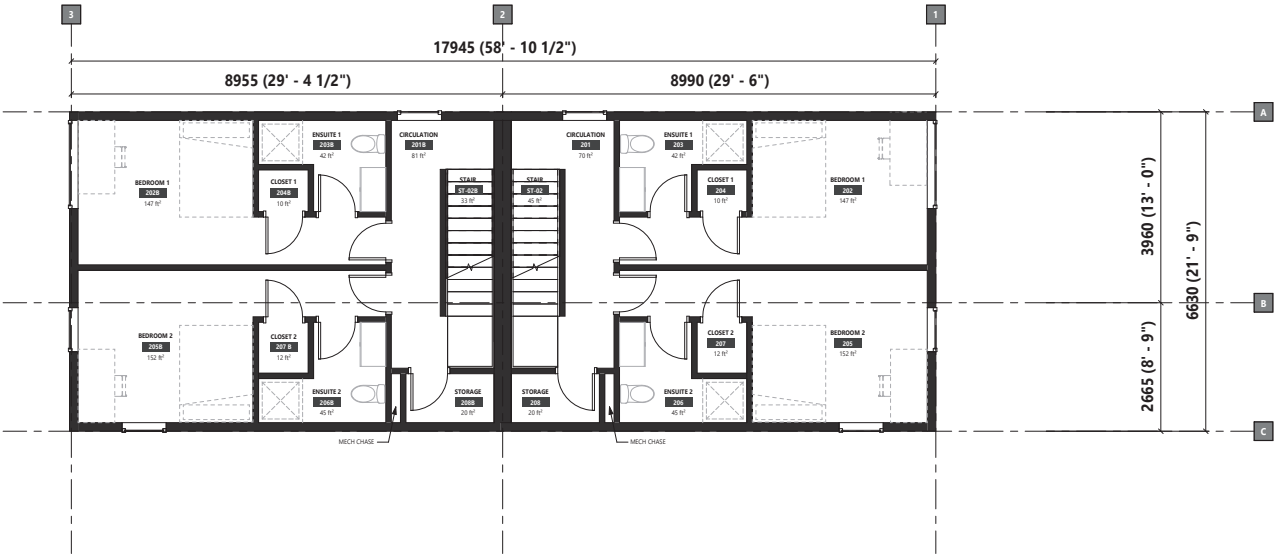
PROPOSED: 2 PARKING SPACES PER LOT

Minimum Driveway Width:
 2.6M (AS PER PROPOSED AMMENDMENTS)

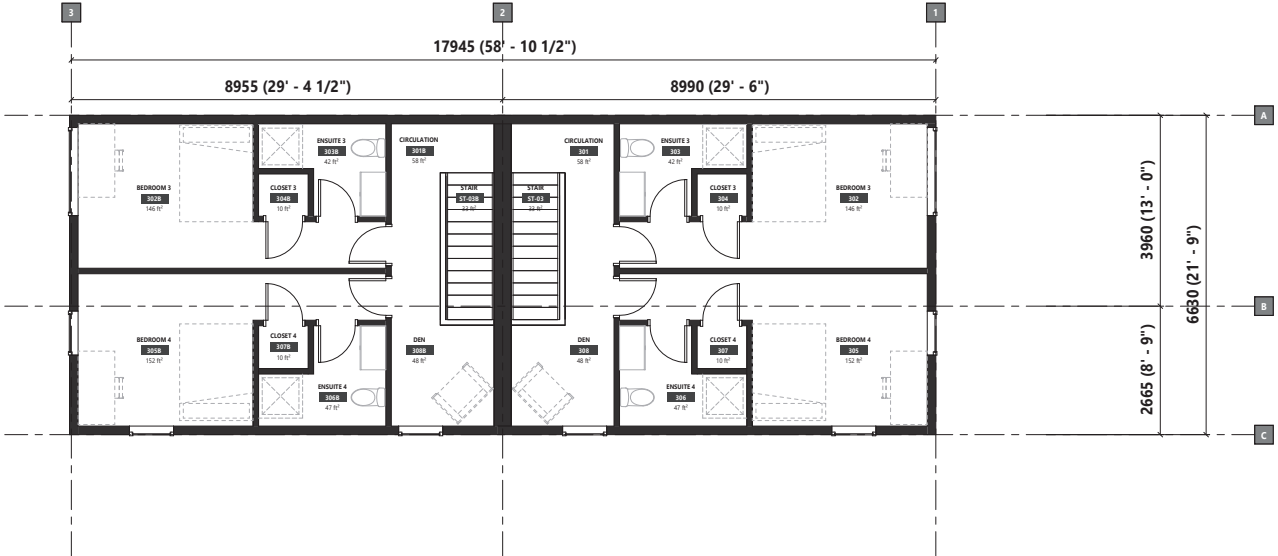








1 SECOND FLOOR
ASD 1/4" = 1'-0"

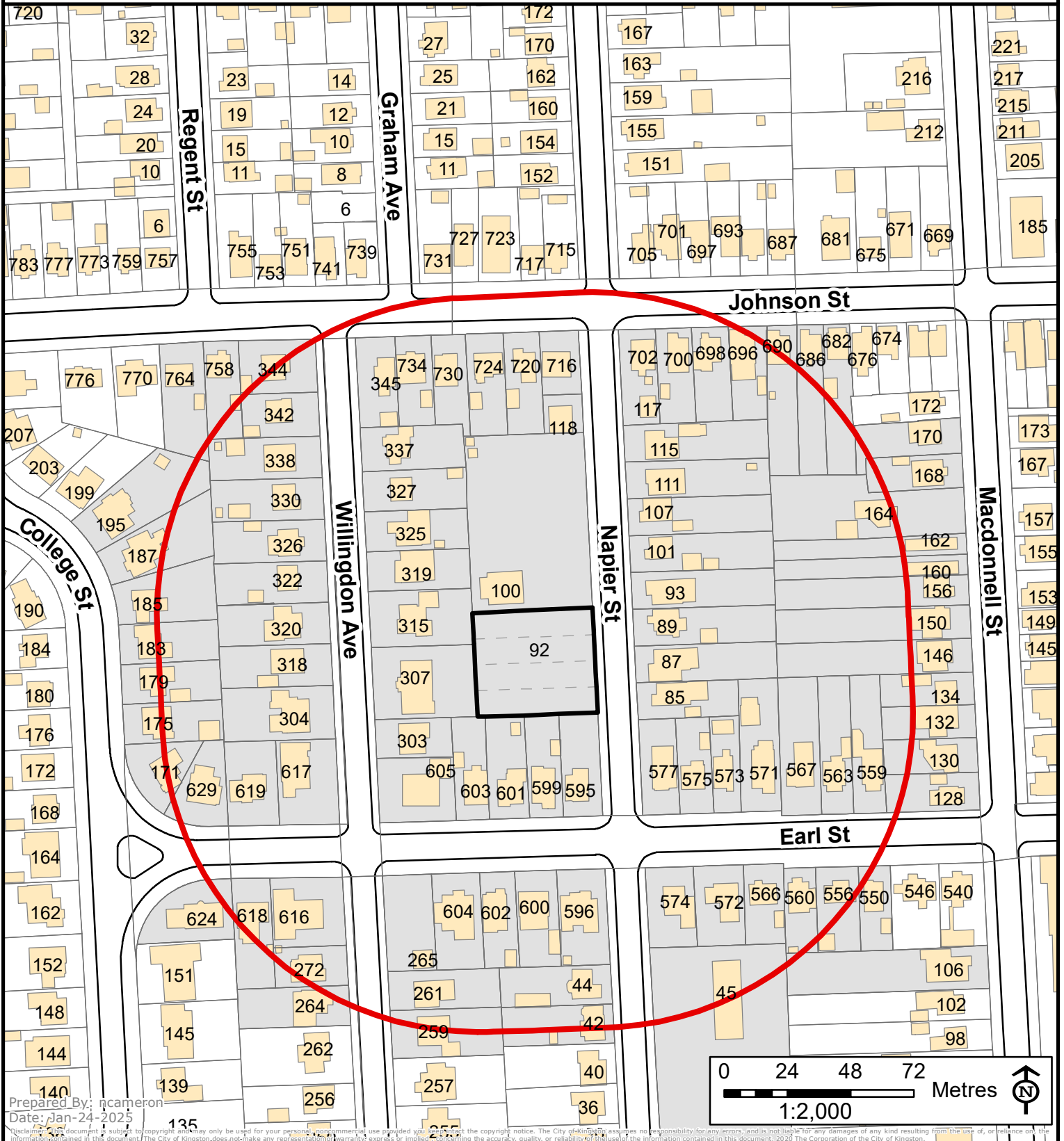


2 THIRD FLOOR
ASD 1/4" = 1'-0"



City of Kingston
Public Notice Notification Map
Address: 92 Napier St.
File Number: D35-006-2024

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



Prepared By: mcameron
Date: Jan-24-2025

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From: [Cheryl Pulling](#)
To: [Didrikson,Amy](#)
Cc: [Cheryl Pulling](#)
Subject: City file number: D35-006-2024
Date: February 7, 2025 4:07:49 PM
Attachments: [City of Kingston.pdf](#)

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

Please find attached a letter regarding the notice of this file number.

