



City of Kingston
Planning Committee
Agenda

17-2024

Thursday, September 19, 2024

6:00 p.m.

Council Chamber

Committee Composition

Councillor Cinanni; Chair

Councillor Chaves

Councillor Glenn

Councillor McLaren

Councillor Oosterhof

Councillor Osanic

Please provide regrets to Christine O'Connor, Committee Clerk at 613-546-4291,
extension 1219 or cloconnor@cityofkingston.ca

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1. Introduction by the Chair

The meeting being held is a 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.

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. Call to Order

3. Approval of the Agenda

4. Confirmation of Minutes

That the minutes of Planning Committee Meeting Number 16-2024, held Thursday, September 5, 2024, be approved.

5. Disclosure of Pecuniary Interest

6. Delegations

7. Briefings

8. Business

1. Growth Allocations by Sub-Area and Future Urban Boundary Expansion Review

The Report of the Commissioner of Growth & Development Services (PC-24-051) is attached.

Recommendation:

That the Planning Committee recommend to Council on October 15, 2024:

That Council endorse the allocation of population, housing and employment growth forecast within the Kingston East, Kingston West, Central Kingston and Kingston North sub-areas, as presented in Exhibit A to Report Number PC-24-051.

2. Recommendation Report - 2312 Princess Street

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File Number: D35-004-2022

District: District 2 - Loyalist-Cataraqui

Address: 2312 Princess Street

Application Type: Official Plan & Zoning By-Law Amendment

Owner: 2312 Princess Street Inc.

Applicant: Arcadis

The Report of the Commissioner of Growth & Development Services (PC-24-048) is attached.

Recommendation:

That the Planning Committee recommends to Council:

That the applications for Official Plan and zoning by-law amendments (File Number D35-004-2022) submitted by Arcadis, on behalf of 2312 Princess Street Inc., for the property municipally known as 2312 Princess Street, be approved; and

That the City of Kingston Official Plan, as amended, be further amended, Amendment Number 88, as per Exhibit B, (Draft By-Law and Schedule A to Amend the Official Plan) to Report Number PC-24-048; and

That Kingston Zoning By-Law Number 2022-62, as amended, be further amended, as per Exhibit C (Draft By-Law and Schedule A and B to Amend Zoning By-Law Number 2022-62) to Report Number PC-24-048; 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.

3. Recommendation Report - 2312 Princess Street

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Note: This item was deferred at Planning Committee Meeting 11-2024 held on Thursday, May 16, 2024. This item will only be considered if Business Item 2. is defeated.

File Number: D35-004-2022

District: District 2 - Loyalist-Cataraqui

Address: 2312 Princess Street

Application Type: Official Plan & Zoning By-Law Amendment

Owner: 976653 Ontario Inc.

Applicant: Patry Inc.

The Report of the Commissioner of Growth & Development Services (PC-24-010) is attached.

Recommendation:

That the Planning Committee recommends to Council:

That the applications for Official Plan and zoning by-law amendments (File Number D35-004-2022) submitted by Patry Inc., on behalf of 976653 Ontario Inc., for the property municipally known as 2312 Princess Street, be approved; and

That the City of Kingston Official Plan, as amended, be further amended, Amendment Number 88, as per Exhibit A, (Draft By-Law and Schedule A to Amend the Official Plan) to Report Number PC-24-010; and

That Kingston Zoning By-Law Number 2022-62, as amended, be further amended, as per Exhibit B (Draft By-Law and Schedule A and B to Amend Zoning By-Law Number 2022-62) to Report Number PC-24-010; 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.

9. **Motions**
10. **Notices of Motion**
11. **Other Business**
12. **Correspondence**
13. **Date of Next Meeting**

The next meeting of the Planning Committee is scheduled for Thursday, October 10, 2024 at 6:00 p.m.

14. Adjournment

Planning Committee Updates

Approved Site Plan Items

- D11-002-2024 – 156 Duff Street
- D11-017-2023 – 1580 Rockwell Drive
- D11-014-2023 – 290 Queen Street
- D11-024-2021 – 705 Development Drive
- D11-046-2020 – 870 Centennial Drive
- D11-029-2021 – 2702 2 Highway
- D11-004-2023 – 1752 Bath Road
- D11-046-2020 – 870 Centennial Road
- D11-016-2022 – 1533 McAdoo's Lane
- D11-005-2023 – 44 Barbara Avenue

Applications Appealed to the Ontario Land Tribunal

1. 2 River Street – OLT-22-004597 – OPA/ZBA – 5-week Hearing commenced on February 5, 2024. Hearing concluded. Waiting on written decision.
2. 4085 Bath Road – Appeal received for the OPA and ZBA. The appeal record is currently being prepared and sent to the OLT. Awaiting an OLT number.

Links to Land Use Planning Documents

Planning Act: <https://www.ontario.ca/laws/statute/90p13>

Provincial Policy Statement: <https://www.ontario.ca/page/provincial-policy-statement-2020>

City of Kingston Official Plan: <http://www.cityofkingston.ca/business/planning-and-development/official-plan>

City of Kingston Zoning By-Laws: <https://www.cityofkingston.ca/business/planning-and-development/zoning>



**City of Kingston
Report to Planning Committee
Report Number PC-24-051**

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: September 19, 2024
Subject: Growth Allocations by Sub-Areas and Future Urban Boundary Expansion Review

Council Strategic Plan Alignment:

Theme: 1. Support Housing Affordability

Goal: 1.1 Promote increased supply and affordability of housing.

Goal: 1.2 Promote increase in purpose-built rental housing.

Theme: 2. Lead Environmental Stewardship and Climate Action

Goal: 2.2 Support climate action and sustainability for residents, businesses and partners.

Goal: 2.3 Maintain the City's natural heritage and environmental assets.

Theme: 3. Build an Active and Connected Community

Goal: 3.1 Expand parks and recreation opportunities and participation.

Goal: 3.3 Improve public transit and active transportation options.

Goal: 3.4 Improve road condition, performance, and safety.

Theme: 4. Foster a Caring and Inclusive Community

Goal: 4.4 Celebrate and enable civic engagement.

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Goal: 4.5 Promote and support diversity.

Theme: 5. Drive Inclusive Economic Growth

Goal: 5.1 Ensure an adequate supply of "ready-to-go" employment lands.

Goal: 5.2 Evaluate policies, programs and services to support the use of the airport.

Goal: 5.3 Diversify Kingston's economic base.

Goal: 5.5 Continue to enhance Kingston as a tourist destination.

Goal: 5.7 Foster culture, history, education, arts and recreation (CHEAR).

Goal: 5.10 Ensure the downtown remains vibrant.

Executive Summary:

As part of the preparation for the Official Plan project, key background studies were initiated by Planning Services to support a long-term growth analysis and urban land needs assessment for the city. A team led by Watson & Associates Economists Ltd. (Watson) was retained to undertake these studies. The following are the separate, but integrated deliverables:

- Population, Housing and Employment Growth Analysis Study (Report Number 24-016 with the growth forecast for the city presented to Council on December 5, 2023)
- Community Area Land Needs Assessment and Intensification Analysis (Report Number 24-172 presented to Council on August 13, 2024)
- Employment Area Lands Review (Report Number 24-221 presented to Council on September 3, 2024), and
- Commercial Land Review & Strategic Directions (Report Number 24-223 presented to Council on September 17, 2024).

As part of the Population, Housing and Employment Growth Analysis Study, a Technical Memorandum prepared by Watson was presented to Council on December 5, 2023 that identified low, medium and high population, housing and employment growth scenarios for the city to the year 2051 (Report Number 24-016). Council endorsed the Medium Population, Housing and Employment Growth Scenario for the 2021-2051 time period. Based on this scenario, the city is projected to grow from 154,100 people in 2021 to 220,900 people by 2051, representing 66,800 new residents, 29,300 new housing units and 33,400 new jobs by 2051.

Watson has now completed the full Population, Housing and Employment Growth Analysis Study which expands on the previous work completed, and includes the allocation of population, housing, and employment growth by four sub-areas (Kingston West, Kingston Central, Kingston East and Kingston North) as well as by water/wastewater catchment areas in the city (Exhibit A).

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The Population, Housing and Employment Growth Analysis Study also includes population, housing, and employment growth forecast for the Kingston Census Metropolitan Area (CMA), which includes the City of Kingston, Loyalist Township, the Township of South Frontenac and the Township of Frontenac Islands. Based on the Medium Growth Scenario, the CMA's permanent population is expected to reach 253,800 by 2051, representing an increase of approximately 76,000 from 2021 to 2051. The majority of this population growth is anticipated to be in the City of Kingston.

The Community Area Land Needs Assessment and Intensification Analysis, the Employment Area Lands Review, and the Commercial Land Review & Strategic Directions have determined that the city does not have enough land within the current urban boundary to accommodate the city's growth forecast to the year 2051. To accommodate new housing, businesses, industry, institutional uses, commercial uses, parks, and supportive uses, and associated infrastructure to support the population and employment growth, the city will need to expand its urban boundary by approximately 745 hectares. The land needs assessment for residential uses takes into consideration a higher residential intensification target of 60% within the city's existing urban boundary (as compared to the existing intensification target of 40%). 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.

On August 20, 2024, the province released a new Provincial Planning Statement, 2024 (PPS, 2024). PPS, 2024 will come into effect on October 20, 2024 and will replace the existing Provincial Policy Statement, 2020 (PPS, 2020) and A Place to Grow: A Growth Plan for the Greater Golden Horseshoe by integrating them into one policy document which will apply province-wide. All municipal decisions affecting planning matters made on or after October 20, 2024 will be required to be consistent with PPS, 2024, subject to a potential future transition regulation. Based on this timing, the new Official Plan will be prepared under the purview of PPS, 2024.

At present, under PPS, 2020, property owners may apply for an Official Plan amendment with a request for an expansion of a settlement area (urban boundary or rural settlement area) only in conjunction with a comprehensive review of an Official Plan. PPS, 2024 includes significant changes to the process for expanding settlement areas by removing the concept of a comprehensive review and opening the door for expansion requests to be submitted to a municipality at any time. PPS, 2024 includes new criteria that municipalities are required to consider in identifying an urban boundary expansion.

An urban boundary expansion is a critical decision that will need to balance growth with environmental conservation, community well-being and long-term sustainability. Through Report Number 24-072, Council endorsed seven critical public interests for the Official Plan and the Integrated Mobility Plan projects to guide the anticipated growth: Placemaking and Community Connections, Social Equity & Accessibility, Housing for All, Complete Communities & Economic Prosperity, Climate Change Mitigation, Protection and Enhancement of Natural Heritage Systems, and Transportation for All Ages and Abilities. In keeping these critical public interests in mind and in addition to the new tests for an urban boundary expansion included in PPS,

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2024, staff have developed a set of local criteria to evaluate lands for inclusion in an expanded urban boundary, as follows:

- Consideration of lands that are contiguous to the existing urban boundary so as to minimize the linear expansion of infrastructure needed to support the projected growth;
- Consideration of land use compatibility;
- Exclusion of significant natural heritage features from the developable area to protect these features over the long-term;
- Exclusion of lands designated Prime Agricultural Area in the current Official Plan to protect agricultural lands;
- Proximity and convenient access to Highway 401 where an urban boundary expansion is intended to include industrial areas;
- Consideration of appropriate phasing to allow for fiscally responsible investments in infrastructure to support the envisioned growth;
- Creation of complete communities and complete neighbourhoods that include a range of housing options and a diverse mix of uses where residents can find most of what they need locally;
- Consideration of potential impacts to archaeological and significant built heritage resources.

Staff will be going through a detailed planning process to determine appropriate locations for an urban boundary expansion. As a starting point, staff have identified a broad Urban Boundary Expansion Study Area adjacent to the existing urban boundary limits in Kingston East and Kingston West, which will be narrowed down based on the provincial and local criteria as noted above.

Staff are seeking Planning Committee's and Council's endorsement of the population, housing and employment growth allocations by the four sub-areas in the city. Staff have included an exhibit to the report a map that shows the Urban Boundary Expansion Study Area to be evaluated through the Official Plan project. There will be several opportunities for public consultation on the urban boundary expansion area as part of the Official Plan project through the project website, project emails, public events and other channels.

Recommendation:

That the Planning Committee recommend to Council on October 15, 2024:

That Council endorse the allocation of population, housing and employment growth forecast within the Kingston East, Kingston West, Central Kingston and Kingston North sub-areas, as presented in Exhibit A to Report Number PC-24-051.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

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

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	<input checked="" type="checkbox"/>
Neil Carbone, Commissioner, Corporate Services	Not required
David Fell, President & CEO, Utilities Kingston	<input checked="" type="checkbox"/>
Peter Huigenbos, Commissioner, Major Projects & Strategic Initiatives	Not required
Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services	<input checked="" type="checkbox"/>
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

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Options/Discussion:

Background

On December 3, 2023 Council endorsed the Medium Growth Scenario for the city (Report Number 24-016), which indicates that the city is projected to grow from 154,100 people in 2021 to 220,900 people by 2051, representing 66,800 new residents, 29,300 new housing units and 33,400 new jobs by 2051. Under the Medium Growth Scenario, the City of Kingston’s permanent population base is expected to grow at an average annual rate of 1.2% per year, permanent households are expected to grow at an average annual rate of 1.3% per year, and employment is expected to grow at an average annual rate of 1.2% per year. The Medium Growth Scenario is summarized in Table 1 below using 5-year increments.

Table 1: Medium Growth Scenario for the City of Kingston

Year	Permanent Population	Total Population (Permanent & Students)	Permanent Housing (number of units)	Total households (Permanent & Students)	Employment (number of jobs)
2021	136,300	154,100	57,800	62,900	71,900
2026	148,000	166,800	63,000	68,600	85,900
2031	158,900	178,400	67,800	73,600	92,700
2036	169,900	189,500	72,600	78,500	98,800
2041	179,600	200,700	77,000	83,300	104,500
2046	188,800	211,200	80,900	87,800	109,300
2051	197,000	220,900	84,800	92,200	113,900

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) have determined that the city does not have enough land within the current urban boundary to accommodate the growth forecast to the

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year 2051. Accommodating this growth over the next 25 years will need careful and strategic planning to ensure growth happens in an environmentally sensitive, sustainable and cost-effective manner.

The 29,300 new housing units anticipated in the city between 2021 and 2051 include both permanent as well as student households, with the permanent households being approximately 24,600. As per provincial planning direction, most of the City’s housing growth is to be accommodated within the urban area. As noted in the Community Area Land Needs and Intensification Analysis prepared by Watson & Associates Economists Ltd. (Watson) the allocation of the permanent household forecast is split between the built-up area, designated greenfield area and rural area (Table 2). At a 60% intensification rate, approximately 14,640 permanent households are anticipated to be located within the built-up area. In addition, all of the student households are anticipated to be accommodated within the existing built-up area.

Table 2: Allocation of Housing Forecast by Planning Area in the City of Kingston

Planning Area	Permanent Households	Share of Housing Units (percentage)
Urban Area – Built-up Area	14,640	60%
Urban Area – Designated Greenfield Area	9,560	39%
Rural Area	370	2%
Total City of Kingston	24,570	100%

Note: Numbers may not add up precisely due to rounding.

