



City of Kingston
Council Meeting
Agenda

2025-01

Tuesday, December 3, 2024

7:00 p.m.

Council Chamber

Council will resolve into the Committee of the Whole "Closed Meeting" at 5:15 p.m. and will reconvene as regular Council at 7 p.m.
Watch live on the [City of Kingston website](#).

Pages

1. **Call Meeting to Order**
2. **Roll Call**
3. **The Committee of the Whole "Closed Meeting"**

That Council resolve itself into the Committee of the Whole "Closed Meeting" to consider the following items:

- a. A proposed or pending acquisition or disposition of land by the municipality or local board - Potential Disposition of Land;
 - b. A proposed or pending acquisition or disposition of land by the municipality or local board - Employment Lands;
 - c. Personal matters about an identifiable individual, including municipal or local board employees - Code of Conduct Investigation; and
 - d. Personal matters about an identifiable individual, including municipal or local board employees - Commissioner Position Vacancy and Organization Updates.
4. **Report of the Committee of the Whole "Closed Meeting"**
 5. **Approval of Addeds**
 6. **Disclosure of Potential Pecuniary Interests**
 7. **Presentations**

8. Delegations

1. Cam Stevenson - Application for Ontario Heritage Act Approval - 411 Wellington Street

Cam Stevenson will appear before Council to speak to Clause 1 of Report Number 04: Received from Kingston Heritage Properties Committee with respect to Application for Ontario Heritage Act Approval - 411 Wellington Street.

9. Briefings

1. Kingston Police Service Board Operating Budget Status as at September 30, 2024

Chief Scott Fraser, Scarlet Eyles, Director of Finance, Kingston Police, and Jarrod Stearns, Board Chair, Kingston Police Service Board, will brief Council on Information Report Number 1 with respect to Kingston Police Service Board Operating Budget Status as at September 30, 2024.

10. Petitions

1. Crosswalk at Charles Street & Rideau Street

A petition bearing approximately 145 signatures to have a crosswalk installed at Charles Street & Rideau Street was delivered to the Clerk's Department on November 20, 2024.

11. Motions of Congratulations, Recognition, Sympathy, Condolences and Speedy Recovery

12. Deferred Motions

13. Report Number 01: Received from the Chief Administrative Officer (Consent)

All items listed on the Consent Report shall be the subject of one motion. Any member may ask for any item(s) included in the Consent Report to be separated from that motion, whereupon the Consent Report without the separated item(s) shall be put and the separated item(s) shall be considered immediately thereafter.

- 1. Archival Storage and Management Agreement with Queen's University** 18
(Report Number 25-024 from the City Clerk)

That the Mayor and City Clerk be authorized to execute a new five-year agreement for the storage and management of the City's archival records, effective January 1, 2025, between The Corporation of the City of Kingston and Queen's University, subject to the satisfaction of the City Solicitor.

- 2. Arts, Culture and Heritage Advisory Committee Mandate** 22
(Report Number 25-014 from the City Clerk)
(See By-Law Number (1), 2025-1)

That By-Law Number 2023-204, the Committee By-Law, as amended, be further amended as per Exhibit A to Report Number 25-014.

- 3. Recommendations for the 2024-2025 City of Kingston Heritage Fund** 30
(Report Number 25-010 from the Commissioner, Community Services)

That Council approve the recommendations submitted by the Kingston and Area Association of Museums, Art Galleries and Historic Sites with regard to the 2024-2025 City of Kingston Heritage Fund, in support of both Operating and Project Grants as outlined in the 'CKHF Adjudication Report 2024-2025', attached to Report Number 25-010 as Exhibit A; and

That Council direct the Kingston Association of Museums, Art Galleries and Historic Sites to release the Operating and Project Grants, as approved, totaling \$376,449 to the successful applicants.

