



City of Kingston
Planning Committee
Agenda

19-2024

Thursday, October 24, 2024

6:00 p.m.

Hosted in a virtual, electronic format

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.

1. Introduction by the Chair

The meetings being held tonight are public meetings held under the Planning Act.

Notice of Collection – Personal information collected as a result of the public meetings are collected under the authority of the Planning Act and will be used to assist in making a decision on this matter. Persons speaking at the meeting are requested to give their name and address for recording in the minutes. All names, addresses, opinions and comments may be collected and may form part of the minutes which will be available to the public. Additionally, interested members of the public can email the Committee Clerk or the assigned planner if they wish to be notified regarding a particular application. Questions regarding this collection should be forwarded to the Director of Planning Services.

The first portion of tonight's meeting is to present planning applications in a public forum as detailed in the community meeting report. This report does not contain a staff recommendation and therefore no decisions will be made this evening. Each application in the community meeting report will be presented individually and following each presentation by the applicant, the meeting will be opened to the public for comments and questions.

The second portion of tonight's meeting is to consider public meeting reports. These reports do contain a staff recommendation and the recommendation is typically to approve (with conditions) or to deny. After the planner's presentation, Committee members will be able to ask questions of staff, followed by members of the public. Following the question-and-answer period, this Committee then makes a recommendation on the applications to City Council who has the final say on the applications.

Following Council decision, notice will be circulated in accordance with the Planning Act. 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.

2. Community Meeting items

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

The Report of the Commissioner of Growth & Development Services (PC-24-055) is attached.

Details of the development proposals to be presented at the Community Meeting are listed below.

Exhibit A

File Number: D35-005-2024

Address: 55 Cataraqui Woods Drive

3. Call to Order

4. Approval of the Agenda

5. Confirmation of Minutes

That the minutes of Planning Committee Meeting Number 18-2024, held Thursday, October 10, 2024, be approved.

6. Disclosure of Pecuniary Interest

7. Delegations

8. Briefings

9. Business

1. Recommendation Report - 998 Highway 15

File Number: D007-002-2023

Address: 998 Highway 15

District: District 12 - Pittsburgh

Application Type: Final Plan of Condominium

Owner: Tamarack (Rideau 2) Corporation

Applicant: Fotenn Consultants Inc.

The Report of the Commissioner of Growth & Development Services (PC-24-056) is attached.

Recommendation:

That the Planning Committee recommends to Council:

That the application for final plan of condominium (File Number D07-002-2023) submitted by Fotenn Consultants Inc., on behalf of Tamarack (Rideau 2) Corporation, for the property municipally known as 998 Highway 15, be exempted under Section 9(6) of the Condominium Act from the provisions of Section 51 and 51.1 of the Planning Act that would normally apply under Section 9(2) of the Condominium Act; and

That final approval be granted to the final plan of condominium (File Number D07-002-2023) submitted by Fotenn Consultants Inc., on behalf of Tamarack (Rideau 2) Corporation, for the property municipally known as 998 Highway 15, subject to the Owner entering into a Condominium agreement with the City, which agreement shall provide further notice to the Condominium Corporation and present and future purchasers, of the conditions contained within the registered Subdivision agreement and that the Condominium Corporation will be responsible for maintaining the approved site works and fulfilling any conditions of the agreement; and

That subject to the satisfaction of the Director of Legal Services & City Solicitor, the Mayor and Clerk be authorized to execute the Condominium agreement, and the Director of Legal Services & City Solicitor be authorized to forward the necessary signed and stamped originals and required copies of the Final Plan of Condominium to the Land Registry Office for registration.

2. Planning Advisory Committee Meeting Notes 100

Recommendation:

That the Planning Advisory Committee meeting minutes be received.

3. Information Report - New Provincial Planning Statement, 2024 105

The Report of the Commissioner of Growth & Development Services (PC-24-059) is attached.

Recommendation:

This report is for information only.

10. Motions

11. Notices of Motion

12. Other Business

13. Correspondence

- 1. Correspondence received October 16, 2024, regarding the Official Plan Amendment and Zoning By-law Amendment for 55 Cataraqui Woods Drive** 119

14. Date of Next Meeting

The next meeting of the Planning Committee is scheduled for Thursday, November 7, 2024, at 6:00 p.m.

15. Adjournment



**City of Kingston
Report to Planning Committee
Report Number PC-24-055**

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: October 24, 2024
Subject: Community Meeting Report
File Number: D35-005-2024

Council Strategic Plan Alignment:

Theme: 1. Support Housing Affordability

Goal: 1.1 Promote increased supply and affordability of housing.

1.2 Promote increase in purpose-built rental housing.

Executive Summary:

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

- Address: 55 Cataraqui Woods Drive (File Number: D35-005-2024 – Official Plan Amendment and Zoning By-Law Amendment)

October 24, 2024

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

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

p.p.

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

| | |
|--|--------------|
| Jennifer Campbell, Commissioner, Community Services | Not required |
| Neil Carbone, Commissioner, Corporate Services | Not required |
| David Fell, President & CEO, Utilities Kingston | Not required |
| Peter Huigenbos, Commissioner, Major Projects & Strategic Priorities | Not required |
| Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services | Not required |
| Desirée Kennedy, Chief Financial Officer & City Treasurer | Not required |

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Options/Discussion:

Community Meeting

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

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

- 55 Cataraqui Woods Drive, File Number D35-005-2024 (Exhibit A)

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

The Planning Committee will consider a recommendation from Planning Services, respecting the subject application, at a future meeting. The public is provided an additional opportunity to make oral submissions on the matter at the time the Committee considers the recommendation report from staff. The Committee will make its recommendation to City Council at the future meeting.

All persons who made oral or written submissions, or have requested notification in writing, will be given written notice of the future meeting(s) of the Planning Committee at which time the subject application will be considered. Anyone wishing to be notified of Council’s decision on the subject application must submit a written request to:

55 Cataraqui Woods Drive, File Number D35-005-2024

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

Jacob Slevin, Planner
The Corporation of the City of Kingston
Planning Services
216 Ontario Street

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Kingston, ON K7L 2Z3
613-546-4291 extension 2176
jslevin@cityofkingston.ca

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.

Existing Policy/By-Law:

Planning Act

Provincial Planning Statement, 2024

City of Kingston Official Plan

Kingston Zoning By-Law Number 2022-62

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

Notice Provisions:

Consistent with the requirements of the *Planning Act* for a Statutory Public Meeting, notices were sent by mail to all property owners (according to the latest Assessment Rolls) within 120 metres of the subject properties and a notice sign was posted on the subject properties. A courtesy notice was also placed in The Kingston Whig-Standard on October 15, 2024.

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

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

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

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Jacob Slevin, Planner, Development Approvals, 613-546-4291 extension 2176

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

Exhibit A Community Meeting Form, Application Materials and Map Package for 55
Catarauqui Woods Drive (File Number: D35-005-2024)



City of Kingston Community Meeting Form

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

Owner/Application Information

Owner: Caraco Group of Companies

Applicant (if Owner is not the Applicant): Fotenn Consultants Inc. c/o Miles Weekes

Site Characteristics

Site address:

55 Cataraqui Woods Drive, Kingston

Site area:

15,274 square metres

Description of existing use and buildings on site (height, floor area, units, bedrooms, parking spaces, setbacks, etc):

Vacant

Official Plan designation:

The site is located within the City of Kingston Urban Boundary and is designated Arterial Commercial on Schedule CN-1 of the Cataraqui North Neighbourhood Secondary Plan, in the City of Kingston Official Plan (“OP”).

Zoning by-law (zone and other relevant schedules and overlays):

The lands are zoned Arterial Commercial (CA) Zone with Legacy Exception L226 in the Kingston Zoning By-law 2022-62. The site is located within the PA5 parking area on Schedule 2 of the Zoning By-Law.

Existing number of trees:

Multiple trees are located around the periphery of the site. The exact number, size, and species of trees has not yet been confirmed at this stage.

Number of existing trees to be retained:

Details regarding trees to be retained/removed will be confirmed through the future Site Plan Control application process with the City of Kingston.

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

Not a heritage property.

Description of Surrounding Uses and Buildings

East: Commercial

West: Residential

North: Lyndenwood Stormwater Management Facility

South: Hydro One Storage Yard

Description of Proposal

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

The applicant is seeking to construct a nine-storey purpose-built rental apartment building, with eight-storeys of residential units and one-storey for rooftop amenity and mechanical penthouse. The proposed development will result in a total of 150 residential units (98.2 units per net hectare), consisting of a mix of one-, two-, and three-bedroom units.

The building will front Cataraqui Woods Drive with a centralized pedestrian access, secondary pedestrian accesses and walkways and patios for ground-floor units. Ground floor units facing the rear of the property will similarly have individual patios with walkways from the surface parking area. A pedestrian drop-off area, surface bike parking, a moving bay, and garbage room with a loading space are also proposed in the rear of the building. Underground parking, including a bike parking area, and private storage lockers are proposed on the basement level.

A total of 190 parking spaces are proposed, with 148 of those spaces being located within an underground parking structure. A total of 9 visitor parking spaces are proposed, as well as three car share spaces, one short-term delivery space, and seven accessible spaces. Of the total 190 parking spaces, 27 are proposed to be allocated for electric vehicles. One loading space is proposed near the main entrance, at the rear of the building, for waste collection and moving purposes. The site will also feature 161 bicycle parking spaces, of which 146 will be long-term bicycle spaces and 15 will be short-term bicycle parking spaces.

In total, 3,152 square metres of private and communal outdoor amenity areas are proposed. Dwelling units at-grade will feature private outdoor patios with direct entrances to the outdoors, to help enhance pedestrian activity around the building. Upper storey dwelling units will feature private balconies. In addition, a variety of communal amenity areas are proposed on the ground floor, including a large outdoor patio and multiple programmable amenity areas. The programming for each amenity area will be determined through the future detailed design stages of the proposed development. A rooftop communal amenity area is also proposed, which will feature two rooftop decks and two programmable amenity rooms. rooms and two roof-top decks.

In addition to the programmed amenity spaces, the site will feature ample landscaped areas. A large 7,158 square metre green space is proposed on the west side of the property. This green space will serve as an open space for residents, and provides ample separation from the residences to the west. The space is large enough to accommodate numerous future tree plantings. In addition, 3,065 square metres of hard and soft landscaped space is proposed around the building and parking areas. In total, the landscape areas comprise approximately 67% of the total site area.

Type of Application:

Official Plan Amendment & Zoning By-law Amendment

Proposed use:

Residential

Proposed number and type of residential units and bedrooms (if residential):

- 150 dwelling units (apartment)
 - 31 one-bedroom units
 - 37 two-bedroom units

- 67 two-bedroom and den units
- 15 three-bedroom units

Proposed gross floor area (of each use):

Total Gross Floor Area = 17,998 square metres

Proposed height:

9 storeys

Proposed setbacks:

Front (north): 6 metres

Interior (east): 6 metres

Interior (west): greater than 50 metres

Rear (south): greater than 50 metres

Proposed number of vehicular parking spaces (include breakdown of occupant, visitor, car-share, accessible, etc.):

Total Parking Spaces = 190

- Occupant – 170 spaces (27 EV-ready)
- Visitor – 9 spaces
- Car-share – 3 spaces
- Short-term delivery – 1 space
- Accessible – 7 spaces

Proposed number of bicycle parking spaces:

161 bike spaces

Proposed landscaped open space:

67% landscaped open space

Proposed amenity area (if residential):

3,152 square metres

Proposed number of trees to be planted:

Trees are proposed to be planted; however, a landscape plan has not yet been prepared at this stage of the concept design. The total number of types of trees to be

planted will be determined through the future Site Plan Control application process, in consultation with the City of Kingston.

Description of how the application conforms with the Official Plan:

The subject site is located within a Housing District, as per Schedule 2 of the Official Plan. The site is designated Arterial Commercial on Schedule CN-1. An Official Plan Amendment is required to establish a site-specific policy which will permit a nine-storey residential dwelling with dwelling units on the ground floor. The proposed development is oriented towards the street to establish a strong streetscape presence, in a manner which is contextually compatible with adjacent uses to the east and west along Cataraqui Woods Drive. Where dwelling units are proposed at-grade, they will feature walkout entrances with direct access to the street. The intent of the design is to activate the streetscape and encourage pedestrian activity along the front of the building. The large green space to the west side of the property and outdoor patio space will also serve to enhance the public realm and activate the streetscape.

Section 3.4.E.4 of the OP permits standalone residential uses on lands designated Arterial Commercial and provides a useful indication of the overall vision and intent for underutilized Arterial Commercial lands within the City. As a vacant and underutilized site, the proposed development represents a logical and compatible development. The permitted density range for development in the Arterial Commercial designation is between 75 and 125 dwelling units per net hectare of land. The proposed development features a total of 150 dwelling units, resulting in a net density of approximately 98.2 units per hectare.

Section 10C.4.25(c) permits a maximum building height of eight storeys, however the proposed development has a total height of nine storeys. The residential components of the building will be limited to the first eight floors, whereas the ninth storey is only for rooftop amenity and will have a substantially reduced impact to the overall massing and appearance of the building. The proposed development is also substantially setback from adjacent ground-oriented residential dwellings to the west, with a large intervening green space which will feature a variety of plantings. The building is oriented such that potential shadowing impacts will be minimal on properties to the west.

Finally, the subject site satisfies the locational criteria for mid-rise and high-rise dwellings, as per Section 2.6.6 of the Official Plan. The site is located at the periphery of a neighbourhood, with frontage along a collector road (i.e.: Cataraqui Woods Drive).

If located in an area that is subject to Official Plan policies related to source water, natural heritage system, natural heritage features and areas, hazards, cultural heritage resources, areas of archaeological potential, or areas of archaeological significance, description of how the proposal will conform with the policies:

Not applicable.

Description of amendment(s) required to the Zoning By-law:

A Zoning By-law Amendment Application is required to rezone the site from Arterial Commercial (CA) Zone, with exception L226, to an Arterial Commercial (CA) Zone with a new site-specific exception overlay (EXX). The purpose of the site-specific overlay (EXX) is to permit the proposed use, as well as to establish appropriate performance standards.

The site-specific exception overlay would permit the proposed apartment dwelling, as well as permit a maximum building height of nine (9) storeys, a maximum of 54% balcony coverage along the face of a main wall, and a minimum drive aisle width of 6.0 metres.

Other information that would be valuable for a Community Meeting:

None.

List of Drawings/Studies Submitted

- Concept Plan
- Floor Plans
- Elevations
- Shadow Study
- Site Servicing & Stormwater Management Report
- Feasibility Environmental Noise Report
- Planning Justification Report
- Survey 13R-21978
- Survey 13R-6721
- Topographic Survey
- Phase II Environmental Site Assessment

Community Meeting Form Prepared by:

Fotenn Consultants Inc.

Date:

August 21, 2024

By-Law Number 202X-XXX

**A By-Law To Amend The City Of Kingston Official Plan (Amendment Number ____,
55 Cataraqui Woods Drive)**

Passed: [Meeting Date]

Whereas a Public Meeting was held regarding this amendment on _____;

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 changes which shall constitute Amendment Number ____ to the Official Plan for the City of Kingston.
 - (a) **Amend** Schedule 'CN-1: Cataraqui North Neighbourhood Secondary Plan', of the City of Kingston Official Plan, so as to designate the property located at 55 Cataraqui Woods Drive, as shown on Schedule 'A' to By-Law Number 20XX-XX, as 'Site Specific Policy Area Number XX'.
2. That the City of Kingston Official Plan, as amended, be further amended by adding the following new Site Specific Policy as Section 3.17.XX:

55 Cataraqui Woods Drive, Schedule 3-D, SSP Number XX

3.17.XX Notwithstanding Section 10C.4, an apartment building with ground-floor residential uses and a maximum building height of 9 storeys shall be permitted on the property located at 55 Cataraqui Woods Drive, as shown on Schedule 3-D as Site Specific Policy Area Number XX.

3. 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 XX**

Address: 55 Cataraqui Woods Drive
File Number: D35-005-2024

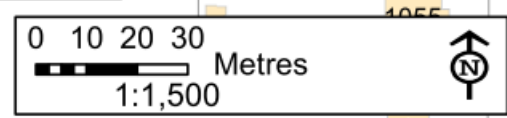
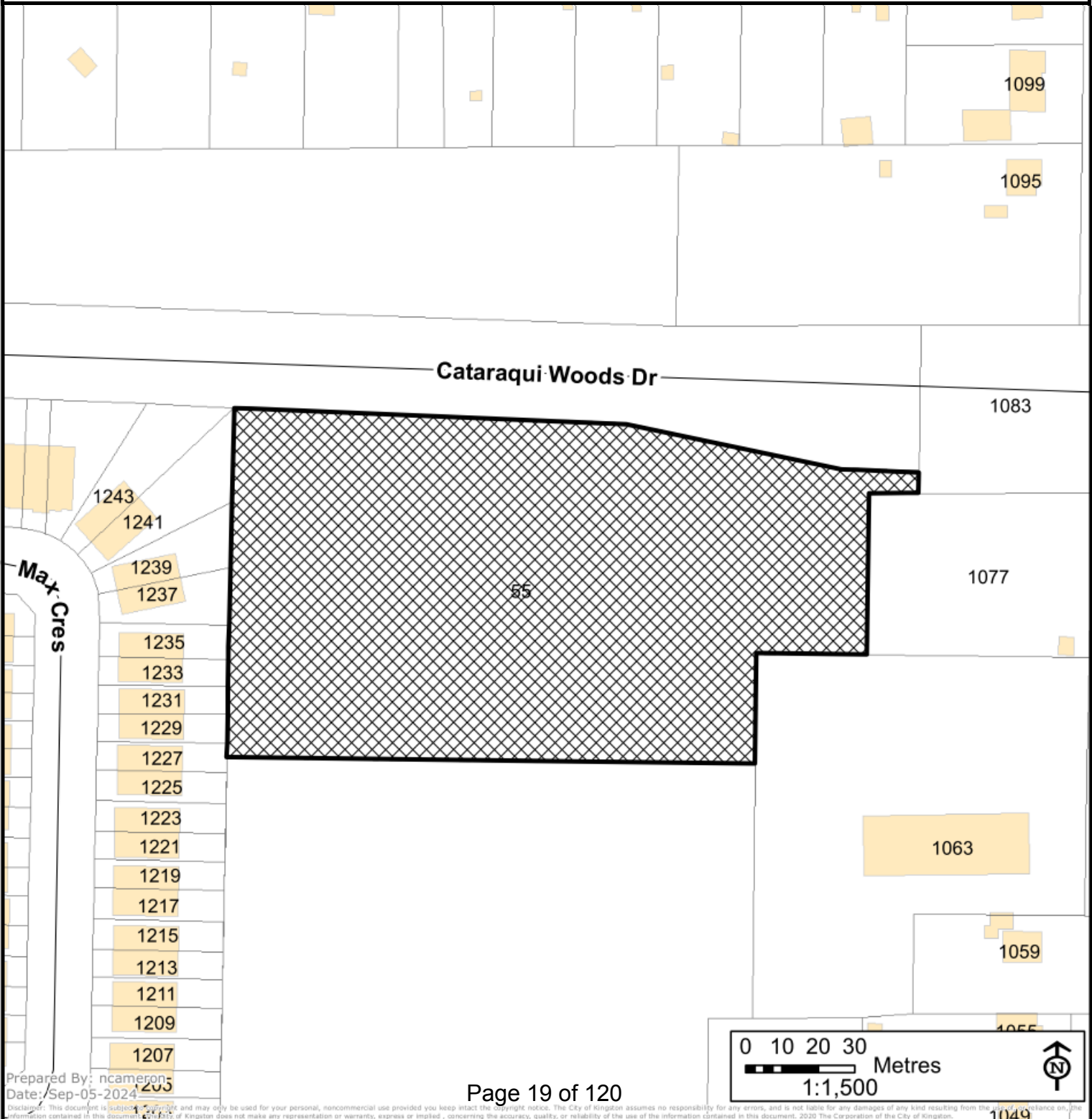
**Official Plan Schedule CN-1
Site Specific Policy**

 Lands Subject to Site Specific Policy
Number XX

Certificate of Authentication

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

Mayor Clerk



By-Law Number 202X-XX

A By-Law to Amend By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (Removal of Legacy Exception ‘L226’ and Introduction of Exception Number ‘EXXX’, (55 Cataraqui Woods Drive))

Passed: [Meeting Date]

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

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

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 E – Exception Overlay is amended to remove Legacy Exception L226 and add Exception EXXX, as shown on Schedule “A” attached to and forming part of this By-Law.
 - 1.2. By adding the following Exception Number EXXX in Section 21 – Exceptions, as follows:

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

 - (a) In addition to the uses permitted by the applicable Zone, the following uses are permitted:
 - (i) **Apartment building;**
 - (ii) **Dwelling unit** in a mixed use building;
 - (iii) Hospice facility;
 - (iv) Retirement Home;
 - (v) Pharmacy / Drugstore.
 - (b) The maximum **building height** is 9 storeys (31 metres).

- (c) A maximum of 54% of the horizontal length of each face of the **main wall** of each **storey** may be occupied by **balconies**.
 - (d) A minimum **drive aisle** width of 6.0 metres.“
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: 55 Cataraqui Woods Drive
File Number: D35-005-2024

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

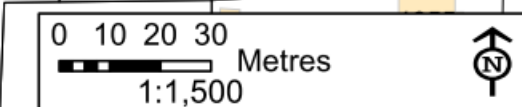
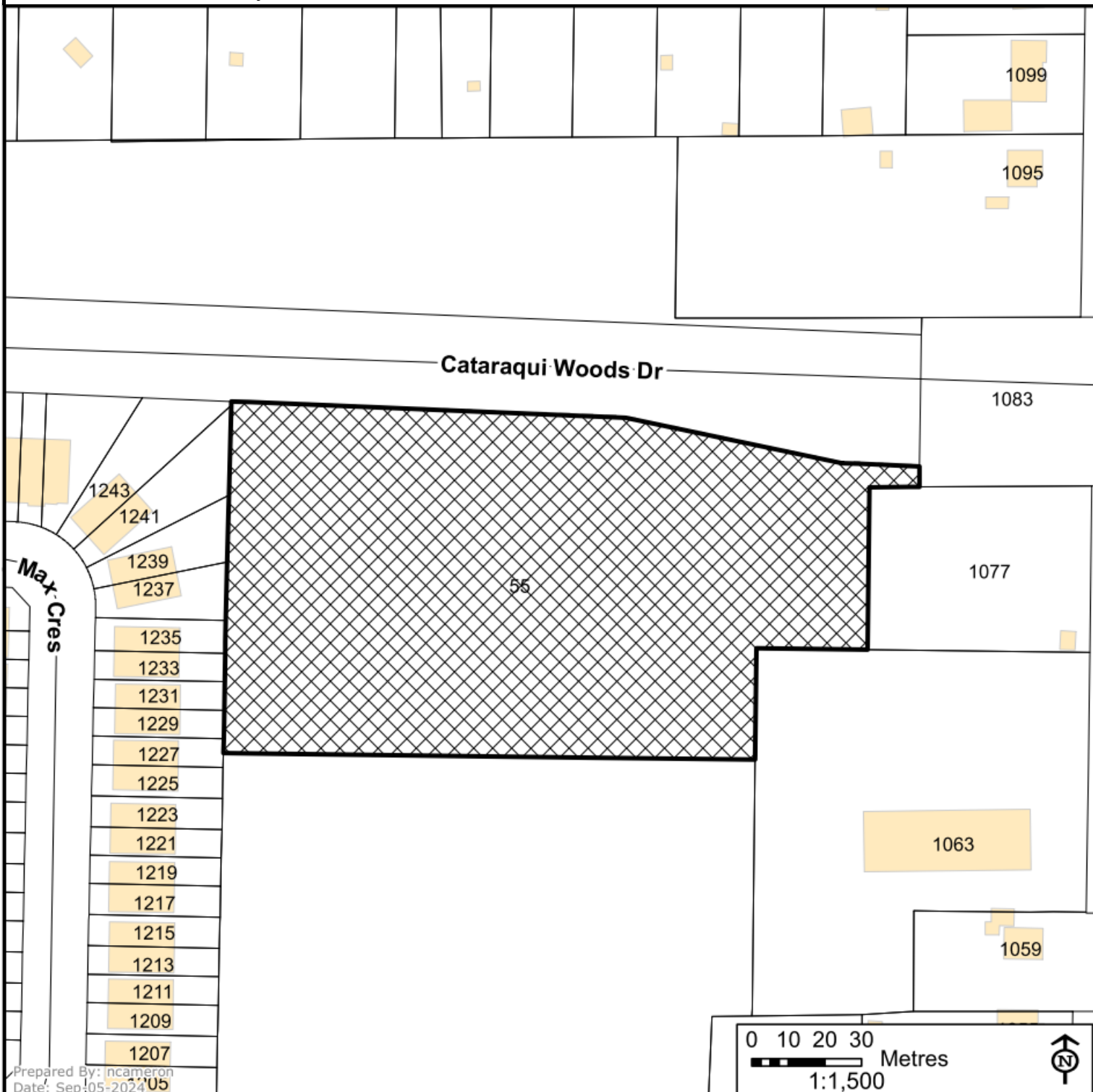
Lands to be added as EXXX