Thank you.

Slainte Mhath,

Cheryl

Statement of Confidentiality: This message and any attachments are intended only for the use of the intended recipient(s), are confidential and may be privileged. If you are not the intended recipient, you are hereby notified that any review, transmission, conversion to hard copy, circulation or other use of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments from your system.

Tim Park
Director, Planning Services

Amy Didrikson,
Senior Planner

216 Ontario Street
City of Kingston

February 7, 2025

We are writing in response to your letter dated January 28, 2025 regarding the application to amend the zoning by-law and draft plan of subdivision for 92 Napier Street. We live at 337 Willingdon Ave and have done so since 2002.

We are opposed to this re-zoning and proposed development. First off, our district has very little green space. We cross Johnson and Brock Street to take our grandchildren to a park, or we must walk Johnson Street for a few blocks to get to the park on Oakridge.

Secondly, the density suggested (40 bedrooms, so presumably 40 people) is more than our whole block on Willingdon Ave. While we are not opposed to housing if our district does not get more green space, we would ask that you make the housing reasonably attractive and a fit for the neighbourhood. We find the proposed “skinny” houses to be particularly unattractive. We would also question how energy efficient they can be given the large amount of exterior wall surface. They would definitely detract from the beautiful look of our neighbourhood.

We ask that you listen and prioritize the people of this neighbourhood, who have taken care of it and each other as a community, over making one developer more money.

Sincerely

Cheryl Pulling
Alan Breck

From: [Eva Bencze](#)
To: [Didrikson, Amy](#)
Date: February 10, 2025 11:58:27 AM

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

Re: City File # D35-006-2024
South Bowling Green at 92 Napier Street

Date: February 10, 2025

Dear Ms Didrikson

I was dismayed about the Public Notice of a Complete Application that I recently received regarding the application for a zoning by-law amendment and draft plan of subdivision for the South Bowling Green at 92 Napier Street.

This property is currently zoned OS2 and I believe it should maintain this designation. It is a valuable green space within Sydenham ward.

Ideally, it could become a public park or green space that would benefit the neighbourhood.

If it were to be re-zoned as Urban Residential, it would make more sense to allow two lots to be created for homes that would blend in to the style of the neighbourhood. Most homes in this area are single family, one or two story buildings with both a front and back yard that is treed. There is an obvious pride of ownership in the maintenance of the properties.

The Key Map showing the proposed subject lands is outrageous. This parcel of land is the size of 2 or 3 current lots containing one home each.

Allowing for a subdivision with 4 rental properties, each with 10 bedrooms will have an extremely detrimental impact on the neighbourhood. The densification is not well thought out. It will create noise, traffic and parking issues close to the local elementary school and will have a significant impact on the homes on the street, and the lands abutting this property. The bowling club members and use of the north bowling green will be impacted as well.

The incongruity of the architectural style of 4 narrow, tall houses shows an obvious lack of consideration to the properties on Napier, Willingdon and Earl Streets that would be directly or indirectly impacted. Forty student residents - with a regular turnaround of new students - living in this small, dense subdivision will change the neighbourhood dramatically. It is quite likely that there will be a loss of local residents as a result; homeowners who currently work in Sydenham ward and whose children attend Winston Churchill Elementary School will choose to move elsewhere.

In short, I am opposed to this application. It appears to favour **only** the applicant Amber Peak, who would gain substantially from the project financially. **Everyone else** in the neighbourhood would lose. Green space would be the optimal choice, but if it is decided that the parcel of land should be zoned as residential, I implore you to consider a more reasonable plan, in keeping with the current lot sizes.

I wish to be notified of the date of the public planning meeting about this application.

Thank you.

Sincerely,

Eva Bencze
617 Earl Street
Kingston, ON
K7L 2K9

From: [Alison Bradshaw](#)
To: [Didrikson,Amy](#)
Subject: Planning meeting date-92 Napier
Date: February 11, 2025 2:17:16 PM

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

Hello Amy,

Can I please be notified of the date of the planing meeting for 92 (formerly 100) Napier Street?

My family lives in the Sunnyside neighbourhood and we are appalled at this proposed development by the Amber Peaks student rental company.

As you'll be aware, this is a residential neighbourhood. I am aware that this proposal is for **4 houses of 10 bedrooms each for a total of 40 student bedrooms**, on a double lot. This student developer is clearly greedy and trying to get maximum profit. Amber Peaks has already stated that these 10-bedroom houses are for students and there will be no affordable units.

The City of Kingston needs more **affordable housing** but let's be clear - this development **isn't affordable and isn't going to help the housing crisis** in terms of the lack of low-cost housing for families. Clearly, a family is not going to be renting a 10-bedroom house or sharing a house with students.

I am very supportive of increased density of student housing along the corridors of Brock, Johnson and Princess. **But 92 Napier is not the place for this kind of greedy development that puts profits above community.**

Thank you,
Alison Bradshaw
Kingston, Ontario

From: [Adrian Shewchuk](#)
To: [Didrikson, Amy](#)
Cc: [Glenn, Conny](#); [Cinanni, Vincent](#)
Subject: Fw: 100 Napier Street proposal
Date: February 12, 2025 12:43:08 PM

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

My apologies, we forgot to include our names on our note.

Sincerely,

Adrian and Susan Shewchuk
160 Napier St
Kingston ON K7L 4G5

From: Adrian Shewchuk
Sent: Wednesday, February 12, 2025 12:37 PM
To: adidrikson@cityofkingston.ca
Cc: Glenn, Conny; Cinanni, Vincent
Subject: 100 Napier Street proposal

Dear Ms. Didrikson,

Prior to the upcoming meeting, we have questions and concerns regarding the proposed development to the south side of 100 Napier Street, Kingston Lawn Bowling Club and would appreciate your response.

What guarantees and assurances do we have that the current infrastructure and available parking will not be overburdened?

The sewer

In 2020 when we replaced our lateral sewer line, we were told by Utilities Kingston then that the city sewer line was aging and not due for an upgrade in the foreseeable future. Will the addition of 40 more beds cause any stress and potential backups 'upstream' on the current sewer system or is the City planning to update the system before this development is started?

The Water system

Will the addition of these 40 units affect the water pressure on the existing water line?

Parking

On the proposal it shows 2 parking stalls per building and then on-street parking. Will the current on-street parking restrictions on Napier Street be lifted or enforced?

Outdoor property maintenance

In the event that the property owner does not look after the outside of the buildings, will the City's property standards bylaws be enforced?

Furthermore

We feel that adding these types of buildings detracts from the current family friendly neighbourhood and will adversely affect current property values. When we moved into this area in 2015, most homes were occupied by single families, yards kept up to property standards and parking bylaws obeyed. Over the past few years, some properties have been bought up by landlords not residing in Kingston and are being converted to student housing. While one may think that a good thing, our experience is that the yards are not maintained, increased garbage on the properties, walks are not shoveled in winter, cars parked on lawns, cars parked on the street illegally, increased traffic on the street and increased noise with no regard for neighbours. While most of these students are "good kids" they bear little responsibility for the upkeep or respect of the neighborhood. Sad but true.

Thank you for your consideration and we look forward to your reply.

From: [janieta.eyre](#)
To: [Didrikson,Amy](#)
Cc: [Glenn.Conny](#); [Bar.James](#)
Subject: Re: Residents Meeting Details - 92 Napier Street OPA, ZBA and DPS (D35-006-2024)
Date: February 20, 2025 5:09:13 AM
Attachments: [image001.png](#)

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

Hi Amy, I am not able to attend the meeting but ask that you raise and consider the concerns I raised in writing? I think protecting green spaces for existing residents and wildlife should be a given in all developments in the city and the taxes and maintenance costs of these spaces shouldn't be left to older residents. A neighborhood is lovely because of its gardens and this is something all residents appreciate whereas developers are only interested in density and income, something which is unfair and also sets a bad precedent.

Thanks
Janieta

[Sent from Yahoo Mail for iPhone](#)

On Thursday, February 20, 2025, 1:25 AM, Didrikson,Amy <adidrikson@cityofkingston.ca> wrote:

In advance of a future Public Meeting and recommendation to Planning Committee, Planning Services is hosting an upcoming residents meeting on Wednesday March 5th (details below) regarding the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision (OPA, ZBA and DPS) application at 92 Napier Street.

You are receiving this message as a resident who has reached out directly regarding this application with questions or comments. This meeting is being offered in recognition of the neighbourhood interest in this application and the time that has passed since the preliminary Community Meeting on February 1, 2024 at Planning Committee. The purpose of the meeting is to provide an opportunity for residents to ask questions and provide comments regarding the OPA, ZBA and DPS application (City File D35-006-2024) that was deemed complete earlier this year and is undergoing a technical review.

It is anticipated that the meeting will begin with a short presentation followed by an opportunity for questions to City staff and the applicant who will be in attendance.