Watson has now completed a Population, Housing and Employment Growth Analysis Study (the Growth Analysis Study) which includes further allocations of the housing growth, as well as population and employment growth, by four sub-areas in the city, namely Kingston West, Kingston Central, Kingston East and Kingston North (Exhibit A). The Growth Analysis Study expands on the Technical Memorandum that was previously presented to Council on December 5, 2023 through Report Number 24-016, with the Low, Medium and High Growth Scenarios for the city. In addition to the city, the Growth Analysis Study presents the growth forecast for the Kingston Census Metropolitan Area (CMA), which includes the City of Kingston, Loyalist Township, Township of South Frontenac and the Township of Frontenac Islands.

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Growth Allocations by Sub-Area in the City

As part of the Growth Analysis Study, Watson has completed the allocation of forecast population, housing and employment growth by four sub-areas within the City of Kingston, in accordance with the Council-endorsed Medium Growth Scenario. The boundaries of these sub-areas are shown in Appendix H of Exhibit A.

The growth allocations by sub-area are as follows and are summarized in Table 3:

- Kingston West is forecast to grow by 24,900 people and 10,610 households from 2021 to 2051, comprising 41% and 39% of the City’s population and housing growth, respectively. Kingston West is forecast to grow by 13,400 jobs and comprise 40% of the City’s total employment growth from 2023 to 2051.
- The Kingston Central population is forecast to increase by 20,500 and households by 10,100 over the 30-year forecast period, comprising 34% of the City’s population and 37% of its housing growth. Employment in Kingston Central is forecast to increase by 11,200 jobs or 35% of the City’s total employment growth from 2023 to 2051. It is important to note that in addition the permanent population and housing growth, the post-secondary student population and housing forecast of 6,400 people and 2,300 households is also anticipated to be accommodated in Kingston Central.
- The permanent population in Kingston East is forecast to increase by 14,100 people and 6,000 households from 2021 to 2051, comprising 23% and 22% of the respective population and housing growth for this area. Kingston East is forecast to increase by 7,640 jobs and comprise 23% of the City’s total employment growth to 2051.
- Kingston North is forecast to grow by 900 people and 270 households from 2021 to 2051, comprising 1% of the City’s growth largely in the rural area. Employment is forecast to increase by 480 jobs in Kingston North over the 2023 to 2051 period, comprising 1% of the City’s employment growth over the same period.

Table 3: Growth Allocations by Sub-Area in the City of Kingston

Sub-Area	Population growth (2021-2051)	Population growth share	Housing growth (2021-2051)	Housing growth share	Employment growth (2023-2051)	Employment growth share
Kingston West	24,900	41%	10,610	39%	13,420	40%

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Sub-Area	Population growth (2021-2051)	Population growth share	Housing growth (2021-2051)	Housing growth share	Employment growth (2023-2051)	Employment growth share
Kingston Central	20,500	34%	10,100	37%	11,850	36%
Kingston East	14,100	23%	6,000	22%	7,640	23%
Kingston North	900	1%	270	1%	480	1%
City of Kingston	60,400	100%	26,980	100%	33,390	100%

It is noted that all growth in Kingston Central is anticipated to be located within the existing built-up area, largely as intensification. The growth anticipated in Kingston East and Kingston West will be a combination of intensification and new greenfield development, requiring an urban boundary expansion in both of these areas. The forecasted growth to be accommodated through intensification within the existing built-up areas of the city will require continual invest in sewer separation as well as finding solutions to unlock great hydro capacity city-wide.

Additionally, growth allocations for Utilities Kingston’s water and wastewater catchment areas have been completed, as summarized below. The boundaries of the catchment areas are shown in the maps included in Appendix H of Exhibit A.

- The Kingston West water and wastewater catchment areas are forecast to grow by 24,900 people and 10,610 households from 2021 to 2051, comprising 41% and 39% of the City’s population and housing growth, respectively. Employment in Kingston West is forecast to increase by 13,400 jobs and comprise 40% of the City’s total employment growth from 2023 to 2051.
- The Kingston Central water and wastewater catchment areas are forecast to increase by 20,500 people and 10,100 households over the forecast period, comprising 34% and 37% of the City’s population and housing growth. It is important to note that in addition to the permanent population and housing growth, the post-secondary student population and housing forecast of 6,400 people and 2,300 households will be accommodated in

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Kingston Central. Employment in Kingston Central is forecast to increase by 11,200 jobs or 35% of the City’s total employment growth from 2023 to 2051.

- The permanent population in the Kingston East water and wastewater catchment areas is forecast to increase by 13,600 people and 6,800 households from 2021 to 2051, comprising 23% and 22% of the respective population and housing growth for this area. Kingston East is forecast to increase by 7,640 jobs, comprising 23% of the City’s total employment growth to 2051.
- The Cana water serviced area is not forecast to accommodate any additional population and employment over the 2021 to 2051 forecast period.

Growth Forecast for the Kingston Census Metropolitan Area (CMA)

As part of the Growth Analysis Study, Watson has also completed the growth forecast for the Kingston CMA as summarized in Table 4 below. Under the Medium Growth Scenario, the Kingston CMA’s permanent population is expected to grow at an average annual rate of 1.2% per year. The CMA’s population is forecast to reach 253,800 by 2051, representing an increase of approximately 76,000 from 2021 to 2051. The Kingston CMA saw an increase of 11,500 housing units from 2006 to 2021. Under the Medium Growth Scenario, another 36,100 housing units will be added to the housing base, representing an average increase of approximately 1,200 housing units per year. The Kingston CMA employment base is forecast to increase from 90,000 to 127,300 jobs over the forecast period. This represents a total increase of 37,300 jobs at an annual growth rate of 1.2%.

Table 4: Medium Growth Forecast for the Kingston CMA

Year	Permanent Population	Permanent Households	Employment
2021 (Existing)	177,800	73,500	90,000
2026	192,200	80,210	96,000
2031	206,000	86,830	103,600
2036	219,400	93,220	110,400
2041	232,200	99,020	116,800

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Year	Permanent Populatio	Permanent Households	Employment
2046	243,600	104,395	122,100
2051	253,800	109,570	127,300

Watson notes that in 2021, the Kingston CMA represented 9% of the Eastern Ontario population. This proportion is expected to remain stable at 9% under the Medium Growth Scenario over the forecast period.

The City of Kingston’s permanent population in 2051 would comprise 77.6% of the CMA’s permanent population. The permanent households and employment in the city would comprise 77.4% and 89.5% of the total permanent households and employment in the CMA, respectively, indicating that most of the CMA’s growth is anticipated to be in the city.

Urban Boundary Expansion

Kingston is growing. In accordance with the findings of the Community Area Land Needs Assessment and Intensification Analysis, the Employment Area Lands Review, and the Commercial Land Review & Strategic Directions studies completed by the Watson team, 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 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.

On August 20, 2024, the Province released a new Provincial Planning Statement (PPS, 2024) which will come into effect on October 20, 2024. PPS, 2024 includes significant changes to the process for expanding settlement areas by removing the concept of a municipal comprehensive review and allowing for expansion requests to be submitted to a municipality at any time.

Policy 2.3.2.1 of PPS, 2024 requires municipalities to consider the following when identifying an urban boundary expansion:

- the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
- if there is sufficient capacity in existing or planned infrastructure and public service facilities;
- whether the applicable lands comprise specialty crop areas;

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- the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
- whether the new or expanded settlement area complies with the minimum distance separation formulae;
- whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and
- the new or expanded settlement area provides for the phased progression of urban development.

Policy 2.3.2.2 states that despite the second bullet point above, municipalities may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.

Policy 2.1.3 of PPS, 2024 provides that at the time of creating a new Official Plan and each Official Plan update, “sufficient land shall 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.” An urban boundary expansion is a critical decision that will need to balance growth with environmental conservation, community well-being and long-term sustainability. Through Report Number 24-072, Council endorsed seven critical public interests for the Official Plan and the Integrated Mobility Plan projects to guide the anticipated growth: Placemaking and Community Connections, Social Equity & Accessibility, Housing for All, Complete Communities & Economic Prosperity, Climate Change Mitigation, Protection and Enhancement of Natural Heritage Systems, and Transportation for All Ages and Abilities. In keeping these critical public interests in mind and in addition to the tests for an urban boundary expansion included in PPS, 2024, staff have developed a set of local criteria to evaluate lands for inclusion in an expanded urban boundary, as follows:

- Consideration of lands that are contiguous to the existing urban boundary so as to minimize the linear expansion of infrastructure needed to support the projected growth;
- Consideration of land use compatibility;
- Exclusion of significant natural heritage features from the developable area to protect these features over the long-term;
- Exclusion of lands designated Prime Agricultural Area in the current Official Plan to protect agricultural lands (even though permitted by PPS, 2024 where avoidance is not possible);
- Proximity and convenient access to Highway 401 where an urban boundary expansion is intended to include industrial areas;
- Consideration of appropriate phasing to allow for fiscally responsible investments in infrastructure to support the envisioned growth;
- Creation of complete communities and complete neighbourhoods that include a range of housing options and a diverse mix of uses where residents can find most of what they need locally;

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- Minimizing any potential impacts to significant built heritage resources.

Staff will be going through a detailed planning process to determine appropriate locations for an urban boundary expansion. As a starting point, staff have identified a broad Urban Boundary Expansion Study Area (Exhibit B) adjacent to the existing urban boundary limits in Kingston East and Kingston West, which will be narrowed down based on the provincial and local criteria as noted above. The Urban Boundary Expansion Study Area is approximately 2,700 hectares, which is way beyond what is needed for the future expansion. Given the criteria proposed to evaluate lands for inclusion in an expanded urban boundary establishing a broader study area at the outset will be essential in narrowing down candidate sites for inclusion in the urban boundary in the new Official Plan.

As communicated to Council previously, the city received Notices of Intent from 21 property owners identifying their interest in submitting an Official Plan Amendment (OPA) for an urban boundary expansion in conjunction with the Official Plan Project. Staff have had meetings with these property owners to discuss the expansion requests and identify required submission materials that are to be completed by the property owner for a complete OPA. Property owners have been advised that the submission of an urban boundary OPA does not guarantee their request will be approved and that Council and, ultimately, the Minister of Municipal Affairs and Housing, will be the decision makers on the Official Plan project and on any urban boundary expansion OPAs.

Based on the urban boundary expansion Notices of Intent received so far for proposed residential development, staff see approximately 219 hectares as potentially being supportable for inclusion in the urban boundary if the technical analysis of the completed studies through the Official Plan project, in coordination with the Integrated Mobility Plan project and the Water and Wastewater Master Plan support the proposed expansion. In addition to serviceability feasibility and traffic feasibility studies, an Environmental Impact Study (EIS), has been requested for each of the sites. The EIS will help determine the actual amount of developable area on these lands outside of significant natural heritage features. Based on staff's prioritization of natural heritage features and the exclusion of these features from the developable area, the actual hectares of lands eventually recommended for inclusion in the urban boundary are likely to be greater. The inclusion of any significant natural heritage features within the future urban boundary would mean lands containing these features would not be available for development.

There are an additional 78.5 hectares of lands which may have technical challenges related to transportation and servicing infrastructure and it is unclear at this time if these could be supported for inclusion in the urban boundary. These need to be further reviewed by staff.

Depending on the outcome of the technical review process associated with the urban boundary expansion OPAs, there are also a number of intervening properties surrounding the NOI properties that may also be reviewed by staff for their appropriateness as a potential expansion area for the urban boundary based on the same considerations that are being applied to the urban boundary expansion OPAs. The intervening properties have been included as part of the proposed Urban Boundary Expansion Study Area. As noted in Report Number 24-172, the

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actual development of any urban boundary expansion lands will depend on the outcomes of the Integrated Mobility Plan and the Water and Wastewater Master Plan and it is likely that these lands will not be developed for a number of years until they can be supported by the necessary infrastructure, including hydro and gas. Where lands are recommended to be brought into the urban boundary through the Official Plan project, appropriate phasing policies will be established to align with the infrastructure considerations.

Staff note that the existing urban boundary includes a significant number of vacant lands owned by upper levels of government (such as the Collins Bay Penitentiary lands). These lands are outside of the city's control and are not considered available for development. As noted in the Community Area Land Needs and Intensification Analysis, these lands are not included in the available land supply calculations. There are also large swaths of lands within the urban boundary that are considered undevelopable due to the presence of significant natural heritage features, significant open spaces (for example Lemoine's Point), or for other reasons. Staff will continue to reach out to federal and provincial ministries to discuss any surplus lands that may be disposed of in the foreseeable future.

Public Engagement

The success of the Official Plan project relies on meaningful engagement of all residents and interested parties. There will be several opportunities for public engagement on the urban boundary expansion area as part of the Official Plan project through the project website, project emails, public events or other channels.

Existing Policy/By-Law

This report considers the existing Provincial Policy Statement, 2020, the new Provincial Planning Statement, 2024 and the City of Kingston Official Plan.

Notice Provisions

None.

Financial Considerations

There will be financial impacts associated with a future urban boundary expansion, however staff are not able to project those impacts at this time with any degree of specificity.

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Other City of Kingston Staff Consulted:

None.

September 19, 2024

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Exhibits Attached:

Exhibit A: Population, Housing and Employment Growth Analysis Study, Watson & Associates Economists Ltd.

Exhibit B: Proposed Urban Boundary Expansion Study Area



Population, Housing and Employment Growth Analysis Study

City of Kingston

Final Report

September 3, 2024

Watson & Associates Economists Ltd.
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List of Acronyms and Abbreviations

C.M.A.	Census Metropolitan Area
B.U.A.	Built-up Area
D.G.A.	Designated Greenfield Area
O.P.	Official Plan
G.D.P.	Gross Domestic Product
G.T.H.A.	Greater Toronto Hamilton Area
M.O.F.	Ministry of Finance
N.F.P.O.W.	No Fixed Place of Work
P.I.C.	Public Information Centre
P.P.S., 2020	Provincial Policy Statement, 2020
P.P.S., 2024	Provincial Planning Statement, 2024

Glossary

Built-up Area (B.U.A.): refers to the area where most of the residential, commercial, and institutional lands within the City are developed. This area is where intensification, including redevelopment and infill, is expected to occur. The B.U.A. also offers vacant land sites; however, compared to the Designated Greenfield Area (D.G.A.), the vacant sites are smaller (sites measuring less than 20 hectares (49 acres) in land area) and are more likely to accommodate higher-density developments, such as townhouses, apartments and mixed-use developments. The City's intensification rate is applied to the B.U.A.; any housing development within this area is considered intensification, regardless of housing structure type.

Census Population: refers to the population identified by the Statistics Canada Census, based on a detailed enumeration of Canadian residents which occurs every five years.

Census Undercount: refers to the number of Canadian residents not recorded in the Statistics Canada Census. The population reported in the Statistics Canada Census is adjusted to account for the net number of persons who are missed (i.e. over-coverage less under-coverage) during enumeration.

