



**City of Kingston  
Planning Committee  
Meeting Number 09-2024  
Minutes**

**Thursday, April 18, 2024 at 6:00 p.m.  
Hosted at City Hall in Council Chamber**

---

**Committee Members Present**

Councillor Cinanni, Chair  
Councillor Chaves  
Councillor Glenn  
Councillor M<sup>c</sup>Laren  
Councillor Osanic

**Regrets**

Councillor Oosterhof

**Staff Members Present**

Sukriti Agarwal, Manager, Policy Planning  
Paige Agnew, Commissioner, Growth & Development Services  
James Bar, Manager, Development Approvals  
Laura Flaherty, Project Manager, Planning Services  
Allison Hannah, Committee Clerk  
Desirée Kennedy, Chief Financial Officer & City Treasurer  
Christine O'Connor, Committee Clerk  
Tim Park, Director, Planning Services

**This is not a verbatim report.**

## **Introduction by the Chair**

Councillor Cinanni, Chair, explained the purpose of the meeting, read the rights and obligations afforded to the Committee members and members of the public during public and community meetings and reviewed the order of proceedings to clarify the speaking order for each public meeting.

## **Community Meeting**

The Chair called the Community Meeting regarding the Rental Housing Community Improvement Plan to order at 6:05 p.m.

### **a) File Number: D09-001-2024**

#### **Community Meeting Report – Rental Housing Community Improvement Plan**

Ms. Agnew conducted a presentation regarding the Rental Housing Community Improvement Plan. A copy of the presentation is available upon request through the City Clerk's Department.

There were no members of the public present.

Councillor M<sup>c</sup>Laren noted the rental amounts in the report that were considered affordable. He asked if rents below these amounts would be considered affordable. He asked if the tax benefits could be applied to co-operative housing as well even though these are considered non-market rent. Ms. Agnew confirmed that rental pricing below the thresholds noted in the report as affordable would be considered deeply affordable and would be considered for the program. She stated that the co-operative housing circumstance is unique and that staff would have to look into it.

Councillor Chaves asked if new multi-residential developments would be taxed at a lower rate than 50 percent as mentioned in the report. He asked if the design of the program assumes that the developments would not be built otherwise. Ms. Kennedy explained that new multi-residential developments are in a separate property class and would be paying at the same rate as residential. Ms. Agnew stated that there are many barriers facing the housing industry and this program is an initiative to encourage development without taking monies out of the municipal reserve fund or placing the burden on the tax base. Ms. Kennedy added that this model is designed to be self-funded. She noted the assumption that the timing of developments would move up with the help of this program and would allow for early growth that would in turn pay for the program and turn into budget growth around year three or four of the program.

Councillor Chaves asked how it would be guaranteed that the units would remain affordable over the 15-year period. Ms. Agnew stated that the affordability of the units would be included in the agreement registered against the property. She added that auditing would occur to ensure tenants are not being over-charged. Ms. Flaherty confirmed that the legal agreement would be registered on title for any eligible projects, ensuring that the 15-year obligation would also maintain the property as rental units and not allow conversion to condominiums. She added that the agreement on the title would secure the terms and conditions in the case of the sale to a new owner.

Councillor Chaves expressed concern for public backlash on this initiative as it may appear that the City is helping wealthy developers while small businesses struggle. Ms. Agnew recognized the concern for the optics of the situation but noted that there is a supply issue with housing and that the program has been designed to fund itself over time. She added that if nothing is done the housing crisis could worsen.

Councillor Osanic asked if other municipalities are offering similar programs with applying the vacant land tax to apartment rental strategy. She noted that Building Services Department staff would be ensuring developers do not take advantage of the program by receiving the grant and not beginning construction. She asked if there are enough resources in the Building Services Department to manage this responsibility. Ms. Agnew stated that Kingston may be the only City using this strategy in this type of application. She added that the program has been developed in consultation with the Building Services Department and that the municipal budget took into account growth in the department due to the anticipation of housing creation associated with provincial and federal expectations.

Councillor Glenn asked if consideration had been given to social impact bonds as a way to fund affordable housing units. She urged staff to consider this as a method to encourage more affordable rent. Ms. Kennedy stated that Toronto and Ottawa have started using these incentives. She added that it is not something that has been looked at for this program as it does involve debt but noted that staff would continue to monitor how these incentives are working in other cities.

Moved by Councillor M<sup>c</sup>Laren  
Seconded by Councillor Glenn

**That** Section 14.7 of the Council Procedural By-Law be waived to allow each Councillor an additional 5 minutes to speak.

**Carried**

Councillor M<sup>c</sup>Laren asked if there would be an option for developers to sign into an agreement for longer than 15 years. He asked if rent-geared-to-income housing could also be incentivized through the program. Ms. Agnew stated that staff could look into longer terms for agreements as well as rent-geared-to-income programs.

The Chair was passed to Councillor Glenn.

Councillor Cinanni asked if this initiative were to be defeated if there would be repercussions from the Canadian Mortgage Housing Corporation (CMHC) housing accelerator fund. Ms. Agnew stated that the CMHC is aware that there are political processes to follow and the outcome of programs like this cannot be guaranteed. She added that CMHC funding is tied to the provision of a number of housing units and that initiatives such as this have a goal of reaching the number that the City is legally held to.

The Chair was returned to Councillor Cinanni.

The Chair adjourned the Community Meeting at 6:57 p.m.

### **Meeting to Order**

The Chair called the meeting to order at 6:57 p.m.

### **Approval of the Agenda**

Moved by Councillor Glenn

Seconded by Councillor Osanic

**That** the agenda be approved.

**Carried**

### **Confirmation of Minutes**

Moved by Councillor Osanic

Seconded by Councillor Chaves

**That** the minutes of Planning Committee Meeting Number 08-2024, held on Thursday, April 4, 2024, be approved.

**Carried**

### **Disclosure of Pecuniary Interest**

There were none.

**Delegations**

There were none.

**Briefings**

There were none.

**Business**

There was none.

**Motions**

There were none.

**Notices of Motion**

There were none.

**Other Business**

There was none.

**Correspondence**

There was none.

**Date and time of Next Meeting**

The next meeting of the Planning Committee is scheduled for Thursday, May 2, 2024 at 6:00 p.m.

**Adjournment**

Moved by Councillor Chaves  
Seconded by Councillor Osanic

**That** the meeting of the Planning Committee adjourn at 6:58 p.m.

**Carried**