Certificate of Authentication

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

Mayor

Clerk

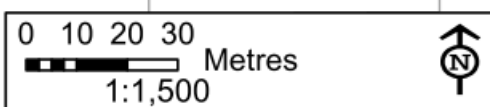
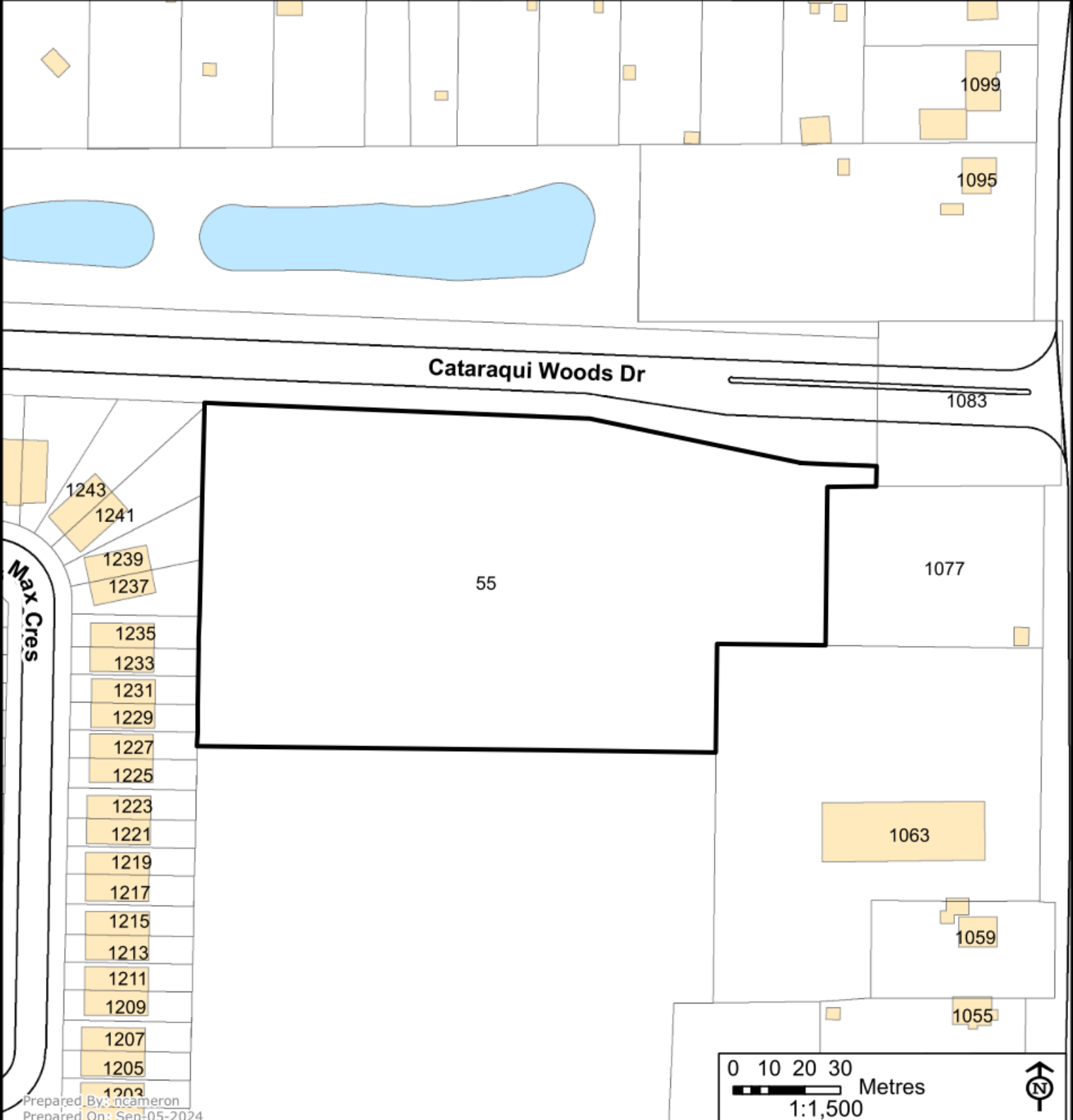
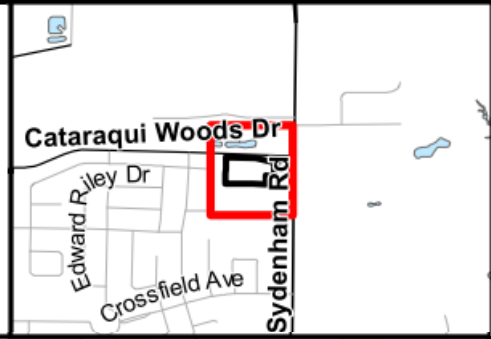


Prepared By: ncameron
Date: Sep-05-2024

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Planning Committee
Key Map
Address: 55 Cataraqui Woods Drive
File Number: D35-005-2024
Prepared On: Sep-05-2024
[Red Box] Subject Lands



Prepared By: ncameron
Prepared On: Sep-05-2024

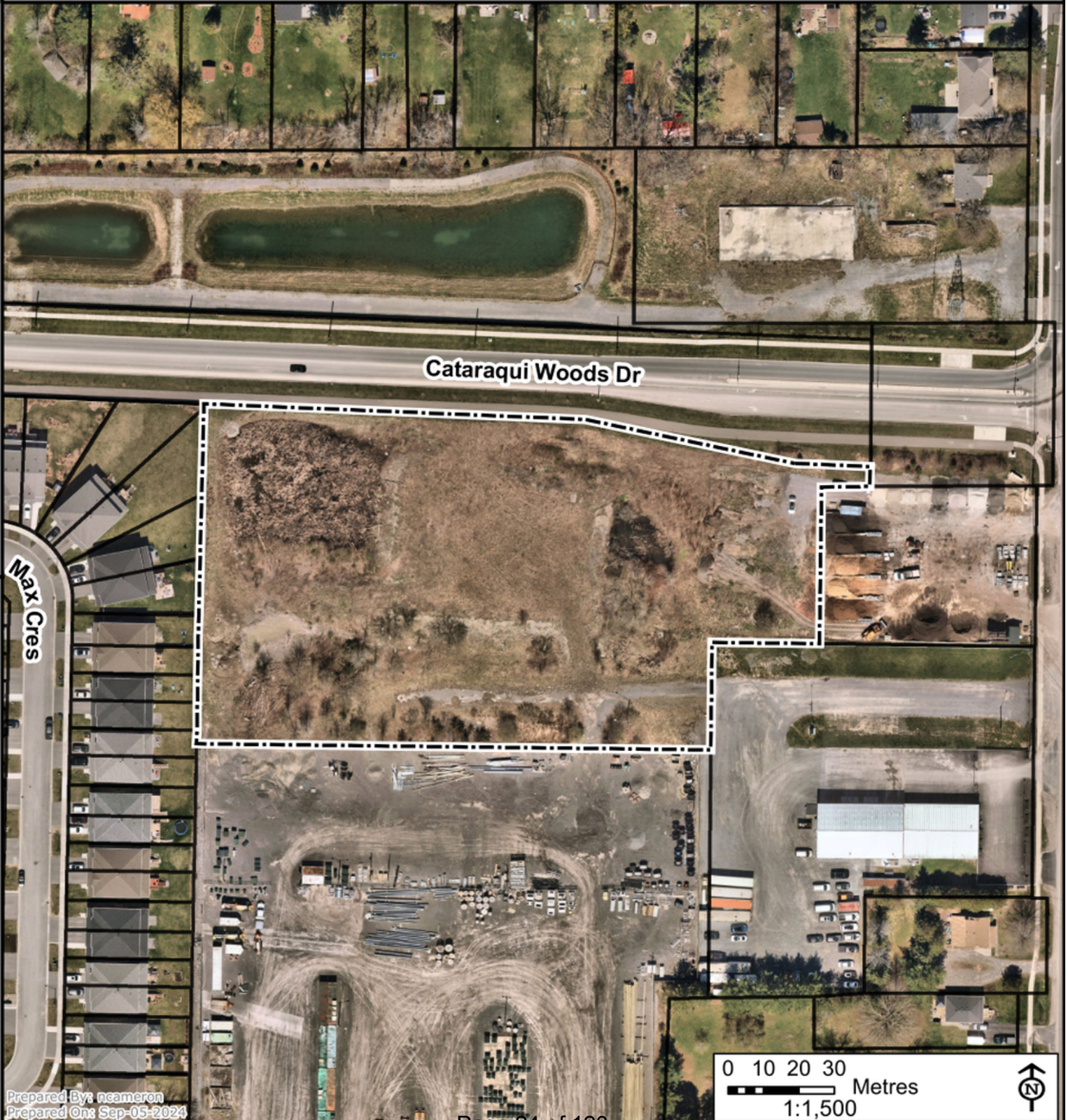
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Planning Committee Neighbourhood Context

Address: 55 Cataraqui Woods Drive
File Number: D35-005-2024
Prepared On: Sep-05-2024

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: neameron
Prepared On: Sep-05-2024

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Planning Services

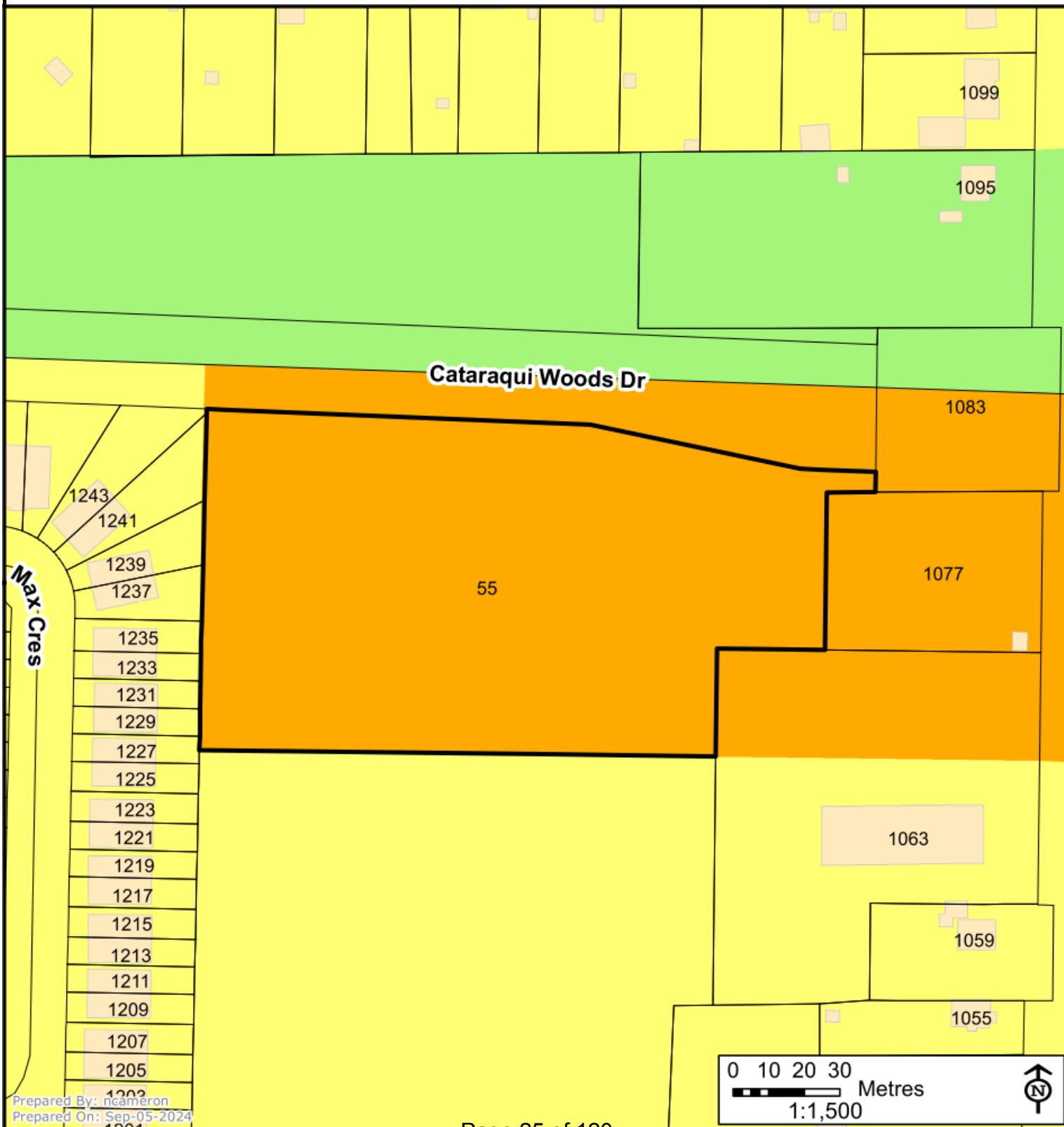
Planning Committee
Official Plan, Existing Land Use

Address: 55 Cataraqui Woods Drive

File Number: D35-005-2024

Prepared On: Sep-05-2024

- Subject Lands
- OPEN SPACE
- SECONDARY PLAN AREA
- ARTERIAL COMMERCIAL
- OPEN SPACE
- RESIDENTIAL



Prepared By: ncameron
Prepared On: Sep-05-2024

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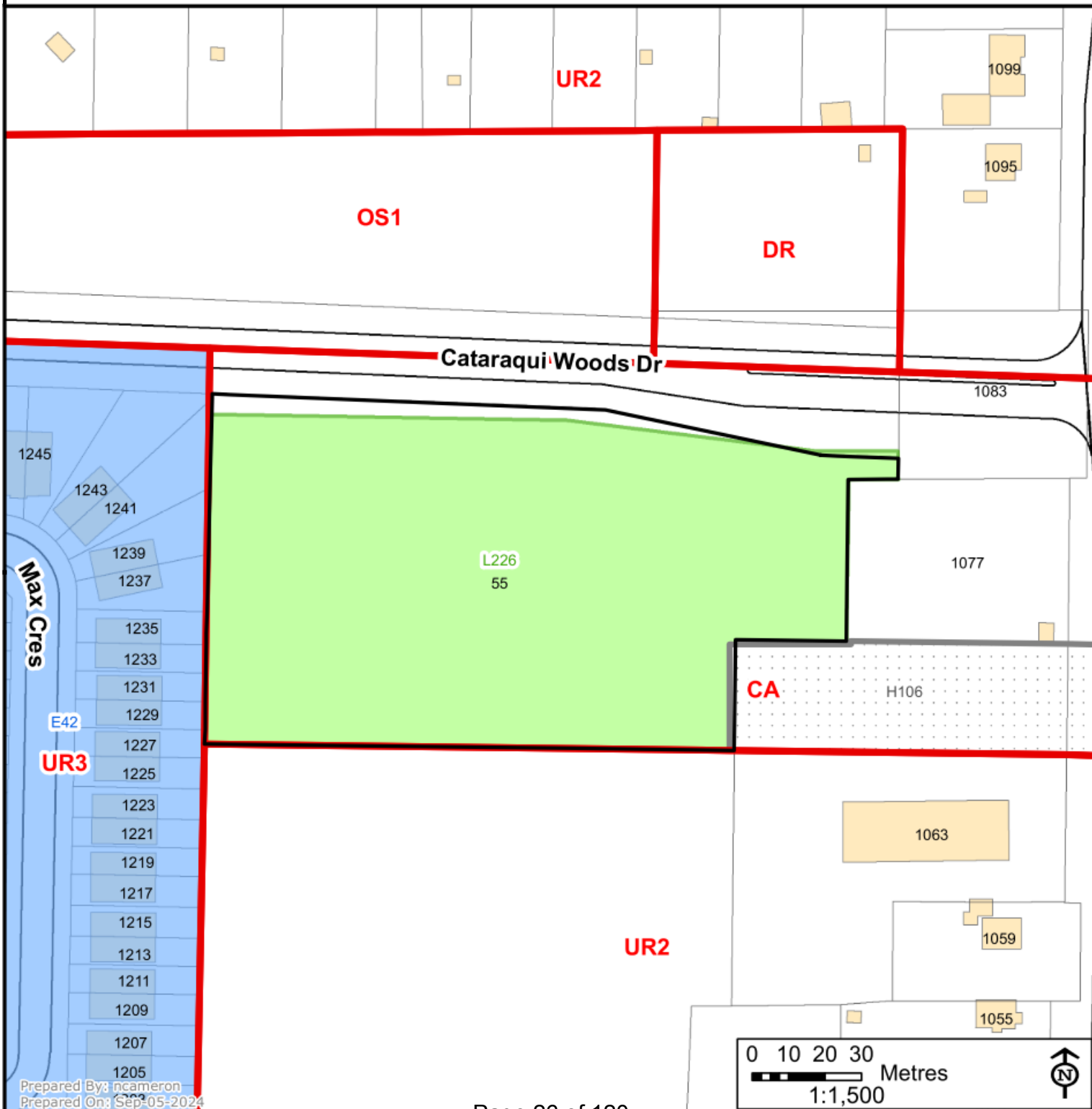
Planning Committee
Existing Zoning
Kingston Zoning By-Law 2022-62

Planning Services

Address: 55 Cataraqui Woods Drive
File Number: D35-005-2024
Prepared On: Sep-05-2024

Subject Lands
 Schedule 1 Zoning Map
 Zone

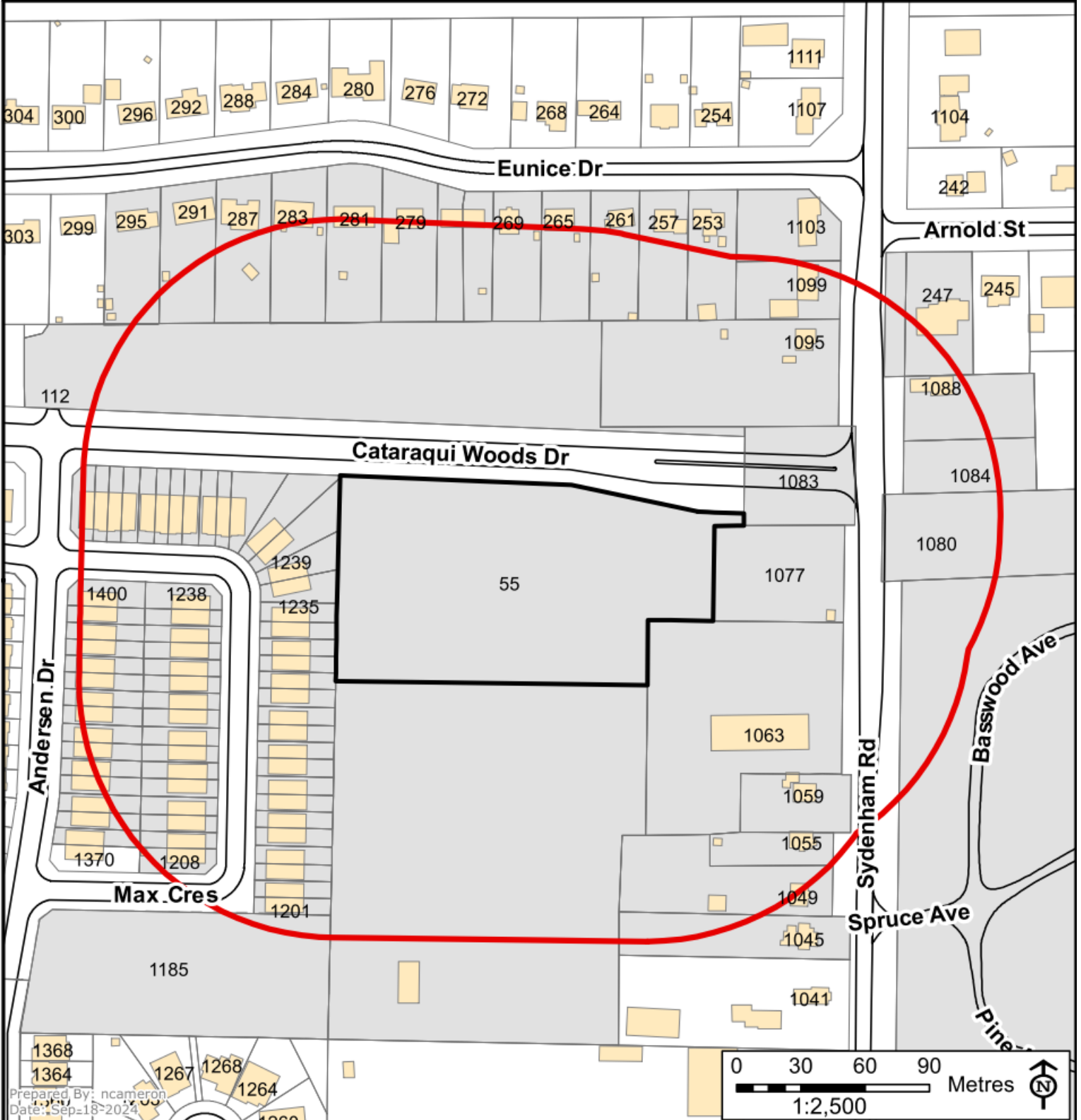
Schedule E - Exception Overlay
 Legacy Exceptions (LXXX)
 Exceptions (EXXX)
 Schedule F - Holding Overlay
 Holding Overlay (HXXX)



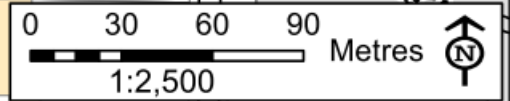


Planning Committee
Public Notice Notification Map
Address: 55 Cataraqui St.
File Number: D35-005-2024

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



Prepared By: ncameron
Date: Sep-18-2024



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55 CATARAQUI WOODS DR

KINGSTON ONTARIO
RLA PROJECT #: 2327



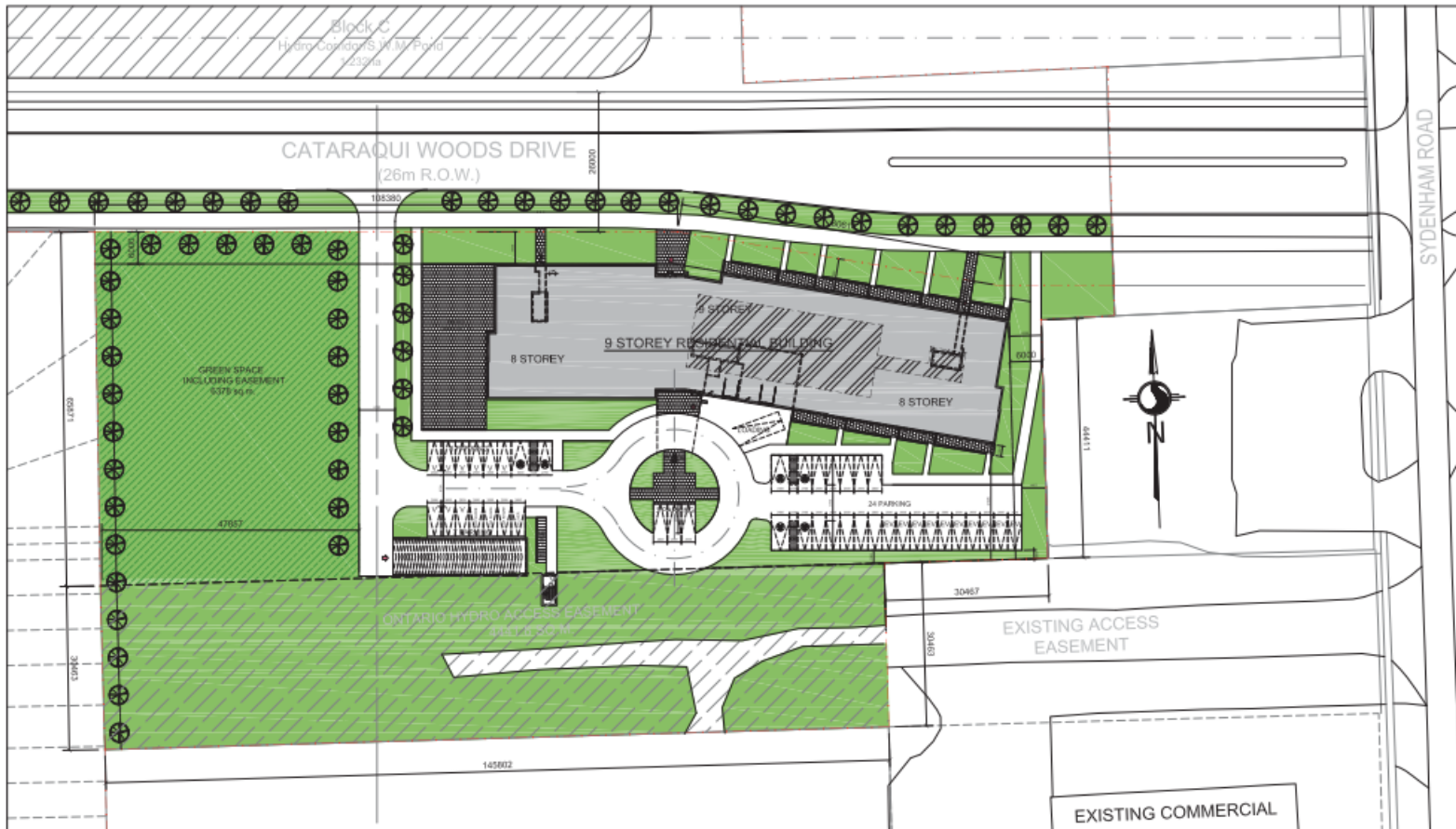
55 CATARAQUI WOODS DR



55 CATARAQUI WOODS DR



PROJECT: 2024.03.13 10:00:00 AM
DRAWING: 2024.03.13 10:00:00 AM
FILE: 2024.03.13 10:00:00 AM
PROJECT: 2024.03.13 10:00:00 AM



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| | | |
|-----|----------------------------|------------|
| 2 | REVISION/REVISION | 2024-01-10 |
| 1 | REVISED FOR INITIAL REVIEW | 2023-03-04 |
| Rev | DESCRIPTION | DATE |