Residents Meeting - Details

Address of Property: 92 Napier Street

Name of Applicant: Amber Peak and FOTENN Consultants Inc.

City File Number: D35-006-2024

Date: March 5, 2025

Time: 2:30 p.m. – 4:30 p.m.

Location: 1211 John Counter Boulevard, Second Floor Boardroom

If you are not able to attend this meeting, you may reach out directly to myself as the Planner assigned to this file with your questions or comments. You will also receive a notice of a future Public Meeting to be held during a Planning Committee meeting, at least 20 days in advance. The timing of the future Public Meeting will be determined once the technical review of the application is complete.

It would be appreciated if you could indicate if you plan on attending so we can ensure the meeting room is set up appropriately to accommodate everyone comfortably.

Regards,
Amy



Amy Didrikson, MA, MCIP, RPP (she/her/hers)

Senior Planner

Planning Services

Growth and Development Services

City of Kingston

Located at: 1211 John Counter Boulevard

Mailing Address: 216 Ontario Street, Kingston, ON K7L 2Z3

613-546-4291 extension 3296

adidrikson@cityofkingston.ca



From: [Deb](#)
To: [Didrikson,Amy](#)
Subject: Re: Residents Meeting Details - 92 Napier Street OPA, ZBA and DPS (D35-006-2024)
Date: February 20, 2025 7:02:31 AM

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

Thank you for this. I am not able to attend this meeting.

I would like to comment that while I support infill housing and appropriate densification, I wonder why Kingston developers lean towards student housing in particular, and such unattractive projects. These four towering buildings, parking spaces filled with cars (and street parking) are simply too much for the neighborhood. A more tasteful development with fewer stories, fewer buildings and fewer students crammed in would be a much better fit for the neighborhood.

Deb Ruse

On Feb 19, 2025, at 2:55 PM, Didrikson,Amy <adidrikson@cityofkingston.ca> wrote:

In advance of a future Public Meeting and recommendation to Planning Committee, Planning Services is hosting an upcoming residents meeting on Wednesday March 5th (details below) regarding the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision (OPA, ZBA and DPS) application at 92 Napier Street.

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Residents Meeting - Details

Address of Property: 92 Napier Street

Name of Applicant: Amber Peak and FOTENN Consultants Inc.

City File Number: D35-006-2024

Date: March 5, 2025

Time: 2:30 p.m. – 4:30 p.m.

Location: 1211 John Counter Boulevard, Second Floor Boardroom

If you are not able to attend this meeting, you may reach out directly to myself as the Planner assigned to this file with your questions or comments. You will also receive a notice of a future Public Meeting to be held during a Planning Committee meeting, at least 20 days in advance. The timing of the future Public Meeting will be determined once the technical review of the application is complete.

It would be appreciated if you could indicate if you plan on attending so we can ensure the meeting room is set up appropriately to accommodate everyone comfortably.

Regards,
Amy

-
<image001.png>

<image002.jpg> <image003.jpg> <image004.jpg>

**Amy Didrikson, MA,
MCIP, RPP
(she/her/hers)**
Senior Planner
Planning Services
Growth and Development
Services

City of Kingston
Located at: 1211 John
Counter Boulevard
Mailing Address: 216 Ontario
Street, Kingston, ON K7L
2Z3
613-546-4291 extension
3296
adidrikson@cityofkingston.ca

From: [Eva Bencze](#)
To: [Didrikson,Amy](#)
Subject: Re: Residents Meeting Details - 92 Napier Street OPA, ZBA and DPS (D35-006-2024)
Date: February 20, 2025 9:09:16 AM
Attachments: [image001.png](#)

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

Hello Ms Didrikson

Thank you for the notice of the meeting on March 5. Unfortunately, I won't be able to attend as I have a commitment at 3 pm that afternoon.

I would like to urge the Planning Committee to reject the proposal to rezone the property at 92 Napier Street. It is a valuable open space.

IF the city deems this property to be better utilized as a residential area, PLEASE do not approve the 4 x 10 bedroom homes for students on this property. They would be a mistake as they would be completely incongruous with the current homes in this area.

Housing is in short supply for Kingstonians, not just students. The property could provide family homes or possibly townhomes which would retain the neighbourhood vibe (eg, family friendly, pride of ownership etc).

I would appreciate knowing the date of the next Public Meeting.

Thank you.

Eva Bencze
617 Earl Street

On Wed, Feb 19, 2025 at 2:55 PM Didrikson,Amy <adidrikson@cityofkingston.ca> wrote:

In advance of a future Public Meeting and recommendation to Planning Committee, Planning Services is hosting an upcoming residents meeting on Wednesday March 5th (details below) regarding the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision (OPA, ZBA and DPS) application at 92 Napier Street.

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It is anticipated that the meeting will begin with a short presentation followed by an opportunity for questions to City staff and the applicant who will be in attendance.

Residents Meeting - Details

Address of Property: 92 Napier Street

Name of Applicant: Amber Peak and FOTENN Consultants Inc.

City File Number: D35-006-2024

Date: March 5, 2025

Time: 2:30 p.m. – 4:30 p.m.

Location: 1211 John Counter Boulevard, Second Floor Boardroom

If you are not able to attend this meeting, you may reach out directly to myself as the Planner assigned to this file with your questions or comments. You will also receive a notice of a future Public Meeting to be held during a Planning Committee meeting, at least 20 days in advance. The timing of the future Public Meeting will be determined once the technical review of the application is complete.

It would be appreciated if you could indicate if you plan on attending so we can ensure the meeting room is set up appropriately to accommodate everyone comfortably.

Regards,

Amy



Amy Didrikson, MA, MCIP, RPP (she/her/hers)

Senior Planner

Planning Services

Growth and Development Services

City of Kingston



Located at: 1211 John Counter Boulevard

Mailing Address: 216 Ontario Street, Kingston, ON K7L 2Z3

613-546-4291 extension 3296

adidrikson@cityofkingston.ca

From: [Heather Macfarlane](#)
To: [Didrikson, Amy](#)
Cc: [Glenn, Conny](#)
Subject: Letter opposing the rezoning and development of 92 Napier St.
Date: February 22, 2025 3:49:23 PM

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

Dear Amy Didrikson,

I strongly oppose the application of Amber Peak Student Housing Rentals, File D35-006-2024, to build four 10-bedroom houses (**with no accessible or affordable housing units**) at 92 Napier St, the south green of the Kingston Lawn Bowling Club, an area equivalent to 2-3 city lots. The application is for official plan and zoning bylaws amendments requesting that the General Open Space (OS2) be re-zoned to Urban Residential 5 (UR5).

Densification should respect the future health of our neighbourhoods. When rezoning of Open Space—a finite resource—is permitted, we oppose construction of high-density student housing within stable, residential neighbourhoods located outside the perimeters of the university district, over 1 km away from campus. The consequences include **increased policing costs** in an expanded university district, **increased noise pollution, parking shortages** for residents and fitness facilities on and surrounding Napier St, **more cars and delivery traffic in a public school safety zone**, and the **migration of existing residents**, many of whom staff our businesses, educational institutes, and hospitals.

All this will have a **negative impact on the lawn bowling club**, endangering its survival as a 100+ year-old Kingston institution. If lack of parking, shade produced by the 3-story houses and increased noise and traffic pollution force the **departure of the lawn bowling club** the Kingston community will lose a landmark that continues to contribute to the health of seniors and families today. The development of the south bowling green also **threatens the health of the tennis courts**—a fitness hub for families, individuals, camps and schools—which depends on the surrounding streets for parking. If densification occurs, it should provide residential housing not just for students, but for *all* individuals and families who require access to schools, fitness facilities and downtown businesses and hospitals.

Please help us stop the destructive rezoning and development of 92 Napier St.

Thank you,

Heather Macfarlane

Heather Macfarlane, PhD (she/her)
Associate Professor
Department of English
Queen's University
Traditional Anishinaabe and Haudenosaunee Territory

From: [Jane Emrich](#)
To: [Didrikson,Amy](#)
Subject: Opposition to the proposal by Amber Peak to build dense student housing complex at 92 Napier Street.
Date: February 22, 2025 4:28:01 PM

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

Dear Ms. Didrickson,

I was alerted to your contact information through a community newsletter. I think it would be regrettable if the green space at 92 Napier Street, by the old Lawn Bowling Club, were to be replaced by an enormous and dense student housing complex.

I understand that nearby Brock and Johnson Streets have been designated recently as appropriate areas for densification, because of the proximity of public transportation and proximity to Queen's and city amenities.

Therefore, the proposal by Amber Peaks to build dense student housing at 92 Napier Street does not conform with that objective.

Please keep me apprised of any planning meetings upcoming to consider the Amber Peaks proposal. I can be reached by email at jane.emrich@queensu.ca.

Thanks,

Jane Emrich

From: [Armand Ruffo](#)
To: [Didrikson,Amy](#)
Cc: [Glenn,Conny](#)
Subject: Amber Peak amendment for 92 Napier Street
Date: February 23, 2025 3:22:40 PM
Attachments: [Letter - Amber Peak.docx.pdf](#)

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

Dear Amy Didrikson:

I am writing in regard to the amendment of the proposed student rental development by Amber Peak for the south bowling green at 92 Napier Street (previously 100 Napier St.).

