



**City of Kingston
Planning Committee
Meeting Number 10-2024
Minutes**

**Thursday, May 2, 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^cLaren
Councillor Osanic
Councillor Oosterhof

Regrets

There were none.

Staff Members Present

Sukriti Agarwal, Manager, Policy Planning
Paige Agnew, Commissioner, Growth & Development Services
James Bar, Manager, Development Approvals
Lisa Capener-Hunt, Director, Building Services & Chief Building Official
Laura Flaherty, Project Manager, Planning Services
Allison Hannah, Committee Clerk
Christine O'Connor, Committee Clerk
Tim Park, Director, Planning Services
Jeffrey Walker, Manager, Taxation & Revenue

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 development proposal at 22 – 28 Ellice Street to order at 6:01 p.m.

a) File Number: D01-006-2024

Address: 22 – 28 Ellice Street

Owner: Matt Archibald

Applicant: Fotenn Planning + Design

Holly Newitt, Agent for the Applicant, conducted a PowerPoint presentation regarding the development proposal at 22 – 28 Ellice Street. A copy of the presentation is available upon request through the City Clerk's Department.

There were no members of the public present.

There were no questions from the Committee.

The Chair adjourned the Community Meeting at 6:09 p.m.

Meeting to Order

The Chair called the meeting to order at 6:09 p.m.

Approval of the Agenda

Moved by Councillor Chaves

Seconded by Councillor Oosterhof

That the agenda be amended to include the addendum, and as amended, be approved.

Carried

Confirmation of Minutes

Moved by Councillor Glenn
Seconded by Councillor Osanic

That the minutes of Planning Committee Meeting Number 09-2024, held on Thursday, April 18, 2024, be approved.

Carried

Disclosure of Pecuniary Interest

There were none.

Delegations

There were none.

Briefings

There were none.

Business

- a) **Subject: Rental Housing Community Improvement Plan**
File Number: D09-001-2024
Application Type: Community Improvement Project Area and Community Improvement Plan

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

Councillor Oosterhof asked how this initiative reduces financial barriers for developers. Ms. Flaherty explained that there are a number of financial barriers being experienced by developers in recent history, such as an increase in borrowing costs and property taxes. She added that the Community Improvement Plan (CIP) gives the City the ability to provide financial grants.

Councillor Chaves asked how many projects had been approved by the Planning Committee in 2024. He asked how many approved projects were in a queue awaiting a building permit. Mr. Bar confirmed that the number of new residential units approved

through Planning Committee was just above 1,000 units. He noted that the number of units awaiting building permits is difficult to determine and that a successful site plan control application does not necessarily indicate a project will move forward to a building permit. Ms. Agnew added that there are approximately 8,000 units in the committed report. She noted that the barrier for developers has been financial and not approval. Mr. Bar added that half the units approved this year are facing financial challenges in coming onto the market.

Councillor Chaves stated that high interest rates and supply issues have been an issue in previous year and the City has still been able to meet its housing goals. Ms. Agnew confirmed that Provincial housing targets were met by the City in 2023. She added that the CIP is being delivered by way of the Strategic Plan with Council direction. She stated that the program would not create a burden on the tax base and that it had received significant positive feedback from the development community.

Councillor Chaves asked if there were any building permits submitted prior to the consultation process that were placed on hold with the announcement of this program. Ms. Agnew stated that she was not aware of any applications being placed on hold and added that the program would not apply retroactively and would only apply to applications made after Council approval and the appeal period had ended. Ms. Capener-Hunt noted that a couple of applicants have been waiting for the funding specifically and have not received their building permits. She added that these applications amount to just under 500 units.

Councillor Chaves asked if the Vacant Land Tax Grant Program could be used in addition to the CIP so that developers would receive a tax break during construction as well as after construction is completed. He asked for confirmation that Council had just passed a surety bonds program for financial assistance for developers. Ms. Agnew confirmed that both the Vacant Tax Grant Program and the CIP could be used. She added that the new policy for surety bonds is also intended to aid developers but noted that this program was developed based on a recommendation from provincial consultations that a more flexible tool be initiated that would not tie up capital associated with a project for a long period of time.

Councillor McLaren asked if funds could run out if the program encouraged a large number of applications. Ms. Agnew stated that the \$27.6 million in funding received to be put towards the creation of affordable housing would be used for this initiative. She added that the CIP is meant to be revenue neutral, but that staff have considered the financial impact if there were a large number of applicants. She noted that the City could terminate the program at any time. Mr. Walker added that a larger number of applicants would benefit the City long term as it would increase tax revenue in the future.

Councillor M^cLaren asked how post-construction taxation would work for development on city-owned land. Ms. Agnew stated that taxation would be 50% of what the taxation class is at the time of occupancy each year for two years.

Councillor M^cLaren asked when developers could apply for this program. Ms. Agnew stated that after Council approval and the appeal period of 20 days, all new applications could apply for this program.

Councillor Chaves asked for clarification on whether cash would be involved in this program. He expressed concern that the program would not be net zero. Ms. Agnew clarified that cash flow would only be required in the case that the anticipated growth from the program was not achieved. Mr. Walker stated that the only area of concern is if the growth targets were not hit as the City would then be required to use the funding to ensure there would be no impact to the budget. Ms. Agnew added that they have used conservative numbers in estimating growth for the program.

Councillor Chaves asked for confirmation that this program would not impact the budget until 2027. He expressed concern for the project and for continued incentives to developers who are wealthy while small businesses and residents are struggling financially. Mr. Walker confirmed that the program would not impact the budget.

Councillor Glenn stated that the program is an opportunity to get housing units up faster and add to the tax base which would benefit the entire community.

Councillor Osanic noted that this program was developed from Council's Strategic Plan and that more rental units are needed.

The Chair was passed to Councillor Glenn.

Councillor Cinanni expressed support for the program as it would be increasing the tax base.

The Chair was returned to Councillor Cinanni.

Moved by Councillor Glenn

Seconded by Councillor Osanic

Recommendation:

That the Planning Committee recommends to Council on May 7, 2024:

That the applications to establish a new Rental Housing Community Improvement Project Area and to adopt a new Rental Housing Community Improvement Plan (File Number D09-001-2024) initiated by the City of Kingston be approved; and

That a By-Law to Designate the Rental Housing Community Improvement Project Area as a Community Improvement Project Area, attached as Exhibit A to Report Number PC-24-031, be presented to Council for all three readings; and

That a By-Law to Adopt the Rental Housing Community Improvement Plan, attached as Exhibit B to Report Number PC-24-031, be presented to Council for all three readings.

Carried

b) Planning Advisory Committee Meeting Notes

There were no questions from the Committee.

Moved by Councillor Chaves
Seconded by Councillor Osanic

That the Planning Advisory Committee Meeting Notes be received.

Carried

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 16, 2024 at 6:00 p.m.

Adjournment

Moved by Councillor Glenn

Seconded by Councillor Oosterhof

That the meeting of the Planning Committee adjourn at 6:47 p.m.

Carried