Designated Greenfield Area (D.G.A.): refers to newly established, developing and vacant lands that are designated for residential and other Community Area uses that are generally on the periphery of Kingston's Urban Area. The D.G.A. has accommodated most of the City's new at-grade housing over the past decade. The D.G.A. includes the following Secondary Plan Areas in the City: the Cataraqui West Secondary Plan Area, the Cataraqui North Secondary Plan Area, and the northern portion of the Rideau Community Secondary Plan Area. In addition, it includes large vacant sites or recently developed neighbourhoods measuring at least 20 hectares (49 acres) in size. D.G.A. lands will also include any lands that are brought into the Urban Area through a Community Area Expansion.

Intensification Rate: refers to the percentage of the City's historical and forecast housing growth accommodated within the B.U.A. The intensification rate is measured based on geographic area.



List of Acronyms and Abbreviations (Cont'd)

Missing Middle Housing: refers to the range of housing types between traditional single detached houses and high-rise apartments that have gone “missing” from many large cities in Ontario. The missing middle describes a range of medium-density housing types including multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living, such as duplexes, triplexes, fourplexes, rowhouses, and townhouses.

Non-Permanent Residents: Non-permanent residents, as defined by Statistics Canada, are persons from another country who have been legally granted the right to live in Canada on a temporary resident permit along with members of their family living with them. Non-permanent residents include workers and students from other countries, and the humanitarian population such as refugees and other temporary residents. It is important to note that non-permanent residents are captured as part of the Statistics Canada Census population.

Permanent Population refers to the combined permanent and non-permanent residents. This is also known as the Statistics Canada Census population and has been adjusted for the census population adjusted upward to account for census net undercoverage (census undercount).

Permanent Residents: refers to Canadian citizens and the population that have been granted the right to reside in Canada permanently by immigration authorities. Furthermore, it excludes students not captured in the Statistics Canada Census.

Rural Area: refers to lands identified in the City of Kingston Official Plan outside the delineated urban boundary which includes prime agricultural lands, rural lands, rural settlement areas (hamlets), mineral aggregate resources, rural commercial, and rural industrial areas.

Executive Summary



Executive Summary

Terms of Reference

The City of Kingston is undertaking an update to its Long-Term Growth Analysis and Urban Land Needs Assessment Studies. This study is particularly significant, as the projections made in the most recent 2019 Growth Analysis study were lower than that experienced in the Kingston Census Metropolitan Area (C.M.A.) and the City of Kingston, as reported by the Statistics Canada 2021 Census. This update includes population, housing, and employment forecasts to the year 2051, and an assessment of the urban land needs to accommodate the growth. This study provides strategic long-term planning and economic policy direction and forms a foundational document for the development of the City's new Official Plan (O.P.), the guiding planning document that provides the long-term framework for growth, development, and the protection of many valuable cultural and natural heritage resources located in the City.

The policies and mapping of the O.P. will be updated to reflect matters of provincial interest under the *Planning Act*, to be consistent with the Provincial Planning Statement, 2024 (P.P.S., 2024), issued August 20, 2024. A key focus of the P.P.S., 2024 is that it recognizes that the approach for achieving housing and employment outcomes will vary by municipality and, as such, moves away from a prescriptive guideline approach to growth analysis and urban land needs assessments. Notwithstanding these changes to the P.P.S., long-range demographic and economic growth forecasts and urban land needs assessments remain a fundamental background component to the development of the new O.P.

Building on the provincial policy framework, this review includes a comprehensive analysis of long-term population, housing, and employment growth forecast to the year 2051, as well as an assessment of the urban land needs to accommodate growth. In total, three long-term City-wide population and housing growth scenarios have been prepared for the Kingston C.M.A. and the City of Kingston to the year 2051, including a Low Growth Scenario, Medium Growth Scenario, and a High Growth Scenario.

On December 5, 2023, City of Kingston Council endorsed the Medium Growth Scenario as the recommended growth scenario for long-range growth management and planning purposes. The key findings of the City's long-term population, housing, and employment growth forecast prepared by Watson & Associates Economists Ltd. (Waton) are



documented in City Council Meeting 01-2024, Report Number 24-016, dated December 5, 2023.^[1]

This specific report provides additional details regarding the approach, assumptions, and key findings regarding the long-range growth scenarios for the Kingston C.M.A. and the City of Kingston. Additional details are also provided in this report regarding the allocation of population, housing, and employment growth by Sub-Area, Water and Wastewater Serviced Catchment Area as well as by Planning Policy Area.

Summary of Key Findings

The City of Kingston's total population, including the permanent population and off-campus student population not captured by the Census, is forecast to grow from 154,100 persons in 2021 to 220,900 in 2051. The permanent population is forecast to grow from 136,600 in 2021 to 197,000 in 2051, increasing by 60,400 people over the 30-year period at a rate of 1.2% annually.^[2] This is noticeably higher relative to the historical annual growth rate of 0.7% achieved from 2001 to 2021. Comparatively, the population of the Province as a whole is forecast to increase at a rate of 1.5% over the 2021 to 2046 time period.

Full-time post-secondary student enrolment is forecast to increase from 34,000 in 2021 to 48,300 in 2051, of which 4,600 students are identified as not captured in the Statistics Canada Census and the permanent population forecast. The City of Kingston's employment base is forecast to increase from 80,500 to 113,900, increasing by 33,400 jobs across a broad range of sectors to provide services to the increasing population and to accommodate strong industrial demand.

Population growth will be primarily driven by the City's labour force attraction across a diverse range of growing services-producing and goods-producing sectors, particularly sectors that are geared toward education, innovation and technology. Looking forward, the City of Kingston's distinction as a "complete" and competitive community is

[1] <https://events.cityofkingston.ca/default/Detail/2023-12-05-1900-Regular-Council2/>

[2] In accordance with the Medium (Preferred) growth scenario.



anticipated to represent a key driver of the future economic success and population growth potential of this City.

It is important to recognize that while the City's population base is growing, it is also getting older. Between 2021 and 2051, the 75+ age group is forecast to represent the fastest growing population age group. With an aging population, the City will be more reliant on net migration as a source of population as opposed to natural increase (i.e., net population growth from births less deaths). With respect to future housing needs, strong population growth in the 75+ age group is anticipated to place increasing demand on medium- and high-density housing forms, including seniors' housing and affordable housing options.

The City of Kingston is also anticipated to accommodate a growing share of young adults and new families seeking home ownership and rental housing opportunities. Population growth associated with young adults is anticipated to be primarily driven by net migration of the permanent population.

Accommodating forecast total population growth in the City of Kingston will require approximately 29,300 new households to accommodate the permanent population and students not captured in the Census between 2021 and 2051, or approximately 980 new households annually.^[1] Permanent households are expected to grow by an additional 27,700 units over the 30-year period, while student housing that accommodates post-secondary students not captured in the Census is expected to increase by 2,300 units during the same time.

Taking into account the City's total housing needs, including student housing needs not captured in the Census, the City's 10-year annual housing forecast is anticipated to average just over 1,400 units per year or 14,000 total housing units. The housing forecast recommended herein exceeds the 10-year housing target of 8,000 units, as set out in the Bill 23 Municipal Housing Pledge by the Province of Ontario. The recommended housing forecast also exceeds the four-year housing target of 1,200 units annually, as set by City of Kingston Council.

^[1] Census housing refers to private dwellings occupied by usual residents, which includes permanent and non-permanent residents.



To adequately accommodate future housing demand across a diverse selection of demographic and socio-economic groups, a range of new housing typologies will be required with respect to built form, location, and affordability in the City's Designated Greenfield Area (D.G.A.), and residential intensification areas within the Built-Up Area (B.U.A.). Based on a review of supply and demand factors, 60% of future permanent housing growth in the City of Kingston from 2021 to 2051 is forecast to be accommodated through intensification in the B.U.A. The B.U.A. is forecast to be largely composed of high-density housing growth in addition to medium-density housing forms. The D.G.A. is forecast to account for 38% of the City's permanent housing growth to 2051, and 85% of the City's total low-density housing growth. The Rural Area is forecast to accommodate 2% of the City's future permanent housing growth.

The 2021 to 2051 forecast has also been assessed by Sub-Area in addition to Water and Wastewater Catchment Areas in the City. The results of this analysis have identified the following for the Sub-Areas:

- Kingston West is forecast to accommodate 41% and 40% of the City's future permanent population and employment growth to 2051, respectively;
- Kingston Central is forecast to accommodate 34% and 36% of City-wide permanent population and employment growth, respectively;
- Kingston East is forecast to accommodate 23% of future population and employment growth, while Kingston North is anticipated to accommodate approximately 1% of City-wide population growth over the long-term forecast period; and
- It is important to note that in addition to the permanent population and housing growth, the post-secondary student forecast not captured in the Census will be accommodated in Kingston Central.

The Water and Wastewater Catchment Area forecast has identified the following:

- The Kingston West Water and Wastewater Catchment Areas are forecast to comprise 41% and 40% of the City's population employment growth to 2051;
- The Kingston Central Water and Wastewater Catchment Areas are forecast to accommodate 34% and 35% of the City's population and employment growth to 2051. The Central Water and Wastewater Catchment Areas will also



accommodate the post-secondary student population and housing not captured in the Census;

- The Kingston East Water and Wastewater Catchment Areas are forecast to comprise 23% of the City's population and employment growth to 2051;
- The Cana Water Serviced Area is not forecast to accommodate additional population and employment growth to 2051; and
- Areas with no City Water or Wastewater servicing are forecast to account for 2% of the City's population and employment growth. This growth is composed of areas in the Kingston North and East Sub-Areas.

This analysis forms an important foundational report and integral component to each of the other technical reports prepared as part of the City's Growth Analysis and Urban Land Needs Assessment Study process. The results of this analysis indicate that the Medium Growth Scenario represents the "most plausible growth forecast scenario for the City of Kingston for the following reasons:

- It represents a reasonable future rate of population growth relative to the surrounding municipalities and sub-regions of Eastern Ontario regarding historical and forecast trends.
- The level of permanent population growth in the 15 to 64 population age group is reasonable, given the forecast economic growth in the local and regional economy.
- Forecast net migration levels are higher but appropriate relative to historical trends experienced over the past 15 years, particularly during the post-2016 period. Forecast net migration trends are reflective of steady growth anticipated in the local and regional economy, forecast work at home opportunities, as well as the attractiveness of the City to empty nesters and seniors as a retirement/ semi-retirement destination.

For these reasons, the Medium Growth Scenario is the recommended scenario for the purposes of long-range population, housing, and employment forecasting and urban land needs analysis for the City of Kingston. As previously noted, this report informs a number of variables that are explored through the Community Area Land Needs and



Residential Intensification Analysis Report, Employment Land Needs Review Report and Commercial Land Needs Study.^[1]

^[1] City of Kingston Community Area Land Needs and Residential Intensification Analysis Report, July 2024; and City of Kingston Commercial Land Needs Study, August 2024. City of Kingston Employment Land Needs Review Report, August 2024.

Report



Chapter 1

Introduction



1. Introduction

1.1 Terms of Reference

As a key component to long range planning, the City of Kingston is preparing an update to its long-term Growth Analysis and Urban Land Needs Assessment studies. This update includes population, housing, and employment forecasts to the year 2051, and an assessment of the urban land needs to accommodate the growth. More specifically, this study provides the following deliverables:

- Three long-term population, housing, and employment growth scenarios for the Kingston Census Metropolitan Area (C.M.A.)^[1] and the City of Kingston to the year 2051, including a recommended long-term growth scenario;
- A residential, commercial, and Employment Area land needs assessment over a 25-year planning horizon;
- An analysis of long-term residential land needs, including an assessment of long-term residential intensification opportunities focusing on the City's priority areas for future infill and redevelopment; and
- Planning policy recommendations with respect to long-term land use planning and growth management.

This study is particularly significant, as the projections made in the most recent 2019 Growth Analysis study were lower than that experienced in the Kingston C.M.A. and the City of Kingston, as reported by the Statistics Canada 2021 Census.² This study provides strategic long-term planning and economic policy direction and forms a foundational document for the development of the City's new Official Plan (O.P.). This study is being prepared in two phases: Phase 1 (Technical Analysis), and Phase 2 (Strategic Directions).

This Growth Analysis report provides findings regarding the long-term population, housing, and employment growth forecast for the Kingston C.M.A. and the City of

^[1] The Kingston C.M.A. includes the City of Kingston, the Township of South Frontenac, Loyalist Township, and the Township of Frontenac Islands.

^[2] Refer to Appendix A for additional details on how the City of Kingston is tracking to the 2019 Study forecast.



Kingston to the year 2051. As previously noted, this analysis represents an update to the City's most recent long-term population, housing, and employment growth analysis completed in 2019.

In total, three long-term City-wide population and housing growth scenarios have been prepared for the Kingston C.M.A. and the City of Kingston to the year 2051, including a Low Growth Scenario, Medium Growth Scenario, and a High Growth Scenario. On December 5, 2023, City of Kingston Council endorsed the Medium Growth Scenario as the recommended growth scenario for long-range growth management and planning purposes. The key findings of the City's long-term population, housing, and employment growth forecast prepared by Watson are documented in City Council Meeting 01-2024, Report number 24-016, dated December 5, 2023.^[1]

Leading to the endorsement of the growth forecast scenario by City of Kingston Council, an in-person Public Information Centre (P.I.C.) was held in June 2023 and the project team engaged with various City departments and external stakeholders over the course of the project. Additionally, the project team also consulted with representatives of Queen's University, St. Lawrence College, and the Royal Military College of Canada in the development of the post-secondary student forecast. More recently, on April 17, 2024, a second P.I.C. was held in-person to present and discuss the land needs and intensification findings contained in this report, and the preliminary technical results of the Commercial Land Review and Employment Lands Review.

This report provides additional details regarding the approach, assumptions, and key findings regarding the long-range growth scenarios for the Kingston C.M.A. and the City of Kingston. Additional details are also provided in this report regarding the allocation of population, housing, and employment growth by Sub-Area as well as by Water and Wastewater Catchment Area.

1.2 Provincial Planning Policy Context

On April 7, 2023, the Province of Ontario released a new proposed Provincial Planning Statement (proposed P.P.S., 2023) in concert with introducing Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*. Bill 97 proposes amendments to seven

^[1] <https://events.cityofkingston.ca/default/Detail/2023-12-05-1900-Regular-Council2/>



provincial statutes, including the *Planning Act*. The proposed P.P.S., 2023 intended to simplify and integrate existing provincial policies (A Place to Grow: Growth Plan for the Greater Golden Horseshoe and the Provincial Policy Statement, 2020 (P.P.S., 2020) while providing municipalities and the Province with greater flexibility to deliver on housing objectives.

On April 10, 2024, the Province introduced *Bill 185: Cutting Red Tape to Build More Homes Act, 2024* and, at the same time, an updated draft of the P.P.S. (proposed P.P.S., 2024) was released. A key focus of the proposed P.P.S., 2024 was that it recognized the approach for achieving housing and employment outcomes will vary by municipality and, as such, moved away from a prescriptive guideline approach to growth analysis and urban land needs assessments. Notwithstanding these, long-range demographic and economic growth forecasts and urban land needs assessments remain a fundamental background component to the O.P. project.

