



City of Kingston
Planning Committee
Addendum

14-2024
Thursday, July 4, 2024
6:00 p.m.
Council Chamber

Committee Composition

Councillor Cinanni; Chair
Councillor Chaves
Councillor Glenn
Councillor McLaren
Councillor Oosterhof
Councillor Osanic

Please provide regrets to Christine O'Connor, Committee Clerk at 613-546-4291, extension 1219 or cloconnor@cityofkingston.ca
Watch live on the [Kingston City Council YouTube](#) channel or register to receive the [Zoom](#) link.

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Kingston Home Builders
ASSOCIATION
Building a Better Kingston

June 20, 2024

Councillor Cinanni

Chair, Planning Committee
216 Ontario Street
Kingston, ON

**RE: Official Plan and Zoning By-law Amendment Application D35-002-2024
Housekeeping and Administrative Amendments**

Dear Councillor Cinanni,

The Kingston Home Builders Association (KHBA) is the voice of the residential home building industry in Kingston and the surrounding region. KHBA represents local builders, developers, professional renovators, trade contractors, professional services, and many others within the sector. Our industry creates over 5,800 local jobs, pays over \$410 million in wages and injects over \$860 million dollars into our regional economy. KHBA members will ultimately build the housing supply that Kingston needs to help restore attainability for individuals and families looking to call our region home.

KHBA has been monitoring the housekeeping amendment since the public pre-application in January 2024 and we note that the applications are scheduled to come before the Planning Committee on June 20th with a staff recommendation for approval. KHBA is encouraged to see City Staff proposing amendments to the official plan and zoning by-law that are aimed at harmonizing provincial legislation and the municipal policy and regulatory framework. KHBA has been working with City staff in this current, ever-changing planning policy environment to help reduce complexities, improve efficiency for Staff and applicants, and ultimately help get homes built and families living in them faster.

We are encouraged by the overall approach reflected in the housekeeping and administrative amendments. What we mean by this, is that Staff have been working diligently to monitor the implementation of the new zoning by-law and they are proposing adjustments and improvements based on feedback they have received in the past two years since the zoning by-law was approved by Council. They have vetted the feedback that has been received and proposed changes that will ultimately improve Kingston's zoning by-law.

KHBA is also encouraged to see Staff proposing measures to implement commitments made by this Council in support of Kingston's Housing Accelerator Fund application as well as the following Strategic Plan priorities which align closely with the interests of our members:

- 1.1 Promote increased supply and affordability of housing;
- 2.2 Support climate action and sustainability for residents, businesses and partners.

That is why we are writing to you today, to voice our support for the proposed amendments to the official plan and zoning by-law, specifically on those changes supporting the creation of all new forms of housing.

The KHBA is broadly supportive of the amendments proposed. This letter identifies specific themes or groups of amendments that we feel are of particular significance in supporting the creation of new homes.

Theme 1: Align Documents with Bill 23 and Allow 4 Units

This theme includes a number of important improvements. Revisiting the distribution of housing in Kingston to permit new forms of housing in established areas is a positive step in the direction of improving the inclusivity of our neighbourhoods. This will support the rejuvenation of existing neighbourhoods, consistent with the direction that we expect to see in new communities, where we expect to see higher overall densities and the co-existence of various forms of housing.

The KHBA also supports the re-envisioning of the low-, medium- and high-density policies in the official plan. These currently mix numerical and built-form considerations for determining density. The metric used is best applied at a neighbourhood or community scale and is not intended for evaluating density on the scale of a single site. It therefore has the effect of introducing inappropriate barriers to the creation of new housing. The approach proposed by Staff will streamline applications by directing the focus to built form, while maintaining the same locational and compatibility tests with which the community is familiar.

The KHBA is also fully supportive of the proposal to permit 4 residential units per property and to permit up to 12 bedrooms per lot. By allowing up to 4 residential units on serviced urban properties and simplifying zoning classifications to permit a range of compatible dwelling types, the changes will streamline development processes and encourage infill housing. The expansion of permissions to allow up to 4 residential units on properties currently limited to 3 units is a significant step towards increasing residential density in a compatible manner. This amendment, which aligns with the Canada Mortgage and Housing Corporation's (CMHC) requests, will enable the construction of more housing units on existing serviced land, thereby capitalizing existing municipal services in a cost-effective and climate-conscious manner.