For your information, I sent the attached letter to the city's councillors. I hope that you will take it into consideration.

Please notify me of the date of the planning meeting.

Sincerely,

Armand Ruffo

Armand G. Ruffo
85 Napier Street
Kingston, Ontario
K7L 4G2

Feb 23, 2025

Re: Public Notice by Amber Peak student rentals for 92 Napier Street (South lawn bowling green)

Dear Councillor:

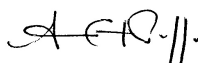
As you may know, Amber Peak rentals moved into Kingston from Alberta, targeting the lucrative student-housing market. Their website indicates that they have 400+ tenants in units around the university, and they have now expanded into family neighbourhoods. I mention they are from 'out-of-town' to emphasize that they have no vested interest in the life of the city other than to profit from Kingston's student housing market. Their actions speak for themselves.

Unlike the citizens of Kingston, such as yourself, who have built lives in the city, Amber Peak has made it clear that they are not interested in the life of the city. They will neither make concessions nor engage in meaningful dialogue with Kingstonians. After initially meeting with the citizenry, who objected to their initial proposal as being unsuitable for the neighbourhood, Amber Peak has now come back with a proposal for *increased* student housing! This is clearly a slap in the face for Kingstonians.

Amber Peak's actions affect us all. Kingstonians from the region, and from all walks of life, enjoy the life that the downtown core currently offers us. We are proud of our city. If families and mature individuals continue to be driven out of the core and replaced by students, businesses too will be forced either to relocate or cater solely to young people. The amenities that we all currently enjoy (restaurants, theatre, nightlife, etc.) are threatened. The chipping away is constant. We Kingstonians cannot let this happen. The downtown core as we know it is at risk.

Amber Peak's website tells us that they are interested in one thing: profit. When it is gone, they will be gone. We, the citizenry, will be left with the crushing impact of their short-sighted decisions. Therefore, I appeal to you – as a Kingstonian who is invested in the life of the city – reject Amber Peak's amendment. Recommend that 92 Napier Street (South lawn bowling green) either remain a green space for future generations, or be redesignated *only* for family housing. This is the only way to insure and safeguard our inner city so that *all* Kingstonians can continue to enjoy the downtown and all the amenities that come with balanced planning and a thriving city.

Sincerely,



Armand G. Ruffo

From: [Robb MacKay](#)
To: [Didrikson, Amy](#)
Cc: [Glenn, Conny](#)
Subject: Re: File D35-006-2024, opposing 92 Napier St development proposal
Date: February 25, 2025 2:09:05 PM

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

Dear Ms Didrikson,

Re: File D35-006-2024, 92 Napier St development proposal

I am writing to express my opposition to the proposed housing development at this address. There are many problems with this plan, including reduced green space, increased parking problems, and a general dismissal of the city's development plans.

In any sustainable North American city, citizens should expect city planners to preserve existing green space, and to be looking to establish more, not to be reducing what's already there. While the plot of land in questions is small, it is important green space in a section of our city already short of green space, according to the city's own quotas. Everyone knows that conceded green spaces can never be fully recovered, so please leave this space as is.

This neighborhood already faces parking problems, and this proposed development will exacerbate the problems as its plan does not include sufficient parking for the expected number of residents. As it is, parking congestion causes safety concerns before and after school for children walking to and from Winston Churchill Public School in the area, and for students walking from our neighbourhood to nearby intermediate and high schools. These problems worsen during periods of heavy snow. Moreover, as the proposed buildings' new residents will necessarily have to park regularly on Napier Street, due to the insufficient parking allotment I noted above, the city's overnight parking ban during expected snow fall times will exacerbate safety concerns, pushing the building's residents' parking problems into adjacent neighbourhoods and streets. These parking and safety concerns alone should be sufficient to cancel the planned development.

Of course, everyone needs a place to live, and the only reason for development is to address that need. However, Kingston has already met 250% of its recent housing targets (<https://globalnews.ca/news/10367804/ontario-home-construction-spring-market-price-kingston-ontario/>) and the province has rewarded the city for its these achievements (<https://news.ontario.ca/en/release/1004391/ontario-rewards-kingston-with-32-million-for-exceeding-2023-housing-targets>). As further housing becomes necessary in Kingston, a plot the size of 92 Napier Street will not significantly meet those needs, and given the green space and parking concerns I've listed above, should not be considered for residential development.

Finally, I question the point and efficacy of city planning if all it takes to undo and undermine this planning is a developer's request. Developing 92 Napier Street serves only a developer's

needs, not Kingston's, and I hope that you will stop all further consideration of developing this property. Kingston should purchase the property at fair market value and leave it as a park.

Please contact me at _____ with questions or concerns.

Please also notify me of the date of the planning meeting.

Sincerely,

Robb MacKay

Robbie MacKay
Lecturer, Dan School of Drama & Music
Queen's University
pronouns: he/him

“For every complex problem, there is an answer that is clear, simple and wrong.” -
H.L.Mencken

From: [Savvas Frantzeskos](#)
To: [Glenn Conny](#)
Cc: [Didrikson Amy](#); [Bar James](#); [Angela James](#)
Subject: Re: Residents Meeting Details - 92 Napier Street OPA, ZBA and DPS (D35-006-2024)
Date: February 27, 2025 4:21:58 PM
Attachments: [image001.png](#)
[image001.png](#)

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Thanks Conny,

2 points I neglected to mention.

1. You will note that there has been no support for this project from the sellers, Kingston Lawn Bowling.
2. If the proposal was for affordable housing, I would not oppose. There would certainly be mixed feelings from the neighbourhood, but it's the type of housing we need. Student housing is attractive for investors as high turnover means frequent opportunities to increase rent and this has a negative impact on housing affordability.

I truly appreciate the work you all do for our community. I know it can be challenging to deal with backlash and frequent complaints. Hopefully the feedback has been constructive as this is an important precedent setting proposal that truly impacts downtown livability. And what happens with this piece of land will likely happen with the remainder of the lawn bowling property.

Hope you all have a great weekend and enjoy some time off.

Best wishes,
Savvas

On Thu, Feb 27, 2025, 1:33 p.m. Glenn, Conny <cglenn@cityofkingston.ca> wrote:

Thank you Savas. I appreciate the time you've taken to make sure to contribute.

We will make sure your concerns are addressed.

Best,

Conny Glenn, R.Kin.

Councillor Sydenham District

City of Kingston

cglenn@cityofkingston.ca

613-217-3731

From: Savvas Frantzeskos
Sent: Tuesday, February 25, 2025 11:07 PM
To: Didrikson, Amy <adidrikson@cityofkingston.ca>
Cc: Glenn, Conny <cglenn@cityofkingston.ca>; Bar, James <jbar@cityofkingston.ca>; Angela James
Subject: Re: Residents Meeting Details - 92 Napier Street OPA, ZBA and DPS (D35-006-2024)

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

Hi Amy, Conny, and James,

Thanks for setting this up. The time of day is unfortunate for most working individuals and those with school-aged kids so I suspect attendance will likely be impacted. My wife and I will be out of the country and cannot attend but I would like to share our concerns. One of our neighbours eloquently captured our feelings so I will first share his email with you:

"My biggest concern with the development is that the things that students need to be close to aren't the same as what families need to be close to, and that property has lots of the latter. It's a quiet street without much traffic (good for kids), it's right by the tennis club (good for families and long-term residents), and around the corner from an elementary school. Places that are suitable for families are in short supply, so developing it into housing for people who won't ever benefit from the unique things that location has to offer seems like a waste. If they want to build single family homes and they happen to end up being occupied by students that's one thing, but once a lot is used for a multi-unit development it's economically impossible for it to ever be turned back into single family housing.

Overall I think Princess Street is the best spot for student housing development and the buildings that have been going up are a welcome addition. It's busy and noisy there anyways, and it puts students close to the restaurants and bars and stores without being too far from the school. Beyond that, University, Division (north and south of Princess), and Queen streets are all excellent candidates for medium-high density.

In the more immediate neighbourhood, I think Brock and Johnson are the best places for accommodating medium-density student developments. I say that even as someone who lives on Johnson with a family. The streets are busier so they are less appealing to families, and they are directly on bus routes (including ones that go to Queen's, downtown, and to Kingston Centre). 3-3.5 storey buildings with multiple units built into a proper apartment-style (not a single family house with 2 extensions on the back and 12 bedrooms) blend in well to the surrounding neighbourhood and discourage big parties and noise. Students who live in units like these will mostly go elsewhere to party. In the event that they do have

people over, it's never going to be a huge thing because they are limited on space and have neighbours in their own building that may object to the noise. As a result, they might have a few friends over, but the level of noise won't be any more than the street level noise on Johnson or Brock – not enough to routinely bother the neighbours. eg. Units at Johnson and Toronto. They aren't too tall but they are also reasonably high-density. I like how the façade on the units is staggered with separate entrances and sidewalks so it looks more like townhouses and not a solid block of brick."