On August 20, 2024, the Province issued a new Provincial Planning Statement (P.P.S., 2024), with an effective date of October 20, 2024. P.P.S., 2024 notes that “planning authorities shall base population and employment growth forecasts on Ministry of Finance 25-year projections and may modify projections, as appropriate.”^[1] It is important to note that the Ministry of Finance population forecasts are provided at the Census Division level only; the Frontenac Census Division includes the City of Kingston and Frontenac County. Furthermore, the most recent Summer 2023 Ministry of Finance forecast provides growth estimates to the year 2046. Subsection 2.1.3 of the P.P.S., 2024 states that urban land needs can be calculated up to 30 years. As such, current Ministry of Finance forecasts would need to be extended from 2046 to 2054 to accommodate a full 30-year planning horizon. It is our 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, a practice that Watson currently carries out.

A cohort survival forecast methodology has been utilized to generate the population and housing forecast for the Kingston C.M.A. and the City of Kingston (see Chapter 2 for more details). This methodology is recognized in the Province’s 1995 “Projection

^[1]P.P.S., 2024, policy 2.1.1, p. 6.



Methodology Guidelines” as one of the more common, provincially accepted approaches to growth forecasting.^[1] The P.P.S., 2024 does not require adherence to standard guidelines regarding growth projection and urban land needs. In place of specific guidelines, the P.P.S., 2024 indicates that the long-term need for urban lands will be informed by “provincial guidance.”

The growth forecast scenarios identified in this report will form the foundation for further analysis regarding the assessment of the City’s urban land needs. According to P.P.S., 2024, at the time of each O.P. update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon between 20 and 30 years. This report was prepared under the purview of the P.P.S., 2020; however, it is noted that the changes in P.P.S., 2024 have been extensively reviewed and addressed. As such, the forecast methodology provided herein aligns with the changes in P.P.S., 2024.

1.3 Forecast Approach and Methodology

A broad range of considerations related to demographics, economics, and socio-economics are anticipated to impact future population and employment growth trends in the City of Kingston over the 2021 to 2051 planning horizon. These factors will not only affect the rate and magnitude of growth but will also influence the form, density, and location of residential and non-residential development.

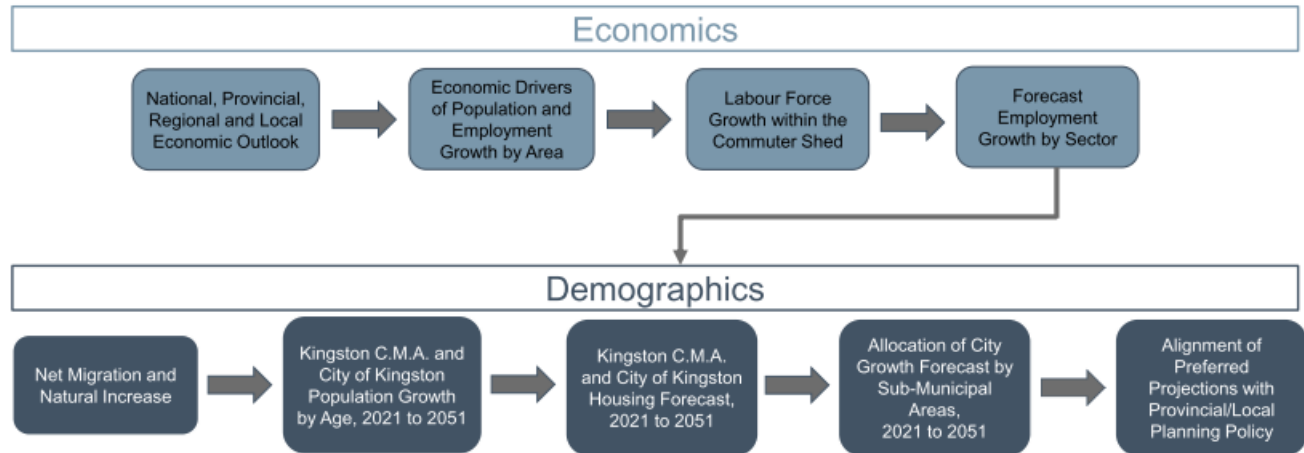
It is important to recognize that there is a direct link between provincial/regional economic growth trends and forecast net migration potential in the City of Kingston and the surrounding commuter-shed. Future population and employment growth in the City of Kingston is strongly correlated with the growth outlook and competitiveness of the economy within the City of Kingston, the Kingston C.M.A., and the broader economic region. This represents a fundamental starting point in addressing the forecast population growth potential in the City of Kingston. As illustrated in Figure 1-1, this approach models the macro-economic and regional demographic/socio-economic trends that are anticipated to influence the employment and population structure of the

[1] Province of Ontario Projection Methodology Guideline: A Guide to Projecting Population, Housing Need, Employment and Related Land Requirements. 1995.



Kingston C.M.A. and the City of Kingston within the context of provincial, national, and global trends.

Figure 1-1
Growth Forecast Approach



The employment base within the City of Kingston and the surrounding commuter-shed can be grouped into two broad categories – export-based sectors and community-based sectors. The latter primarily refers to local population serving employment. Export-based sectors comprise industries (i.e., economic clusters) that produce goods that reach markets outside the community (agriculture and primary resources, manufacturing, research and development as well as other knowledge-based industries). Local industries also provide services to temporary and/or other residents of the municipality not captured by Census data as part of the permanent population base such as hotels, restaurants, tourism-related sectors, colleges and universities, and businesses related to financial, professional, scientific and technical services.

Economic growth in the regional export-based economy generates wealth and economic opportunities which, in turn, stimulates community-based or population-related employment sectors, including retail trade, accommodation and food, and other service sectors. As such, economic growth represents a key driver of net migration and, ultimately, the growth of the working-age population and their dependents (i.e., children, spouses not in the labour force, others). In contrast, population growth of the City’s 65+ population will be largely driven by the aging of the City’s existing population and, to a lesser extent, the attractiveness of the City to new seniors.



There are also a number of local factors that are anticipated to influence the amount, type, and location of development within the City of Kingston. Such factors include:

- The City's competitive position relative to surrounding municipalities within the regional market area;
- The supply of available urban serviced and serviceable lands;
- Local real-estate market conditions within the ownership and rental housing market; and
- Housing affordability, to name a few.

It is recognized that there are more than 34,000 students attending local post-secondary institutions within the City, and a portion of this population is not recognized in the permanent population and housing base as reported by the Statistics Canada Census. As such, permanent and student population trends have been considered both historically and in the long-term growth analysis. The City's student population and housing growth potential is also influenced by a number of macro-economic and local factors, such as national and provincial population growth trends by age, university enrolment trends, forecast demand associated with foreign students, on-campus versus off-campus student housing supply opportunities, and provincial education policies.

It is noted that the population forecast methodology takes into account the unique demographic characteristics associated with the non-permanent resident population by distinguishing this population segment from the age-specific growth forecast model previously mentioned in section 1.2. It is important to understand future demographic trends associated with both the permanent and non-permanent resident population within the City of Kingston as these two distinct demographic groups are anticipated to influence the City's future population growth rate, age structure, and housing requirements in unique ways. More specifically, the City of Kingston's non-permanent resident population is largely represented by a temporary cohort which is typically concentrated between the ages of 15 and 34 and is represented largely by foreign students and, to a lesser extent, skilled workers and their families. This approach was employed to develop a "bottom-up" non-permanent resident population forecast which is then tested against total net migration and population levels anticipated throughout the Kingston C.M.A. and the City to the year 2051.



Lastly, provincial and local planning policy can also influence the location, built form/ density, and rate of residential and non-residential development activity. Additional details regarding the forecast approach and key assumptions are provided in Appendix B.



Chapter 2

Overview of the Macro- Economic Outlook and Regional Trends



2. Overview of the Macro-Economic Outlook and Regional Trends

This chapter provides a brief overview of recent macro-economic, provincial, and regional economic trends that are anticipated to continue to influence the population and housing growth outlook for the City of Kingston and the Kingston C.M.A. over the next three decades.

2.1 Economic Outlook

The economic outlook for the City of Kingston and the Kingston C.M.A. is influenced by broader macro-economic trends and regional growth drivers. The International Monetary Fund forecasts global economic growth will continue to expand by 3.2% in 2024 and 3.3% 2025, similar to the growth rate observed in 2023. Global inflation is expected to gradually decrease from 6.8% in 2023, reaching 5.9% in 2024 and 4.5% in 2025.^[1] This outlook is based on assumptions on the anticipated decline in interest rates, declining inflation, a related softening in labor markets, and pass-through effects from earlier and ongoing declines in relative energy prices.

In Canada, similar to most developed and developing nations, the national economy experienced a sharp downturn in 2020 due to the response to coronavirus disease (COVID-19) policy measures, followed by a sharp economic recovery in 2021 and 2022. Following this strong recovery, gross domestic product (G.D.P.) growth in Canada and Ontario decreased to 1.2% and 1.4%, respectively in 2023. BMO Capital Markets has forecast that G.D.P. in 2024 will grow at 1.4% in Ontario and 1.1% overall for Canada, and in 2025 will increase to 2.1% for Ontario and 1.8% for Canada.^[2]

It is important to recognize there are macro-economic headwinds influencing the near-term economic outlook at the national, provincial, and regional level. These factors include, but are not limited to, persistently higher than targeted global and national inflation levels and the sustained economic impacts associated with a high interest rate

^[1] International Monetary Fund, World Economic Outlook, World Economic Outlook, April 2024: *Steady but Slow: Resilience amid Divergence*, April 16, 2024 and July 26, 2024.

^[2] BMO Provincial Economic Outlook for Aug. 30, 2024.



environment and quantitative tightening by the Bank of Canada.^[1] More specifically, rising public-sector debt due to the pandemic response measures and increasing housing debt loads as a result of high housing appreciation, particularly in Canada's largest urban centres is of key concern. Since 2022 the Canadian housing market has shown moderate signs of cooling in most regions due to the high interest rate environment; however, rising borrowing costs and rental rates continue to pose increasing challenges associated with housing affordability. These impacts, combined with broader inflationary concerns, may result in potential near-term setbacks in the economic recovery path for Ontario, and more broadly for Canada. Despite these concerns, the long-term economic and housing outlook for Eastern Ontario and Kingston remains positive as the region continues to be attractive to international investment and newcomers alike. For more detailed information on the macro-economic and regional trends, please refer to the City of Kingston Employment Lands Review Report.

2.2 COVID-19 and the Changing Nature of Work

In addition to its broader impacts on the economy, COVID-19 also accelerated changes in work and commerce as a result of technological disruptions which were already taking place prior to the pandemic. Today, businesses are increasingly required to rethink the way they conduct business with an increased emphasis on remote work enabled by technologies such as virtual private networks, virtual meetings, cloud technology, other remote work collaboration tools and artificial intelligence. These disruptive forces continue to broadly impact the nature of employment by place of work and sector, and have a direct influence on commercial, institutional, and industrial real estate space needs.

As of 2016, it was estimated that approximately 4.7% of the City of Kingston's workforce was working from home on a full-time basis. This estimate has increased to just over 6% in 2024.^[2] This estimate excludes hybrid workers, who are captured as residents with a usual place of work. From a municipal planning and urban development

^[1] Quantitative tightening is a process whereby a central bank reduces the supply of money circulating in the economy by selling its accumulated assets, mainly bonds.

^[2] 2024 estimated by Watson & Associates Economists Ltd.



perspective, it is important to consider the impact of hybrid workers when assessing non-residential space needs, particularly in the office sector.

In addition to work at home employment, there are workers within the City of Kingston who have no fixed place of work (N.F.P.O.W.).^[1] The percentage of workers within the City who reported N.F.P.O.W. was approximately 7% in 2016 and has since remained relatively stable.^[2]

It is anticipated that the percentage of people who work from home on a full-time and part-time basis, as well as those who do not have a fixed place of work, will remain relatively high in the City of Kingston over the long term, driven by continued growth in knowledge-based employment sectors and technological advancement.

2.3 Provincial Economic Outlook within the Broader Canadian and Global Context

2.3.1 *Canadian Immigration Trends*

In November 2023, the Canadian federal government released its Immigration Levels Plan for the next three years. Canada has continued to raise its immigration targets and aims to welcome 485,000 new permanent residents in 2024, 500,000 in 2025, and 500,000 in 2026. The federal government will be stabilizing its targets for permanent residents at 500,000 per year after 2026 to allow for successful integration and sustainable growth. Immigration accounts for almost 100% of Canada's labour force growth and nearly 80% of its population growth. With 960,000 currently unfilled

[1] Statistics Canada defines N.F.P.O.W. employees as “persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.”

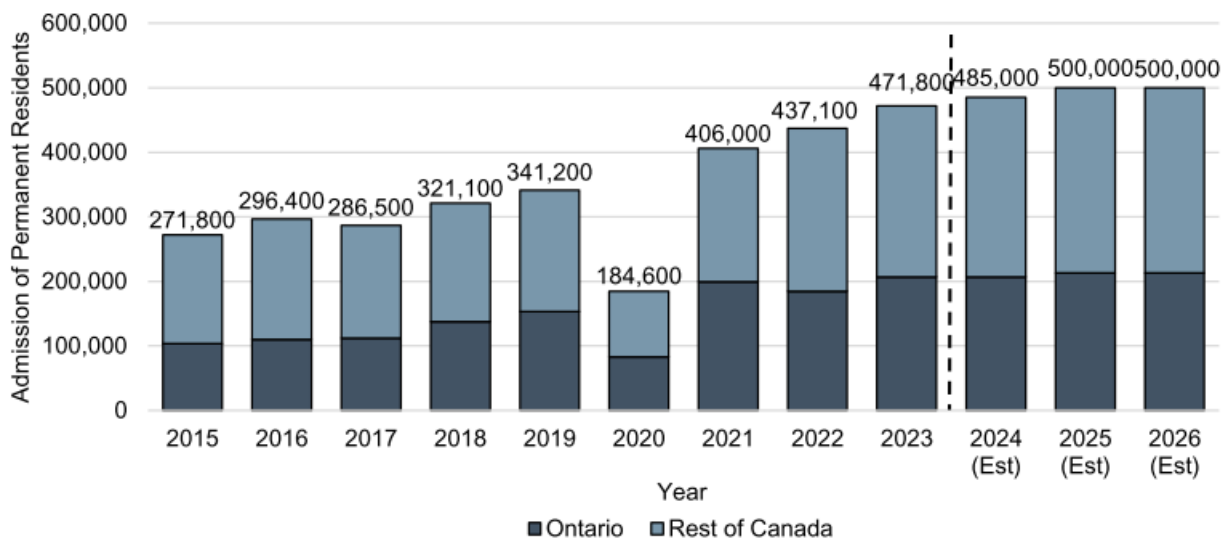
[2] Work at home and N.F.P.O.W. employment derived from the 2016 and 2021 Statistics Canada Censuses data. It is noted that the 2021 Census data may not be reliable due to the timing of enumeration coinciding with COVID-19.



positions across all sectors and an estimated worker-to-retiree ratio of only 3:1 by 2030, Canada has a strong economic need for increased immigration.^{[1] [2]}

Figure 2-1 summarizes annual admissions to Canada and Ontario since 2015. In 2020, national and provincial immigration levels sharply declined due to COVID-19. Immigration in 2021 rebounded strongly, resulting in 406,000 permanent residents admitted to Canada in 2021, roughly half of which were accommodated in the Province of Ontario that year. Based on 2022 and 2023 data and looking forward through 2024 and beyond, immigration levels to Canada and Ontario are anticipated to remain strong, exceeding pre-pandemic averages between 2015 and 2019.