The introduction of a new Holding Overlay map ensures that applications for a fourth unit will need to demonstrate adequate capacity for servicing, transportation, and other considerations. This thoughtful approach balances the need for increased housing with technical and functional requirements, ensuring sustainable and responsible development. The increase in the maximum number of bedrooms per lot for ground-oriented housing from 8 to 12 further supports the supply of housing options throughout the city.

Theme 6: Streamline Approval Process for Multi-Unit Buildings along Express Transit Routes

The KHBA is supportive of streamlining the approval process along Express Transit Routes. By prioritizing development in areas well-served by public transit, the City will be promoting sustainable growth. This framework will encourage higher density developments near transit, making efficient use of land and infrastructure in a forward-thinking action that will align housing creation objectives and policies with infrastructure and transportation planning. This framework also provides transparency for existing residents in that it identifies where height is proposed in existing built-up areas. Certainly, the possibility will continue to exist that applications will occur outside of these areas, or for greater height than that envisioned by the framework, however the framework itself represents an innovative approach to supporting housing creation by streamlining the approval process with defined parameters, which the KHBA applauds. As the proposed framework is new, we anticipate it will require refinement over time as applications are brought forward and evaluated, however we see this as a positive approach that will support the creation of new housing.

Theme 8: Implement Administrative Amendments

There are numerous administrative amendments that will support KHBA members and their efforts to create new housing. Among these, the reduction in minimum walkway width to align with the Ontario Building Code (OBC) introduces a beneficial standardization. Permitting greater driveway widths at the lot line instead of at the front yard setback is another improvement that will facilitate construction of ground-oriented housing where the current provisions have posed design challenges for home builders and residents. Permitting walkways and driveways to overlap in certain cases is an approach that has previously been permitted and the KHBA is pleased to see it return, as this supports the creation of infill housing on existing properties. Other amendments that the KHBA would like to highlight are the amendments to permit rooftop projections needed to house required mechanical equipment, to provide greater flexibility in the implementation of bike parking provisions, to reduce minimum visitor and car-share parking requirements, and to permit reduced setbacks for smaller accessory buildings, as these will have a positive impact to our members' ability to create new homes.

We encourage Planning Committee to vote in favour of recommending the proposed amendments.

KHBA values its partnership with the City of Kingston in building homes and communities. We look forward to continuing to build homes of all types for current and future Kingstonians.

Best regards,

Kingston Home Builders Association

July 2 2024.

WHEREAS:

- Although the City admits there is an affordable housing crisis, the proposed changes do nothing to guarantee building of such and adds fuel to the blaze that is the financialization of housing barring home ownership from the reach of many. The needs of those without housing or with precarious housing are not addressed in the amendments.

-The proposed amendments to the planning process is anti democratic and shifts responsibility from the Planning Committee and elected officials to a majority of appointed citizens. These significant responsibilities include:

- lot changes
- increases to zoned height
- reduced zoning regulations
- impacts on infrastructure, street safety and parking

-Williamsville is one of, if not the, most intensified district in the City, with a population that has recently increased significantly creating a need for more parkland and green space, bylaw officers to manage noise, parking and garbage infractions.

- Brock and Johnson streets were not originally designed to be main arteries into the downtown core and so have established neighbourhoods snug to the sides of these roads.

- Now that Rideau elementary is French immersion only and Churchill elementary serves Williamsville, young students must cross both Brock and Johnson streets each school day.

WE SUPPORT:

- Planned and managed growth and development in Williamsville supported by adequate data and analysis that is compatible with its actual population and takes into account recent intensification measures, and deteriorating street safety (especially for young children) and quality of life.

-Development in Williamsville that is compatible with the character and built form of adjacent properties.

-Motions:

to remove Brock and Johnson from fast-tracking development along rapid transit routes to the Committee of Adjustments.

if adding a fourth unit, you can only add two more bedrooms not four in Williamsville and Sydenham.

- Growth and development that is consistent with the City's climate goals, active transportation priorities, and directly addresses the affordable housing crisis.