We are not opposed to development. We are opposed to this type of development at this location, which will have irreversible negative impacts on the surrounding residents, many of whom chose this area so they could walk to work at our hospitals, Queen's, and downtown businesses. Many streets near Queen's have reached the tipping point of student saturation, where families, children, and our working professionals leave, never to come back. (We have already had one family move as a result of this proposal, and many are looking to do the same.) As a result, the "student ghetto" increases in area, and so do the subsequent policing costs. High-density student housing should be built near Queen's and along appropriate corridors. Additionally, the Winston School safety zone would surely be jeopardized by the increased traffic from a drastic increase in food and Amazon deliveries. This is not the place for this development so rezoning should be denied unless a more appropriate plan is proposed.

Thank you for listening to our concerns. I have personally spoken to over 200 people about this plan, and only 2 were in favour. There are not many things with such unanimous opposition.

Sincerely,

Savvas Frantzeskos and Angie James

On Wed, Feb 19, 2025 at 2:55 PM Didrikson,Amy <adidrikson@cityofkingston.ca> wrote:

In advance of a future Public Meeting and recommendation to Planning Committee, Planning Services is hosting an upcoming residents meeting on Wednesday March 5th (details below) regarding the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision (OPA, ZBA and DPS) application at [92 Napier Street](#).

You are receiving this message as a resident who has reached out directly regarding this application with questions or comments. This meeting is being offered in recognition of the neighbourhood interest in this application and the time that has passed since the preliminary Community Meeting on February 1, 2024 at

Planning Committee. The purpose of the meeting is to provide an opportunity for residents to ask questions and provide comments regarding the OPA, ZBA and DPS application (City File D35-006-2024) that was deemed complete earlier this year and is undergoing a technical review.

It is anticipated that the meeting will begin with a short presentation followed by an opportunity for questions to City staff and the applicant who will be in attendance.

Residents Meeting - Details

Address of Property: 92 Napier Street

Name of Applicant: Amber Peak and FOTENN Consultants Inc.

City File Number: D35-006-2024

Date: March 5, 2025

Time: 2:30 p.m. – 4:30 p.m.

Location: [1211 John Counter Boulevard](#), Second Floor Boardroom

If you are not able to attend this meeting, you may reach out directly to myself as the Planner assigned to this file with your questions or comments. You will also receive a notice of a future Public Meeting to be held during a Planning Committee meeting, at least 20 days in advance. The timing of the future Public Meeting will be determined once the technical review of the application is complete.

It would be appreciated if you could indicate if you plan on attending so we can ensure the meeting room is set up appropriately to accommodate everyone comfortably.

Regards,

Amy

Amy Didrikson, MA, MCIP, RPP (she/her/hers)



Senior Planner

Planning Services

Growth and Development Services

City of Kingston



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

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

613-546-4291 extension 3296

adidrikson@cityofkingston.ca

From: [Megan Edwards](#)
To: [Didrikson,Amy](#)
Cc: [Planning Outside Email](#)
Subject: D35-006-2024
Date: February 27, 2025 6:21:05 PM

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Hi,

I am writing regarding the proposed amendment for 92 Napier St. I am unable to attend the public meeting due to it being scheduled during work hours. I am not opposed to more intensified housing in this location, but am concerned about the density and parking. I am not clear where it is proposed that up to 40 individuals will park on this small space. My block of Napier already has limited street parking due to the tennis club, and there is no overnight street parking in the winter. These sites seem very small for the proposed number of units.

Please notify me of future meetings and decisions.

Thank you,
Megan Edwards
44 Napier St.

Sent from my iPhone

From: [Anna Klaussen](#)
To: [Didrikson,Amy](#)
Subject: March 5 Meeting
Date: February 27, 2025 7:29:50 AM

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

Good morning, Amy,

I live at 87 Napier Street and am one of the concerned residents regarding Amber Peak and Fotten's plans.

Unfortunately, I will not be able to attend the meeting on March 5 as I will be away from Kingston. However, I'd like to say that, among other things, I concur with what another resident pointed out: families' needs vs students' needs. Our neighbourhood has everything families with children need (which is increasingly rare in Kingston), namely a safe, quiet environment and a walking distance to educational institutions and to recreational and cultural venues. This is also important to the seniors who live in the area. Student needs are different for the most part. To decide on the families' needs vs students' needs, the City should consider what our location offers to the families and what it would offer to the students. With multi-level development, our residential neighbourhood would change for ever due to increased traffic, NOISE, and other pollution.

Sincerely,
Anna Klaussen

From: [Eva Bencze](#)
To: [Didrikson,Amy](#)
Subject: Re: Residents Meeting Details - 92 Napier Street OPA, ZBA and DPS (D35-006-2024)
Date: March 3, 2025 12:43:42 PM
Attachments: [image001.png](#)

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

Thanks for your response.

With discussion from other neighbours, I would like to add the issue of parking if the Amber Peaks development gets approved.

There are simply not enough parking spots for 40 tenants.. it's not realistic to assume that most students won't have a car.

This is another concern that I believe needs to be addressed.

Thank you for keeping me in the loop, and for adding my comments to the file.

Best,

Eva

On Mon, Mar 3, 2025 at 10:10 AM Didrikson,Amy <adidrikson@cityofkingston.ca> wrote:

Hello Eva,

Apologies for a delay in confirming receipt of your e-mail below - thank you for reaching out to me with your comments. I will add them to the file, and they will be considered as staff continue to undertake a technical review of the application. They will also be included in a future staff report to Planning Committee and Council along with responses to the feedback we've received.

A future public meeting will be held when the technical review is complete and staff are in a position to make a recommendation to Planning Committee. You will receive a notice of this public meeting at least 20 days in advance as someone on our mailing list.

I'm pasting a direct link to the application on DASH below, where you can find supporting reports and materials:

<https://aca-prodca.accela.com/KINGSTON/Cap/CapDetail.aspx?Module=Planning&TabName=Planning&capID1=REC24&capID2=00000&capID3=00304&agencyCode=KINGSTON&IsToShowInspection=>

Please feel free to reach out with any further questions or comments.

Regards,

Amy

From: [Ethel Kozliner](#)
To: [Didrikson,Amy](#)
Subject: Comments for Residents Meeting - 92 Napier Street OPA, ZBA and DPS (D35-006-2024)
Date: March 4, 2025 12:42:49 PM
Attachments: [image001.png](#)

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Dear Amy,

Unfortunately, my husband and I will not be able to attend the meeting tomorrow. I would like to voice our concerns with the proposed development at 92 Napier Street.

1. We would like to better understand the impact on infrastructure of this densification on the neighbourhood. The needs of so many new residents on the street could overwhelm local capacity, including parking capacity. Such a large development does not seem to be fitting within this area.
2. Although the province is promoting densification, my understanding is that the purpose is to provide housing for new homeowners, newcomers and seniors wishing to stay in their local community. The densification proposed on Napier Street is clearly for student housing in a residential neighbourhood. This takes advantage of a new policy and sets a dangerous precedent.
3. The scale of the proposed development will have a significant impact on local green space. This is also a tremendous concern.

Thank you for your consideration.

Respectfully,

Ethel Kozliner and Phillip Isotalo

On Wed, Feb 19, 2025 at 2:55 PM Didrikson,Amy <adidrikson@cityofkingston.ca> wrote:

In advance of a future Public Meeting and recommendation to Planning Committee, Planning Services is hosting an upcoming residents meeting on Wednesday March 5th (details below) regarding the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision (OPA, ZBA and DPS) application at 92 Napier Street.

You are receiving this message as a resident who has reached out directly regarding this application with questions or comments. This meeting is being

offered in recognition of the neighbourhood interest in this application and the time that has passed since the preliminary Community Meeting on February 1, 2024 at Planning Committee. The purpose of the meeting is to provide an opportunity for residents to ask questions and provide comments regarding the OPA, ZBA and DPS application (City File D35-006-2024) that was deemed complete earlier this year and is undergoing a technical review.

It is anticipated that the meeting will begin with a short presentation followed by an opportunity for questions to City staff and the applicant who will be in attendance.

Residents Meeting - Details

Address of Property: 92 Napier Street

Name of Applicant: Amber Peak and FOTENN Consultants Inc.

City File Number: D35-006-2024

Date: March 5, 2025

Time: 2:30 p.m. – 4:30 p.m.

Location: 1211 John Counter Boulevard, Second Floor Boardroom

If you are not able to attend this meeting, you may reach out directly to myself as the Planner assigned to this file with your questions or comments. You will also receive a notice of a future Public Meeting to be held during a Planning Committee meeting, at least 20 days in advance. The timing of the future Public Meeting will be determined once the technical review of the application is complete.

It would be appreciated if you could indicate if you plan on attending so we can ensure the meeting room is set up appropriately to accommodate everyone comfortably.