ARCHITECT: **rla/ARCHITECTURE**
 ARCHITECT ASSOCIATION: **UNIVERSITY OF TORONTO ARCHITECTS ASSOCIATION**
 NORTH ARROW:

CLIENT: **CARACO PROPERTY MANAGEMENT**

ARCHITECT: **rla/ARCHITECTURE**

PROJECT TITLE: **55 CATARAQUI WOODS**

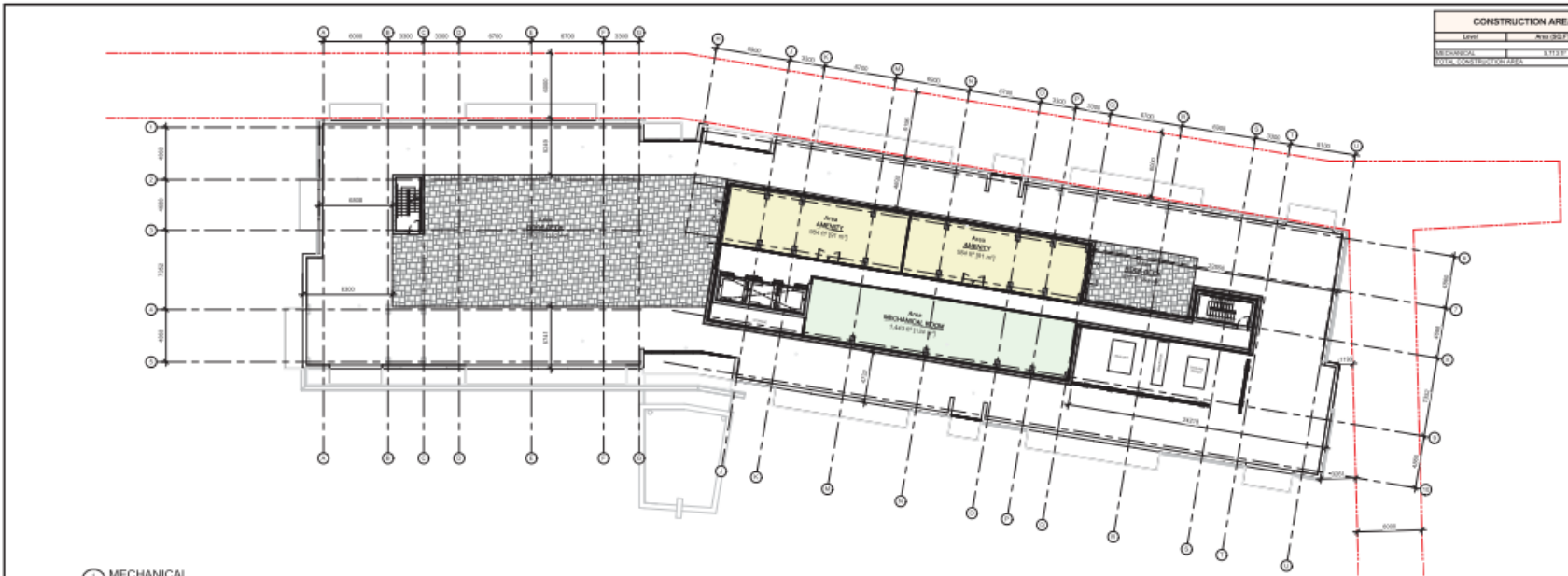
KINGSTON ONTARIO

SHEET TITLE: **SITE PLAN**

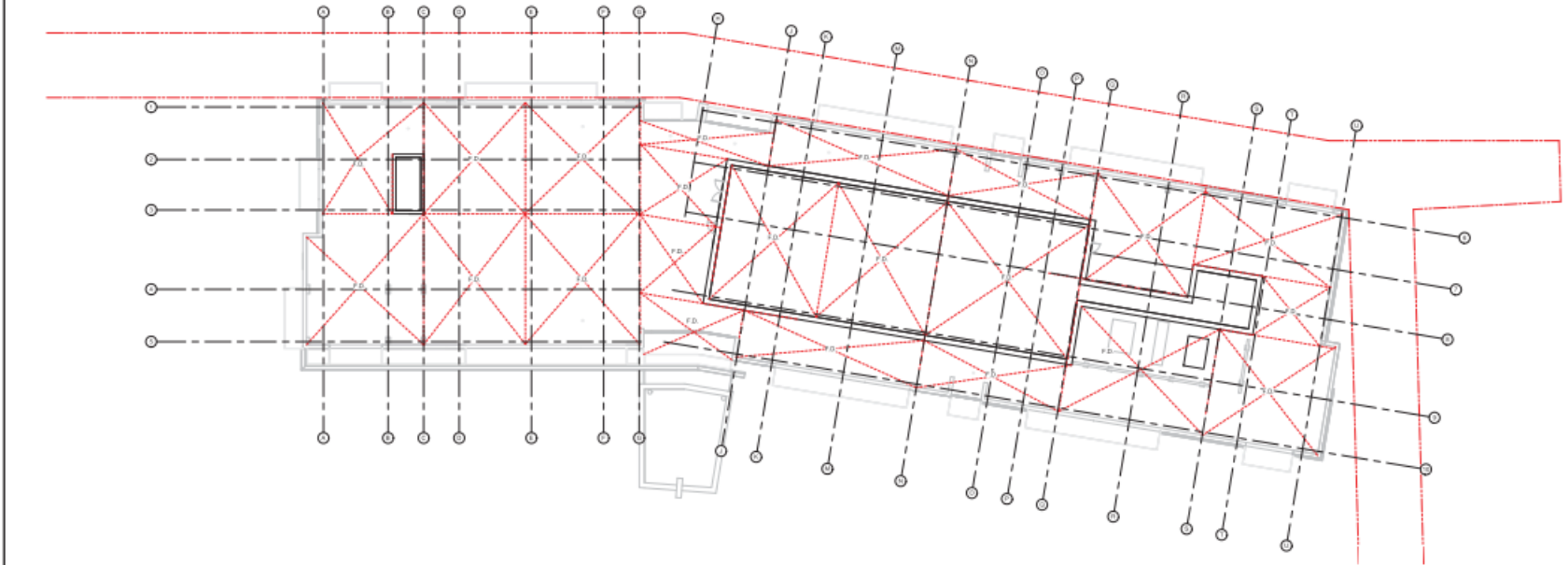
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| DRAWN: JS | CHECKED: JS |
| SCALE: 1:400 | SHEET No. SP-1 |
| PROJECT No. 2327 | |

| | | | | | | | |
|--------------------|-----------------------|---|--------------------------------|-------------------------|-----|-------------------------------|------------------------|
| SITE INFO. | | PROJECT INFO. | | CAR PARKING | | AMENITY SPACE | |
| TOTAL SITE AREA | 15274.6m ² | BUILDING HEIGHT | 9 STOREY 29.6m | ZONING REQUIRED | 163 | ZONING REQUIRED | 2775m ² |
| HYDRO EASEMET AREA | 4437.7m ² | GROSS FLOOR AREA (BELOW GRADE) (CONSTRUCTION DEFINITION) | 6428 SQ.M. | RESIDENTIAL (1/ UNIT) | 150 | (18.5 SQ.M. PER UNIT) | |
| | | GROSS FLOOR AREA (ABOVE GRADE) (CONSTRUCTION DEFINITION) | 18,110 SQ.M. 194,940 SQ.Ft. | CAR-SHARE | 3 | PROVIDED | 3260m ² |
| | | Mechanical Floor | 531 SQ.M. X 1 | VISITOR | 9 | OUTDOOR AMENITY AT GRADE | 386m ² |
| | | Typical Floor | 2188 SQ.M. X 7 | SHORT DELIVER SPACE | 1 | INDOOR AMENITY | 797m ² |
| | | Ground Floor | 2263 SQ.M. X 1 | PROVIDED | 190 | ROOF DECK | 405m ² |
| | | RESIDENTIAL UNITS | | OUTDOOR PARKING | 42 | PRIVATE BALCONIES | 1489m ² |
| | | ONE BEDROOM | 31 | VISITOR | 9 | PRIVATE DECKS AT GRADE | 174m ² |
| | | TWO BEDROOM | 37 | ACCESSIBLE | 6 | | |
| | | TWO BEDROOM + DEN | 67 | RESIDENT / EV | 10 | | |
| | | THREE BEDROOM | 15 | SHARE | 3 | | |
| | | | | SHORT TERM DELIVER | 1 | | |
| | | | | RESIDENT | 13 | | |
| | | | | INDOOR PARKING | 148 | | |
| | | | | RESIDENT | 130 | | |
| | | | | RESIDENT / EV | 17 | | |
| | | | | ACCESSIBLE | 1 | | |
| | | | | BICYCLE PARKING | | | |
| | | | | ZONING REQUIRED | 150 | LANDSCAPE AREA | -10223.0m ² |
| | | | | LONG TERM (0.9 / UNIT) | 135 | HARD AND SOFT LANDSCAPE | -3085m ² |
| | | | | SHORT TERM (0.1 / UNIT) | 15 | (around building and parking) | |
| | | | | PROVIDED | 161 | GREEN SPACE | 7158m ² |
| | | | | LONG TERM (INDOOR) | 146 | (including easement) | |
| | | | | SHORT TERM (OUTDOOR) | 15 | LANDSCAPE / TOTAL SITE AREA | -67% |

SITE PLAN



MECHANICAL
1:200



MAIN ROOF
1:200

| CONSTRUCTION AREA-Mechanical Floor | | |
|------------------------------------|-------------|------------|
| Level | Area (SQFT) | Area (SQM) |
| MECHANICAL | 5,111.87 | 472.17 |
| TOTAL CONSTRUCTION AREA | | |

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| A | ISSUED FOR INTERNAL REVIEW | 2024-02-07 |
| 1 | FOR APPROVAL | 2024-02-07 |

ARCHITECT SEAL: [Blank]

NORTH ARROW
↑
TRUE NORTH

CLIENT:
CARACO
PROPERTY MANAGEMENT

ARCHITECT:
rla/architecture
14 Beach Street, Ottawa, Ontario K1S 3Z6
443.726.922 443.726.1057 www.rolarch.com

PROJECT TITLE:
55 CATARAQUI WOODS DR

KINGSTON, ONTARIO,
SHEET TITLE:
FLOOR PLANS

| | |
|---------------------|---------------------------|
| DRAWN: S.S. | CHECKED: J.S. |
| SCALE: 1:200 | SHEET NO.: D103 |
| PROJECT NO: 2327 | |



SOUTH ELEVATION (VIEW PERPENDICULAR TO EAST WING)
1:200



SOUTH ELEVATION (VIEW PERPENDICULAR TO WEST WING)
1:200

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FILE NO: 2024-04-12
PROJECT NO: PC-24-055

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ARCHITECT: **Ontario Association of Architects**
 NORTH ARROW

CLIENT: **CARACO**
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ARCHITECT: **rla / architecture**
 54 Beach Street, Ottawa, Ontario K1S 3J6
 1-877-726-8122 | 416-726-1227 | www.riarchitecture.ca

PROJECT TITLE:
55 CATARAQUI WOODS DR

KINGSTON, ONTARIO.
 SHEET TITLE:
SOUTH BUILDING ELEVATION

| | |
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| DRAWN: S.S. | CHECKED: J.S. |
| SCALE: 1:200 | SHEET NO.: D202 |
| PROJECT NO: 2327 | |

3D VIEW LOOKING TOWARD THE BUILDING FROM CATARAQUI WOODS DR



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| A | ISSUED FOR INTERNAL REVIEW | 2024-03-07 |
| 1 | FOR APPROVAL | 2024-02-29 |

ARCHITECT SIGNATURE:

ARCHITECT:

NORTH ARROW:

CLIENT: **CARACO**
PROPERTY MANAGEMENT

ARCHITECT: **rla/architecture**
16 Beach Street, Ottawa, Ontario K1S 3J6
1-833-724-9323 | 1-833-724-1227 | www.rolarch.com

PROJECT TITLE:
55 CATARAQUI WOODS DR

KINGSTON, ONTARIO,

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|---------------------|--------------------------|
| DRAWN: S.S. | CHECKED: J.S. |
| SCALE: | SHEET No: D400 |
| PROJECT No: 2327 | |

PC OF SCALE: 1:1

FILE PATH: \\s:\proj\2024\55-Cataraqui-Woods-DR\55-Cataraqui-Woods-DR-D400.dwg

DATE: 2024-03-14 10:03 AM

3D VIEW LOOKING TOWARD THE BUILDING FROM THE BACK



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| 3 | FOR EXHIBITION | 2024-03-29 |

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CLIENT:

CARACO
PROPERTY MANAGEMENT

ARCHITECT:

rla/architecture
16 Beach Street, Ottawa, Ontario K1S 3J6
1-877-776-9122 | 1-813-726-1297 | www.rolandrla.com

PROJECT TITLE:

55 CATARAQUI WOODS DR

KINGSTON ONTARIO,

SHEET TITLE:

3D VIEWS LOOKING FROM BACK

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| DRAWN: | CHECKED: |
| S.S. | J.S. |
| SCALE: | SHEET No: |
| | D401 |

PROJECT No:
2327

PLANT DATE: 2024.03.29 10:26:00 AM

PLANT DATE: 2024.03.29 10:26:00 AM



3D VIEW LOOKING TOWARD AT GRADE UNITS



3D VIEW LOOKING TOWARD ENTRANCE FROM QATARAQUI WOODS DR

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PROJECT NO. 2024-04-12
DATE FOR INTERNAL REVIEW: 2024-02-07
NO. 2024-04-12
REVISED: 2024-02-07
PROJECT NO. 2024-04-12
ARCHITECT: *rla/architecture*
NORTH ARROW

CLIENT: **CARACO PROPERTY MANAGEMENT**

ARCHITECT: *rla/architecture*
14 BANC STREET, BRIMLEY, ONTARIO M1S 3J6
416.753.7022 | 416.753.7027 | www.rlaarchitecture.ca

PROJECT TITLE:
55 CATARAQUI WOODS DR
KINGSTON, ONTARIO.

SHEET TITLE:
ENLARGED 3D VIEWS

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| PROJECT NO.: | D403 |
| 2027 | |

3D VIEW LOOKING TOWARD THE MAIN ENTRANCE



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| A | ISSUED FOR INTERNAL REVIEW | 2024-02-07 |
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CLIENT:

ARCHITECT:

56 Beech Street, Ottawa, Ontario K1S 3J6
 613.724.9522 | 613.724.1297 | www.rodickslaney.ca

PROJECT TITLE:

55 CATARAQUI WOODS DR
 KINGSTON ONTARIO,

SHEET TITLE:

ENLARGED 3D VIEWS

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| SCALE: | SHEET No.: |
| PROJECT No.: | D404 |
| 2327 | |

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DECEMBER 21



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| 3 | FOR APPROVAL | 2024-04-05 |

ARCHITECT SEAL: ARCHITECTS: ARCHITECTURE INC. 2024
NORTH ARROW: TRUE NORTH

CLIENT: **CARACO**
PROPERTY MANAGEMENT

ARCHITECT: **rla/architecture**
14 Beach Street, Ottawa, Ontario K1S 3J6
1-833-726-9122 1-833-726-1287 www.rickcrickley.ca

PROJECT TITLE:
55 CATARAQUI WOODS DR
KINGSTON ONTARIO,

SHEET TITLE:
SUNSHADE ANALYSIS-DECEMBER

| | |
|---------------------|--------------------------|
| DRAWN: Author | CHECKED: Checker |
| SCALE: 1 : 5000 | SHEET No: D503 |
| PROJECT No: 2327 | |



**City of Kingston
Report to Planning Committee
Report Number PC-24-056**

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: October 25, 2024
Subject: Recommendation Report
File Number: D07-002-2023
Address: 998 Highway 15
District: District 12 - Pittsburgh
Application Type: Final Plan of Condominium
Owner: Tamarack (Rideau 2) Corporation
Applicant: Fotenn Consultants Inc.

Council Strategic Plan Alignment:

Theme: 1. Support Housing Affordability

Goal: 1.1 Promote increased supply and affordability of housing.

Executive Summary:

The following is a report recommending approval to the Planning Committee regarding an application for final plan of condominium submitted by Fotenn Consultants Inc., on behalf of Tamarack (Rideau 2) Corporation, with respect to the subject site located at 998 Highway 15.

The application pertains to a residential subdivision development (Riverview Shores) under construction through earlier *Planning Act* approvals. The residential subdivision consists of 243 residential lots, a linear park block, a stormwater management pond, a 30-metre-wide environmental protection area along the Great Cataraqui River as well as new municipal streets. A total of 136 single-detached dwellings and 107 townhouse dwellings are to be provided.

October 24, 2024

Page 2 of 9

The purpose of the Final Plan of Condominium is to establish the rock wall and safety zone along the east and north edges of the property (Block 257) as a common elements condominium that all residential lots within the subdivision will become parcels of tied land with. The condominium agreement will ensure that the common elements of the condominium corporation are properly maintained, insured, and funded in perpetuity. This will provide for the long-term maintenance, repair and insurance of the rock wall along the east and north edges of the subdivision. The agreement also covers fencing and retaining walls, gates, the entrance sign, ice and snow removal, and landscaping on the subject block.

The application is consistent with the Provincial Planning Statement (2024) and conforms with the policies of the City of Kingston Official Plan. The uses and structure comply with the applicable zoning. No specific concerns were raised through the technical circulation of the application and all technical and functional matters related to the development have been addressed through the registered Final Subdivision agreement.

Recommendation:

That the Planning Committee recommends to Council:

That the application for final plan of condominium (File Number D07-002-2023) submitted by Fotenn Consultants Inc., on behalf of Tamarack (Rideau 2) Corporation, for the property municipally known as 998 Highway 15, be exempted under Section 9(6) of the *Condominium Act* from the provisions of Section 51 and 51.1 of the *Planning Act* that would normally apply under Section 9(2) of the *Condominium Act*; and

That final approval be granted to the final plan of condominium (File Number D07-002-2023) submitted by Fotenn Consultants Inc., on behalf of Tamarack (Rideau 2) Corporation, for the property municipally known as 998 Highway 15, subject to the Owner entering into a Condominium agreement with the City, which agreement shall provide further notice to the Condominium Corporation and present and future purchasers, of the conditions contained within the registered Subdivision agreement and that the Condominium Corporation will be responsible for maintaining the approved site works and fulfilling any conditions of the agreement; and

That subject to the satisfaction of the Director of Legal Services & City Solicitor, the Mayor and Clerk be authorized to execute the Condominium agreement, and the Director of Legal Services & City Solicitor be authorized to forward the necessary signed and stamped originals and required copies of the Final Plan of Condominium to the Land Registry Office for registration.

October 24, 2024

Page 3 of 9

Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

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

p.p.

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

| | |
|---|--------------|
| Jennifer Campbell, Commissioner, Community Services | Not required |
| Neil Carbone, Commissioner, Corporate Services | Not required |
| David Fell, President & CEO, Utilities Kingston | Not required |
| Peter Huigenbos, Commissioner, Major Projects & Strategic Priorities | Not required |
| Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services | Not required |
| Desirée Kennedy, Chief Financial Officer & City Treasurer | Not required |

October 24, 2024

Page 4 of 9

Options/Discussion:**Background and Decision Date**

On July 4, 2023, a Final Plan of Condominium application was submitted by Fotenn Consultants Inc., on behalf of the Tamarack (Rideau 2) Corporation, for the purpose of establishing a Condominium to be responsible for maintenance and repair of the rock wall as well as fencing, gates and landscaping on the subject block (Block 257).

Applications for Official Plan amendment, Zoning By-Law amendment, and draft Plan of Subdivision were approved by Council on September 20, 2022 ([PC-22-039](#) and [PC-22-052](#)). PC-22-052 was a Supplemental Report in which Planning Services indicated that they were satisfied that the legislative requirements of the *Condominium Act* would ensure that the common elements of the proposed condominium corporation are properly maintained, insured, and funded in perpetuity, and that Legal Services were satisfied that approval of these applications for Official Plan amendment, zoning by-law amendment, and draft plan of subdivision will not result in risk to the City in the unlikely event that the proposed condominium corporation should go “bankrupt” in the future.

Application and Submission

The applicant is requesting the approval of a Plan of Condominium under the exemption process outlined in Section 9(6) of the *Condominium Act*. The development consists of 243 residential lots, a linear park block, a stormwater management pond, a 30-metre-wide environmental protection area as well as new municipal streets. The development will be managed as a Standard Condominium with shared common elements being owned by the Condominium Corporation.

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

- Draft Plan of Condominium (Exhibit F).

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.

Site Characteristics

The subject lands are located on the east side of Kingston, in the Former Pittsburgh Township area (Exhibit B – Key Map). The lands have an area of approximately 17.0 hectares and 570 metres of frontage along Highway 15. The subject lands were formerly occupied by a quarry operation, which resulted in an excavated area with exposed sheer rock cuts along the north, east, and south property lines. Directly north of the lands is the Riverview subdivision, east of the site is the Greenwood Park subdivision, south of the site is the vacant Axion Development

October 24, 2024

Page 5 of 9

lands and the Great Cataraqui River/Rideau Canal is to the west (Exhibit C – Neighbourhood Context (2024)).

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 PPS recognizes Ontario as a vast, fast-growing province and the need to increase the supply and mix of housing options to support a diverse population and workforce. It prioritizes compact and transit-supportive design and optimizing investments in infrastructure and public services facilities to support convenient access to housing, quality environment, services and recreation. Cultural heritage and archaeology will provide people with a sense of place. Through specific policies related to building homes, sustaining strong and competitive communities, infrastructure and facilities, wise use and management of resources and protecting public health and safety, the PPS lays the framework for fundamental land use planning in Ontario.

Section 2.3.1 indicates that settlement areas shall be the focus of growth and development. It supports general intensification and redevelopment in settlement areas to support the achievement of complete communities. This includes planning for a range and mix of housing options. Section 2.3.1.2 stipulates that land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public services facilities, support active transportation, are transit-supportive (as appropriate) and are freight-supportive.

The development of a subdivision with 243 residential lots will introduce more medium density land uses to the Rideau Community neighbourhood and was approved through Final Plan of Subdivision (File Number D12-003-2022). The development is in a cost-effective form that minimizes land consumption, contributes new infrastructure, and utilizes existing infrastructure, public service facilities, active transportation and transit. The cultural heritage of the Rideau Canal National Historic Site and UNESCO World Heritage Site is conserved through the maintenance of a vegetated buffer along the shoreline and built forms which complement the natural setting.

Based on the above, the proposed Final Plan of Condominium is consistent with the Provincial Planning Statement.

Official Plan Considerations

The subject lands are located within the Rideau Community Secondary Plan area and are designated Mid-Rise Residential, Environmental Protection Area (EPA) and Site-Specific Policy Area on Schedule RC-1 in the Official Plan (Exhibit D – Official Plan, Land Use) and are located within the Housing District as shown in Schedule 2 – City Structure, of the Official Plan. The intent of the Rideau Community Secondary Plan is to encourage the development of two District Commercial areas as its focal points of commercial and business activity for surrounding residential neighbourhoods such as this. Housing Districts are planned to remain stable in

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accordance with Section 2.6 of the Official Plan and will continue to mature and adapt as the city evolves. The EPA designation recognizes lands with inherent environmental sensitivity that must be maintained in their natural, undisturbed state.

While the Mid-Rise Residential land-use designation permits low-rise residential uses such as townhouses and low-rise apartments, the Site-Specific Policy Area states that the permitted uses include small lot single-detached dwellings, single dwellings, semi-detached dwellings, planned unit townhouse dwelling and street townhouse dwellings. The overall density of development is from 26 to 25 units per next hectare and the maximum height of townhouses is two storeys. The portion of the lands that falls within the EPA designation, the lands adjacent to the Great Cataraqui River, will be preserved.

Section 9.6.20 of the Official Plan states that when reviewing Plans of Condominium, the City will have regard for the general land division policies of Section 9.6, as well as the following:

- a. The plan of condominium, the proposed units, and common elements are appropriate for the intended purpose and meet all requirements for the intended purpose, and meet all requirements of the zoning by-law, Ontario Building Code and Property Standards By-Law;
- b. The plan of condominium meets the requirements of the Site Plan Control By-Law; and
- c. The plan of condominium meets the requirements of the Parkland Conveyance By-Law.

The proposed Final Plan of Condominium is tailored to its purpose which is to provide for the long-term maintenance and repair of the rock wall and safety area which forms the east and north edges of the subdivision. The agreement also covers fencing and retaining walls, gates, the entrance sign, ice and snow removal, and landscaping on the subject block. There is a Subdivision Agreement registered on title; no Site Plan Control agreement is required. No additional parkland conveyance is required.

The proposed Final Plan of Condominium conforms with the policies of the Official Plan.

Zoning By-Law Considerations

The properties are zoned Urban Residential Zone 3 (UR3), General Open Space Zone (OS2) and Environmental Protection Area Zone (EPA) within Exception Overlays E91, E92, E93, E94 and E95 in Zoning By-Law Number 2022-62, as amended (Exhibit E – Existing Zoning). Legacy Exception Overlays E91 and E92 provide site-specific provisions related to the build out of the new residential lots. E93 applies to the EPA lands along the water and indicates that the permitted uses are conservation use and/or passive recreation use only. E94 and E95 apply to the General Open Space lands; E94 establishes park use as the only permitted use and E95 permits park, recreation facility and/or stormwater management infrastructure uses.