Figure 2-1
Admission of Permanent Residents in Ontario and Canada
Historical (2015 to 2022) and Forecast (2023 to 2026)



Source: 2015 to 2023 derived from Immigration, Refugees and Citizenship Canada April 30, 2024 data. 2024 to 2026 federal targets from Government of Canada’s Immigration Levels Plan from 2024 to 2026, and Ontario target estimated based on historical share of about 45% of the

[1] <https://www.canada.ca/en/immigration-refugees-citizenship/news/notices/supplementary-immigration-levels-2024-2026.html>

[2] <https://www.canada.ca/en/immigration-refugees-citizenship/news/2022/02/infographic-immigration-and-canadas-economic-recovery.html>



Canadian Permanent Residents Admission from 2018 to 2022, by Watson & Associates Economists Ltd.

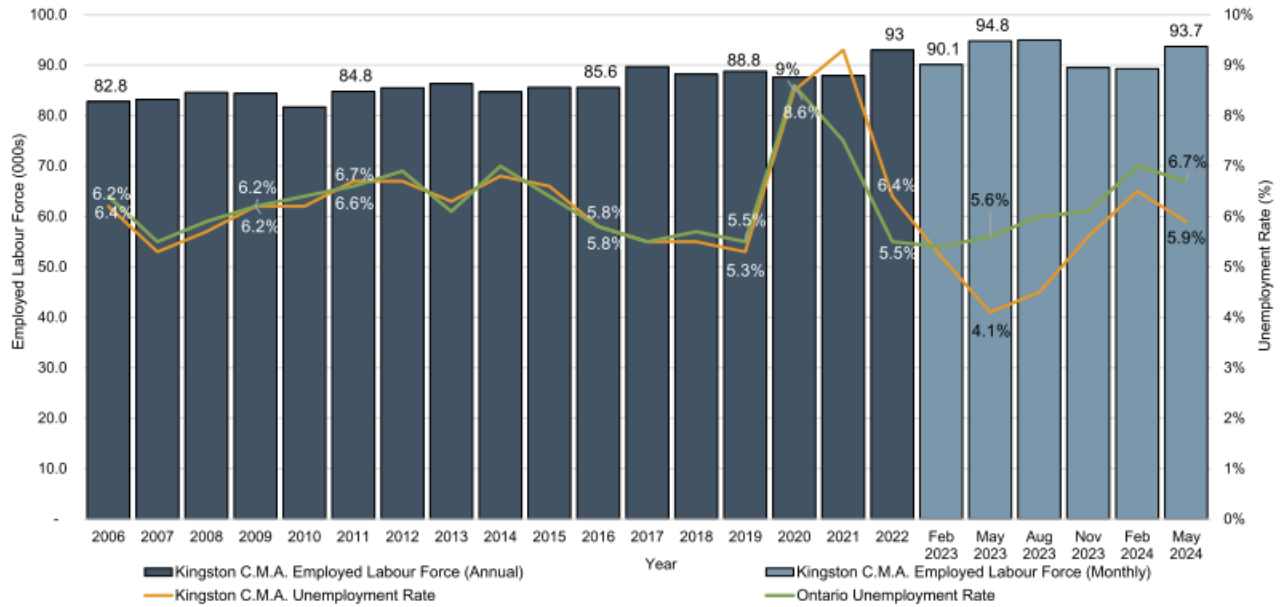
2.4 Regional Labour Force Trends

Figure 2-2 summarizes the total employed labour force and unemployment rate trends for the Kingston C.M.A. Census labour force data is not available for the City of Kingston post-2021, but it is captured in the Kingston C.M.A. by the Statistics Canada Labour Force Survey. Key labour trends during this period and implications are summarized below as follows:

- From 2007 to 2010, the employed labour force declined, coinciding with the 2008/2009 global economic recession.
- Since 2011, the Kingston C.M.A. economy has shown signs of recovery, with steady overall growth in the employed labour force and a declining unemployment rate leading up to the COVID-19 pandemic in early 2020.
- Following the economic recovery from the initial pandemic lockdowns in 2020 and 2021, the labour force for the Kingston C.M.A. steadily recovered, reaching new record highs.
- The Kingston C.M.A. unemployment rate peaked at 9% in 2021, coinciding with the COVID-19 pandemic, but has subsequently fallen to 6% as of 2024, driven by steady economic growth.
- To ensure that economic growth is not constrained by labour shortages, continued effort will be required by the municipalities within the Kingston C.M.A. (working with their public- and private-sector partners) to explore ways to attract and accommodate new skilled and unskilled working residents within a broad range of ownership and rental housing options.



Figure 2-2
Kingston C.M.A. Labour Force Trends, 2007 to Year-to-Date 2024



Note: Statistics Canada Labour Force Survey and Census labour force statistics may differ.
Source: Statistics Canada Data Tables 14-10-0096-01, 14-10-0385-01, 14-10-0378-01, 14-10-0327-01, and 14-10-0017-01. By Watson & Associates Economists Ltd., 2024.



2.5 Regional Demographic Trends

2.5.1 Eastern Ontario Population Growth Trends

Figure 2-3 compares the most recent Ministry of Finance Summer 2023 population projections for Eastern Ontario with the previous Ministry of Finance population projections prepared between 2017 and 2023.^[1] Key observations include the following:

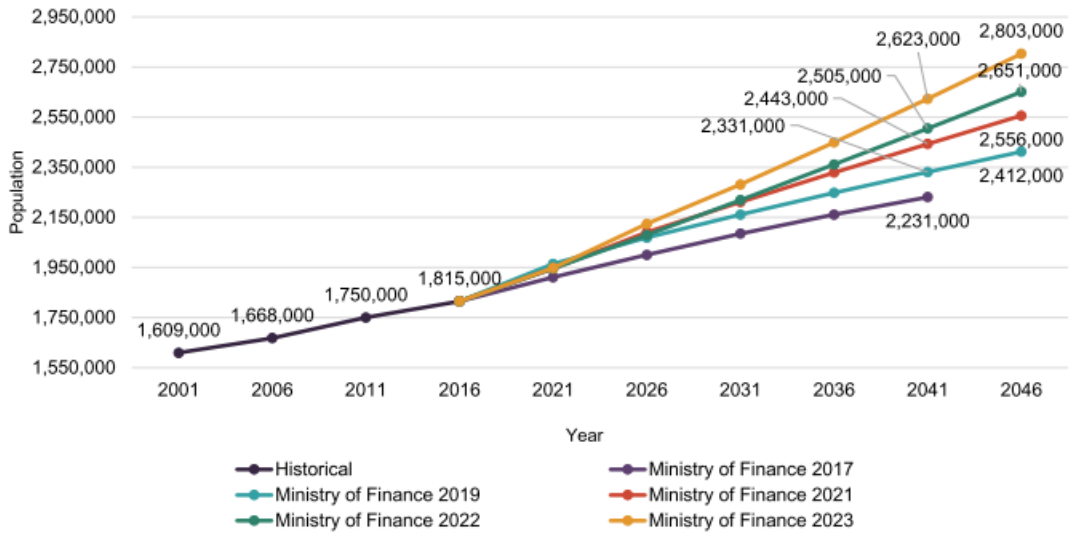
- The Ministry of Finance has been progressively increasing its growth projections for Eastern Ontario on an annual basis since 2017;
- Under the Summer 2023 Ministry of Finance forecast, Eastern Ontario is projected to reach a permanent population of 2.6 million by 2041. This represents an increase of 392,000 people in Eastern Ontario by 2041 relative to the 2017 Ministry of Finance projections; and
- Population growth in Eastern Ontario is expected to grow at a steady annual rate of 1.5% under the Summer 2023 Ministry of Finance projections.^[2] This represents a long-term annual population growth rate comparable to the Province-wide average.

^[1] Eastern Ontario includes the Kingston C.M.A. and the City of Kingston.

^[2] An increase from 0.8% annual population growth for Eastern Ontario, as per the 2017 Ministry of Finance projections.

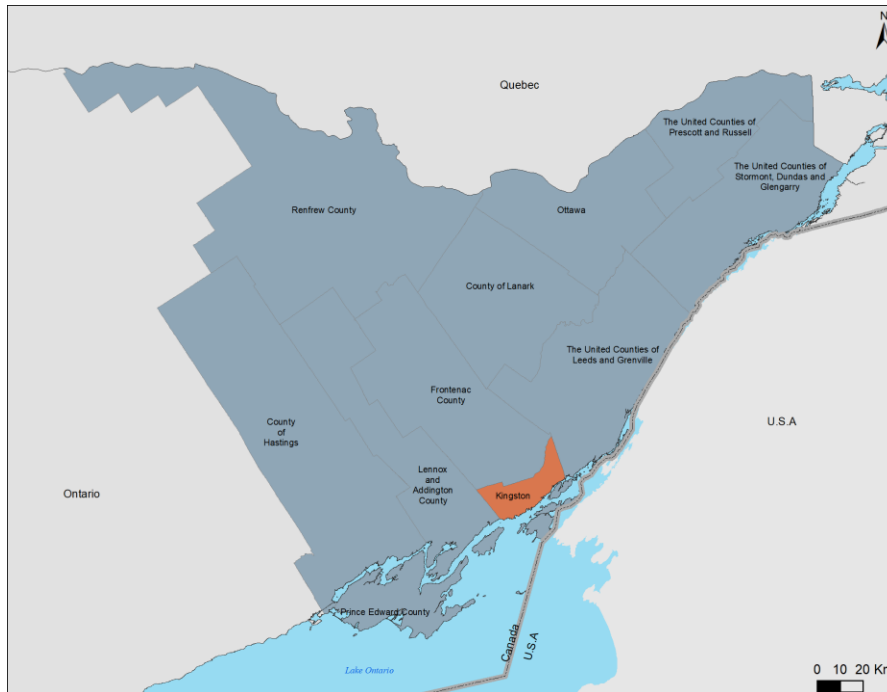


Figure 2-3
Eastern Ontario Population Projections, 2016 to 2046



Source: Historical from Statistics Canada Census 2001 to 2021. Ministry of Finance projections from Spring 2017, Summer 2019, Spring 2021, Summer 2022, and Summer 2023 releases, summarized by Watson & Associates Economists Ltd.

Map 2-1
Eastern Ontario





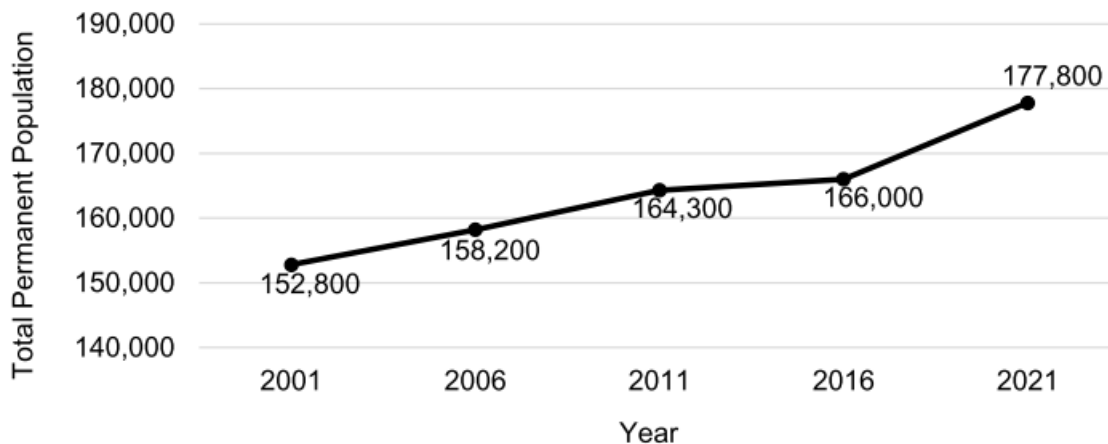
2.5.2 Kingston C.M.A. Growth Trends

2.5.2.1 Kingston C.M.A. Population Growth, 2001 to 2021

Figures 2-4 and 2-5 summarize the historical population for the Kingston C.M.A. provided by Statistics Canada from 2001 to 2021. Key observations are as follows:

- The 2021 population for the Kingston C.M.A. is 177,800 and is tracking noticeably higher from 2016 to 2021 compared to historical levels from 2001 to 2016;^[1] and
- Between 2001 and 2021, the City of Kingston population share of the Kingston C.M.A. was relatively stable from 78% to 77%.

Figure 2-4
Kingston Metropolitan Area (C.M.A.)
Historical Population, 2001 to 2021



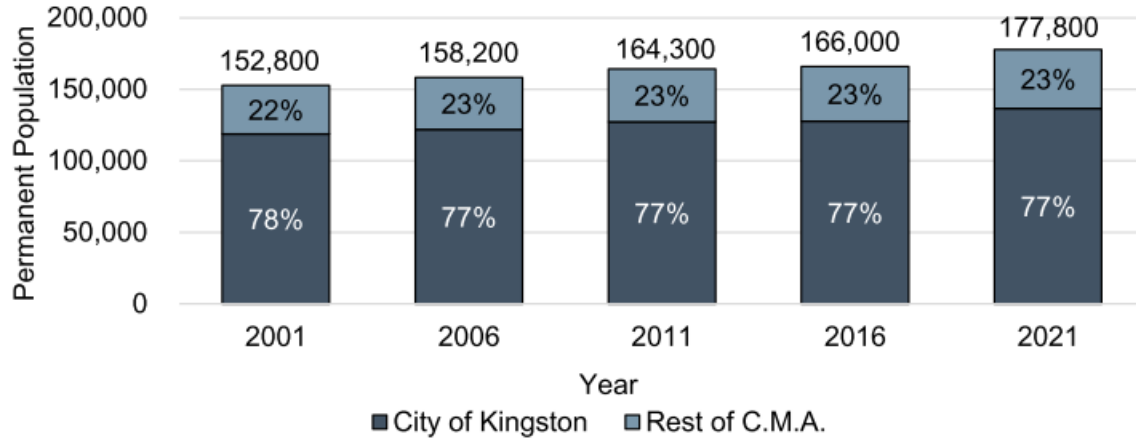
Note: Figures include net Census undercount. Figures have been rounded.

Source: Derived from Statistics Canada Census data, 2001 to 2021, by Watson & Associates Economists Ltd.

^[1] 2001 and 2021 Census population has been adjusted for the net Census undercount.



Figure 2-5
City of Kingston
Share of Kingston C.M.A. Population, 2001 to 2021



Note: Population includes net Census undercount.

Source: Derived from Statistics Canada Census data, 2001 to 2021, by Watson & Associates Economists Ltd.