- 4. Better Homes Kingston Program - Program Efficiencies** 51
(Report Number 25-030 from the Commissioner, Growth & Development Services)

That having received a written request from staff that special charge by-laws for improvements completed under the Better Homes Kingston Program be given all three readings at the same meeting, Council approves such request; all pursuant to clause 12.63 (c) of City of Kingston By-Law Number 2021-41, "Council Procedural By-Law".

5. Brownfield Financial Benefits for Project at 5 & 7 Cataraqui Street, Kingston

56

(Report Number 25-025 from the Commissioner, Growth & Development Services)

(See By-Law Number (2), 2025-2)

(See By-Law Number (3), 2025-3)

That Council approve the Brownfield Property Tax Financial Assistance Application submitted by Rose Kove Developments Inc., owner of the property at 5 & 7 Cataraqui Street, for future annual property tax rebates or cancellations that are not to exceed a total of \$4,828,587 over a maximum of ten years subject to the establishment of, and in accordance with, the terms and conditions of a Brownfield Site Agreement; and

That the By-Law attached as Exhibit B to Report Number 25-025 be presented to Council for all three readings that establishes the property as eligible to receive future property tax rebates under the Tax Increment Rebate Grant Program subject to a Brownfield Site Agreement between the owner and the City; and

That the By-Law attached as Exhibit C to Report Number 25-025 be presented to Council for first and second readings to allow for the cancellation or rebate of property taxes for Municipal and Education purposes for the duration of the assistance periods for the property at 5 & 7 Cataraqui Street under the Brownfield Financial Tax Incentive Program By-Laws; and

That following the first and second readings of the Brownfield Financial Tax Incentive Program By-Law to cancel taxes, said By-Law be forwarded to the Ministry of Finance for their approval if required and once approved, presented to Council for third reading; and

That staff be directed to negotiate a Brownfield Site Agreement with Rose Kove Developments Inc. establishing the terms and conditions governing the payment of the Brownfields Rehabilitation Grant for the redevelopment of 5 & 7 Cataraqui Street; and

That the Mayor and Clerk be authorized to execute the Brownfield Site Agreement in a form satisfactory to the Director of Legal Services.

6. Deeming By-Law to De-register Part of a Plan of Subdivision

73

(Report Number 25-023 from the Commissioner, Growth & Development Services)

(See By-Law Number (4), 2025-4)

That "A By-Law to Deem Part of a Subdivision Not to be a Registered Plan of Subdivision (All of Lots 2 & 3, Plan 412; Part of Lot 1, Plan 412;

and Part of Lot 17, Concession 2)”, attached as Exhibit A to Report Number 24-224, be presented to Council for three readings.

7. Renewal of Four Billboards on City-Owned Property 80

(Report Number 25-015 from the Commissioner, Growth & Development Services)

That Council approve the extension of the four billboard licences described in Exhibit A to Report Number 25-015 for an additional five years, plus one five-year extension option; and

That the Mayor and City Clerk be authorized to execute all necessary legal documents and agreements to effect the extension agreements in a form satisfactory to the Director of Legal Services or their designate.

8. Parking By-Law Amendments and Licence Agreement 93

(Report Number 25-006 from the Commissioner, Growth & Development Services)

(See By-Law Number (5), 2025-5)

That a By-Law be presented to amend By-Law Number 2010-128, “A By-Law to Regulate Parking”, as amended, as per Exhibit A to Report Number 25-006 to apply the proposed parking regulations; and

That Council authorize the Mayor and Clerk to execute a licence agreement, in a form satisfactory to the Director of Legal Services and City Solicitor, with BPE Group of Companies for an on-street guest loading zone on King Street at the Belvedere Hotel for an amount equivalent to two monthly parking permit rates for Area A commuter on-street permits pursuant to the By-Law Number 2005-10, Fees and Charges By-Law plus a premium of 35% per month; and

That the agreement with BPE Group of Companies for an on-street guest loading zone on King Street at the Belvedere Hotel shall be for an initial term of one year and shall be renewed automatically annually thereafter with the option to terminate the agreement for any reason with 30 days’ written notice from either party.