Regards,

Amy

Amy Didrikson, MA, MCIP, RPP (she/her/hers)



Senior Planner

Planning Services

Growth and Development Services

City of Kingston



Located at: 1211 John Counter Boulevard

Mailing Address: 216 Ontario Street, Kingston, ON K7L 2Z3

613-546-4291 extension 3296

adidrikson@cityofkingston.ca

From: [Didrikson,Amy](#)
To: [Adrian Shewchuk](#)
Subject: RE: 100 Napier Street proposal
Date: March 4, 2025 3:03:00 PM
Attachments: [image001.png](#)

Hello Adrian – yes, and thank you for confirming you and Susan will be there. I understood that you were hoping for a response to your questions before the meeting.

Hope to see you there.
Regards,
Amy



Amy Didrikson, MA, MCIP, RPP (she/her/hers)

Senior Planner
Planning Services
Growth and Development Services

City of Kingston
Located at: 1211 John Counter Boulevard
Mailing Address: 216 Ontario Street, Kingston, ON K7L 2Z3
613-546-4291 extension 3296
adidrikson@cityofkingston.ca



From: Adrian Shewchuk
Sent: March 4, 2025 2:54 PM
To: Didrikson,Amy <adidrikson@cityofkingston.ca>
Subject: Re: 100 Napier Street proposal

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Hi Amy....is the meeting tomorrow still on?
Thanks,
Adrian

On Tue, Mar 4, 2025, 12:21 p.m. Didrikson,Amy <adidrikson@cityofkingston.ca> wrote:

Hello Adrian and Susan,

I'm reaching out with information in response to your questions below.

The sewer

In 2020 when we replaced our lateral sewer line, we were told by Utilities Kingston then that the city sewer line was aging and not due for an upgrade in the foreseeable future. Will the addition of 40 more beds cause any stress and potential backups 'upstream' on the current sewer system or is the City planning to update the system before this development is started?

The applicant has submitted a Site Servicing and Stormwater Management Report prepared by Forefront Engineering in support of the application, which is being reviewed by Utilities Kingston and City Engineering as part of the technical review of the application. The proposed servicing plan includes connecting to the existing sewer line on Napier Street. In general, supporting information for planning applications proposing new development must demonstrate that existing servicing can accommodate new development or the applicant is required to bear the cost of any unplanned upgrades. At the Official Plan, Zoning By-Law Amendment and Draft Plan of Subdivision stage the applicant must demonstrate the feasibility of servicing the development. Additional details including design and construction requirements would be addressed as part of a Final Plan of Subdivision process for this proposal.

The Water system

Will the addition of these 40 units affect the water pressure on the existing water line?

The submitted Site Servicing and Stormwater Management Report evaluates the four units per lot, for a total of 16 dwelling units, to determine if existing water infrastructure has the capacity to accommodate the development. Utilities Kingston provides a municipal water service in this location, and is reviewing this application in relation to water servicing as part of the technical review. With respect to water pressure, I understand that the Ministry of the Environment and Utilities Kingston require a specific water pressure to be maintained in the municipal water system under peak usage conditions: the applicant must demonstrate that this water pressure can be maintained through the Servicing Study and detailed design plans put forward as part of future development application stages.

Parking

On the proposal it shows 2 parking stalls per building and then on-street parking. Will the current on-street parking restrictions on Napier Street be lifted or enforced?

I want to highlight that the proposal put forward exceeds minimum parking requirements under the Kingston Zoning By-Law in Parking Area 3, which requires a minimum of one parking space per lot for the housing form proposed as part of this application (two parking spaces per lot are proposed). The proposal includes two driveways to be shared between the four lots, to preserve the potential for short term on-street parking where

possible. It's my understanding from feedback from Parking staff that parking restrictions remain in effect on Napier Street, including no parking between 9-10 am and 1-2 pm on weekdays, and outside of these hours is restricted to 12 consecutive hours. I understand that on-street parking is prohibited overnight during some winter months. If a car is parked during restricted periods it would be subject to ticketing by City by-law enforcement officers.

Outdoor property maintenance

In the event that the property owner does not look after the outside of the buildings, will the City's property standards bylaws be enforced?

The City's Property Standards By-law and Yards By-law applies to all properties in the City of Kingston. Properties that do not meet the standards in these by-laws are subject to By-law enforcement.

I hope this is helpful information in response to your questions. I will add this correspondence to the file to capture your comments below in a future staff report to Planning Committee. We also include responses to feedback received in our staff reports.

Please feel free to reach out with any further questions or comments. I'm pasting a direct link to the DASH record below where you can access the supporting studies and reports submitted by the applicant:

<https://aca-prodca.accela.com/KINGSTON/Cap/CapDetail.aspx?Module=Planning&TabName=Planning&capID1=REC24&capID2=00000&capID3=00304&agencyCode=KINGSTON&IsToShowInspection=>

Regards,
Amy



Amy Didrikson, MA, MCIP, RPP (she/her/hers)

Senior Planner
Planning Services
Growth and Development Services

City of Kingston
Located at: [1211 John Counter Boulevard](#)
Mailing Address: [216 Ontario Street, Kingston, ON K7L 2Z3](#)
613-546-4291 extension 3296
adidrikson@cityofkingston.ca



From: Didrikson,Amy

Sent: February 19, 2025 2:44 PM
To: Adrian Shewchuk
Cc: Glenn, Conny <cglenn@cityofkingston.ca>; Cinanni, Vincent <vcinanni@cityofkingston.ca>
Subject: RE: 100 Napier Street proposal

Hello Adrian and Susan,

Apologies for a delay in my response, I was out of the office unexpectedly last week and have been catching up. I wanted to let you know that I received your e-mail and questions and will follow-up as soon as possible with a comprehensive response.

As someone who has provided comments on this application, I will also be forwarding shortly the details of an upcoming residents engagement meeting to be held at our office on John Counter Boulevard. You will also receive a notice of a future Public Meeting at Planning Committee, timing to be determined.

Regards,
Amy



Amy Didrikson, MA, MCIP, RPP (she/her/hers)

Senior Planner
Planning Services
Growth and Development Services

City of Kingston

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

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

613-546-4291 extension 3296

adidrikson@cityofkingston.ca



From: Adrian Shewchuk <[REDACTED]>
Sent: February 12, 2025 12:43 PM
To: Didrikson, Amy <adidrikson@cityofkingston.ca>
Cc: Glenn, Conny <cglenn@cityofkingston.ca>; Cinanni, Vincent <vcinanni@cityofkingston.ca>
Subject: Fw: [100 Napier Street](#) proposal

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My apologies, we forgot to include our names on our note.

Sincerely,

Adrian and Susan Shewchuk

[160 Napier St](#)
[Kingston ON K7L 4G5](#)

From: Adrian Shewchuk
Sent: Wednesday, February 12, 2025 12:37 PM
To: adidrikson@cityofkingston.ca
Cc: Glenn, Conny; Cinanni, Vincent
Subject: [100 Napier Street](#) proposal

Dear Ms. Didrikson,

Prior to the upcoming meeting, we have questions and concerns regarding the proposed development to the south side of [100 Napier Street](#), Kingston Lawn Bowling Club and would appreciate your response.

What guarantees and assurances do we have that the current infrastructure and available parking will not be overburdened?

The sewer

In 2020 when we replaced our lateral sewer line, we were told by Utilities Kingston then that the city sewer line was aging and not due for an upgrade in the foreseeable future. Will the addition of 40 more beds cause any stress and potential backups 'upstream' on the current sewer system or is the City planning to update the system before this development is started?

The Water system

Will the addition of these 40 units affect the water pressure on the existing water line?

Parking

On the proposal it shows 2 parking stalls per building and then on-street parking. Will the current on-street parking restrictions on Napier Street be lifted or enforced?

Outdoor property maintenance

In the event that the property owner does not look after the outside of the buildings, will the City's property standards bylaws be enforced?

Furthermore

We feel that adding these types of buildings detracts from the current family friendly neighbourhood and will adversely affect current property values. When we moved into this area in 2015, most homes were occupied by single families, yards kept up to property standards and parking bylaws obeyed. Over the past few years, some properties have been bought up by landlords not residing in Kingston and are being

converted to student housing. While one may think that a good thing, our experience is that the yards are not maintained, increased garbage on the properties, walks are not shoveled in winter, cars parked on lawns, cars parked on the street illegally, increased traffic on the street and increased noise with no regard for neighbours. While most of these students are "good kids" they bear little responsibility for the upkeep or respect of the neighborhood. Sad but true.

Thank you for your consideration and we look forward to your reply.

From: [Judy Russell](#)
To: [Didrikson, Amy](#); [Glenn, Conny](#); [Mayor of Kingston](#); [Chaves, Paul](#); [Stephen, Wendy](#); [Hassan, Jamshed](#); [Tozzo, Brandon](#); [McLaren, Jeff](#); [Ridge, Gregory](#); [Cinanni, Vincent](#); [Amos, Don](#); [Osanic, Lisa](#); [Oosterhof, Gary](#)
Subject: Please preserve Kingston's open spaces
Date: March 4, 2025 1:11:16 PM

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

Ms Didrikson, Ms Glenn, Mr Paterson, Mr Chaves, Ms Stephen, Mr Hassan, Mr Tozzo, Mr McLaren, Mr Ridge, Mr Cinanni, Mr Amos, Ms Osanic, Mr Oosterhof and any staff that you wish to forward this to:

Recently a board appeared in my neighborhood announcing the intention of a developer to replace some of the remaining open space in the area with 4 10-unit buildings.