2.5.2.2 Kingston C.M.A. Historical Net Migration by Type, 2001 to 2022

Canada’s attractiveness to immigrants largely depends on the Country’s economic and labour force outlook relative to other employment markets on a global level. Similar to the nation as a whole, population growth at the Kingston C.M.A. level will be heavily driven by net migration. Net migration can be broken into three broad categories, including:

- **International net-migration** – international immigration less emigrants, plus net non-permanent residents;
- **Inter-provincial net-migration** – In-migration less out-migration from other Canadian provinces/territories; and
- **Intra-provincial net migration** – In-migration less out-migration from elsewhere within the Province of Ontario.

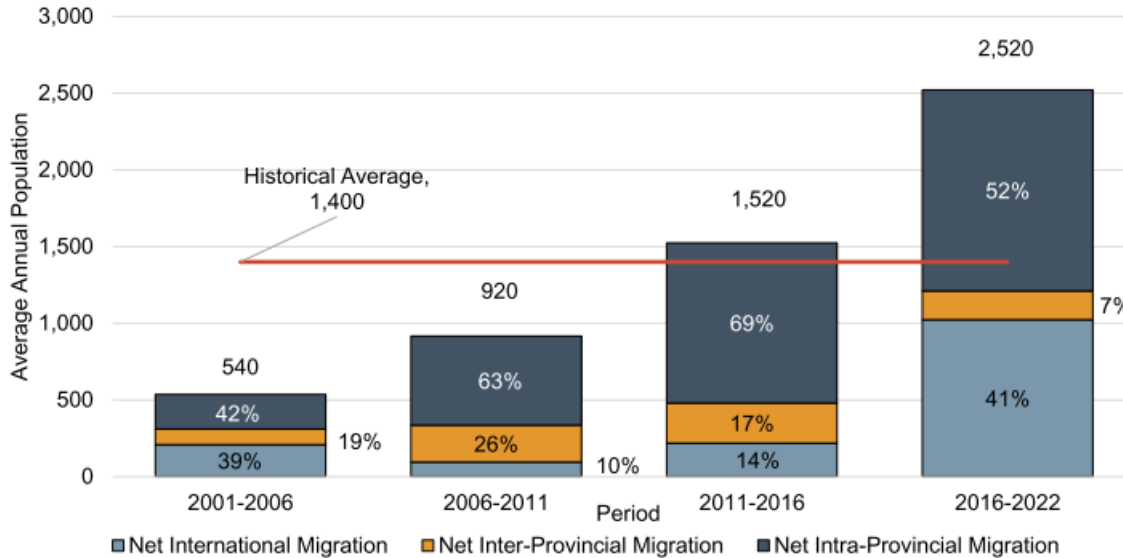


Figure 2-6 illustrates the historical net migration trends for the Kingston C.M.A. as provided by Statistics Canada from 2001 to 2022. Key observations include the following:

- Net migration within the C.M.A. steadily increased over the 2016 to 2022 period relative to previous recent Census periods. During the post-2022 period, near-term net migration levels are estimated to be higher compared to average levels achieved between 2016 and 2022 in accordance with post-censal population estimates; and
- The Province as a whole also experienced stronger net migration levels during the 2016 to 2022 period relative to the previous Census periods between 2001 and 2016, driven by higher federal immigration targets in recent years and a gradual recovery in economic conditions across Ontario since approximately 2014. The increase experienced in the Kingston C.M.A. has been driven by an increase in international migration relative to previous Census periods; however, intra-provincial migration still represents approximately half the migration to the Kingston C.M.A., in addition to some inter-provincial migration.



Figure 2-6
Kingston C.M.A.
Historical Net Migration Trends, 2001 to 2022



Note: Figures have been rounded and are not adjusted for the residual deviation.
Source: Statistics Canada Table 17-10-0136-01, Components of Population Change by Census Metropolitan Area, by Watson & Associates Economists Ltd.

Figure 2-7 illustrates the share of intra-provincial and inter-provincial migration (migration from other provinces/territories within Canada) to the Frontenac Census Division from 2015 to 2020. Key observations include:

- Central Ontario, also referred to as the Greater Golden Horseshoe, accounted for 28% of in-migration to the Frontenac Census Division, with one in five migrants specifically coming from the Greater Toronto and Hamilton Area;
- The Ottawa Economic Region accounted for 20% of migration, while the rest of Ontario made up 31% of migration; and
- Migration to the Frontenac Census Division from outside Ontario comprised 21% of all migration within Canada.



Figure 2-7
Frontenac Census Division
Historical Intra and Inter-Provincial Migration by Area, 2015 to 2020

Census Division	Share of Migration from Canadian Census Divisions to Frontenac Census Division, 2015 to 2020
Greater Toronto and Hamilton Area	20%
Greater Golden Horseshoe Outer-Ring	9%
Greater Golden Horseshoe Total	28%
Ottawa Economic Region	20%
Remaining Ontario	31%
Ontario Total	79%
Outside Ontario	21%
Total	100%

Source: Derived from Statistics Canada custom data by Watson & Associates Economists Ltd., 2023



2.6 Observations

Future population and employment growth potential for the Kingston C.M.A. is largely tied to the regional economy in Eastern Ontario and the Province as a whole. Economic opportunities are an important factor driving increased employment growth, local business investment, and labour force demand to the Kingston C.M.A. These forces have an impact on future population growth patterns. Please refer to the City of Kingston Employment Land Strategy report for further details on economic and employment trends driving growth the City of Kingston and the Kingston C.M.A.

The Ministry of Finance's population growth outlook for Eastern Ontario has been increasing since 2017, and the Kingston C.M.A. experienced a notable increase in population growth between 2016 and 2021 and during the post-2021 period. This growth is attributed to an outflow of intra-provincial migration largely from the Greater Golden Horseshoe and the Ottawa Economic Region, and from an increase in international migration. Despite the near-term economic headwinds discussed in this chapter, the longer-term economic and housing outlook for Eastern Ontario and the Kingston C.M.A. remains very positive. Looking forward, the attractiveness of the Kingston C.M.A. as a place to live and work for new immigrants and the retention of the existing labour force base will be crucial in sustaining future growth. It is anticipated that future population growth for the Kingston C.M.A. will continue to be driven by outward growth pressures from the Greater Golden Horseshoe and the Ottawa Economic Region (intra-provincial migration) and from international migration.



Chapter 3

Economic, Demographic, and Housing Trends within the City of Kingston and the Surrounding Market Area



3. Economic, Demographic, and Housing Trends within the City of Kingston and the Surrounding Market Area

This chapter provides a summary of recent demographic and housing trends for the City of Kingston and the surrounding market area. It is noted that the historical time periods considered throughout this chapter vary in accordance with data availability.

3.1 Review of Historical Demographic Trends in the City of Kingston

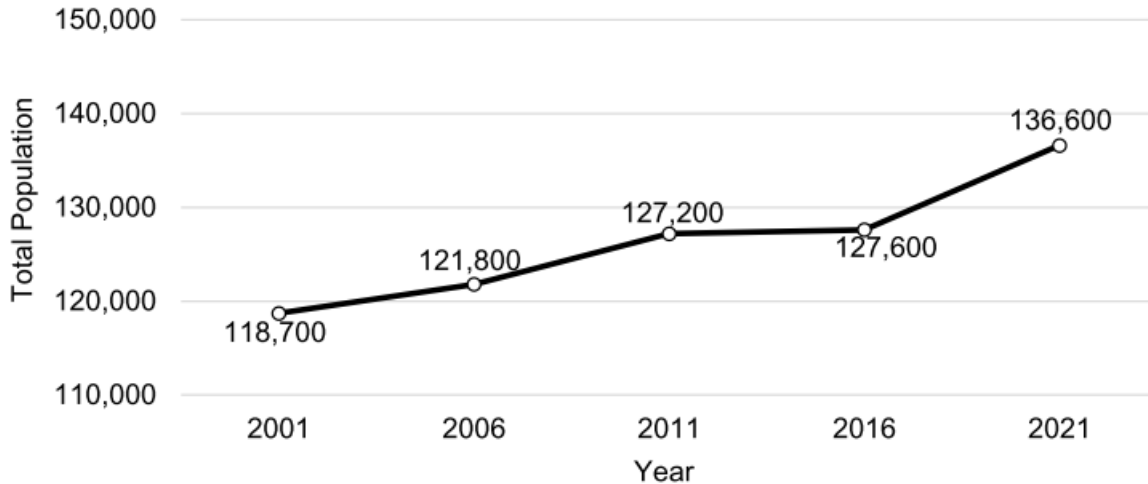
3.1.1 *City of Kingston Historical Permanent Population Trends, 2001 to 2021*

Figure 3-1 summarizes the historical population for the City of Kingston, as provided by Statistics Canada from 2001 to 2021. Similar to the broader Kingston C.M.A., the 2021 population for the City of Kingston (136,600 people including the net Census undercount) is tracking noticeably higher from 2016 to 2021 compared to historical levels experienced from 2001 to 2016.^[1]

[1] The 2001 and 2021 Census population has been adjusted for the net Census undercount.



Figure 3-1
City of Kingston
Historical Population Growth, 2001 to 2021



Note: Population includes net Census undercount.

Source: Derived from Statistics Canada Census data, 2001 to 2021, by Watson & Associates Economists Ltd.

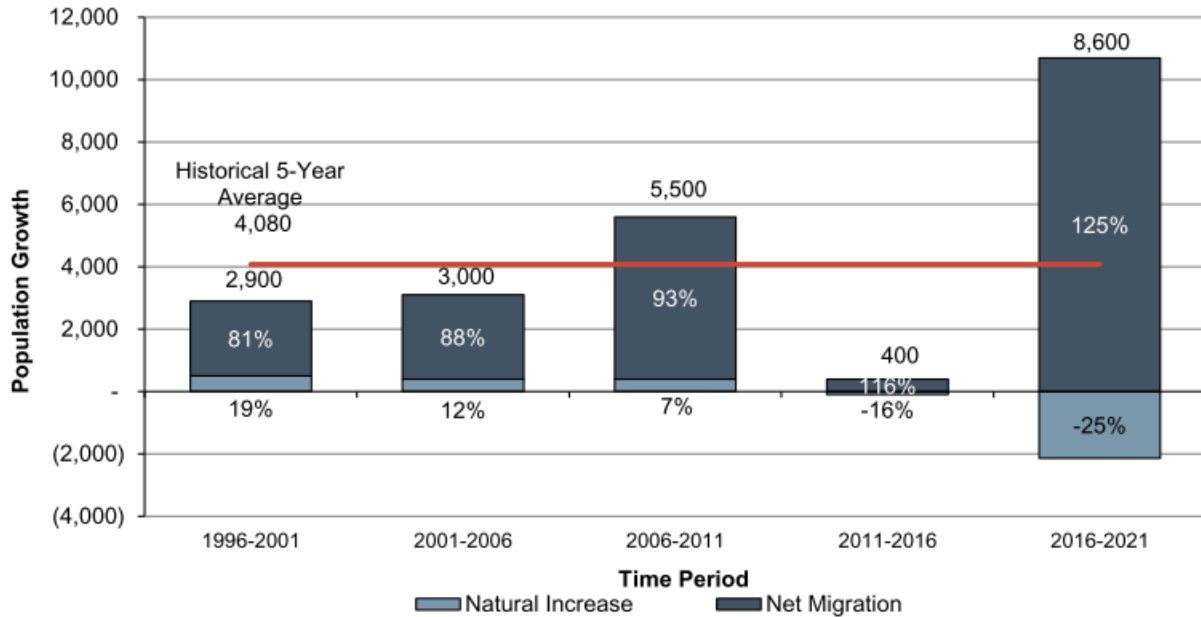
3.1.2 City of Kingston Components of Permanent Population Growth, 1996 to 2021

Figure 3-2 summarizes historical trends regarding natural increase and net migration for the City of Kingston from 1996 to 2021. Key observations include the following:

- Over the 25-year period from 1996 to 2021, the City of Kingston added just over 800 people per year to its population base (an average of approximately 4,100 per five-year Census period).
- During the 1996 to 2021 period, net migration as a percentage of population growth steadily increased from 81% to 125%.
- Over time, natural increase slowly decreased as a share of population growth from 19% between 1996 and 2001 to -25% between 2016 to 2021.
- This decrease in the share of population growth associated with natural increase is a result of the aging of the population. Looking forward, the City will be increasingly reliant on net-migration as a source of population growth as the population continues to age.



Figure 3-2
City of Kingston
Historical Components of Population Growth, 1996 to 2021



Note: Population figures prior to 2001 include the City of Kingston, the Township of Kingston, and the Township of Pittsburgh. Population includes Census undercount of approximately 3.1%. Forecast population figures have been rounded.
Source: Data derived from Statistics Canada’s Demography Division by Watson & Associates Economists Ltd.

3.2 Review of Recent Permanent Households Trends in the City of Kingston

3.2.1 Historical Residential Building Permit Activity by Dwelling Type for the City of Kingston, 2008 to 2023

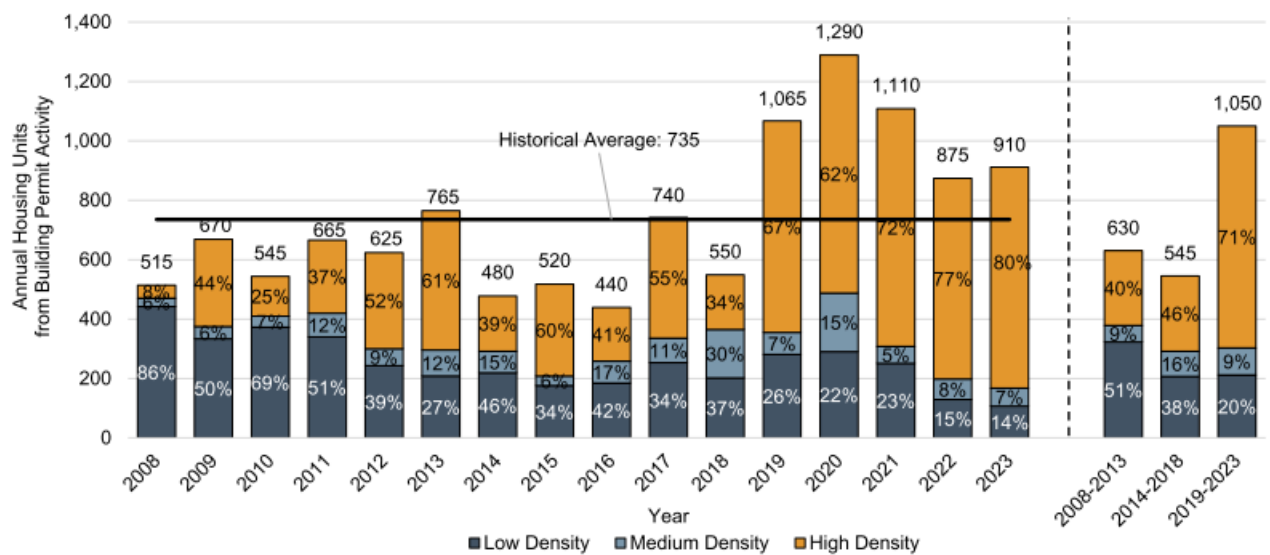
Figure 3-3 summarizes historical trends regarding residential building permit activity (new units) for the City of Kingston during the 2008 to 2023 period. Over this recent historical period:

- The City of Kingston issued an average of approximately 735 residential building permits per year related to new residential dwellings.