14. Report Number 02: Received from the Chief Administrative Officer (Recommend)

1. Fees and Charges By-Law for the 2025 fiscal year

103

(Report Number 25-009 from the Chief Financial Officer & City Treasurer)

(See By-Law Number (6), 2025-6)

(See By-Law Number (7), 2025-7)

That a By-Law, attached to Report Number 25-009 as Exhibit A, be presented to Council to establish the fees and charges for the 2025 fiscal year; and

That a By-Law to Repeal By-Law Number 2005-10, "A By-Law to Establish Fees and Charges to be Collected by The Corporation of the City of Kingston", as amended, and to amend other City By-Laws that have specific references to By-Law Number 2005-10, attached to Report Number 25-009 as Exhibit B, be presented to Council to repeal By-Law Number 2005-10, in its entirety, as of January 1, 2025.

15. Report Number 03: Received from the Planning Committee

All items listed on this Committee Report shall be the subject of one motion. Any member may ask for any item(s) included in the Committee Report to be separated from that motion, whereupon the Report of the Committee without the separated item(s) shall be put and the separated item(s) shall be considered immediately thereafter.

1. Zoning By-Law Amendment - 3055 Princess Street

298

(Exhibit A to Report Number PC-24-060)

(See By-Law Number (8) 2025-8)

That the application for a zoning By-Law amendment (File Number D14-013-2024) submitted by Nancy Krampitz, on behalf of Krampitz Enterprises Inc., for the property municipally known as 3055 Princess Street, be approved; and

That Kingston Zoning By-Law Number 2022-62, as amended, be further amended, as per Exhibit A (Draft By-Law and Schedules A and B to Amend Zoning By-Law Number 2022-62) to Report Number PC-24-060; and

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

That the amending By-Law be presented to Council for all three readings.

16. Report Number 04: Received from Kingston Heritage Properties Committee

All items listed on this Committee Report shall be the subject of one motion. Any member may ask for any item(s) included in the Committee Report to be separated from that motion, whereupon the Report of the Committee without the separated item(s) shall be put and the separated item(s) shall be considered immediately thereafter.

1. Application for Ontario Heritage Act Approval - 411 Wellington Street

302

(Exhibits A-F to Report Number HP-24-043)

That the new construction at 411 Wellington Street – Lot 1, be approved in accordance with the details described in the application (File Number P18-096-2024), which was deemed complete on September 27, 2024, with said application to include the construction of a two-storey dwelling and a detached garage accessed by a driveway; and

That the approval of the application be subject to the conditions outlined in Exhibit A; and

That the new construction at 411 Wellington Street – Lot 3, be approved in accordance with the details described in the application (File Number P18-097-2024), which was deemed complete on September 27, 2024, with said application to include the construction of a two-storey dwelling and a detached garage accessed by a driveway; and

That the approval of the application be subject to the conditions outlined in Exhibit B; and

That the new construction at 411 Wellington Street – Lot 10, be approved in accordance with the details described in the application (File Number P18-098-2024), which was deemed complete on October 15, 2024, with said application to include the construction of a two-storey dwelling and a detached garage accessed by a driveway; and

That the approval of the application be subject to the conditions outlined in Exhibit C; and

That the new construction at 411 Wellington Street – Lot 20, be approved in accordance with the details described in the application (File Number P18-095-2024), which was deemed complete on September 27, 2024, with said application to include the construction of a two-storey dwelling and a detached garage accessed by a driveway; and

That the approval of the application be subject to the conditions outlined in Exhibit D; and

That the new construction at 411 Wellington Street – Lot 27, be approved in accordance with the details described in the application (File Number P18-099-2024), which was deemed complete on September 27, 2024,

with said application to include the construction of a two-storey dwelling and a detached garage accessed by a driveway; and

That the approval of the application be subject to the conditions outlined in Exhibit E; and

That the new construction at 411 Wellington Street – Lot 30, be approved in accordance with the details described in the application (File Number P18-101-2024), which was deemed complete on October 3, 2024, with said application to include the construction of a one-storey dwelling and a detached garage accessed by a driveway; and

That the approval of the application be subject to the conditions outlined in Exhibit F.