While I recognise the need for more housing in Kingston, I would support a focus on replacing existing housing with low income spaces, not destroy open space with high rate student housing.

This space is where neighbors go to see the sun set. It would be perfect for a small park, or even better, supporting a community garden. Cities need open space, and once lost, it is likely gone forever. It is amazing for residents' physical and mental health, fosters social interaction, improves our air quality, helps manage stormwater runoff, supports biodiversity, and makes for a more livable and vibrant urban environment

This neighborhood is home to families, seniors and students, living in harmony. Adding a high number of students to that space will change the balance. As a Queen's student I lived in neighborhoods shared with non-students. It tempered our behavior and taught us how adults took care of their homes and yards. When I walk downtown I pass through formerly beautiful neighborhoods now student-only. Garbage litters the dirt yards, damage to porches and steps is left unrepaired by uncaring landlords. For my own safety I avoid the area when parties take over the streets.

I have similar concerns about the plan to destroy open space at the Memorial Centre by building a soccer facility. Bringing such a facility to Kingston might be nice, but it belongs somewhere else - away from residential streets with limited parking. The cost of destroying our short supply of open space in the city centre is too high. Well-loved Kingston resources - the Memorial Market, the Fall Fair, and the dog park are much more valuable to Kingston citizens and need to be protected.

I note that climatecoalition.ca gave the city a grade of C on green spaces and biodiversity and a D on Urban planning for our built environment
<https://climatecoalition.ca/wp-content/uploads/2024/09/2024-Kingston-Climate-Report-Card-Final.pdf>

These developments are not in line with Kingston's goal to be a sustainable city with healthy citizens.

Thank you for holding a residents meeting tomorrow, but due to the short notice I am unable to attend. Please let me know when the public meeting will be held.

Thank you for all you do to make Kingston a better place. Please choose the lives of your residents over the needs of developers.

Judy Russell
Earl St
Kingston ON

From: [Jorge Martinez-Cajas](#)
To: [Didrikson, Amy](#)
Subject: 92 Napier Street zoning bylaw amendment and Public Notice
Date: March 4, 2025 10:56:04 PM

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

As a resident of 111 Napier Street and family head, I strongly oppose this project.

This project plans to build 40 residential units on a green lot between Johnson Street and Earl Street adjacent to a lawn bowling field.

This project is a high-density building with the main goal of making a profit out of renting the units to Queen's students. This is not a project for low-income people nor accessible housing.

This area has been a family home neighbourhood where older adults and families with young children have traditionally resided for several generations (older women are my immediate neighbours). Many children of these families are still in daycare or attend elementary schools, mainly the Winston Churchill and Rideau schools.

Elementary school children from a wide range of economic strata and countries of origin attend the nearby schools. Of note, children from socioeconomically disadvantaged families could find this location suitable for raising their children. This is certainly not what the developers of this project pursue. I work with vulnerable people and immigrants who have left countries affected by war. My children have close ties with children who live in poverty and immigrant children, many of them who would further benefit from living closer to the school they attend. Their friendship is the basis of a strong future social tissue. I say this to point out that if there is a genuine interest in accessible housing, 92 Napier Street should be used for such a purpose rather than the currently proposed 40 single-occupant units.

I am hoping this public notice is not solely an empty bureaucratic step of a process that would unavoidably approve a zoning by-law modification while disregarding the concerns of the residents of the area it would impact. A truly democratic and fair process would assess the weight of the opinions and evidence provided and would favour the interests of those whose lives and well-being are more deeply affected.

This project in its current form will, without any doubt, severely affect the lives of the residents of this neighborhood.

1. University students have demonstrated behavioural patterns that disrupt the lives of neighbouring residents, often requiring the involvement of the police: they often engage in outdoor and indoor partying, street games, reckless driving, large gatherings, and waste accumulation on streets that are evident everywhere in the city where they reside. Without an intention to stigmatize young adults, the reality is that their natural lifestyle involves activities incompatible with the more rested habits of family homes. Unfortunately, many of these young adults are still immature and rather unaware that their behaviour can harm younger children and older adults.

2. It is of special concern the fact that an elementary school is one block from this site, and two recreational facilities, the lawn bowling club and a tennis club, are less than a block away and are frequently visited by young children during the spring and fall.
3. For family-home owners, the high-density student building would negatively impact their properties' value as the homes surrounding the planned project virtually lose all their attractiveness (the peaceful pace of family neighbourhoods) especially those owned by older adults who have resided in this area for many years.
4. When the bowling club becomes active in the spring, the streets get full of cars parked on both sides of Napier Street. I have no idea where the vehicles of 40 more residents of the proposed buildings and the bowling club users would fit. Heavy traffic will be the norm one block away from an elementary school.

To me, the proposed project shows a complete disregard for the well-being of the current neighbourhood residents. It is more than obvious that the project owners simply want to make money out of renting small units.

The city will have to weigh two sides: the interests of the company that purchased a lot to build student residences for profit vs those of many families whose well-being depends on the preservation of this area as a family-home neighbourhood. So the outcome of this decision will test where the values and priorities lie for the City's administration.

I personally, strongly oppose the plan as it is. This project must reduce the number of units to at least one-half of the currently proposed. Or it should find an alternative site for such a project. There are many other locations around Queen's University where the population is predominantly students and where no families raising young children would be affected.

Accessible housing would rather build fewer but larger units for low-income families. I (as many other current residents of this neighbourhood) would welcome such a project.

-
Sincerely,

Jorge Martinez-Cajas
Head of a family with young children
Resident 111 Napier Street

PS: Could you please notify me the date and time of the planning meeting?

From: [Didrikson,Amy](#)
To: [Dan Corbett](#)
Subject: RE: Napier Proposal Timeline
Date: March 7, 2025 10:33:00 AM
Attachments: [image001.png](#)

Hello Dan,

It's hard to predict timelines for the staff report and Planning Committee consideration at this stage in the technical review of this application. Particularly if the applicant chooses to change their design and supporting reports mid-way through the process. However, as someone on the mailing list you will receive a notice of a future public meeting (where Planning Committee will consider a staff report and recommendation) at least 20 days in advance of the meeting in accordance with public notice requirements under the Planning Act. The Council meeting and decision typically follows the Planning Committee meeting by approximately 1.5 weeks (the recommendation is considered at the next available Council agenda).

Please feel free to reach out with any further questions.

Regards,
Amy



Amy Didrikson, MA, MCIP, RPP (she/her/hers)

Senior Planner
Planning Services
Growth and Development Services

City of Kingston
Located at: 1211 John Counter Boulevard
Mailing Address: 216 Ontario Street, Kingston, ON K7L 2Z3
613-546-4291 extension 3296
adidrikson@cityofkingston.ca



From: Dan Corbett
Sent: March 6, 2025 11:56 AM
To: Didrikson,Amy <adidrikson@cityofkingston.ca>
Subject: Napier Proposal Timeline

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Amy - could you give me the key dates for the Napier Street development moving forward- staff report, planning committee etc. Also what date do you expect this to be on the Council agenda?

Thanks
Dan Corbett

True North Strong and Free

From: [Didrikson,Amy](#)
To: [Glenn,Conny](#)
Cc: ["J Timothy Bryant"](#)
Subject: RE: 92 Napier Street OPA, ZBA and DPS (D35-006-2024)
Date: March 11, 2025 11:34:00 AM
Attachments: [image001.png](#)

Hello Janet,

I received your e-mail, but I'm afraid I can't help with the scope of these questions. When we receive a planning application, Planning staff review based on the details of the proposal in front of us, including the required supporting studies, alongside Provincial Policy and the Official Plan. Details of the Lawn Bowling Club membership vote would not form part of the scope of our review/analysis. You could reach out to a representative of the Lawn Bowling club directly, perhaps? I also can't speculate why an applicant would change conditions of a land purchase.

'Apologies that I couldn't be more help.
Regards,
Amy



Amy Didrikson, MA, MCIP, RPP (she/her/hers)

Senior Planner
Planning Services
Growth and Development Services

City of Kingston
Located at: 1211 John Counter Boulevard
Mailing Address: 216 Ontario Street, Kingston, ON K7L 2Z3
613-546-4291 extension 3296
adidrikson@cityofkingston.ca



From:
Sent: March 10, 2025 10:50 AM
To: Didrikson,Amy <adidrikson@cityofkingston.ca>; Glenn,Conny <cglenn@cityofkingston.ca>
Cc:
Subject: 92 Napier Street OPA, ZBA and DPS (D35-006-2024)

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Good morning Amy and Conny,

First of all, thank you very much for arranging the meeting on March 5th between

yourselves, the developer and the residents to discuss the subject file.

During that meeting something came up that I'm wondering if you could pursue.