Williamsville Working Group, Williamsville Community Association

Co-Chairs:

Annette Burfoot –

Fiona Charles -

From: [REDACTED]
To: Wicke,Chris
Cc: [REDACTED]
Subject: Re: consent application: D10-024-2024, 4065 Unity Rd, city file # D14-004-2024
Date: July 3, 2024 12:34:31 PM

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

Hi Chris

Thank you for your quick reply. My personal cell is [REDACTED]. With what you have supplied I do not require a call at this time. What you have sent us is clear and concise. It is very much appreciated and good news too. If anything does happy to change or pop up please do not hesitate to call or email me/us

With thanks and appreciation

Mark
Sent from my iPhone

On Jul 3, 2024, at 12:21 PM, Wicke,Chris <cwicke@cityofkingston.ca> wrote:

Mark,
Apologies, I did not include the links.

Here is the [Planning Committee Agenda](#) for the meeting on July 4.
Here is a link to the [Planning Report](#) which can also be accessed through the agenda.

Best regards,
Chris

[<image001.png>](#)

Chris Wicke (he/him/his)
Senior Planner
Planning Services

[<image002.png>](#) [<image003.png>](#) [<image004.png>](#)

City of Kingston
Located at: 1211 John Counter
Boulevard,
216 Ontario Street Kingston, ON K7L
2Z3
613-546-4291 extension 3242
cwicke@cityofkingston.ca

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

From: [Wicke,Chris](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: consent application: D10-024-2024, 4065 Unity Rd, city file # D14-004-2024
Date: July 3, 2024 12:18:08 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hello Mark,

I've received your message, and I will circulate your correspondence to the Planning Committee.

If you'd like to provide a phone number or contact me at the number below, I'd be happy to speak with you further about this.

For clarity, there is no residential development proposed at this time. The applicant has previously severed the home and buildings, and this zoning amendment is a condition of consent. At present, they are proposing two things:

1. That the home and buildings be permitted to also continue to have permitted agricultural uses. Due to the smaller lot size this would not be permitted without an exception.
2. That the larger land area have a 'Holding Overlay' placed on it that would have to be removed prior to any residential development (including a single home). The hold requires a hydrogeology study and a noise study prior to removal. No development is proposed at this time.

Here is a link to the Recommendation Report so that you can view the complete document.

Please let me know if you require further information.

Best regards,
Chris



Chris Wicke (he/him/his)

Senior Planner
Planning Services

City of Kingston
Located at: 1211 John Counter Boulevard,
216 Ontario Street Kingston, ON K7L 2Z3
613-546-4291 extension 3242
cwicke@cityofkingston.ca

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

From: Mark Brooks [REDACTED]
Sent: Wednesday, July 3, 2024 11:56 AM
To: Wicke,Chris <cwicke@cityofkingston.ca>
Cc: [REDACTED]
Subject: consent application: D10-024-2024, 4065 Unity Rd, city file # D14-004-2024

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Dear Mr. Wicke

I, Mark Brooks of 4114 Unity Rd, am contacting on behalf of myself, my wife Anne Brooks and my neighbours, Richard and Jessica Kingston of 4094 Unity Rd to address concerns about the severance and possible future development of the property noted above which is right across the road from our two properties. We are unable to make the noted meeting so as per the letter we have received from the City of Kingston we opted to send you this note.

All 4 of us know that we cannot stop progress and nor do we want to, but, if there is a sizable future development being built across from us then we do have some concerns. Single homes along Unity Rd as you presently see on large parcels of land are fine and that in our minds is progress. This type of building means less stress on our wells and a minimal increase in traffic and noise. But if you throw a sizeable development on the above, mentioned land then you could easily deplete or contaminate our well water supply, create a lot more traffic and a ton more noise, all of which are unsafe, unfair and highly affects our present way of life and the values of our homes. We moved out here in the first place to find peace and quiet while being close to the main part of the city and we will lose that if this residential development is allowed to proceed.

Again Sir, we are not adverse to progress because we know that it can't be stopped, but if small scale builds like what we have here now can be done then there will be little effect of the small list of concerns that are mentioned above.

If you could, please acknowledge this note to you so we know that you have it and we all

look forward to hearing from you and or the City of Kingston on the results of the meeting.

With thanks and appreciation

Mark & Anne Brooks of [REDACTED]

Richard and Jessica Kingston of [REDACTED]