The approved Final Plan of Subdivision for the site has been confirmed to comply with the applicable zoning regulations. Through a pre-servicing agreement construction has proceeded on site including preliminary grading, completion of watermain, sanitary main and their related appurtenances, storm water main and their related appurtenances. Granular road base has

October 24, 2024

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been installed and base asphalt is in place for all roads except the east leg of future Dockside Drive. Construction of the stormwater facility is complete.

Other Applications

Official Plan amendment, Zoning By-Law amendment, and draft Plan of Subdivision were approved by Council on September 20, 2022 ([PC-22-039](#) and [PC-22-052](#)).

A Subdivision Agreement, dated August 22, 2024, was registered on title to the lands on September 19, 2024 as instrument number FC393749.

Condominium Act

In accordance with Section 9(6) of the *Condominium Act*, an 'Application for Exemption' recognizes that the proposed development has recently been subject to development approvals pursuant to the *Planning Act* resulting in a development agreement, such as a site plan agreement, being registered on title of the subject property. The agreement would dictate the details of the proposed development. Consequently, Conditions of Draft Plan of Condominium Approval may not be required, and the development may proceed directly to Final Condominium Approval.

The subject property is tied to the registered subdivision agreement and has been developed in accordance with the approved drawings and the conditions of said agreement.

Technical Analysis

These applications have been circulated to external agencies and internal departments for review and comment. All comments on the proposal have been addressed and no outstanding technical issues with these applications remain at this time.

Conclusion

In conclusion, Planning Services recommends approval of the application for Final Plan of Condominium for the lands known municipally as 998 Highway 15.

No concerns were received in connection with the Final Plan of Condominium application. This application is consistent with the Provincial Planning Statement and conforms with the City of Kingston Official Plan and complies with the zoning by-law. A subdivision agreement is registered on the title of the subject lands to ensure that the development is constructed in accordance with the approved plans.

Existing Policy/By-Law:

The application 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:

October 24, 2024

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Provincial

Planning Act

Condominium Act

Provincial Planning Statement, 2024

Municipal

City of Kingston Official Plan

Zoning By-Law Number 2022-62, as amended

Notice Provisions:

None

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

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

Lindsay Reid, Senior Planner – Urban Designer, 613-546-4291 extension 3277

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

Exhibit A Proposed Condominium Agreement

Exhibit B Key Map

Exhibit C Neighbourhood Context (2024)

Exhibit D Official Plan, Land Use

Exhibit E Zoning By-Law Number 2022-62, Map

October 24, 2024

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Exhibit F Draft Condominium Plan

Condominium Agreement

This Agreement made in duplicate this _____ day of _____, 2024

B E T W E E N:

Tamarack (Rideau 2) Corporation
(the "Owner")

Of The First Part

- and -

The Corporation Of The City Of Kingston
(the "Municipality")

Of The Second Part

Whereas the Owner is the registered owner of the lands known municipally as 998 Highway 15 and legally described in Schedule "A" of this Agreement (the "Owner's Lands");

And Whereas the Owner has made an application (File Number D07-002- 2023) to the Municipality for approval of a Common Elements Condominium Plan under the exemption process for the common element identified as Block 257 on Registered Plan 13M-148, which is located on the Owner's Lands (the "Application");

And Whereas the Owner's Lands are subject to a Subdivision Agreement, dated August 22, 2024, and registered on title September 19, 2024 as Instrument Number FC393749;

And Whereas the request for Final Condominium Approval under the *Condominium Act*, 1998, S.O. 1998, c.19 is appropriate, in that the Common Elements Condominium Plan conforms to the existing City of Kingston Official Plan, Kingston Zoning By-law 2022-62 and is subject to a registered Subdivision Agreement;

And Whereas the Municipality is satisfied that an exemption from the provisions of sections 51 and 51.1 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, is appropriate;

And Whereas on Month Day, 2024, Council for The Corporation of the City of Kingston approved the Application;

AND WHEREAS the approval of Council for the Municipality was subject to the Owner entering into a Condominium Agreement with the Municipality, which Agreement is to reference the registered Subdivision Agreement and provisions therein relating to the rock wall and safety zone, and which Condominium Agreement is to be registered against title to the Owner's Lands to serve as notice to purchasers that the Common Elements Condominium Corporation will be responsible to fulfill any conditions as set out in such Condominium Agreement;

Now Therefore This Agreement Witnesseth that in consideration of the approval of the Plan of Condominium and the sum of ONE DOLLAR (\$1.00), receipt of which is hereby acknowledged, the Owner for itself and for all successors in title, hereby agrees with the Municipality as follows:

1. **Prior To The Registration Of The Condominium Declaration**, the Owner shall submit a written report from a consulting professional (Engineer, Architect, Ontario Land Surveyor) clearly outlining any matters in this Condominium Agreement which will not be completed prior to the registration of the Condominium Declaration and are to be assumed by the Common Elements Condominium Corporation.

2. Purchasers are hereby advised that the Common Elements Condominium Plan is subject to a Subdivision Agreement, dated August 22, 2024, and registered on title September 19, 2024, as Instrument Number FC393749 insofar as the Subdivision Agreement provides for any matters arising out of or connected with the rock wall, safety zone, fencing and any other items located on, in, through, across or under Block 257 on Registered Plan 13M-148 forming the Common Elements of the Common Elements Condominium Corporation as defined in the Declaration of the Common Elements Condominium. Without limiting the generality of the foregoing, purchasers are advised that the Common Elements Condominium Corporation shall be responsible for maintaining the required works relating to Block 257 on Registered Plan 13M-148 and shown on the approved plans listed in Schedule "B" of this Agreement and shall be responsible for completing any required works not completed prior to the registration of the Condominium Declaration.
3. **Without limiting the generality of Section 2 of this Agreement, purchasers are expressly advised that the Owner and any future Condominium Corporation shall indemnify the Municipality, its elected officials, employees, agents and contractors against all loss, liability, judgments, claims, costs and demands or expenses whatsoever which the Municipality may sustain, suffer or be put arising out of, directly or indirectly, any loss, injury (including injury resulting in death) or damage related to the rock wall and safety zone located within Block 257 on the registered Plan, (collectively, the "Losses") as well as all legal fees arising out of, incidental to or in connection therewith, provided that such Losses are not caused directly by the negligent acts of the Municipality, its employees, servants and agents.**
4. Wherever this Agreement states "the Owner shall.....", this shall mean at the Owner's expense.
5. The Owner shall pay to the Municipality all costs associated with the approval and registration of this Agreement, as well as the cost of any grants of easement relative thereto.
6. It is agreed between the parties hereto that every covenant, proviso and agreement herein shall enure to the benefit of and be binding upon the parties hereto, and their heirs, executors, administrators, successors and assigns; that all covenants herein shall be construed as being joint and several and that, when the context so requires or permits, the singular number shall be read as if the plural were expressed, and the masculine gender as if the feminine or neuter gender, as the case may be, were expressed.

[Signature page follows]

In Witness Whereof the parties hereto have affixed their Corporate Seals, under the hands of their proper signing officers, duly authorized in that behalf.

Signed, Sealed And Delivered
in the presence of

) **Tamarack (Rideau 2) Corporation**
)
)
)
) _____
) Barry Smith, President
)
)
)
)
) **The Corporation Of The City Of**
) **Kingston**
)
)
)
) _____
) Bryan Paterson, Mayor
)
)
)
) _____
) Janet Jaynes, City Clerk
)
)

Schedule "A"
The Owner's Lands

Legal Description: Lots 1 to 243 inclusive, and Blocks 244 to 257 inclusive, Registered Plan 13M-148; Subject to an Easement in Gross Over Part 1 on Plan 13R-23133 as in FC386756; City of Kingston, County of Frontenac.

Schedule "B"

**Approved Plans For Works To Be Constructed
On Block 257 On Registered Plan 13m-xx**

"Riverview Shores" Subdivision

City of Kingston File Number D12-003-2022

| | |
|-------------------------|--|
| Dwg. Cover Sheet | Cover Sheet |
| Dwg. No. GEN | General Plan -Scale 1:1000 – Dated June 2022 -Revision – Dated, June 19, 2024 -Prepared by Forefront Engineering Inc. |
| Dwg. No. G1 | Grading Plan North West -Scale 1:500 – Dated June 2022 -Revision – Dated June 19, 2024 -Prepared by Forefront Engineering Inc. |
| Dwg. No. G2 | Grading Plan North East -Scale 1:500 – Dated June 2022 -Revision – Dated June 19, 2024 -Prepared by Forefront Engineering Inc. |
| Dwg. No. G3 | Grading Plan South -Scale 1:500 – Dated June 2022 -Revision – Dated June 19, 2024 -Prepared by Forefront Engineering Inc. |
| Dwg. No. G4 | Wall Grading Plan -Scale 1:500– Dated June 2022 -Revision – Dated January 5, 2023 -Prepared by Forefront Engineering Inc. |
| Dwg. No. G5 | Wall Sections -Scale 1:250 – Dated October 2022 -Revision – Dated January 5, 2023 -Prepared by Forefront Engineering Inc. |
| Dwg. No. D7 | Fencing Details -Scale 1:1000 – Dated June 2022 -Revision – Dated June 19, 2024 -Prepared by Forefront Engineering Inc. |
| Dwg. No. L6 | Rock Wall Landscape Plan -Scale 1:750 – Dated May 2022 -Revision – Dated June 19, 2024 -Prepared by Forefront Engineering Inc. |

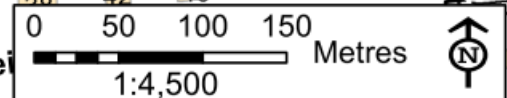
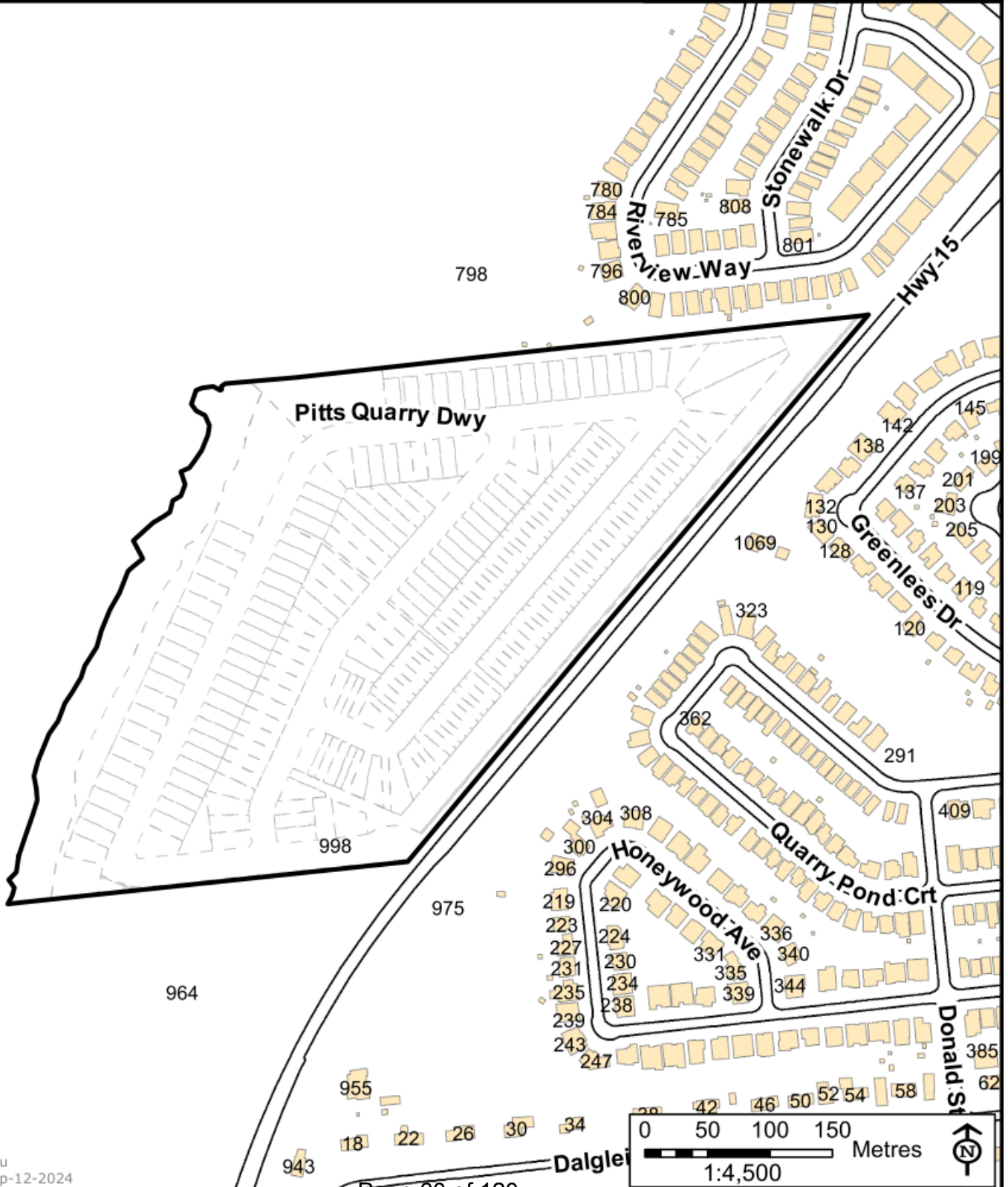
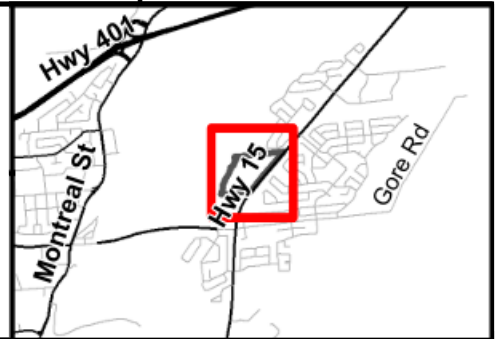
The Original Of All Plans Listed In This Schedule And Incorporated By Reference Into This Agreement Are On File In The Office Of The Director Of Engineering And Shall Govern In The Event Of Any Dispute.



Planning Committee Key Map

Address: 998 Highway 15
File Number: D07-002-2023
Prepared On: Sep-12-2024

 Subject Lands





Planning Committee Neighbourhood Context

Address: 998 Highway 15
File Number: D07-002-2023
Prepared On: Sep-12-2024

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: lchu
Prepared On: Sep-12-2024

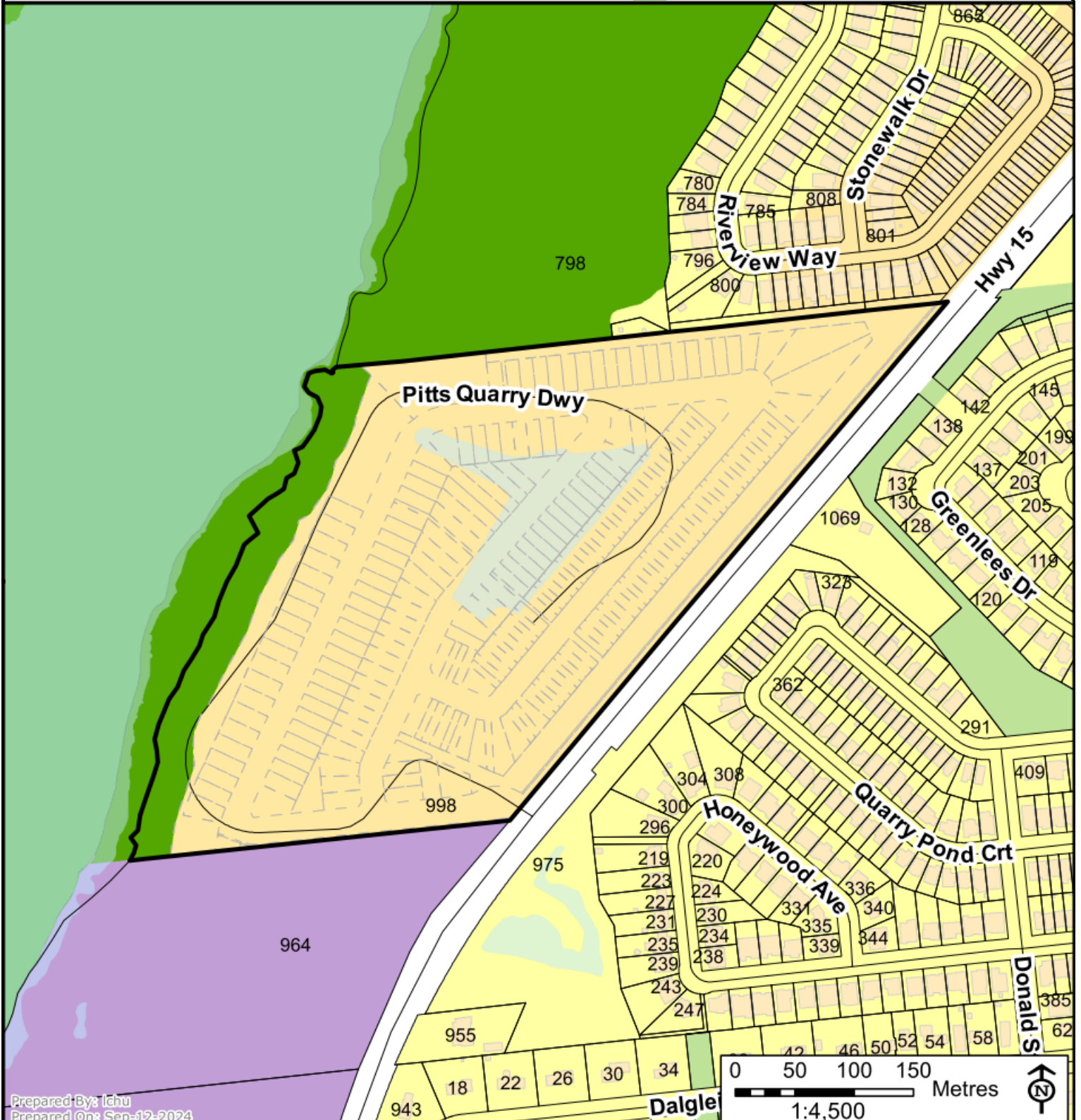
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Planning Committee Official Plan, Existing Land Use

Address: 998 Highway 15
File Number: D07-002-2023
Prepared On: Sep-12-2024

- Subject Lands
- ENVIRONMENTAL PROTECTION AREA
- SECONDARY PLAN AREA
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- SPECIAL STUDY AREA
- ENVIRONMENTAL PROTECTION AREA
- OPEN SPACE



Prepared By: lghu
Prepared On: Sep-12-2024

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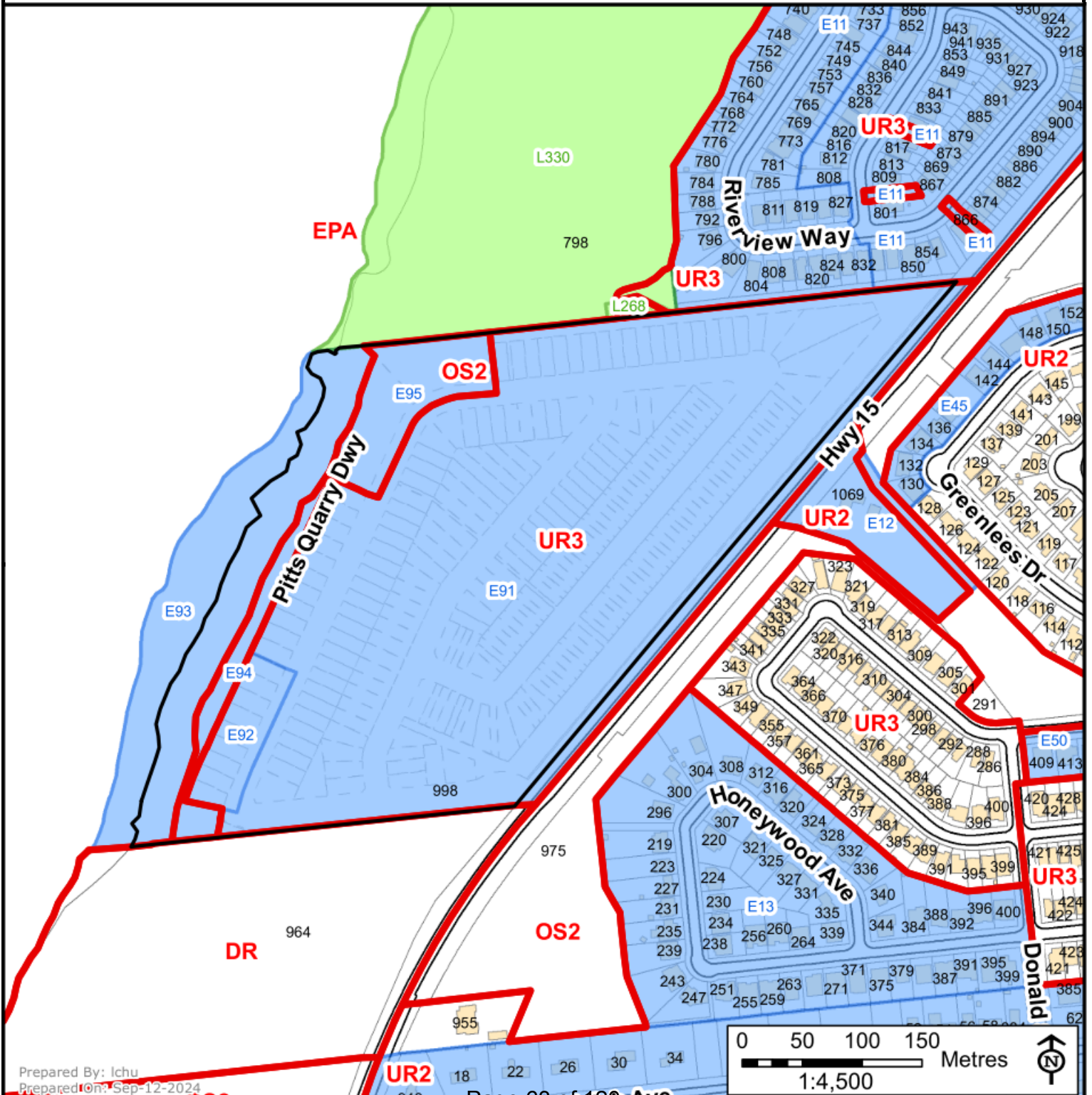
Planning Committee
Existing Zoning
Kingston Zoning By-Law 2022-62

Planning Services

Address: 998 Highway 15
File Number: D07-002-2023
Prepared On: Sep-12-2024

Subject Lands
Schedule 1 Zoning Map
 Zone

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





City of Kingston Community Meeting Form

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

Owner/Application Information

Owner: Caraco Group of Companies

Applicant (if Owner is not the Applicant): Fotenn Consultants Inc. c/o Miles Weekes

Site Characteristics

Site address:

55 Cataraqui Woods Drive, Kingston

Site area:

15,274 square metres

Description of existing use and buildings on site (height, floor area, units, bedrooms, parking spaces, setbacks, etc):

Vacant

Official Plan designation:

The site is located within the City of Kingston Urban Boundary and is designated Arterial Commercial on Schedule CN-1 of the Cataraqui North Neighbourhood Secondary Plan, in the City of Kingston Official Plan (“OP”).

Zoning by-law (zone and other relevant schedules and overlays):

The lands are zoned Arterial Commercial (CA) Zone with Legacy Exception L226 in the Kingston Zoning By-law 2022-62. The site is located within the PA5 parking area on Schedule 2 of the Zoning By-Law.

Existing number of trees:

Multiple trees are located around the periphery of the site. The exact number, size, and species of trees has not yet been confirmed at this stage.

Number of existing trees to be retained:

Details regarding trees to be retained/removed will be confirmed through the future Site Plan Control application process with the City of Kingston.

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

Not a heritage property.

Description of Surrounding Uses and Buildings

East: Commercial

West: Residential

North: Lyndenwood Stormwater Management Facility

South: Hydro One Storage Yard

Description of Proposal

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

The applicant is seeking to construct a nine-storey purpose-built rental apartment building, with eight-storeys of residential units and one-storey for rooftop amenity and mechanical penthouse. The proposed development will result in a total of 150 residential units (98.2 units per net hectare), consisting of a mix of one-, two-, and three-bedroom units.

The building will front Cataraqui Woods Drive with a centralized pedestrian access, secondary pedestrian accesses and walkways and patios for ground-floor units. Ground floor units facing the rear of the property will similarly have individual patios with walkways from the surface parking area. A pedestrian drop-off area, surface bike parking, a moving bay, and garbage room with a loading space are also proposed in the rear of the building. Underground parking, including a bike parking area, and private storage lockers are proposed on the basement level.

A total of 190 parking spaces are proposed, with 148 of those spaces being located within an underground parking structure. A total of 9 visitor parking spaces are proposed, as well as three car share spaces, one short-term delivery space, and seven accessible spaces. Of the total 190 parking spaces, 27 are proposed to be allocated for electric vehicles. One loading space is proposed near the main entrance, at the rear of the building, for waste collection and moving purposes. The site will also feature 161 bicycle parking spaces, of which 146 will be long-term bicycle spaces and 15 will be short-term bicycle parking spaces.

In total, 3,152 square metres of private and communal outdoor amenity areas are proposed. Dwelling units at-grade will feature private outdoor patios with direct entrances to the outdoors, to help enhance pedestrian activity around the building. Upper storey dwelling units will feature private balconies. In addition, a variety of communal amenity areas are proposed on the ground floor, including a large outdoor patio and multiple programmable amenity areas. The programming for each amenity area will be determined through the future detailed design stages of the proposed development. A rooftop communal amenity area is also proposed, which will feature two rooftop decks and two programmable amenity rooms. rooms and two roof-top decks.