Two of the neighbours, who are also Kingston Lawn Bowling Club members, told us on Wednesday that when the development was presented to the membership of the Club a few years ago, it was pitched as four houses/homes. The neighbours' impression definitely was that the proposal was for four family homes and so they voted in favour of the sale of the land. They said that, had they known that the actual plan was to build the four structures now proposed, they would not have voted for it. Is it possible for you to obtain the minutes of that Lawn Bowling Club meeting so that we can see what the actual proposal was at the time?

Also, last year we were told that the sale of the land was conditional on the approval of the rezoning from open space to residential. On Wednesday we found out that the sale becomes final on 1 April 2025. Why would Amber Peak remove their condition and go ahead with the purchase if they weren't sure that the rezoning request would be approved?

Thank you,

Janet Bryant
574 Earl Street

From:
To: [Mayor of Kingston](#); [Glenn,Conny](#); [Heather Macfarlane](#); "[Jacob Welsh](#)"; [Didrikson,Amy](#)
Cc: [Cinanni,Vincent](#); [Amos,Don](#); [Osanic,Lisa](#); [Oosterhof,Gary](#); [Chaves,Paul](#); [Stephen,Wendy](#); [Hassan,Jamshed](#); [Tozzo,Brandon](#); [McLaren,Jeff](#); [Ridge,Gregory](#)
Subject: Real Estate market in neighbourhood by 92 Napier St. Kingston
Date: March 18, 2025 4:31:09 PM

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Hello again everyone,

Just thought I would share the news that I heard on the weekend from a friend of mine who has been a Real Estate agent for over 35 years in Kingston.

This agent had 2 clients recently who decided **not** to buy a house in this area solely because of present and proposed **student housing** in this area.

The first client, who will be an employee at Queen's, was very interested in the little house on MacDonnell (164?) until they found out that the 2 buildings next door (160-161) were student rentals, very similar to the ones proposed for 92 Napier St. The house was perfect but the neighbours, not so much. The potential deal fell through, and they are looking elsewhere in the district. The second client was interested in our neighbour's house on 85 Napier, directly across from the proposed student rental. I'm not sure why my neighbour is moving out after over 20 years of living there. The client, when they asked 'what's happening across the street' were told the pertinent information for them to make a decision and they declined to put an offer in for the house (a real one with only 4 bedrooms) that would be across from future 4 student rental buildings housing potentially housing 40 students. So that is now 2 potential non-student buyers that have been scared off from being near/beside/across from present/proposed student housing. This is NOT a good trend to start for the area but probably great for the developers. There is a third house on the street that has gone on the market beside the North green of KLBC. It already is a student 'house' with 8 students living in it. Will probably change hands with another student landlord. Wow 3 houses on the market in one week on a street that hasn't seen homes on the market for a very long time.

And it is just the start . Would the folks from Amber Peaks like to buy any of the properties for their own families????? Here's your opportunity! I think not. Fran Cooney

From:
Sent: March 17, 2025 3:07 PM
To: 'Brian Patterson' <mayor@cityofkingston.ca>; 'Glenn,Conny' <cglenn@cityofkingston.ca>; 'Jacob Welsh' >; 'Amy Didrikson' <adidrikson@cityofkingston.ca>
Cc: 'Patrick Deane' < >; 'Vince Cinanni' <vcinanni@cityofkingston.ca>; 'Don Amos' <damos@cityofkingston.ca>; 'Lisa Osanic' <losanic@cityofkingston.ca>; 'Gary Oosterhoff' <goosterhof@cityofkingston.ca>; 'Paul Chaves' <pchaves@cityofkingston.ca>; 'Wendy Stephen' <wstephen@cityofkingston.ca>; 'Jimmy Hassan' <jhassan@cityofkingston.ca>; 'Brandon Tozzo' <btozzo@cityofkingston.ca>; 'Jeff McLaren' <jmclaren@cityofkingston.ca>; 'Gregory Ridge' <gridge@cityofkingston.ca>

Subject: St Patrick's day parties near 92 Napier St. 2025

Good day all,

On Saturday my neighbourhood was 'lucky' to experience this year's version of the St. Patrick's day partying by nearby Queen's students. During unfortunately spring like weather, the parties were in full swing before 11 am and the closest to my home, 575 Earl street, was only 4 doors going towards the university. Ted Tsu's former house. The next was on the corner of Earl and MacDonnell, the next on the east corner of Earl and Toronto and the next Earl & Victoria(which was really large). It was a challenge for my husband & I to get groceries at Metro...with going through the throngs of students on Johnston St. or coming back via Earl. That drive was just before the Police called the parties 'nuisance'. They were more like 'out of control & dangerous' to the students and anyone person/car around them. There was total disregard for public and personal safety. It was so nice to read about them all the next day in the Whig and I can hardly wait to see what ends up on film in tonight's CKWS Global coverage.

During our meeting at the Utilities Kingston building March 5th, a woman, from I think Fotenn ,asked the crowd "What's so wrong about students?" I would like Jacob to tell her... read Sunday's and Monday's Whig- Standard articles on the party. That will give her some sense of why we don't want 40 of them almost on my doorstep. Maybe she would like them in her neighbourhood?

And this is only one of the **9** regular party events we are supposed to endure and pay for with our taxes each year:

Move in W/E, Frosh week/Labour Day W/E
Homecoming
Faux Homecoming
St Patrick's day W/E
End of exams usually in April
Move out W/E
Victoria Day W/E
Canada Day W/E if the day is on a W/E
August Civic W/E

Some are just as large as Saturday's event, some are smaller. The last 3 have only been happening in the last 5 years or so and probably won't go away. All are annoying. If the regular homeowners in the neighbourhood had all these parties the Police would be regular visitors. What family in their right mind would relocate to this once family-oriented neighbourhood now and with 40 more students, even worse for the future???

I especially enjoyed the thoughtful quote in the Whig by John Sellers, a first year Queen's student:

"It's like Christmas day, but for the grown ups. I woke up thinking there was going to be presents, but no, the present is this (the party), it's friends, it's about being social and having a good time. We're out here going hard and having a good time." This quote is from a supposed responsible 'grown up'. Is this the Queen's standard for student behaviour? If so, then it's pretty sad. I hope he never has kids so he can show them how

to be 'grown up'. He was so proud of his first big party event. Again, such a positive advertisement to come a be a student at Queen's...not to study, but to PARTY whenever there is the least amount of reasons to do so and whether it is legal or disturbing or dangerous to themselves or other people who live in the area.

This is the reason that the proposed development on 92 Napier is such a bad idea for the neighbour hood as a whole. When the potential homeowners with families stop coming her, because of these annual party problems, the next 'victim' will be Winston Churchill public school. KCVI is already gone. The 'University District' sprawl will continue. I hope that the tax monies from the proposed student housing everywhere in the city is pleasing to City Hall. The regular tax paying residents will have been pushed out of the area and I think we all have paid more than any student ever will.

Anyway, that's my thoughts on this weekend, please make sure to pass them on to the Fotenn lady (sorry didn't get her name). Maybe now she might understand the neighbours objection to this development.

Sincerely Fran and Charlie Cooney

Dear Senior Planner Amy Didrikson,

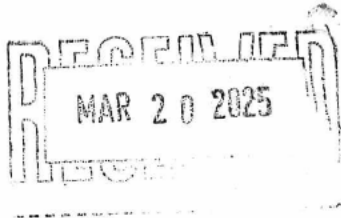
Thank you for your assistance at the recent public meeting concerning the development of 92 Napier Street. I would like to be notified of the date of the next planning meeting please.

Sincerely,

Patricia Frost

Patricia Frost

107 Napier Street



From: [Julien Lefort-Favreau](#)
To: [Didrikson,Amy](#)
Subject: 92 Napier
Date: April 20, 2025 4:43:56 PM

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

Hello

I just wanted to voice my opposition to the proposed construction at 92 Napier.

I live in the area and frequently pass by. So does my son, as he has friends who live on Napier. We use active transportation (walking, biking).

My opposition is based mainly on 3 reservations

1. Maintaining a certain architectural unity in the city is essential. Replacing green land with this much housing, which I'm guessing will be ugly, like most student housing, is an aesthetic loss.

2. Environmentally, once again, replacing green land with such density is not a smart way to deal with climate change. Just look at the scholarly literature on heat islands and water runoff.

3. Safety: The number of cars this will bring into a family area near a school is a major concern.

I'm all in favour of densifying the city. But it has to respect aesthetic, environmental and safety concerns.

Thanks

—

Julien Lefort-Favreau
Associate Professor, French Studies
Queen's University

2024-2025 Visiting Public Humanities Faculty Fellow, Jackman Humanities Institute,
University of Toronto

Site Photographs – 92 Napier Street
D35-006-2024



Figure 1. View of South Extent of Subject Property from the East Side of Napier Street (photo taken June 13, 2025).



Figure 2. View of North End of Subject Property and the Adjacent Lawn Bowling Club House from the East Side of Napier Street (photo taken June 13, 2025).



Figure 3. View of the Adjacent Lawn Bowling Club Lands from the North East Corner, Looking Towards the Subject