17. Report Number 05: Received from the Integrity Commissioner

The Integrity Commissioner reports and recommends as follows.

1. Integrity Commissioner Report Code of Conduct Investigation 2024-02

308

(Report Number 2024-02 from the Integrity Commissioner)

That Council receive the "Integrity Commissioner Report Code of Conduct Investigation 2024-02" submitted by Aird & Berlis LLP and give consideration to the recommendation contained therein.

18. Committee of the Whole

19. Information Reports

- 1. Kingston Police Service Board Operating Budget Status as at September 30, 2024** 332

(Report Number 25-027 from the Chief Financial Officer & City Treasurer)

The purpose of this report is to provide Council with the requested Kingston Police Service Board financial status report as at September 30, 2024.

- 2. Emergency Management Program Review 2024** 342

(Report Number 25-017 from the Commissioner, Infrastructure, Transportation & Emergency Services)

The purpose of this report is to provide Council with an update on the status of the City's annual Emergency Management compliance requirements for 2024.

- 3. Operating Budget Status Report - October 31, 2024** 348

(Report Number 25-001 from the Chief Financial Officer & City Treasurer)

The purpose of this report is to provide Council with a financial status update of the general operating budget as at October 31, 2024.

20. Information Reports from Members of Council

21. Miscellaneous Business

Miscellaneous Business Items are voted on as one motion.

Moved by: Councillor Boehme

Seconded by: Councillor McLaren

That the following items of Miscellaneous Business be approved:

- 1. Reaction Hub Board Appointment**

That Councillor _____ be appointed to the Board of Directors of the Reaction Hub for a term ending November 30, 2025.

- 2. Proclamation - Christian Heritage Month** 362

That as requested by Ralph Rushton, Kingston Youth Unlimited, Kingston City Council proclaim the month of December to be "Christian Heritage Month" in the City of Kingston.

22. New Motions

1. Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding

Moved by: Councillor Boehme

Seconded by: Mayor Paterson

Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and

Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and

Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and

Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

Therefore Be It Resolved That Kingston City Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and

That Kingston City Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and

That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and

That copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and

That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

23. Notices of Motion

24. Minutes

Distributed to all Members of Council on November 29, 2024.

That the Minutes of City Council Meeting 26-2024, held Tuesday, November 19, 2024, be confirmed.

25. Tabling of Documents

26. Communications

364

Communications received and distributed to Council between November 13, 2024 to November 26, 2024.

27. Other Business

28. By-Laws

That By-Laws (1) through (13) be given their first and second reading.

That By-Laws (2), (4), and (8) through (13) be given their third reading.

1. By-Law to Amend City of Kingston By-Law Number 2023-204, Committee By-Law

By-Law to Amend City of Kingston By-Law Number 2023-204, Committee By-Law

First and Second Reading

Proposed By-Law Number 2025-1

(Clause 2, Report Number 01)

2. A By-Law to Approve Brownfields Financial Assistance for the property known as 5 & 7 Cataraqui Street

A By-Law to Approve Brownfields Financial Assistance for the property known as 5 & 7 Cataraqui Street

Three Readings

Proposed By-Law Number 2025-2

(Clause 5, Report Number 01)

3. A By-Law to Cancel Municipal and Education Taxes for the property known as 5 & 7 Cataraqui Street

A By-Law to Cancel Municipal and Education Taxes for the property known as 5 & 7 Cataraqui Street

First and Second Reading

Proposed By-Law Number 2025-3

(Clause 5, Report Number 01)