In addition to the programmed amenity spaces, the site will feature ample landscaped areas. A large 7,158 square metre green space is proposed on the west side of the property. This green space will serve as an open space for residents, and provides ample separation from the residences to the west. The space is large enough to accommodate numerous future tree plantings. In addition, 3,065 square metres of hard and soft landscaped space is proposed around the building and parking areas. In total, the landscape areas comprise approximately 67% of the total site area.

Type of Application:

Official Plan Amendment & Zoning By-law Amendment

Proposed use:

Residential

Proposed number and type of residential units and bedrooms (if residential):

- 150 dwelling units (apartment)
 - 31 one-bedroom units
 - 37 two-bedroom units

- 67 two-bedroom and den units
- 15 three-bedroom units

Proposed gross floor area (of each use):

Total Gross Floor Area = 17,998 square metres

Proposed height:

9 storeys

Proposed setbacks:

Front (north): 6 metres

Interior (east): 6 metres

Interior (west): greater than 50 metres

Rear (south): greater than 50 metres

Proposed number of vehicular parking spaces (include breakdown of occupant, visitor, car-share, accessible, etc.):

Total Parking Spaces = 190

- Occupant – 170 spaces (27 EV-ready)
- Visitor – 9 spaces
- Car-share – 3 spaces
- Short-term delivery – 1 space
- Accessible – 7 spaces

Proposed number of bicycle parking spaces:

161 bike spaces

Proposed landscaped open space:

67% landscaped open space

Proposed amenity area (if residential):

3,152 square metres

Proposed number of trees to be planted:

Trees are proposed to be planted; however, a landscape plan has not yet been prepared at this stage of the concept design. The total number of types of trees to be

planted will be determined through the future Site Plan Control application process, in consultation with the City of Kingston.

Description of how the application conforms with the Official Plan:

The subject site is located within a Housing District, as per Schedule 2 of the Official Plan. The site is designated Arterial Commercial on Schedule CN-1. An Official Plan Amendment is required to establish a site-specific policy which will permit a nine-storey residential dwelling with dwelling units on the ground floor. The proposed development is oriented towards the street to establish a strong streetscape presence, in a manner which is contextually compatible with adjacent uses to the east and west along Cataraqui Woods Drive. Where dwelling units are proposed at-grade, they will feature walkout entrances with direct access to the street. The intent of the design is to activate the streetscape and encourage pedestrian activity along the front of the building. The large green space to the west side of the property and outdoor patio space will also serve to enhance the public realm and activate the streetscape.

Section 3.4.E.4 of the OP permits standalone residential uses on lands designated Arterial Commercial and provides a useful indication of the overall vision and intent for underutilized Arterial Commercial lands within the City. As a vacant and underutilized site, the proposed development represents a logical and compatible development. The permitted density range for development in the Arterial Commercial designation is between 75 and 125 dwelling units per net hectare of land. The proposed development features a total of 150 dwelling units, resulting in a net density of approximately 98.2 units per hectare.

Section 10C.4.25(c) permits a maximum building height of eight storeys, however the proposed development has a total height of nine storeys. The residential components of the building will be limited to the first eight floors, whereas the ninth storey is only for rooftop amenity and will have a substantially reduced impact to the overall massing and appearance of the building. The proposed development is also substantially setback from adjacent ground-oriented residential dwellings to the west, with a large intervening green space which will feature a variety of plantings. The building is oriented such that potential shadowing impacts will be minimal on properties to the west.

Finally, the subject site satisfies the locational criteria for mid-rise and high-rise dwellings, as per Section 2.6.6 of the Official Plan. The site is located at the periphery of a neighbourhood, with frontage along a collector road (i.e.: Cataraqui Woods Drive).

If located in an area that is subject to Official Plan policies related to source water, natural heritage system, natural heritage features and areas, hazards, cultural heritage resources, areas of archaeological potential, or areas of archaeological significance, description of how the proposal will conform with the policies:

Not applicable.

Description of amendment(s) required to the Zoning By-law:

A Zoning By-law Amendment Application is required to rezone the site from Arterial Commercial (CA) Zone, with exception L226, to an Arterial Commercial (CA) Zone with a new site-specific exception overlay (EXX). The purpose of the site-specific overlay (EXX) is to permit the proposed use, as well as to establish appropriate performance standards.

The site-specific exception overlay would permit the proposed apartment dwelling, as well as permit a maximum building height of nine (9) storeys, a maximum of 54% balcony coverage along the face of a main wall, and a minimum drive aisle width of 6.0 metres.

Other information that would be valuable for a Community Meeting:

None.

List of Drawings/Studies Submitted

- Concept Plan
- Floor Plans
- Elevations
- Shadow Study
- Site Servicing & Stormwater Management Report
- Feasibility Environmental Noise Report
- Planning Justification Report
- Survey 13R-21978
- Survey 13R-6721
- Topographic Survey
- Phase II Environmental Site Assessment

Community Meeting Form Prepared by:

Fotenn Consultants Inc.

Date:

August 21, 2024

By-Law Number 202X-XXX

**A By-Law To Amend The City Of Kingston Official Plan (Amendment Number ____,
55 Cataraqui Woods Drive)**

Passed: [Meeting Date]

Whereas a Public Meeting was held regarding this amendment on _____;

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 changes which shall constitute Amendment Number ____ to the Official Plan for the City of Kingston.
 - (a) **Amend** Schedule 'CN-1: Cataraqui North Neighbourhood Secondary Plan', of the City of Kingston Official Plan, so as to designate the property located at 55 Cataraqui Woods Drive, as shown on Schedule 'A' to By-Law Number 20XX-XX, as 'Site Specific Policy Area Number XX'.
2. That the City of Kingston Official Plan, as amended, be further amended by adding the following new Site Specific Policy as Section 3.17.XX:

55 Cataraqui Woods Drive, Schedule 3-D, SSP Number XX

3.17.XX Notwithstanding Section 10C.4, an apartment building with ground-floor residential uses and a maximum building height of 9 storeys shall be permitted on the property located at 55 Cataraqui Woods Drive, as shown on Schedule 3-D as Site Specific Policy Area Number XX.

3. 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 XX**

Address: 55 Cataraqui Woods Drive
File Number: D35-005-2024

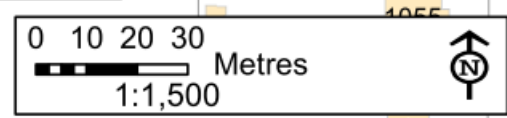
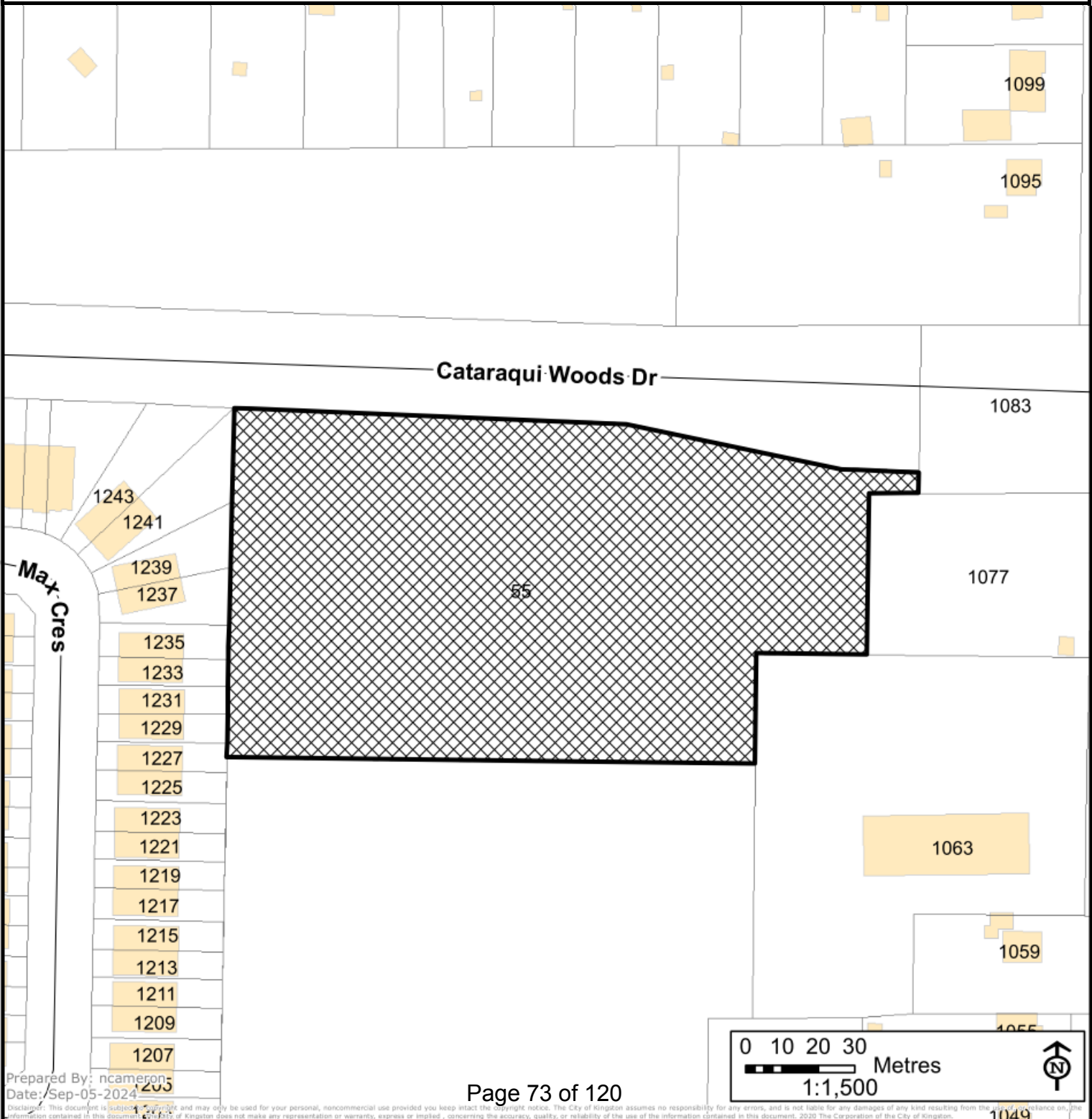
**Official Plan Schedule CN-1
Site Specific Policy**

 Lands Subject to Site Specific Policy
Number XX

Certificate of Authentication

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

Mayor Clerk



By-Law Number 202X-XX

A By-Law to Amend By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (Removal of Legacy Exception ‘L226’ and Introduction of Exception Number ‘EXXX’, (55 Cataraqui Woods Drive))

Passed: [Meeting Date]

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

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

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 E – Exception Overlay is amended to remove Legacy Exception L226 and add Exception EXXX, as shown on Schedule “A” attached to and forming part of this By-Law.
 - 1.2. By adding the following Exception Number EXXX in Section 21 – Exceptions, as follows:

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

 - (a) In addition to the uses permitted by the applicable Zone, the following uses are permitted:
 - (i) **Apartment building;**
 - (ii) **Dwelling unit** in a mixed use building;
 - (iii) Hospice facility;
 - (iv) Retirement Home;
 - (v) Pharmacy / Drugstore.
 - (b) The maximum **building height** is 9 storeys (31 metres).

- (c) A maximum of 54% of the horizontal length of each face of the **main wall** of each **storey** may be occupied by **balconies**.
 - (d) A minimum **drive aisle** width of 6.0 metres.“
2. This By-Law shall come into force in accordance with the provisions of the *Planning Act*.

Given all Three Readings and Passed: [Meeting Date]

Janet Jaynes
City Clerk

Bryan Paterson
Mayor



Schedule 'A' to By-Law Number

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

Address: 55 Cataraqui Woods Drive
File Number: D35-005-2024

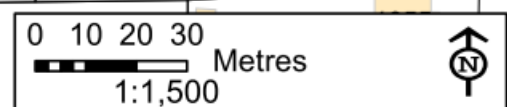
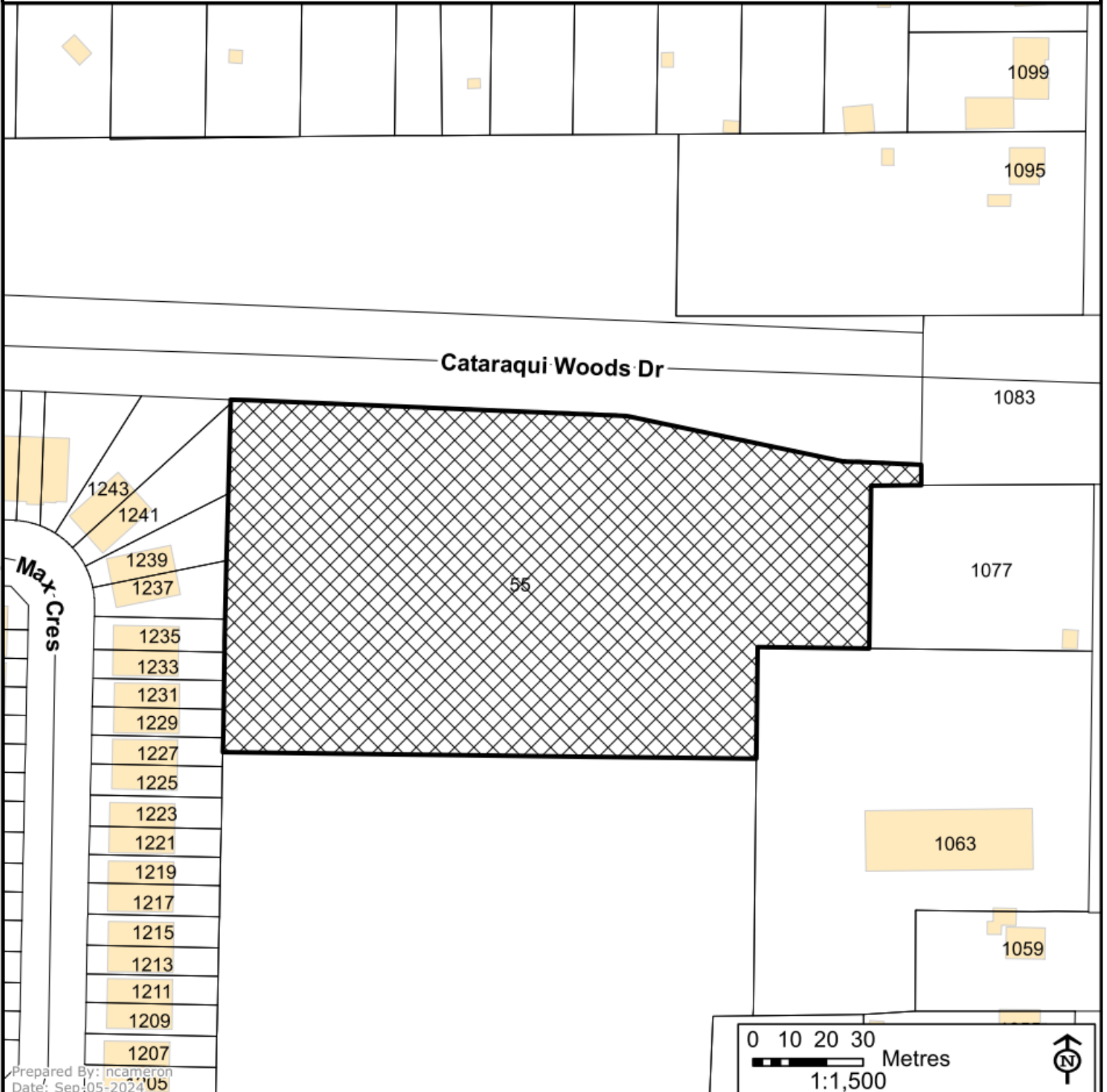
Lands to be added as EXXX

Certificate of Authentication

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

Mayor

Clerk

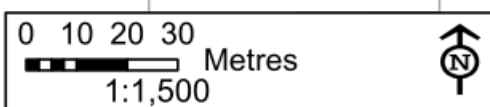
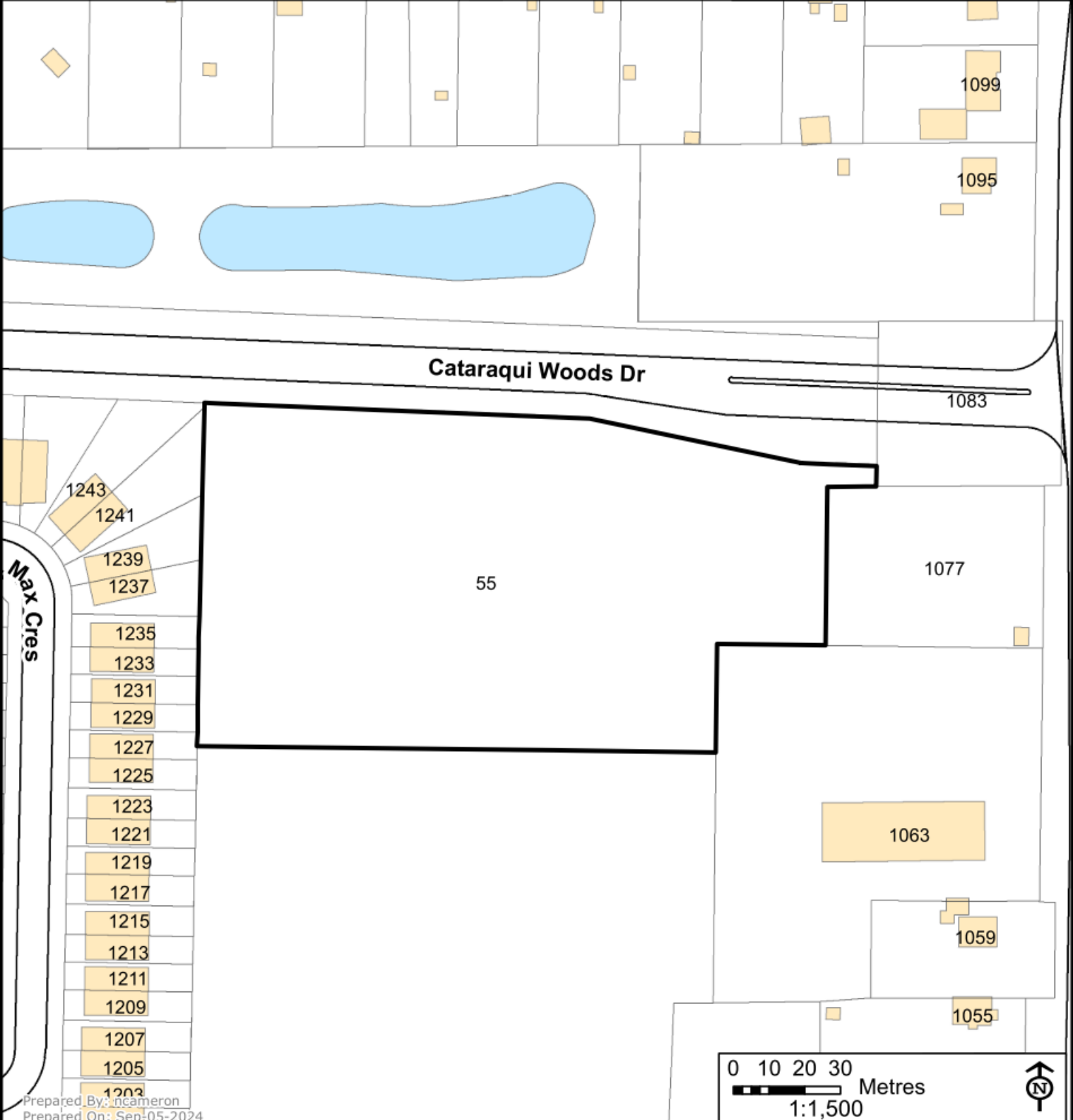
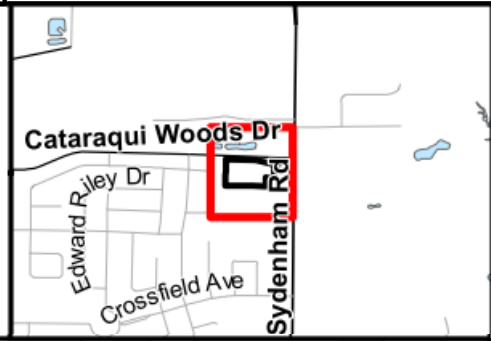


Prepared By: ncameron
Date: Sep-05-2024

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Planning Committee
Key Map
Address: 55 Cataraqi Woods Drive
File Number: D35-005-2024
Prepared On: Sep-05-2024
[Red Outline] Subject Lands



Prepared By: ncameron
Prepared On: Sep-05-2024

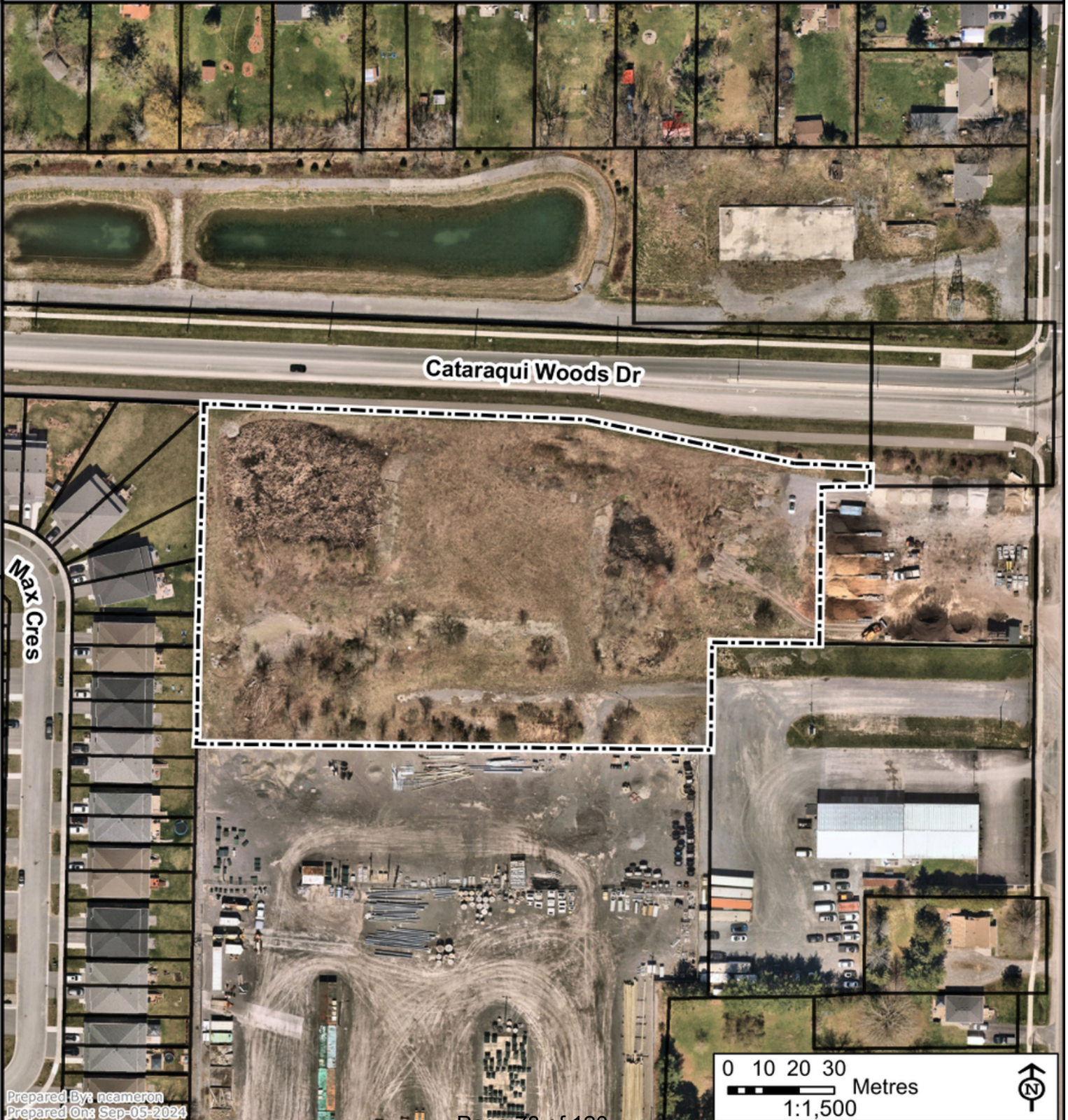
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Planning Committee Neighbourhood Context

Address: 55 Cataraqui Woods Drive
File Number: D35-005-2024
Prepared On: Sep-05-2024

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: neameron
Prepared On: Sep-05-2024