- The average rate of residential building permit activity significantly increased during the 2019 to 2023 period, partly driven by a large number of permits issued for new high-density residential dwellings.
- The share of residential building permits issued for low-density housing progressively decreased from 51% during the 2008 to 2013 period to 38% during the 2014 to 2018 period, and to 20% during the 2019 to 2023 period.

Figure 3-3
City of Kingston
Historical Housing Units from Building Permit Activity, 2008 to 2023



Notes:

- Figures have been rounded.
- Low density includes singles and semi-detached, medium density includes townhouses and apartments in duplexes, and high density includes bachelor, 1-bedroom, and 2-bedroom+ apartments.

Source: Derived from building permit data provided by the City of Kingston, 2008 to 2023, by Watson & Associates Economists Ltd.

3.2.2 Housing Headship Rates, 2001 to 2021

A headship rate is defined as the ratio of primary household maintainers, or heads of households, by major population age group (i.e., cohort).^[1] Between 2001 and 2021, the

^[1] It is noted that each household is represented by one household maintainer.



City's total headship rate increased modestly from 0.39 to 0.42 (refer to Appendix C for additional details). An understanding of historical headship rate trends is important because this information provides insights into household formation trends associated with population growth by age. While major fluctuations in headship rates are not common over time, the ratio of household maintainers per capita varies by population age group. For example, a municipality with a higher percentage of seniors will typically have a higher household maintainer ratio per capita (i.e., headship rate) compared to a municipality with a younger population. This is because households occupied by seniors typically have fewer children than households occupied by adults under 65 years of age. Accordingly, forecast trends in population age structure provide important insights into future headship rates and persons per unit trends for the City of Kingston, which is further discussed in Chapter 5.

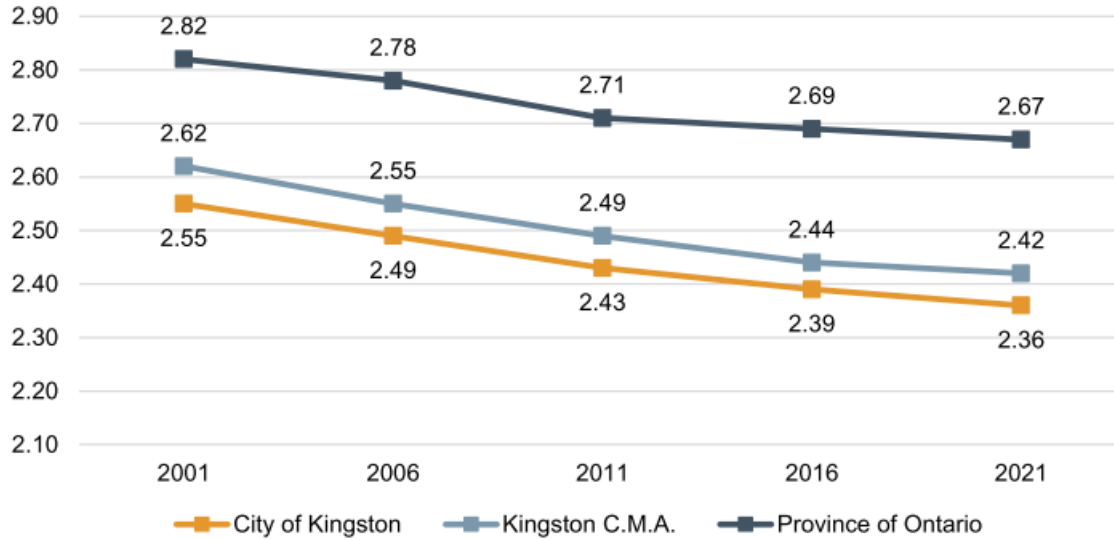
3.2.3 Persons per Housing Unit, 2001 to 2021

Figure 3-4 summarizes the historical persons per unit for the City of Kingston from 2001 to 2021 in accordance with Statistics Canada Census data. For comparative purposes, persons per unit data for the Kingston C.M.A. and the Province of Ontario has also been provided. Key observations include the following:

- The average persons per unit for the City of Kingston has steadily declined over the 20-year historical period. This trend was also observed in the Kingston C.M.A. and the Province of Ontario for the same time period.
- In 2021, the average persons per unit for the City of Kingston was 2.36, which is lower than the Kingston C.M.A. average of 2.42, and well below the provincial average of 2.67.



Figure 3-4
City of Kingston
Historical Persons Per Unit, 2001 to 2021



Note: The City of Kingston and Kingston C.M.A. persons per unit includes a 2021 Census undercount estimated at 3.03%, Ontario persons per unit includes a 2021 Census undercount estimated at 3.17%. Please note, undercount may vary by period.
Source: Data from Statistics Canada Census 2001 to 2021 derived by Watson & Associates Economists Ltd., 2024.

3.2.4 City of Kingston Housing Price Trends

Economic conditions and housing prices play key roles in shaping housing development trends. Over the past two decades, Eastern Ontario municipalities have experienced a steady increase in housing prices driven by a number of factors, including steady net migration, rising land prices and development costs, low mortgage rates relative to longer-term historical averages, and an increase in national money supply through quantitative easing led by the Bank of Canada. Generally, strong fundamentals associated with the Canadian economy and political landscape have also attracted a steady stream of local and foreign investment to Ontario businesses and the real estate market (e.g., the favourable Canadian/U.S. exchange rate, stable banking sector, competitive education system, etc.).

Figure 3-5 summarizes annual historical trends in average single-family housing prices for Kingston and Area from 2013 to 2023. For comparative purposes, average single-



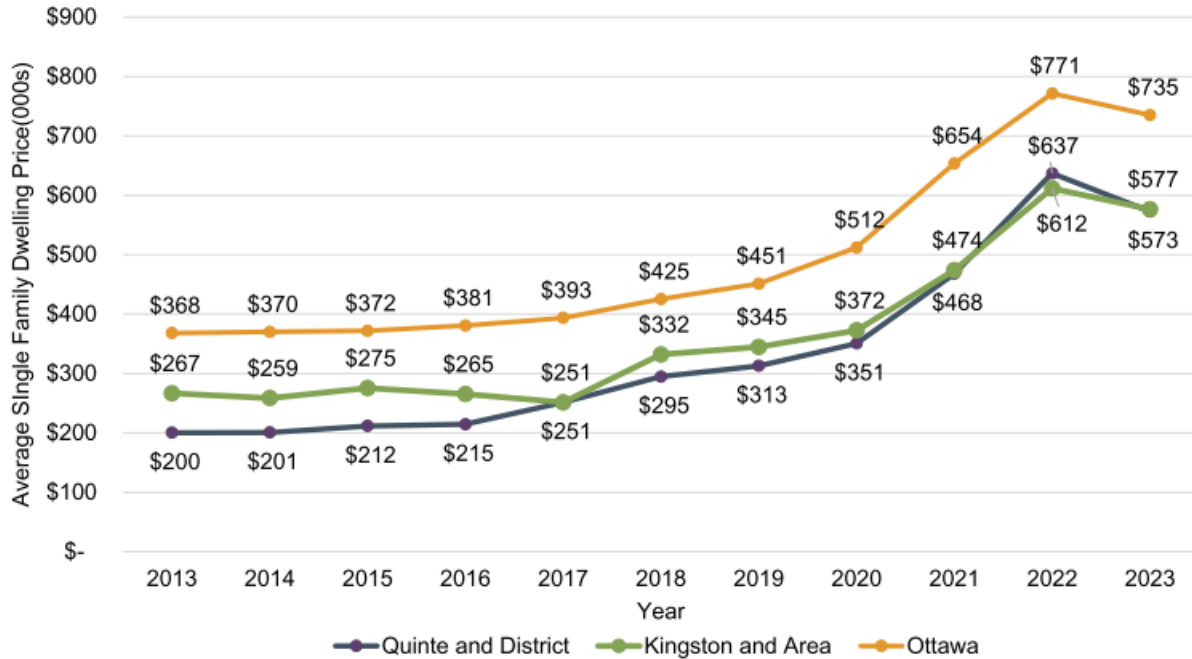
family housing prices have also been provided for Quinte and District, and the City of Ottawa. Between 2013 and 2023, the average price of a single-family dwelling in Kingston and Area increased from \$265,000 to \$577,000, representing an annual housing appreciation rate of 8%. Comparatively, Kingston and Area experienced slightly faster housing price appreciation relative to the City of Ottawa (7%) and a lower price appreciation relative to Quinte and District (11%).

Most recently, the COVID-19 pandemic has accelerated housing price appreciation across Canada since mid-2020 (including the Kingston C.M.A. and the City of Kingston), following a sharp reduction in mortgage rates as of March 2020. It is noted that housing prices peaked across most regions of the Province in February/March 2022 following a series of increases to the prime interest rate, which rose from 2.45% in November 2022 to 6.95% as of June 2024. Since the early 2022 real estate peak, average housing prices in Kingston are estimated to have fallen by approximately 15% by mid-2023, and the increase in prime interest rates further reduced housing affordability for new homebuyers.^[1]

[1] 2024 Q2 sales data in Kingston and Area decreased compared to 2023 Q2, 1.6% on a year-over-year basis.



Figure 3-5
City of Kingston and Comparator Regions
Average Housing Prices, Average Single-Family Dwelling Price, 2013 to 2023



Notes: Figures have been rounded.

Quinte and District includes Belleville, Quinte West, Prince Edward, Madoc, Marmora, Stirling, Tweed, Brighton, Trent Hills, Colborne, and Deseronto areas. Kingston and Area includes the County of Frontenac (Kingston, North Frontenac Township, Central Frontenac Township, South Frontenac Township, and Frontenac Islands Township), the County of Lennox and Addington includes Greater Napanee, Stone Mills Township, Addington Highlands Township, and Loyalist Township, and the County of Leeds.

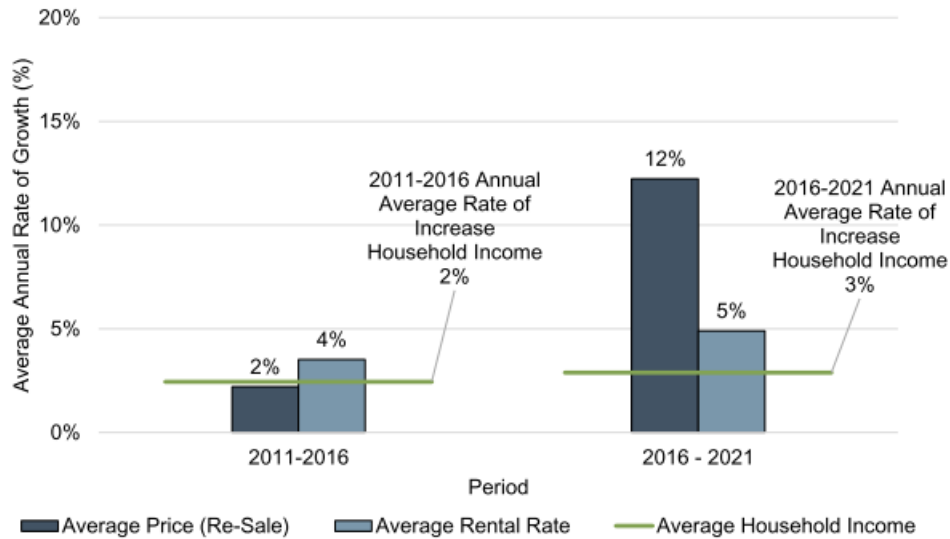
Source: MLS Home Price Index Benchmark Price, summarized by Watson & Associates Economists Ltd.

Figure 3-6 summarizes the average household income, average re-sales, and average monthly rental rate in the City of Kingston from 2011 to 2021. The average annual rate of household income growth increased by 2% and 3% for the 2011 to 2016 and 2016 and 2021 periods, respectively. The average annual growth rate for re-sale housing units increased at the rate comparable with household income during the 2011 to 2016 period, but significantly outpaced household income in the 2016 to 2021 period. The rate of increase for rents was higher than the rate of increase for household income in both periods. The rate of increase in rents was greater than re-sale prices in the 2011 to 2016 period; however, the increase in re-sale prices was noticeably higher in the 2016



to 2021 period. In accordance with the above, household income levels within the City of Kingston have not kept pace with housing prices or rents, which has eroded housing affordability over the past five years.

Figure 3-6
City of Kingston
Average Household Price and Average Household Incomes



Source: Derived from MLS Home Price Index Benchmark Price, CMHC Rental Market Survey, Statistics Canada Census data 2016 and 2021, and National Household Survey 2011 by Watson & Associates Economists Ltd.

Rising housing carrying costs in the City of Kingston will continue to generate demand for a broad range of housing by structure type and tenure, to accommodate a diverse range of newcomers by age and household income who are anticipated to contribute to the City’s growing population base. Providing a broad market choice in housing and affordability is an increasingly important consideration for Kingston. The City of Kingston Housing Needs Assessment Report provides further details on existing conditions and trends of the City’s ownership and rental housing market and housing needs.^[1]

^[1] City of Kingston Housing Needs Assessment, Watson & Associates Economists Ltd., July 31, 2023.



3.3 City of Kingston Post-Secondary Student Population

Within the City of Kingston there are three main post-secondary institutions, including Queen’s University, St. Lawrence College (Kingston Campus), and the Royal Military College of Canada. As of 2021, there are approximately 34,000 full-time students attending these three post-secondary institutions within the City.^[1] This includes students who are permanent residents within the City, permanent residents outside the City and international students who are captured as non-permanent residents in the City. These students are those who live on campus, off campus with parents, as well as the remaining residents living off campus primarily in rental housing, as illustrated in Figure 3-7.

A portion of the post-secondary student population is not captured in the Statistics Canada Census data. More specifically, of the 2021 full-time enrolment, an estimated 31% (17,500 students), are not captured in the 2021 Census. This includes students living on campus (in school residences) and living off campus largely in rental housing. The students captured by Census data include those living at home (with parents) or otherwise captured as permanent or non-permanent residents during the Census enumeration.

3.4 Observation

Over the past 20 years, the City of Kingston has experienced steady population growth with noticeably stronger growth since 2016. Population growth is occurring across all major demographic groups (i.e. children, adults and seniors), largely driven by steady net migration across all age groups. Kingston’s recent increase in population growth has been fueling steady housing construction throughout the City, with new dwellings units from resident building permit activity between 2018 to 2023 notably higher relative to historical levels from 2008 to 2017. Historically, residential development activity within the City of Kingston has provided a broad range of housing options in ground-oriented housing forms (i.e. singles/semi-detached and townhouses) and apartments. During the most recent period from 2018 to 2023, however, the City has experienced a shift toward

^[1] Based on enrolment data from the post-secondary institutions and government sources.



a higher share of high-density housing forms, which have accounted for over two-thirds of all residential construction in terms of new units.

Kingston's highly skilled labour force is attractive for both international and locally based industries. The City offers a high concentration of post-secondary and government institutions, which has served as a catalyst for the continued economic growth of the City's "knowledge-based" and "creative class" economy as well as supporting service sectors. The City also has a competitive but diminishing inventory of vacant employment lands to accommodate future industrial growth. These economic opportunities are expected to attract a growing skilled labour force to the City of Kingston. Further, Kingston offers a high quality of life and is consistently ranked as one of the best communities in Canada in which to live and attract skilled labour. The City is anticipated to continue accommodating increased labour force and population growth, with a growing share of young adults and new families seeking competitively priced home ownership and rental opportunities.