4. A By-Law to Deem Part of a Subdivision Not to be on a Registered Plan of Subdivision

A By-Law to Deem Part of a Subdivision Not to be on a Registered Plan of Subdivision (Part of Lot 1, Lot 2, and Lot 3 on Registered Plan 412)

Three Readings

Proposed By-Law Number 2025-4

(Clause 6, Report Number 01)

5. By-Law to Amend City of Kingston By-Law Number 2010-128, A By-Law to Regulate Parking

By-Law to Amend City of Kingston By-Law Number 2010-128, A By-Law to Regulate Parking

First and Second Reading

Proposed By-Law Number 2025-5

(Clause 8, Report Number 01)

6. Fees & Charges By-Law, 2025

Fees & Charges By-Law, 2025

First and Second Reading

Proposed By-Law Number 2025-6

(Clause 1, Report Number 02)

7. Repeal of Fees and Charges and Amend Other By-Laws

Repeal of Fees and Charges and Amend Other By-Laws

First and Second Reading

Proposed By-Law Number 2025-7

(Clause 1, Report Number 02)

8. A By-Law to Amend By-Law 2022-62, "Kingston Zoning By-Law Number 2022-62" - 3055 Princess Street

A By-Law to Amend By-Law Number 2022-62, "Kingston Zoning By-Law Number 2022-62" (Transfer of Lands into Kingston Zoning By-Law and Introduction of Exception Number E177 (3055 Princess Street))

Three Readings

Proposed By-Law Number 2025-8

(Clause 1, Report Number 03)

9. A By-Law to Amend By-Law Number 2023-5 - Block 90, Plan 13M-107 - Delegated Authority

367

A By-Law to Amend By-Law Number 2023-5, "A By-Law to Exempt Certain Lands on Registered Plan 13M-107 from the Provisions of Subsection 50(5) of the *Planning Act* (Block 90, Registered Plan 13M-107)"

Three Readings

Proposed By-Law Number 2025-9

(Delegated Authority)

10. **A By-Law to Provide for the Assumption of Public Highways - Plan 13M-103 - Delegated Authority** 369
- A By-Law to provide for the assumption of the public highways in Woodhaven Tamarack Subdivision, Phase 3-1, Registered Plan 13M-103, in the City of Kingston, in accordance with section 31(4) of the Municipal Act, Chapter 25, S.O. 2001; and to provide acceptance by the City of Kingston, of the associated public works within
- Three Readings
- Proposed By-Law Number 2025-10
- (Delegated Authority)
11. **A By-Law to Provide for the Assumption of Public Highways - Plan 13M-119 - Delegated Authority** 371
- A By-Law to provide for the assumption of the public highways in Woodhaven Tamarack Subdivision, Phase 3-2, Registered Plan 13M-119, in the City of Kingston, in accordance with section 31(4) of the Municipal Act, Chapter 25, S.O. 2001; and to provide acceptance by the City of Kingston, of the associated public works within
- Three Readings
- Proposed By-Law Number 2025-11
- (Delegated Authority)
12. **A By-Law to Provide for the Assumption of Public Highways - Plan 13M-112 - Delegated Authority** 373
- A By-Law to provide for the assumption of the public highways in Woodhaven Tamarack Subdivision, Phase 3-3, Registered Plan 13M-112, in the City of Kingston, in accordance with section 31(4) of the Municipal Act, Chapter 25, S.O. 2001; and to provide acceptance by the City of Kingston, of the associated public works within
- Three Readings
- Proposed By-Law Number 2025-12
- (Delegated Authority)

13. A By-Law to confirm the proceedings of Council at its meeting held on December 3, 2024

A By-Law to confirm the proceedings of Council at its meeting held on December 3, 2024.

Three Readings

Proposed By-Law Number 2025-13

(City Council Meeting Number 2025-01)

29. Adjournment

That Council do now adjourn.