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Planning Services

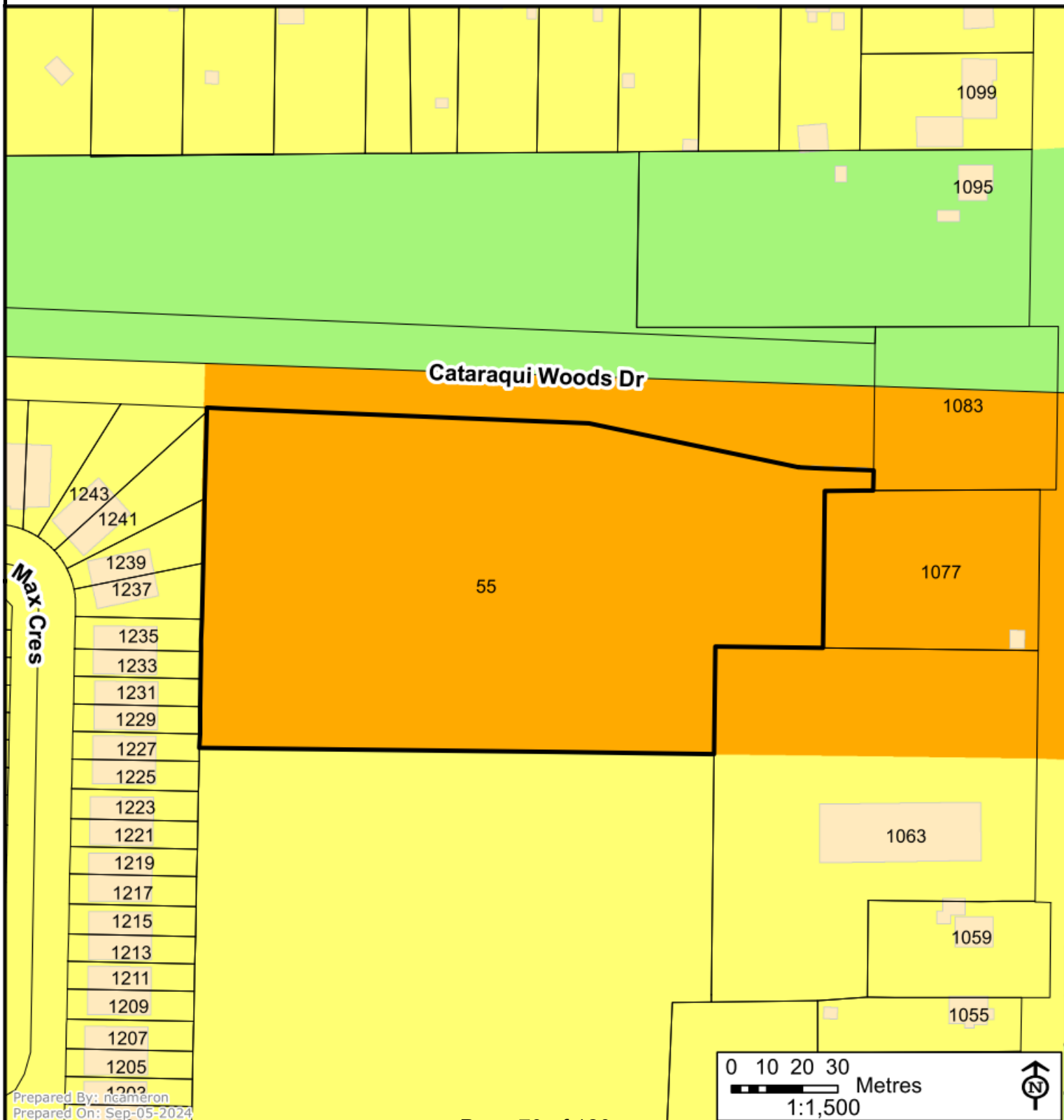
Planning Committee Official Plan, Existing Land Use

Address: 55 Cataraqui Woods Drive

File Number: D35-005-2024

Prepared On: Sep-05-2024

-  Subject Lands
-  OPEN SPACE
-  SECONDARY PLAN AREA
-  ARTERIAL COMMERCIAL
-  OPEN SPACE
-  RESIDENTIAL



Prepared By: ncameron
Prepared On: Sep-05-2024

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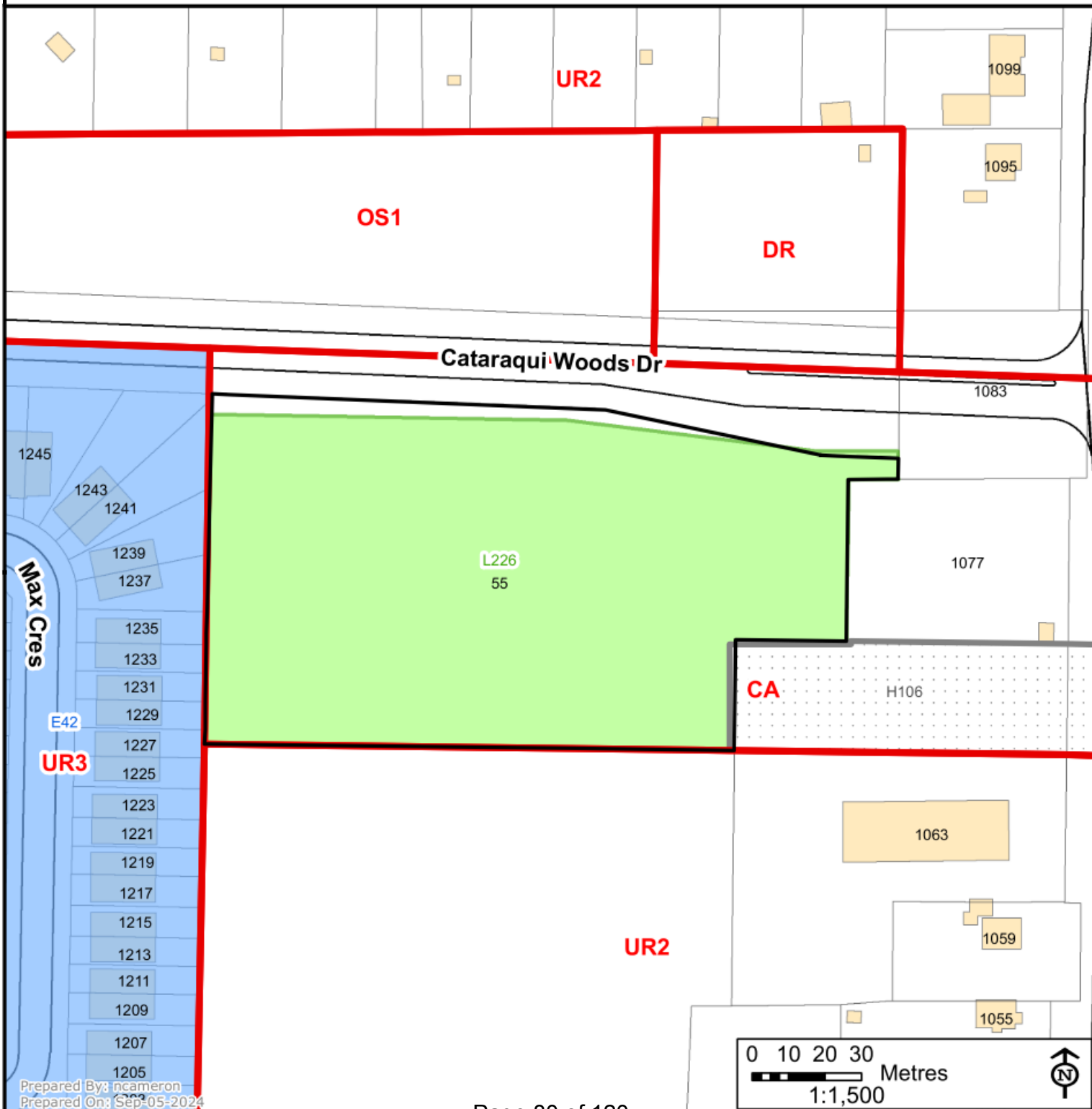
Planning Committee
Existing Zoning
Kingston Zoning By-Law 2022-62

Planning Services

Address: 55 Cataraqui Woods Drive
File Number: D35-005-2024
Prepared On: Sep-05-2024

Subject Lands
Schedule 1 Zoning Map
Zone

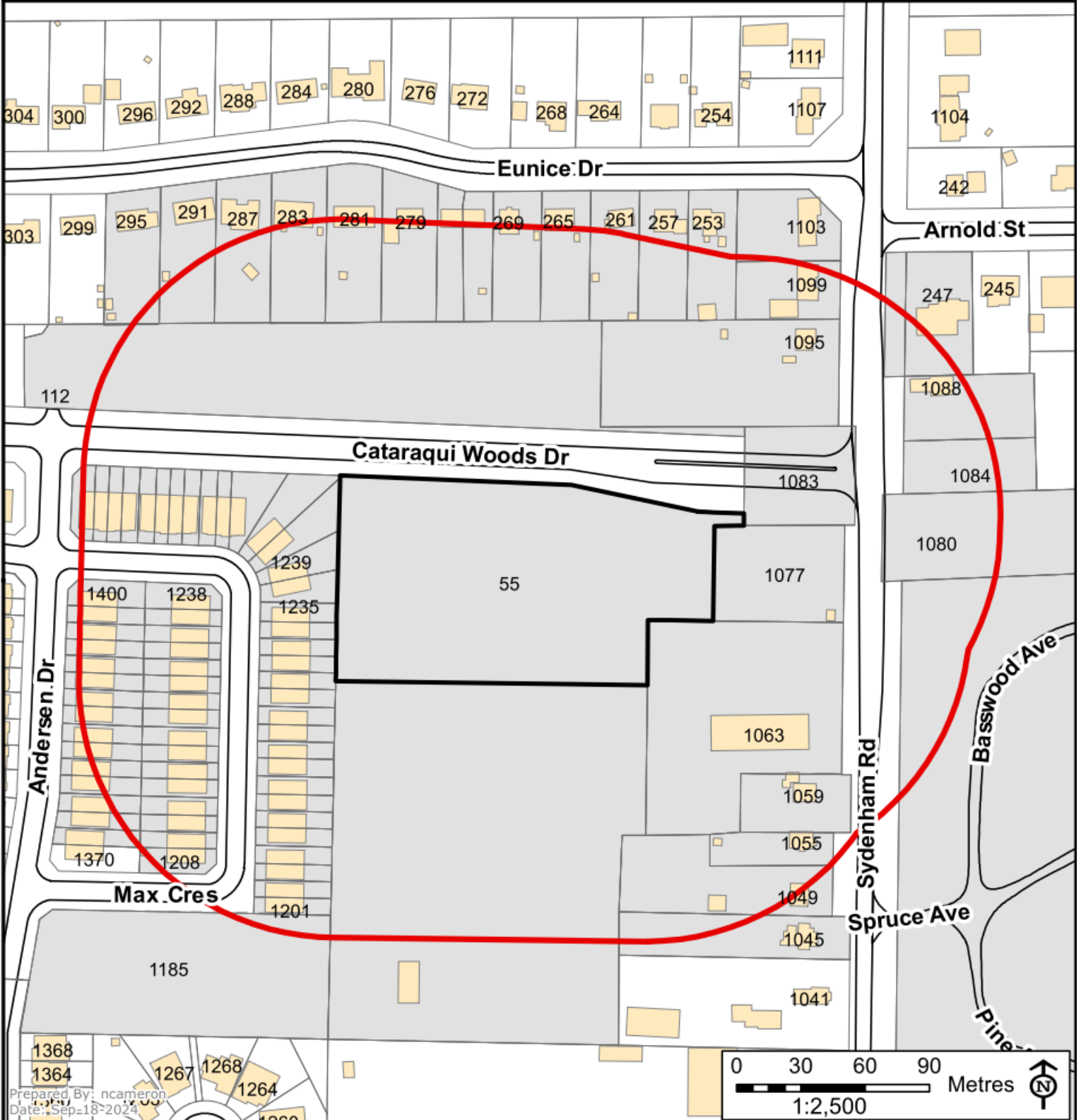
Schedule E - Exception Overlay
Legacy Exceptions (LXXX)
Exceptions (EXXX)
Schedule F - Holding Overlay
Holding Overlay (HXXX)





Planning Committee
Public Notice Notification Map
Address: 55 Cataraqui St.
File Number: D35-005-2024

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



Prepared By: ncameron
Date: Sep-18-2024

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55 CATARAQUI WOODS DR

KINGSTON ONTARIO
RLA PROJECT #: 2327



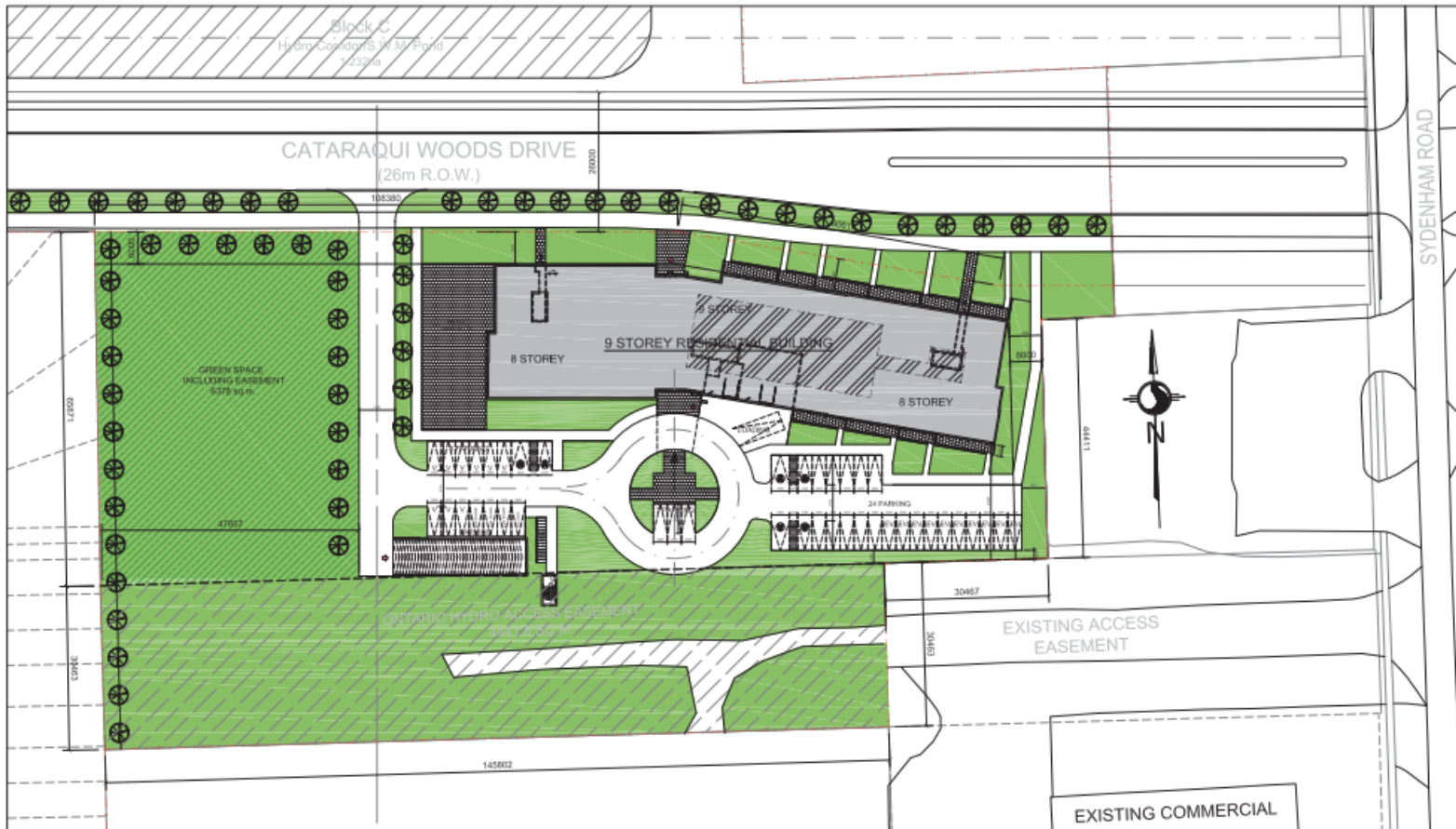
55 CATARAQUI WOODS DR



55 CATARAQUI WOODS DR



PROJECT: 2024.03.13.00.16.00
DRAWING: 2024.03.13.00.16.00
DATE: 2024.03.13.00.16.00



IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BYLAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

| | | |
|-------------|----------------------------|------------|
| 2 | REVISION/REASON | 2024-01-10 |
| 1 | ISSUED FOR REVIEW/REVISION | 2024-01-04 |
| PREPARED BY | DESCRIPTION | DATE |



CLIENT: **CARACO** PROPERTY MANAGEMENT

ARCHITECT: **rla/architecture**

PROJECT TITLE: **55 CATARAQUI WOODS**

KINGSTON ONTARIO

SHEET TITLE: **SITE PLAN**

| | |
|------------------|-----------------------|
| DRAWN: JS | CHECKED: JS |
| SCALE: 1:400 | SHEET No. SP-1 |
| PROJECT No. 2327 | |

| SITE INFO. | | PROJECT INFO. | | CAR PARKING | | AMENITY SPACE | |
|--------------------|-----------------------|---|--------------------------------|-------------------------|-----|-------------------------------|------------------------|
| TOTAL SITE AREA | 15274.6m ² | BUILDING HEIGHT | 9 STOREY 29.6m | ZONING REQUIRED | 163 | ZONING REQUIRED | 2775m ² |
| HYDRO EASEMET AREA | 4437.7m ² | GROSS FLOOR AREA (BELOW GRADE) (CONSTRUCTION DEFINITION) | 6428 SQ.M. | RESIDENTIAL (1/ UNIT) | 150 | (18.5 SQ.M. PER UNIT) | |
| | | GROSS FLOOR AREA (ABOVE GRADE) (CONSTRUCTION DEFINITION) | 18,110 SQ.M. 194,940 SQ.Ft. | CAR-SHARE | 3 | PROVIDED | 3260m ² |
| | | Mechanical Floor | 531 SQ.M. X 1 | VISITOR | 9 | OUTDOOR AMENITY AT GRADE | 386m ² |
| | | Typical Floor | 2188 SQ.M. X 7 | SHORT DELIVER SPACE | 1 | INDOOR AMENITY | 797m ² |
| | | Ground Floor | 2263 SQ.M. X 1 | PROVIDED | 190 | ROOF DECK | 405m ² |
| | | RESIDENTIAL UNITS | | OUTDOOR PARKING | 42 | PRIVATE BALCONIES | 1489m ² |
| | | ONE BEDROOM | 31 | VISITOR | 9 | PRIVATE DECKS AT GRADE | 174m ² |
| | | TWO BEDROOM | 37 | ACCESSIBLE | 6 | | |
| | | TWO BEDROOM + DEN | 67 | RESIDENT / EV | 10 | | |
| | | THREE BEDROOM | 15 | SHARE | 3 | | |
| | | | | SHORT TERM DELIVER | 1 | | |
| | | | | RESIDENT | 13 | | |
| | | | | INDOOR PARKING | 148 | | |
| | | | | RESIDENT | 130 | | |
| | | | | RESIDENT / EV | 17 | | |
| | | | | ACCESSIBLE | 1 | | |
| | | | | BICYCLE PARKING | | | |
| | | | | ZONING REQUIRED | 150 | LANDSCAPE AREA | -10223.0m ² |
| | | | | LONG TERM (0.9 / UNIT) | 135 | HARD AND SOFT LANDSCAPE | -3085m ² |
| | | | | SHORT TERM (0.1 / UNIT) | 15 | (around building and parking) | |
| | | | | PROVIDED | 161 | GREEN SPACE | 7158m ² |
| | | | | LONG TERM (INDOOR) | 146 | (including easement) | |
| | | | | SHORT TERM (OUTDOOR) | 15 | LANDSCAPE / TOTAL SITE AREA | -67% |

SITE PLAN



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REVISIONS:

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| ARCHITECT SEAL: | NORTH ARROW: |
| | |

CLIENT:

ARCHITECT:

26 Search Street, Ottawa, Ontario K1S 3J6
 1-833-726-9222 1-833-726-5227 www.rlaarchitecture.ca

PROJECT TITLE:
55 CATARAQUI WOODS DR

KINGSTON ONTARIO,

SHEET TITLE:
CONCEPT PLAN

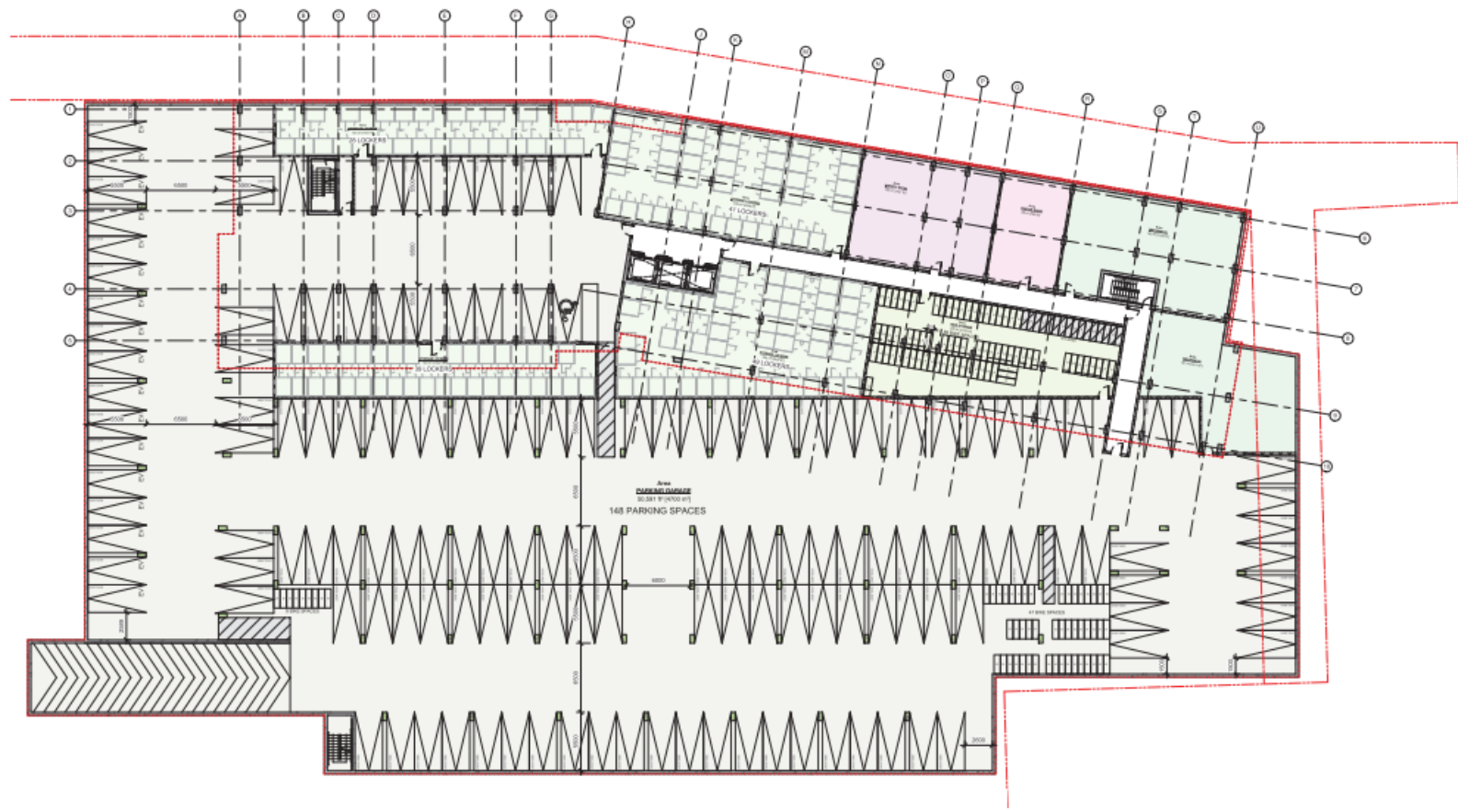
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| DRAWN: | CHECKED: |
| S.S. | J.S. |
| SCALE: | SHEET No.: |
| 1 : 1500 | D01 |
| PROJECT No.: | |
| 2327 | |

CONTEXT PLAN
 1:1500

PLOT DATE: 2024-03-19 10:25:08 AM
 FILE: P:\01 - 2024 - 055 - 2024 - 03 - 19 - 10:25:08 AM - 01.dwg
 PLOT SCALE: 1:1500

| CONSTRUCTION AREA-P1 Floor | | |
|----------------------------|--------------|-------------|
| DATE | Area (SQ FT) | Area (SQ M) |
| P1 | 35,100 SF | 3,250 SQ |
| TOTAL CONSTRUCTION AREA | | |

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| NO. | DESCRIPTION | DATE |
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| 1 | ISSUED FOR RECORDING | 2024-04-12 |
| 2 | ISSUED FOR INTERNAL REVIEW | 2024-05-01 |
| 3 | FOR APPROVAL | 2024-05-01 |

ARCHITECT SEAL: [Blank]

NORTH ARROW:

TRUE NORTH

CLIENT:

CARACO
PROPERTY MANAGEMENT

ARCHITECT:

ria/architecture
54 Beach Street, Ottawa, Ontario K1S 3J6
1-833-726-9122 1-833-726-1289 www.riarchitect.com

PROJECT TITLE:

55 CATARAQUI WOODS DR

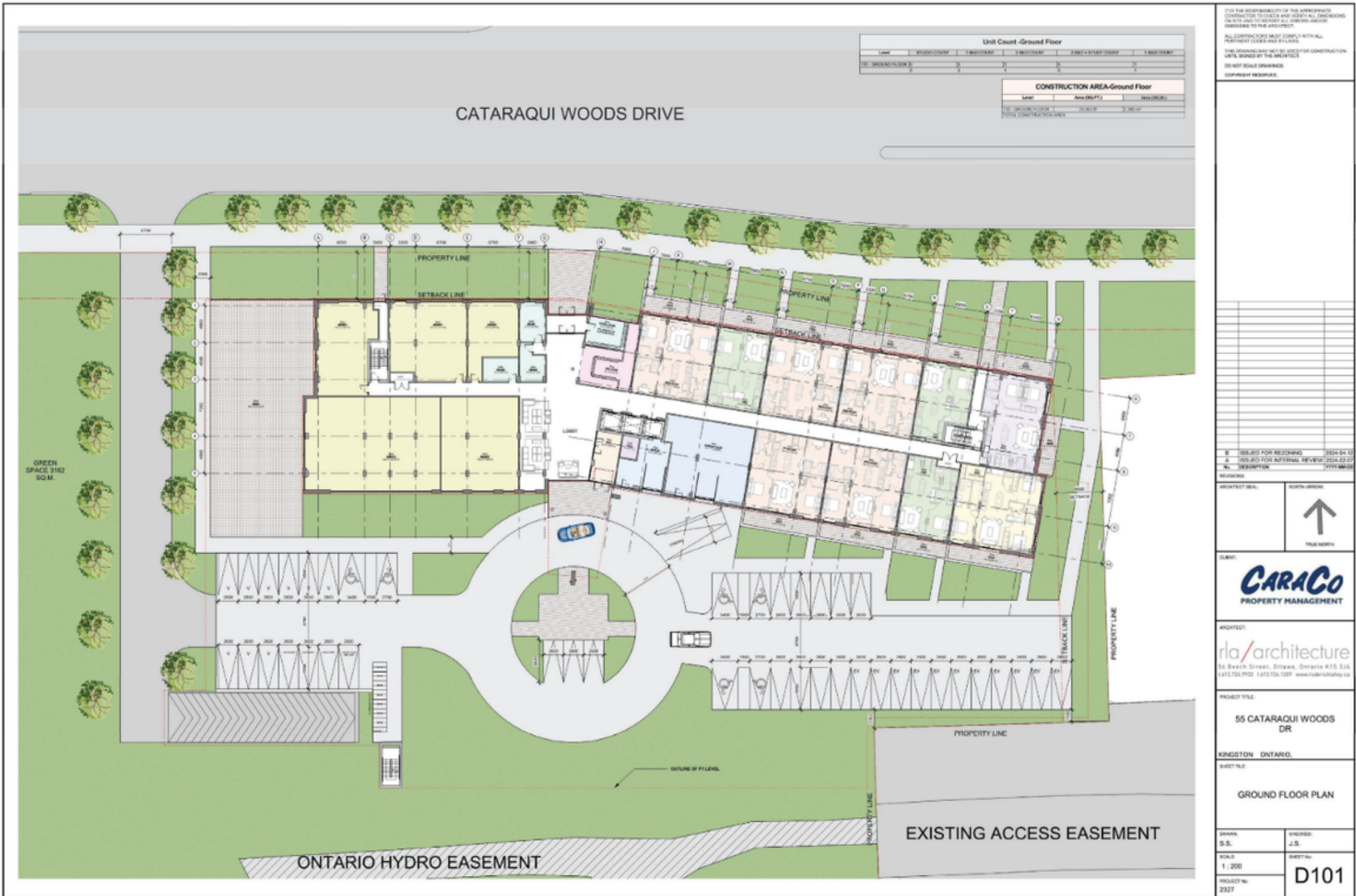
KINGSTON, ONTARIO,

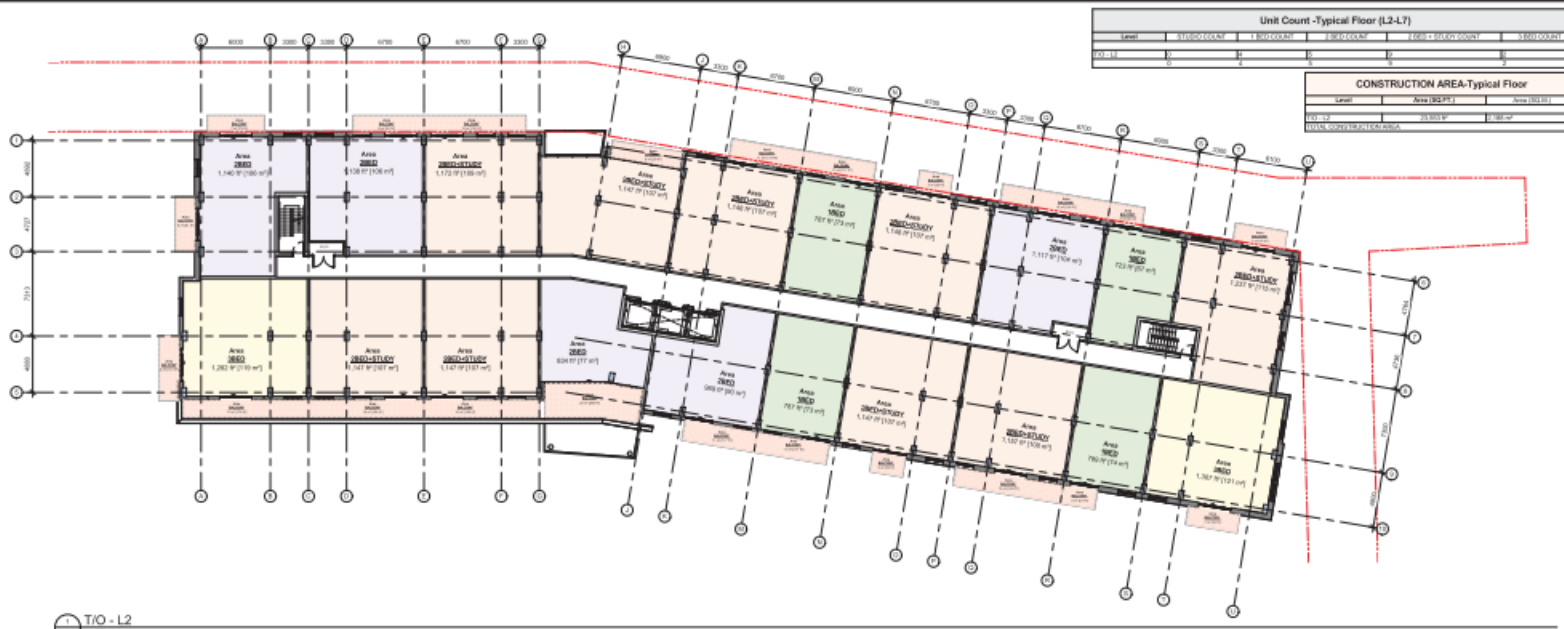
SHEET TITLE:

P1 LEVEL FLOOR PLAN

| | |
|---------------------|--------------------------|
| DRAWN: S.S. | CHECKED: J.S. |
| SCALE: 1 : 200 | SHEET No: D100 |
| PROJECT No: 2327 | |

P1
17.28





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PLANTING SCHEDULE: 1:1

| NO. | DESCRIPTION | DATE |
|-----|----------------------------|------------|
| 1 | ISSUED FOR RECORDING | 2024-04-12 |
| 2 | ISSUED FOR INTERNAL REVIEW | 2024-05-01 |
| 3 | FOR CONSTRUCTION | FY24-25-03 |

ARCHITECT SEAL:

CARACO
PROPERTY MANAGEMENT

ria/architecture
56 Beach Street, Ottawa, Ontario K1S 3J6
1-877-378-9128 1-813-754-1287 www.riacaraco.com

PROJECT TITLE:
55 CATARAQUI WOODS DR

KINGSTON, ONTARIO.

SHEET TITLE:
FLOOR PLANS

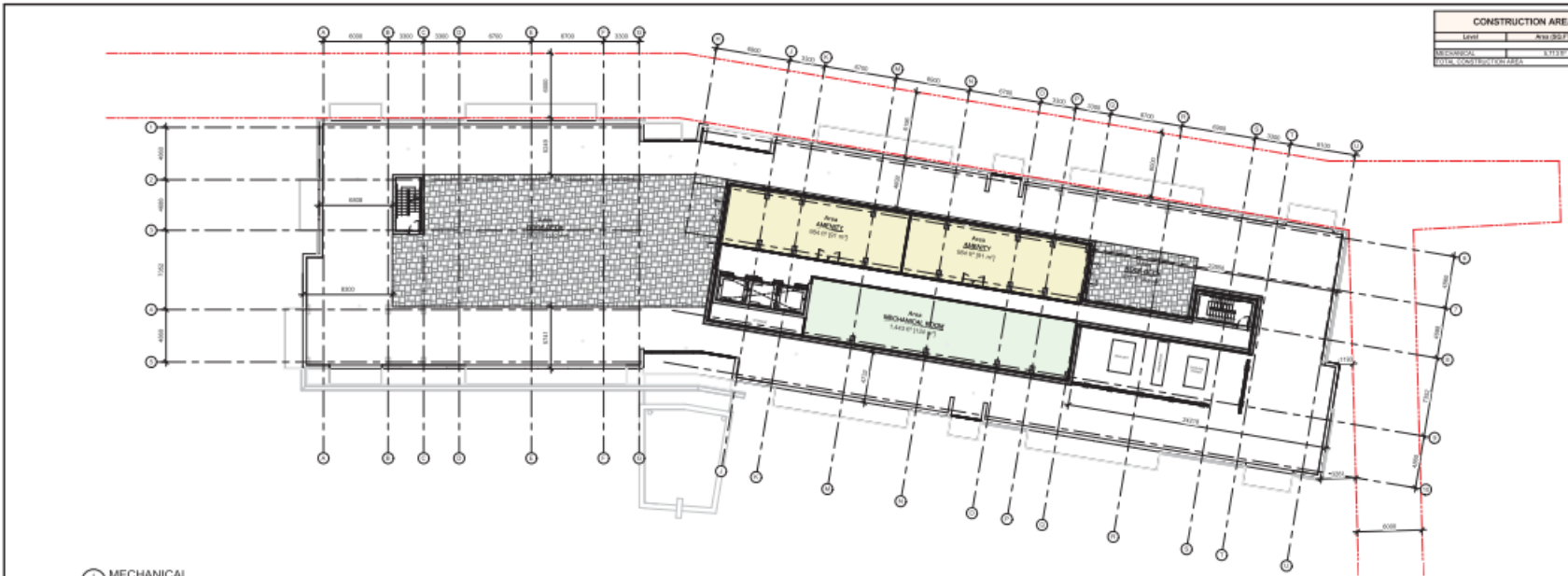
DRAWN:
S.S.

CHECKED:
J.S.

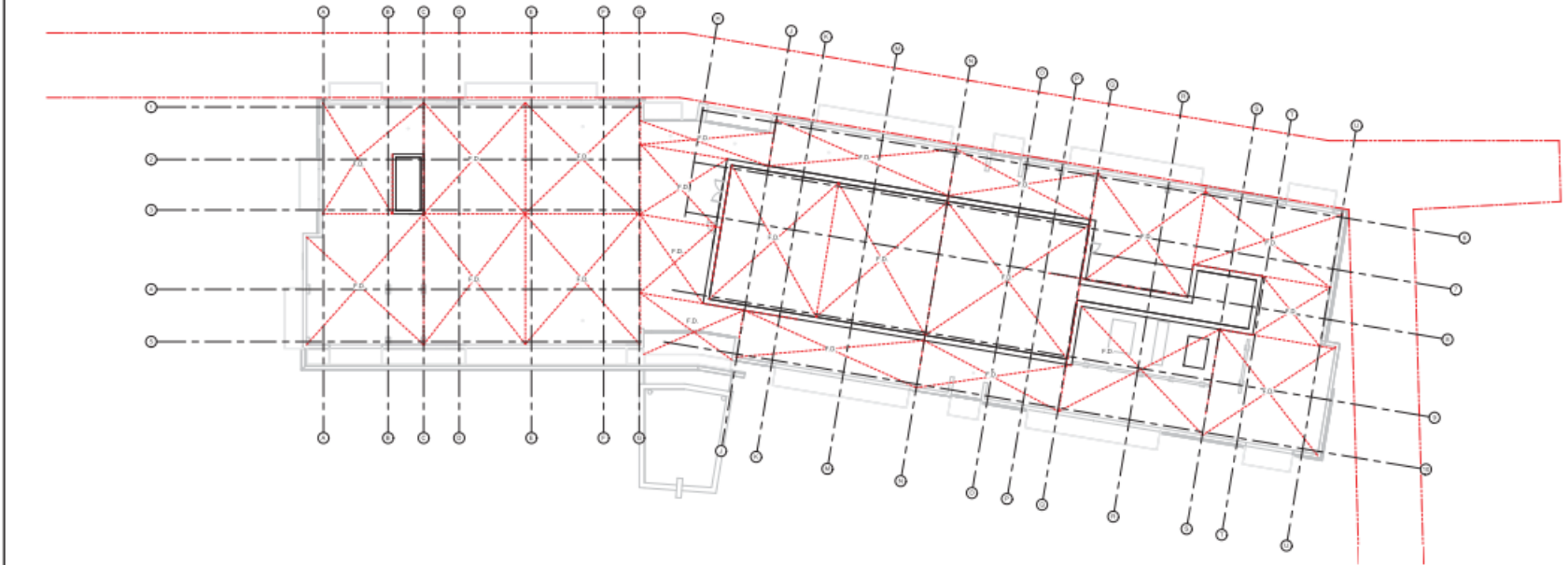
SCALE:
1 : 200

SHEET NO.:
D102

PROJECT No:
2327



MECHANICAL
1:200



MAIN ROOF
1:200

| CONSTRUCTION AREA-Mechanical Floor | | |
|------------------------------------|--------------|-------------|
| LEVEL | AREA (SQ FT) | AREA (SQ M) |
| MECHANICAL | 5,111.0 | 472.0 |
| TOTAL CONSTRUCTION AREA | | |

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| B | ISSUED FOR RECORDING | 2024-04-12 |
| A | ISSUED FOR INTERNAL REVIEW | 2024-02-07 |
| 1 | FOR APPROVAL | 2024-02-07 |

ARCHITECT SEAL: [] NORTH ARROW:

CLIENT: **CARACO**
PROPERTY MANAGEMENT

ARCHITECT: **rla/architecture**
14 Beach Street, Ottawa, Ontario K1S 3Z6
443.726.922 443.726.1057 www.rolarch.com

PROJECT TITLE:
55 CATARAQUI WOODS DR

KINGSTON, ONTARIO,
SHEET TITLE:
FLOOR PLANS

| | |
|---------------------|---------------------------|
| DRAWN: S.S. | CHECKED: J.S. |
| SCALE: 1:200 | SHEET NO.: D103 |
| PROJECT NO: 2327 | |



1 CATARAQUI ELEVATION NORTH ELEVATION (VIEW PERPENDICULAR TO EAST WING)
1:200



1 CATARAQUI ELEVATION NORTH ELEVATION (VIEW PERPENDICULAR TO WEST WING)
1:200

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| ISSUED FOR INTERNAL REVIEW | 2024-02-07 |
| NO. OF REVISIONS | 0 |

REVISIONS:

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| | NORTH ARROW |
| | |

CLIENT:

CARACO
PROPERTY MANAGEMENT

ARCHITECT:

rla/architecture
54 Beach Street, Ottawa, Ontario K1S 3J6
443.326.9232 | 443.326.9237 | www.rola.ca

PROJECT TITLE:

55 CATARAQUI WOODS DR

KINGSTON ONTARIO,

SHEET TITLE:

NORTH BUILDING ELEVATION

| | |
|---------------------|------------------|
| DRAWN: S.S. | CHECKED: J.S. |
| SCALE: 1:200 | SHEET No.: |
| PROJECT No: 2327 | D201 |

P:\2024\2327\55 CATARAQUI WOODS DR\2024-04-12\2024-04-12.dwg

3D VIEW LOOKING TOWARD THE BUILDING FROM CATARAQUI WOODS DR



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| NO. | DESCRIPTION | DATE |
| B | ISSUED FOR RECORDING | 2024-04-12 |
| A | ISSUED FOR INTERNAL REVIEW | 2024-03-07 |
| 1 | FOR EXHIBITION | 2024-02-20 |

REVISIONS:

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| ARCHITECT SEAL: | NORTH ARROW: |
| | |

CLIENT:
CARACO
PROPERTY MANAGEMENT

ARCHITECT:
rla/architecture
16 Beach Street, Ottawa, Ontario K1S 3J6
1-833-726-9222 | 416-376-1227 | www.rlaarchitecture.ca

PROJECT TITLE:
55 CATARAQUI WOODS DR

KINGSTON, ONTARIO.

SHEET TITLE:
3D views looking from Cataraqui Woods Drive

| | |
|----------------|------------------|
| DRAWN: S.S. | CHECKED: J.S. |
| SCALE: | SHEET No.: |
| PROJECT No.: | D400 |
| 2327 | |

3D VIEW LOOKING TOWARD THE BUILDING FROM THE BACK



IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL VARIATIONS OR OMISSIONS TO THE ARCHITECT.
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| B | ISSUED FOR REVIEWING | 2024-04-12 |
| E | ISSUED FOR INTERNAL REVIEW | 2024-03-29 |
| REL | FOR EXHIBITION | 2024-03-29 |

REVISIONS:

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| ARCHITECT SEAL: | NORTH ARROW: |
| | |

CLIENT:

ARCHITECT:

rla/architecture
16 Beach Street, Ottawa, Ontario K1S 3J4
1-833-726-9123 | 1-813-726-1297 | www.rola.ca/rye-08

PROJECT TITLE:

55 CATARAQUI WOODS DR

KINGSTON ONTARIO,

SHEET TITLE:

3D VIEWS LOOKING FROM BACK

| | |
|--------|----------|
| DRAWN: | CHECKED: |
| S.S. | J.S. |

| | |
|-------------|-------------|
| SCALE: | SHEET No: |
| | D401 |
| PROJECT No: | |
| 2327 | |

PLOT SCALE: 1:1
PLOT SCALE: 1:1
DATE: 2024-03-29 11:26:59 AM



3D VIEW LOOKING TOWARD AT GRADE UNITS



3D VIEW LOOKING TOWARD ENTRANCE FROM QATARAQUI WOODS DR

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| 1 | ISSUED FOR PERMITTING | 2024-04-12 |
| 2 | ISSUED FOR INTERNAL REVIEW | 2024-02-07 |
| 3 | REVISION | 2024-02-07 |

PROJECT NO.: 24-0001
PROJECT NAME: 55 CATARAQUI WOODS DR

ARCHITECT: **rla / architecture**
14 BANC STREET, BRIMLEY, ONTARIO M1S 3J6
416.726.7922 | 416.726.7287 | www.rlaarchitecture.ca

CLIENT: **CARACO PROPERTY MANAGEMENT**

PROJECT TITLE: **55 CATARAQUI WOODS DR**

KINGSTON, ONTARIO

SHEET TITLE: **ENLARGED 3D VIEWS**

| | |
|------------------|-----------------------|
| DRAWN: S.S. | CHECKED: J.S. |
| SCALE: | SHEET NO: D403 |
| PROJECT NO: 2327 | |

PLOT DATE: 2024-04-12 10:48 AM

3D VIEW LOOKING TOWARD THE MAIN ENTRANCE



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| A ISSUED FOR INTERNAL REVIEW 2024-02-07 | | |
| No. | DESCRIPTION | YYYY-MM-DD |
| REVISIONS: | | |
| ARCHITECT SEAL: | | |
| | | NORTH ARROW: |
| CLIENT: | | |
| | | |
| ARCHITECT: | | |
| | | |
| PROJECT TITLE: | | |
| 55 CATARAQUI WOODS DR | | |
| KINGSTON ONTARIO, | | |
| SHEET TITLE: | | |
| ENLARGED 3D VIEWS | | |
| DRAWN: | CHECKED: | |
| S.S. | J.S. | |
| SCALE: | SHEET No.: | |
| | | D404 |
| PROJECT No.: | | |
| 2327 | | |

PLOT DATE: 2024-04-13 10:09 AM
PLOT SIZE: ARCHD 34" x 36" (B) ID: 1314.Dwg.rvt
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Planning Advisory Committee

Meeting Notes

Members Present Kimberly Fawcett Smith, Paul Martin

Staff Present Sukriti Agarwal, Chanti Birdi

Regrets Donna Gillespie, Ibrahim Kettaneh, Kelly Stevenson, Sam Davis, Tony Gkotsis

Meeting Date: Wednesday, July 10, 2024 (1:00 p.m. – 3:00 p.m.)

Item 1: Bill 185 – Cutting Red Tape to Build More Home Act, 2024 Update

Ms. Birdi provided a summary of Bill 185, the *Cutting Red Tape to Build More Home Act, 2024* implications on the *Planning Act* and *Municipal Act*. The presentation focused on changes related to parking facilities, third party appeals, pre-application processes, fee refunds, appeal of urban boundary expansions, approval expiries, post-secondary exemptions, minister regulations and municipal service allocation policies.

The following aspects of Bill 185 were discussed:

- Regarding changes to parking facility requirements, Ms. Fawcett Smith asked how the changes would impact the provision of accessible parking spaces. Mr. Martin added that changes to standard parking requirements may place additional pressure on accessible parking spaces. Staff have noted Ms. Fawcett Smith's question regarding the potential impact of Bill 185 on accessible parking and will continue to monitor the implementation of such *Planning Act* provisions. Restrictions on required parking facilities relate to protected major transit station areas and certain other areas surrounding existing or planned higher order transit stations or stops. The City does not currently have these features, however, the proposed Provincial Planning Statement requires the City to introduce such areas.
- Regarding changes to the pre-application process, Ms. Agarwal noted that communication has been sent to the development community to bring awareness to the change in process. Previously, pre-application was a required step in the process of any *Planning Act* application. Following Bill 185 changes to the *Planning*

Act, pre-application is no longer required but is recommended, and will continue to be offered as an optional service.

- Regarding changes to fee refunds, Mr. Martin inquired as to whether any previous applications has been subject to fee refunds when this process was in place. Staff indicated that exact numbers were not readily available, however, such refunds have not been common, if utilized at all. New applications submitted following Bill 185 changes will not be subject to fee refunds.
- Regarding submission material for *Planning Act* applications, Committee members inquired as to whether staff can look into whether all plans and studies being requested are necessary for individual applications. It was noted that certain studies may be repetitive where provided for similar nearby developments, and can be a financial burden on applicants. Mr. Martin indicated that the costs associated with required studies and reports impact both the developer and end user. As an example, Mr. Martin provided that new housing being built is not always affordable to the renter or buyer. Ms. Fawcett Smith noted that certain studies may be redundant where they have previously been completed and conditions have not changed (for example, a geotechnical study that was completed 10 years ago on a property that has not been changed).
- Regarding urban boundary expansions, Ms. Fawcett Smith noted the City of Kingston may be in need of planned expansions and a timeline for connection of rural areas to municipal services should be prepared. Ms. Agarwal indicated that the City is exploring the need for urban boundary expansions through the upcoming new Official Plan. The City has been working with consultants to identify lands available within the urban boundary and the additional lands needed to accommodate new housing and employment uses to the year 2051. Mr. Martin asked whether uses for lands proposed to be included in the urban expansion have been contemplated. Ms. Agarwal noted that single-detached, semi-detached and multi-unit residential uses are being contemplated. The Provincial Policy Statement requires the City to provide a range of housing options.
- Regarding approval expiry, Ms. Fawcett Smith inquired about the 3-year approval expiry. It was indicated that 3 years may be too long. Ms. Birdi indicated that the 3-year expiry is derived from the Province. Mr. Martin provided that securing financing and skilled labour can take time and lapsing of approvals can have negative impacts in some cases.
- Regarding *Planning Act* exemptions for post-secondary institutions, Mr. Martin asked for clarification on whether a university could construct a 25-storey residence. Ms. Agarwal clarified that while post-secondary institutions are exempt from the *Planning Act*, development is still subject to servicing and other technical aspects. Collaboration between the City and post-secondary institutions is still anticipated moving forward.

- Regarding changes to Minster Regulations, Mr. Martin inquired about minimum parking requirements for additional residential units. Mr. Martin further indicated concern with loss of green space, particularly in front yards, as a result of increased parking need. Ms. Fawcett Smith further provided concerns regarding reduced road widths, resulting in potential access challenges for emergency vehicles in such areas.
- Mr. Martin requested clarification on how average person-per-unit values were established. Ms. Agarwal indicated that this number was determined in consultation with our own records and statistics from other municipalities to arrive at an estimate.
- Mr. Martin inquired about the rate at which additional residential units have been introduced. Ms. Agarwal indicated that in 2023, there were permits issued for 107 second units and 11 third units.
- Ms. Fawcett Smith indicated concern with continued use of above ground powerlines in light of system demand and climate change risk. Staff indicated that Utilities Kingston would be responsible for such infrastructure.
- Regarding the Minister's ability to remove lot coverage requirements and bedroom limits, Ms. Fawcett Smith sought indication of timing of such changes. Ms. Birdi clarified that the Province has not yet introduced Regulations but it is anticipated that this will have an impact on additional residential unit development.

Item 2: Official Plan Project Update

Ms. Birdi provided an introductory summary of the new Official Plan project. The presentation included a summary of the fundamental principles that will guide the creation of the plan, related reports and studies, related urban boundary expansion work, expectations of the new Official Plan and the anticipated timeline for the project. Ms. Birdi also noted that the City will be undertaking an Integrated Mobility Plan in conjunction with the Official Plan project.

The following aspects of the Official Plan project were discussed:

- Regarding urban boundary expansions and secondary plans, Mr. Martin requested clarification on future secondary plans. Ms. Birdi clarified that certain boundary expansions may require secondary plans to ensure that these new areas function well. Ms. Agarwal provided Cataraqui West as an example where lands were previously vacant and led to the development of a secondary plan for that area. Ms. Agarwal further provided that most requests for boundary expansions include undeveloped lands which may need a secondary plan in the future to identify in further detail what kind of uses would be located in these areas. In cases where multiple lots form an urban boundary expansion and can coordinate road networks, uses, park spaces, etc. a secondary plan may not be necessary.

- Mr. Martin inquired about cost responsibility of a secondary plan, if one is required for a proposed boundary expansion. Ms. Agarwal clarified that the landowner would be responsible for the cost of secondary plan study.
- Regarding existing secondary plans, Mr. Martin noted that the Cataraqui West area developed differently from the area secondary plan. Ms. Agarwal provided that the *Planning Act* does allow amendments to Secondary Plans. Changes to the plan have been made as the area has grown and changed over time.
- Mr. Martin requested an update on water and wastewater infrastructure planning. Ms. Agarwal provided that Utilities Kingston does have a Water and Wastewater Master Plan which will be updated alongside the Official Plan. The existing plan is available on the Utilities Kingston website.
- Ms. Fawcett Smith noted that the term “integrated mobility” may be viewed as appropriation of a term specific to the disabled community. The proposed title of the Integrated Mobility Plan may imply that the plan relates specifically to those with disabilities and may illicit concern among those within the physical disability community. Ms. Agarwal noted that staff will consult with Transportation Services staff.
- Regarding the Community Advisory Group being established for the Official Plan and Integrated Mobility Plan projects, Mr. Martin inquired about the size of the group and meeting format. Ms. Birdi clarified that the group would be 20 to 25 people with the first meeting being in-person and the following two being held virtually.
- Mr. Martin asked how to keep up with the project and indicated that if accessing the GetInvolved page outside of regular office hours, it can be challenging to get content clarification. Ms. Agarwal noted that residents are welcome to contact staff directly for clarification.
- Regarding public engagement, Mr. Martin indicated that information is shared with the community, including groups like the Kingston Home Builder’s Association, but there may be a gap in ability to respond to and provide comment back to the City.
- Ms. Fawcett Smith noted potential impacts resulting from additional residential units (‘ARU’s’), including potentially increased lot coverages, lack of parking spaces, and draw on utilities. Mr. Martin also noted that occupancy of multiple units on a lot may lead to other cohesive-living and by-law concerns such as noise and garbage issues. Such living arrangements may lead to increased pressures on the City’s By-Law Enforcement services.

Item 3: Other Business

None

The meeting adjourned at 2:49 p.m. The next meeting will be held virtually on October 10, 2024 at 1:00 p.m.



**City of Kingston
Information Report to Planning Committee
Report Number PC-24-059**

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: October 24, 2024
Subject: New Provincial Planning Statement, 2024

Council Strategic Plan Alignment:

Theme: Policies & by-laws

Goal: See above

Executive Summary:

On August 20, 2024, the Province of Ontario released the final version of the [Provincial Planning Statement, 2024](#) (PPS, 2024), which came into force on October 20, 2024. The PPS, 2024 consolidates and replaces Ontario's primary policy documents: the Provincial Policy Statement, 2020 (PPS, 2020) and "A Place to Grow" Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan, 2019).

The PPS, 2024 is issued under the authority of section 3 of the *Planning Act* and is the primary provincial policy document that provides direction on matters of provincial interest related to land use planning and development. The PPS, 2024 applies to all decisions made on planning matters in Ontario on or after October 20, 2024.

The PPS, 2024 is intended to provide more autonomy and flexibility to municipalities to plan for and manage growth and development. The City of Kingston has been identified as a "Large and Fast-Growing Municipality" in the PPS, 2024. The purpose of this report is to outline the recent changes from the PPS, 2020 to PPS, 2024 and their potential implications for the City.

It is also noted that with the PPS, 2024 in force as of October 20, 2024, the Official Plan project (as presented in Report Number 24-142) can proceed with clear provincial direction.

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Recommendation:

This report is for information only.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

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

p.p.

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

| | |
|--|--------------|
| Jennifer Campbell, Commissioner, Community Services | Not required |
| Neil Carbone, Commissioner, Corporate Services | Not required |
| David Fell, President & CEO, Utilities Kingston | Not required |
| Peter Huigenbos, Commissioner, Major Projects & Strategic Initiatives | Not required |
| Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services | Not required |
| Desirée Kennedy, Chief Financial Officer & City Treasurer | Not required |

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Options/Discussion:**Background**

Since 2006, the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe have provided separate, but parallel, policy direction on land use planning matters in Ontario. The new [Provincial Planning Statement, 2024](#) (PPS, 2024) creates a single, province-wide land use planning instrument intended to expedite government approval processes by streamlining existing policies and providing to municipalities and planning authorities the direction, encouragement, and flexibility to deliver more housing. The PPS, 2024 is the latest step in the Province's plan to address the current housing supply and affordability crisis.

The Province of Ontario conducted three rounds of public consultation between October 2022 and May 2024, receiving input on combining the housing-focused policies of the Provincial Policy Statement, 2020 (PPS, 2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan, 2019) into a simplified and more locally responsive planning document for municipalities.

The goals of the proposed changes were to address 5 priority areas identified by the Province:

1. Generate an appropriate housing supply;
2. Make land available for development;
3. Provide infrastructure to support development;
4. Balance housing with resources; and
5. Implementation.

Several reports were provided to Council previously, each outlining the proposed modifications to the PPS, 2020, as drafts of the Provincial Planning Statement were issued by the Province.

- Report 23-132 – Bill 197, *Helping Homebuyers, Protecting Tenants Act, 2023* & Proposed Provincial Planning Statement (April 6, 2023, Draft Provincial Planning Statement)
- Report 23-197 – Proposed Provincial Planning Statement – Natural Heritage Policies Update (June 16, 2023 Draft Provincial Planning Statement)
- Report 24-072 – Kingston's Turning Point: A Growth Plan for Land Use and Transportation
- Report 24-142 – Proposed Bill 185, Provincial Planning Statement and Ontario Building Code Changes (April 10, 2024, Draft Provincial Planning Statement)

The purpose of this report is to outline the changes from the PPS, 2020 to PPS, 2024 and their potential implications for the city. The City of Kingston does not fall within the Greater Golden Horseshoe area and therefore was not subject to the policies of the Growth Plan, 2019.

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Provincial Planning Statement, 2024**Vision**

The PPS, 2024 replaces Part I: Preamble Section of PPS, 2020 with Chapter 1 – Introduction and includes the Vision statement, deleting the former Part IV: Vision for Ontario’s Land Use Planning System in PPS, 2020. The PPS, 2024 contains updated wording which places an emphasis on building more home for all Ontarians and restates the Province’s goal of building at least 1.5-million homes by 2031

Planning for People and Homes

The PPS, 2024 requires that planning authorities’ base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate.

As per Policy 2.1.3, at the time of creating a new Official Plan, PPS, 2024 requires sufficient land to be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years but not more than 30 years, informed by provincial guidance. Under the former PPS, 2020 sufficient land was to be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. The new policy also provides that planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon.

Policy 2.1.6 states that planning authorities should support the achievement of complete communities by 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 c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

Policy 2.1.6 removes the concept of “healthy, liveable and safe communities” contained in the PPS, 2020 and instead provides that “planning authorities should support the development of complete communities.” Complete communities is a new defined term. Certain considerations for planning authorities that were contained in the PPS, 2020, such as “avoiding development and land use patterns which may cause environmental or public health and safety concerns” and “promoting development patterns that conserve biodiversity,” among others, are not included in the PPS, 2024.

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Housing

Policy 2.2.1 states that 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:

- 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:
 1. all housing options required to meet the social, health, economic and well-being 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 redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

The PPS, 2024 removes the reference to market-based housing, and requires that planning authorities establish and implement minimum targets for the provision of housing that is affordable to low- and moderate-income households, as well as permitting and facilitating all housing options and all types of residential intensification. Promoting densities for new housing and requiring transit supportive development and prioritizing intensification have been maintained.

As noted in the policies above, the PPS, 2024 requires that municipalities coordinate land use planning and planning for housing with Service Managers to address the full range of housing options, including housing affordability needs. The City of Kingston is the Service Manager for housing and homelessness programs for the City of Kingston and County of Frontenac.

Settlement Areas and Settlement Area Boundary Expansions

Section 2.3 of PPS, 2024 details policies on settlement areas and settlement area boundary expansions, maintaining that settlement areas are to be the focus of growth and development. Adding that, within settlement areas, growth should be focused in, where applicable, strategic

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growth areas, including major transit station areas. Both strategic growth areas and major transit stations areas are newly defined terms in PPS, 2024.

The PPS, 2024 includes significant changes, modifications and additions to previous policies in relation to settlement areas. For example, policy 2.3.1.4 now requires (instead of encourages) planning authorities to establish minimum targets for intensification and redevelopment. Policy 2.3.1.5 has also been modified to provide that planning authorities are encouraged (but not required) to establish density targets for designated growth areas (rather than settlement areas). For large and fast-growing municipalities (identified in Schedule 1 to the PPS, 2024), this policy encourages (but does not require) a density target of 50 residents and jobs per gross hectare in designated growth areas. The City of Kingston is identified on the list of large and fast-growing municipalities together with 28 other municipalities.

New policy 2.3.1.6 directs planning authorities to establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of infrastructure and public service facilities.

The requirement for a planning authority to identify new settlement areas or allow the expansion of a settlement area boundary only at the time of a comprehensive review, with specific demonstration criteria, has been removed. With no requirement for municipal comprehensive reviews, municipalities can consider settlement area expansions at any time. The tests to be applied are not as stringent as they were, and require consideration of adequacy of servicing, phasing and agricultural issues such as the minimum distance separation formula. Private landowners can now apply for a settlement boundary expansion at any time. As a result of changes made to the *Planning Act* through Bill 185, private applicants now have the ability to appeal a municipality's refusal or failure to adopt an Official Plan Amendment that seeks to alter a settlement area boundary.

While the introduction of ad-hoc requests for settlement boundary expansions could have negative impacts in the future, it is not anticipated to affect the City's new Official Plan project, as staff have proactively planned a process to holistically review such requests through the Official Plan project (as described in Report Number 24-072). Through this comprehensive, holistic planning process which will be coordinated with the Integrated Mobility Plan and the water and wastewater master plan, recommendations on urban boundary expansion requests will be made at the same time as the Official Plan project to ensure an efficient, effective and complete review.

Strategic Growth Areas

A new policy 2.4.1.1 encourages planning authorities to identify and focus on growth and development in strategic growth areas. PPS, 2024 imposes policies for strategic growth areas that focus on achieving complete communities, a range and mix of housing options, intensification and mixed-use development.

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Strategic growth areas are defined as: nodes, corridors, and other areas within settlement areas that have been identified by municipalities to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form.

Strategic growth areas include major transit station areas, existing and emerging downtowns, lands in close proximity to publicly assisted post-secondary institutions and other areas where growth or development will be focused, that may include infill, redevelopment (e.g., underutilized shopping malls and plazas), brownfield sites, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as strategic growth areas.

The concept of strategic growth areas has been integrated from the Growth Plan, 2019 and the definition is different than the former definition of designated growth areas in PPS, 2020. Strategic growth areas are to be identified in official plans and should be the focus of growth. They include major transit station areas. Large and fast-growing municipalities are required to identify strategic growth areas and major transit station areas in their official plans along with density targets.

Section 2.4.2 carries forward and, in some cases, modifies the Growth Plan, 2019 policies for major transit station areas. Notably, the PPS, 2024 includes the minimum density targets for major transit station areas from the Growth Plan, 2019.

Major transit station areas are defined as: the area including and around any existing or planned higher order transit station or stop within a settlement area; or the area including and around a major bus depot in an urban core. Major transit station areas generally are defined as the area within an approximate 500 to 800-metre radius of a transit station.

Policy 2.4.2.1 applies to all municipalities with major transit station areas (not only large and fast-growing municipalities). This policy requires planning authorities to delineate the boundaries of major transit station areas on higher order transit corridors through a new official plan or official plan amendment adopted under section 26 of the *Planning Act*. The policy provides that the delineation must define an area within a 500- to 800-metre radius of a transit station that maximizes the number of potential transit users that are within walking distance of the station. A minimum density target of 160 residents and jobs combined per hectare for those areas that are served by bus rapid transit.

Rural Areas and Lands in Municipalities

Section 2.5 of the PPS, 2024 speaks to healthy, integrated and viable rural areas, and Section 2.6 speaks to rural lands in municipalities. Rural settlement areas remain the focus for growth and development. However, whereas PPS, 2020 noted that residential development, including lot creation was a permitted use, provided it was locally appropriate, PPS, 2024 policy 2.6.1 c) states that residential development, including lot creation, is permitted where site conditions are suitable for the provision of appropriate sewage and water services. The PPS, 2024 also broadens the ability for private communal services on rural lands.

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Employment

Section 2.8 of PPS, 2024 speaks to promoting economic development and competitiveness. The definition of employment areas has been revised to be more narrowly scoped. New policies have been introduced which encourage intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities. The focus is on uses that cannot locate in mixed use areas, such as heavy industry, manufacturing and large-scale warehousing.

The definition of employment area is revised and now references the amended definition of “area of employment” in the *Planning Act* that was adopted through Bill 97. The PPS, 2024 defines employment area as, “those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the *Planning Act*. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.”

Policy 2.8.1.1(e) is a new policy which requires planning authorities to promote economic development and competitiveness by addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.

Another noteworthy change is the removal of the existing PPS, 2020 policy requiring separation or mitigation from sensitive land uses within employment areas planned for industrial and manufacturing uses. Instead, policy 2.8.2.4 requires planning authorities, when planning for employment areas, to “maintain land use compatibility between sensitive land uses and employment areas” in accordance with the land use compatibility policies contained in section 3.5, “to maintain the long-term operational and economic viability of the planned uses and function of these areas.” The PPS, 2024 also requires development on lands within 300 metres of employment areas to avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long-term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.

Additionally, the PPS, 2024 revises policies related to employment area conversions in PPS, 2020 such that municipalities can consider (and landowners can apply for) the removal of land from employment areas at any time and removes the requirement for a comprehensive review. The tests to be met include that there is a need for the removal, and the land is not required for employment uses over the long term; however, the application of these tests is anticipated to rely on targets contained in official plans.

Land Use Compatibility

Section 3.5 of PPS, 2024 speaks to compatibility between major facilities and sensitive land uses, and Policy 3.5.2 removes the criteria listed in PPS, 2020 to be demonstrated where adjacent sensitive land uses are permitted and instead states that adjacent sensitive land uses

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are only permitted if potential adverse effects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

Sewage, Water and Stormwater

A new PPS, 2024 Policy 3.6.1 e) allows municipalities to consider opportunities to allocate, and re-allocate, if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply.

A new sub-section to Policy 3.6.5 provides that partial services may be permitted within rural settlement areas, where new development will be serviced by individual on site water services in combination with municipal sewage services or private communal sewage services.

As per policy 4.2.3. of PPS, 2024, large and fast-growing municipalities are required to undertake watershed planning to inform planning for sewage and water services and stormwater management, including low impact development, and the protection, improvement or restoration of the quality and quantity of water. All municipalities undertaking watershed planning are encouraged to collaborate with applicable conservation authorities.

Agriculture

Section 4.3 of the PPS, 2024 details the general policies, permitted uses and lot creation policies, as well as policies relating to the removal of land from prime agricultural areas and non-agricultural uses in prime agricultural areas under generally similar headings from the PPS, 2020. However, planning authorities are now required to use an agricultural system approach as per Policy 4.3.1.1., to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network, whereas under the PPS, 2020 they were encouraged.

A notable agriculture policy change in PPS, 2024 include permissions for up to three residential lots permitted on farm properties. A principal dwelling associated with an agricultural operation is now permitted in prime agricultural areas as an agricultural use. Where a residential dwelling is permitted on a lot in a prime agricultural area, up to two additional residential uses are permitted provided that where two additional residential units are proposed, at least one of these additional residential units is located within or attached to the principal dwelling and the other additional dwelling is subject to criteria set out in PPS, 2024. These two additional units are in addition to farm worker housing.

Lot creation policies for prime agricultural areas remain virtually the same as the PPS, 2020, despite the lot creation and adjustment policies proposed in the 2023 Draft Provincial Planning Statement which appeared to permit the creation of up to three new residential lots from an existing lot. Those proposed changes were not brought forward in PPS, 2024.

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Natural Heritage

The natural heritage policies within Section 4.1 of the PPS, 2024 are the same as those in Section 2.1 of PPS, 2020, providing the same level of protection to natural heritage features, with some technical revisions to correct numbering and cross-references within the document. The policies continue to require municipalities in central and southern Ontario to identify natural heritage systems and protect natural heritage features and areas as they did in PPS, 2020.

Cultural Heritage and Archaeology

The PPS, 2024 requires protected heritage property to be conserved. The previous requirement in the PPS, 2020 was for significant built heritage resources to be conserved. This modified language means that properties which have been listed on a municipality's heritage register but which have not been designated would no longer be required to be conserved.

Implementation and Interpretation

Section 6 of PPS, 2024 outlines the Implementation and Interpretation policies, many of which have been modified from PPS, 2020. Under Section 6.1 General Policies for Implementation and Interpretation the PPS, 2024 requires that planning authorities keep their official plans up to date with the PPS, 2024, as well as being required to keep their zoning by-laws up to date with their official plans and the PPS, 2024, by establishing permitted uses, minimum densities, heights and other development standards to accommodate growth and development. However, in the meantime, where a planning authority must decide on a planning matter before their official plan has been updated to be consistent with the PPS, it must make a decision that is consistent with the PPS, 2024.

It is also noted as per Policy 6.1.11 that strategic growth areas and designated growth areas are not land use designations on their own and their delineation does not confer any new land designations, nor alter existing land designations. Any development on lands within the boundary of these identified areas is still subject to the relevant provincial and municipal land use planning policies and approval process. Furthermore, density targets represent minimum standards and planning authorities are encouraged to go beyond these minimum targets, where appropriate. Minimum density targets will be revisited at the time of each official plan update to ensure the target is appropriate.

Coordination

The Coordination Section has been relocated to the last section of the PPS, 2024 and revised. Policy 6.2.2 expands on the former policy and requires that planning authorities undertake early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.

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The City has retained SAFFY Inc. to support the communications, engagement and public consultation components of the Official Plan and the Integrated Mobility Plan projects. SAFFY has partnered with Ridge Road Training and Consulting, an Indigenous-owned educational, training and consulting firm rooted in the diverse expertise of Indigenous and settler educators based out of Kenhtè:ke (Tyendinaga Mohawk Territory) & Tkaronto (Toronto). Ridge Road Training and Consulting will lead the Indigenous engagement components of these projects including outreach, coordination and meeting delivery.

The Coordination Section also includes two new policies, policy 6.2.5 and 6.2.6, which direct planning authorities to collaborate with school boards to facilitate early and integrated planning for schools and associated childcare facilities and publicly assisted post-secondary institutions to facilitate early and integrated planning for student housing and to develop a strategy that includes consideration of off-campus housing targeted to students, respectively.

Definitions

The PPS, 2024 includes a number of newly defined terms including, but not limited to, additional needs housing; agricultural impact assessment; compact built form; complete communities; energy storage system; frequent transit; higher order transit; large and fast-growing municipalities; low impact development; major transit station area; major trip generators; residence surplus to an agricultural operation; strategic growth areas; transit service integration; urban agriculture; watershed planning; and water resource systems. Staff also note that PPS, 2024 modifies some of the defined terms that existed in PPS, 2020.

Implications for the City of Kingston

The new PPS, 2024 came into effect on October 20, 2024. All decisions made on planning matters in Ontario on or after October 20, 2024, must be consistent with the PPS, 2024.

The City's new Official Plan project is underway and will be prepared under the PPS, 2024 policy framework. The revised and new policies in the PPS, 2024 pertaining to housing, strategic growth areas, major transit station areas, rural areas, employment, natural heritage, natural hazards, land use compatibility, agriculture, cultural heritage, and sewage, water and stormwater will be addressed in the new Official Plan, as well as many other policy areas, as applicable.

The PPS, 2024 requires that planning authorities base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate. In the Population, Housing and Employment Growth Analysis Study prepared by Watson & Associates Economists Limited (Watson), included as Exhibit A to [Report Number PC-24-051](#), Watson indicates that it is their interpretation that the use of the Ministry of Finance forecasts is not meant to replace long-term forecasting by municipalities, but the forecasts are to be used as a starting place in establishing forecasts and testing the reasonableness of alternative regional forecasts and area municipal growth allocations, which is a practice that Watson currently carries out. Staff interpret the PPS policy that states "and may

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modify, as appropriate” to allow modifications through Council-endorsed projections, such as the detailed work completed by Watson to date.

Kingston has been identified as a large and fast-growing municipality by the PPS, 2024 and is required to include policy direction in its Official Plan to accommodate its growth appropriately. As per the findings of the Community Area Land Needs Assessment and Intensification Analysis ([Report Number 24-172](#)), the Employment Area Lands Review ([Report Number 24-221](#)), and the Commercial Land Review & Strategic Directions ([Report Number 24-223](#)), the city will need to expand its urban boundary by approximately 745 hectares to accommodate new housing, businesses, industry, institutional uses, commercial uses, parks, and supportive uses, and associated infrastructure to support the population, housing and employment growth to the year 2051. The land area calculation excludes significant natural heritage features protected from development. As such, the urban boundary expansion area is anticipated to be greater than 745 hectares. Staff will be going through a detailed planning process to determine appropriate locations for an urban boundary expansion through the new Official Plan project taking into consideration the new policy framework for settlement boundary expansions included in the PPS, 2024.

The new Official Plan will also include the identification of new strategic growth areas and major transit station areas, as well as required minimum density targets, as per PPS, 2024 and Kingston’s identification as a large and fast-growing municipality. The Integrated Mobility Plan and the Official Plan work plans have been developed to identify and delineate major transit station areas, with supporting information being provided in the growth studies completed by Watson. The Official Plan work plan also includes the completion of an Affordable Housing Assessment Report to satisfy the requirements of Ontario Regulation 232/18, with the goal of establishing Inclusionary Zoning policies within the Official Plan and implement Inclusionary Zoning requirements within the Kingston Zoning By-Law once the new Official Plan is complete.

Potential Transition Regulation

Between August 20 and October 4, 2024, the Province sought feedback on a potential transition regulation for specific planning matters or types of matters that could allow them to be decided based on consistency with the PPS, 2020 and/or provide for an exemption from specified policies. As of the time of writing this report, a transition regulation had not been released by the Province. Should a transition regulation be introduced by the Province before October 24, 2024, staff will provide an update at the time of presentation of this report to the Planning Committee.

Public Engagement

None

Notice Provisions

None

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Existing Policy/By-Law

Planning Act

Provincial Planning Statement, 2024

City of Kingston Official Plan

Financial Considerations

None

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Other City of Kingston Staff Consulted:

None

Exhibits Attached:

None

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**Subject: Opposition to Official Plan Amendment and Zoning By-law Amendment for 55
Cataraqui Woods Drive – File Number: D35-005-2024**

Dear Members of the Planning Committee,

I am writing to formally oppose the proposed Official Plan Amendment and Zoning By-law Amendment for the property located on the south side of Cataraqui Woods Drive, west of Sydenham Road. While I appreciate the intent to develop a 9-storey, 150-unit residential apartment building, I have significant concerns about the complete removal of the commercial component that was initially envisioned for this site, and I would like to provide the following points for consideration.

The current Official Plan, which designates the property as 'Arterial Commercial,' highlights the importance of integrating commercial uses into this type of development. The removal of ground-floor commercial spaces in favor of an additional 10 to 15 residential units is, in my opinion, a shortsighted decision that undermines the broader vision for a walkable, sustainable, and community-oriented neighborhood.

Recently, a fully accessible multi-use trail was constructed in front of this site, creating an excellent opportunity to improve active transit options, including walking and biking. Having commercial amenities within walking or cycling distance is essential to reducing car dependency and promoting a more environmentally sustainable and accessible lifestyle in the community. The absence of commercial spaces along this major arterial road would limit access to neighborhood amenities that residents, including myself, would prefer to reach on foot or by bike, rather than needing a vehicle for basic daily activities.

It is also worth noting that other recent developments by the same applicant within the city have all incorporated commercial spaces on the ground floor, especially on arterial roads. These commercial components have been well-received, and businesses have successfully occupied the majority of these spaces, benefitting the surrounding communities by not only providing business opportunities and jobs, but also making essential services and amenities more accessible via active transit. I strongly believe this development should follow the same model, ensuring the first floor is dedicated to commercial use, which would better align with the city's long-term goals for neighborhood enhancement and smart growth.

Furthermore, the application does not provide clarity on why the zoning would remain "Arterial Commercial" if there are no plans to include any commercial spaces in the building. This

contradiction raises questions about the transparency of the decision-making process and whether the long-term interests of the neighborhood are being considered.

Lastly, there is no information provided on whether the proposed greenspace would be accessible to the public or if it would be limited to private use by residents. Public greenspace is essential for fostering community engagement and providing recreational areas for all nearby residents. Additionally, the application seeks approval for a Class 4 Noise Area reclassification, but it is unclear if this classification pertains only to temporary construction or if it represents a permanent change. Clarification on this point is necessary to understand the full impact of this development.

In conclusion, while I support the idea of a 9- or even a 10-storey residential development that offers private and communal amenities to its residents, I strongly oppose the removal of the commercial component that was originally part of the Official Plan for this area. I believe that requiring the applicant to include commercial spaces on the ground floor will significantly enhance the livability and accessibility of the neighborhood, particularly given the recent addition of the multi-use trail. A mixed-use development with residential and commercial spaces would be the most beneficial approach for current and future residents, fostering a more connected, active, accessible and sustainable community.

Thank you for considering my comments. I urge the Planning Committee to require the inclusion of commercial spaces in this development to ensure it aligns with the long-term vision for a vibrant, accessible, and livable neighborhood.

Sincerely,

Dr. Kimberly Snary