It is important to recognize that the demographic and socio-economic characteristics and trends explored in this chapter, as they relate to the development of the City's new O.P., will continue to have broad implications on the amount, type and density of future housing needs, municipal services and public infrastructure requirements, as well as demand for retail, arts, culture, recreation and entertainment.



Chapter 4

Population, Housing and Employment Forecast for the Kingston C.M.A., 2021 to 2051



4. Population, Housing and Employment Forecast for the Kingston C.M.A., 2021 to 2051

4.1 Introduction

In accordance with the recent demographic, economic and socio-economic trends discussed in Chapters 2 and 3, as well as the anticipated growth drivers/disruptors discussed in Section 4.2, three long-term population, housing and employment forecasts, including a Medium or “recommended” Growth Scenario have been prepared for the Kingston C.M.A. to the year 2051. Growth Scenarios for the City of Kingston are presented in Chapter 5. In developing the C.M.A.’s and City’s long-term population forecast, consideration has also been given to the long-term population, housing and employment growth outlook for the surrounding economic region.

4.2 Key Economic Drivers and Assumptions of the Kingston C.M.A. and the City of Kingston

The following provides a summary of the key growth assumptions which inform the Low, Medium and High Growth Scenarios for the City of Kingston and Kingston C.M.A. from 2021 to 2051. These assumptions are discussed below.

4.2.1 Macro-Economic Trends

- The COVID-19 pandemic had a significant economic impact on the national and provincial economy in 2020 and 2021, as measured in terms of G.D.P. COVID-19 and the current economic headwinds discussed in Section 2.1 are anticipated to continue to influence global and national macro-economic conditions for several years to come.
- The Ontario economy experienced a sharp contraction in 2020, before rebounding in 2021 and 2022. G.D.P. growth in Ontario declined to 1.4% in 2023 largely due to inflationary pressures and a high-interest rate environment. BMO Capital Markets has forecast that G.D.P. will grow at 1.4% in Ontario in 2024 and 1.1% overall for Canada, increasing to 2.1% for Ontario and 1.8% for Canada by 2025.



- Under the Low Growth Scenario, it is assumed that the provincial economy will underperform, on average, relative to near-term and ongoing G.D.P. forecasts, while the Medium and High Growth Scenarios respectively assume that the provincial G.D.P. growth will meet or exceed near-term provincial forecasts on an ongoing basis.

4.2.2 National Immigration Trends

- Since the COVID-19 outbreak, Canada has continued to raise its immigration targets and aims to welcome 485,000 new permanent residents in 2024, rising to 500,000 residents in 2025 and 2026. The federal government will be stabilizing targets for permanent residents at 500,000 per year after 2026 to allow for successful integration and sustainable growth. Actual immigration in 2021 rebounded strongly with 406,000 permanent residents admitted to Canada in 2021, 437,100 in 2022, and 471,800 in 2023. Roughly half of total national immigration was accommodated in the Province of Ontario last year.^[1]
- Under the Low Growth Scenario, it is assumed that national immigration will underperform relative to federal targets over the 2021 to 2051 planning horizon. The Medium Growth Scenario assumes national immigration targets will be met, while the High Growth Scenario assumes that immigration targets will be exceeded.

4.2.3 City of Kingston and Kingston C.M.A. Economic Trends

- Under the Low Growth Scenario, it is forecast that the City of Kingston and the Kingston C.M.A. population growth rate will be comparable to the Summer 2023 M.O.F. projections for the Frontenac C.D. and subsequent M.O.F. population projection updates. The M.O.F. projects the Frontenac County C.D. population will grow at an annual rate of 1.0% to 2046.
- Under the Medium Growth Scenario, the City of Kingston and the Kingston C.M.A. are anticipated to outperform the Summer 2023 M.O.F. projections, while under the High Growth Scenario, the Kingston C.M.A. and the City are projected

[1] <https://www.canada.ca/en/immigration-refugees-citizenship/news/notices/supplementary-immigration-levels-2024-2026.html>



to significantly outperform the Summer 2023 M.O.F. projections and subsequent provincial projection updates for this area.

- The City of Kingston comprised 75% of housing, 77% of population and 85% of employment growth in the Kingston C.M.A. from 2006 to 2021. This trend is anticipated to continue to slightly varying degrees over the forecast period under each of the long-term growth scenarios.
- Under the Medium Growth Scenario, it is assumed that the share of population growth allocated to the City of Kingston will modestly increase between 2021 and 2051 to 78%, while the share of employment growth will increase to 89% between 2023 and 2051.
- Employment growth in the Kingston C.M.A. economy represents a key driver of population growth to the City of Kingston. With respect to commuting trends, 87% of City of Kingston residents work within the City, while 13% work outside the City.^[1] The City of Kingston is assumed to continue to represent an employment hub and the primary location of new housing within the context of the surrounding commuter-shed.
- Steady future economic growth is anticipated across the Kingston C.M.A., most notably associated with the recently announced Umicore electric vehicle battery manufacturing facility in Loyalist Township. This new \$1.5 billion facility will be developed on a 350-acre lot and bring more than 600 new jobs to the area.^[2] Such developments are anticipated to generate indirect jobs in the regional economy, in addition to induced economic impacts associated with the re-spending of labour income (i.e., household spending) throughout the Kingston C.M.A. and beyond.³
- Given the competitive position of existing and planned Employment Areas in the City of Kingston (as measured in terms of location/access to major North American employment markets and large population centres, parcel size, price

^[1] Based on Statistics Canada 2016 Census data. 2021 Census commuting trend results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

^[2] <https://globalnews.ca/news/9533043/loyalist-township-battery-plant-land-preparation/>

^[3] It is noted that Umicore recently announced on July 26, 2024 that it has halted the construction of the proposed battery plant in Loyalist Township.



per acre, and competitive development costs, etc.), the City is anticipated to achieve a relatively stronger rate of industrial absorption over the long-term planning horizon under all three growth scenarios.

- Anticipated export-based job growth (i.e., industrial and commercial office jobs) within the City of Kingston and the Kingston C.M.A. also generates population-related employment to service the needs of the growing employment and population base (e.g., retail, accommodation and food, personal services and institutional services). This would include the planned expansion to the Kingston General Hospital.
- Employment growth comprises two major categories, export-related and community-related employment:
 - Community-related job growth is tied to population growth. These jobs provide services such as retail, entertainment, and hospitality to the community. Under the Low Growth Scenario, relatively lower population growth compared to the other scenarios requires less community-based employment to service the needs of the population. As the population forecast increases under the Medium and High Growth Scenarios, more community-based jobs are required to provide services to the increased population.
 - Export-related jobs are largely industrial-based and consist of industries such as manufacturing and logistics. Local factors that can influence export-related employment growth within the C.M.A. and City include, but are not limited to, price of industrial lands, availability of serviced and ready to develop industrial lands with a broad range of sizes, access to labour force, and localized supply-chain opportunities. These local factors are anticipated to influence the share of industrial employment accommodated within the City of Kingston within the broader region under each long-term growth scenario.

4.2.4 Demographic Trends

- The Kingston C.M.A. and City of Kingston's population is aging, driven by the Baby Boomer age group (the generation born between 1946 and 1964). Refer to sections 4.3 and 5.1 for additional details.
- The mortality rate in the C.M.A. and City is forecast to increase from 2021 to 2051 due to the aging of the population. Additionally, there is downward pressure on births as the population ages. These demographic factors have generated a



steady decline, and now negative trend, in the Kingston C.M.A. and City's population growth from natural increase (i.e., births less deaths).

- From 2006 to 2021, the Kingston C.M.A. and City of Kingston experienced average net migration of 6,300 and 5,100 people annually, respectively. Under all growth scenarios, annual net migration for both the Kingston C.M.A. and City is forecast to be considerably higher relative to 2006 to 2021 levels. Progressively higher net migration levels are assumed for the Medium and High Growth Scenarios, relative to the Low Growth Scenario.
- Net migration impacts the population age structure. As the existing population ages, the Kingston C.M.A. and City of Kingston will become increasingly dependent on net-migration to maintain its existing share of younger age groups. Under the Low Growth Scenario, a larger share of the population will be older by 2051 due to lower levels of net-migration in younger age groups. Under the Medium and High Growth Scenarios, the population age structure is forecast to remain relatively younger due to higher net-migration levels associated with working-age residents and their families.

4.3 Kingston C.M.A. Long-Term Population Growth Forecast, 2021 to 2051

4.3.1 Kingston C.M.A. Long-Term Population Growth Scenarios, 2021 to 2051

Building on the key growth assumptions identified in section 4.2, three long-term permanent population and housing forecasts have been prepared for the Kingston C.M.A. Figures 4-1 and 4-2 summarize the three long-term C.M.A. population growth scenarios to the year 2051, including a Low Growth Scenario, Medium Growth Scenario, and a High Growth Scenario. Key observations include:

Low Scenario:

Under the Low Growth Scenario, the Kingston C.M.A.'s permanent population base will grow at an average annual rate of 1.0% per year. This represents an average annual growth rate that is above the historical growth rate of 0.76% achieved between 2001 and 2021. The population is forecast to increase moderately between 2021 and 2051 by 62,900 people, from 177,800 to 240,700, respectively.



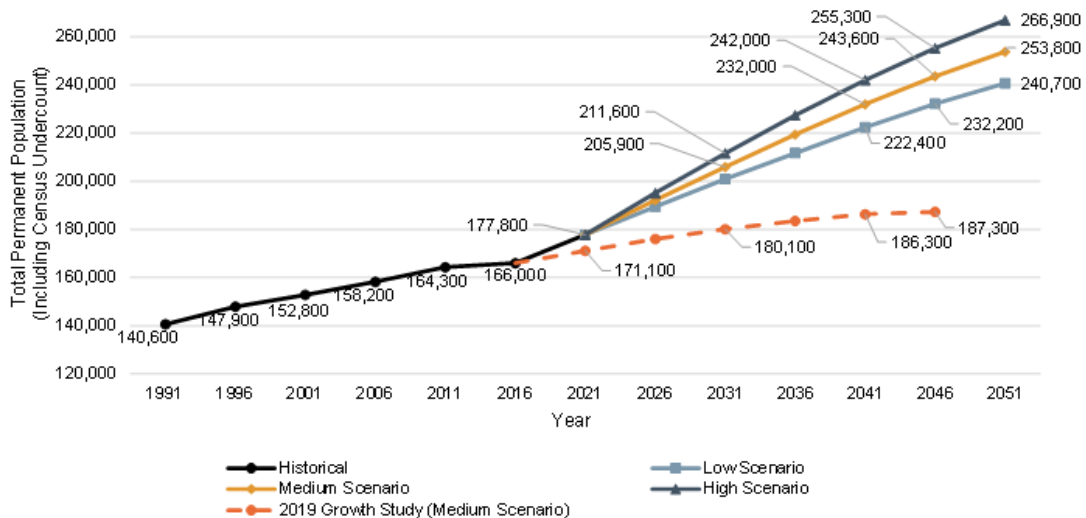
Medium Scenario:

The Kingston C.M.A.’s permanent population is forecast to grow at an annual rate of approximately 1.2% under the Medium Growth Scenario. The C.M.A.’s population is expected to reach 253,800 by 2051, representing an increase of approximately 76,000 from 2021 to 2051.

High Scenario:

Under the High Growth Scenario, the Kingston C.M.A. permanent population base is forecast to grow at an average annual rate of 1.4% per year. The population is anticipated to grow by approximately 89,100 people, increasing from 177,800 in 2021 to 266,900 in 2051.

Figure 4-1
City of Kingston
Long-Term Permanent Population Growth Scenarios, 2021 to 2051



Note: Population includes net Census undercount and has been rounded.

Source: Historical derived from Statistics Canada Census and Demography Division data, 1991 to 2021. 2019 Growth Study (Medium Scenario) from City of Kingston Population, Housing and Employment Growth Forecast, 2016 to 2046, Final Report, March 5, 2019. 2021 to 2051 forecast by Watson & Associates Economists Ltd.



4.3.2 Kingston C.M.A. Reference Population Forecast, 2021 to 2051

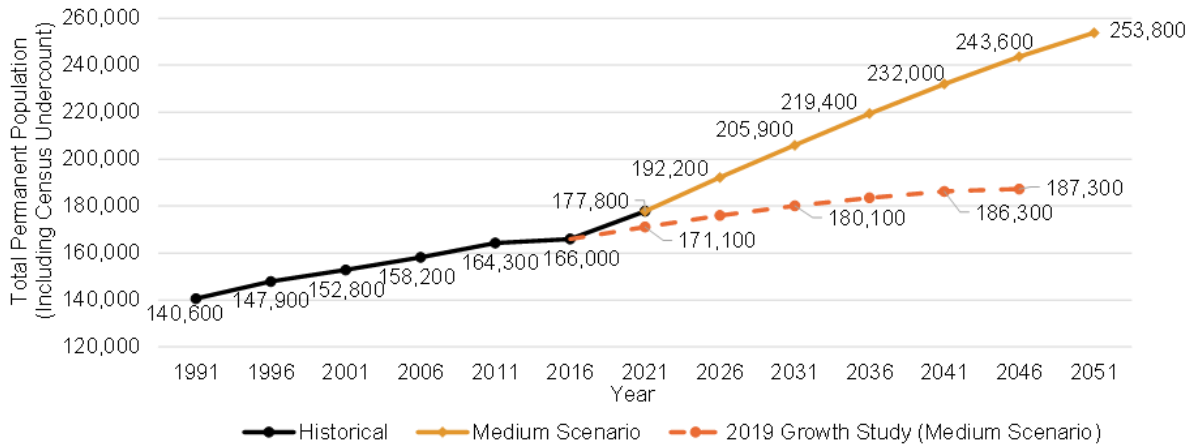
Based on our review, the Medium Growth Scenario represents the “most plausible growth forecast scenario for the Kingston C.M.A. for the following reasons:

1. It represents a reasonable future rate of population growth relative to the surrounding municipalities and sub-regions of Eastern Ontario regarding historical and forecast trends.
2. The level of permanent population growth in the 15 to 64 population age group is reasonable, given the forecast economic growth in the local and regional economy.
3. Forecast net migration levels are higher but appropriate relative to historical trends experienced over the past 15 years, particularly during the post-2016 period. Forecast net migration trends are reflective of steady growth anticipated in the local and regional economy, forecast work at home opportunities, as well as the attractiveness of the C.M.A. to empty nesters and seniors as a retirement/semi-retirement destination.

For these reasons, the Medium Growth Scenario is the recommended scenario for the purposes of long-range population, housing and employment forecasting and urban land needs analysis for the Kingston C.M.A. (refer to Figure 4-3). Additional details regarding the Medium (Recommended) Growth Scenario are provided in Appendix D.



Figure 4-3
Kingston C.M.A., Population Scenario Forecast, 2001 to 2051
Medium (Recommended) Growth Scenario



Note: Population includes net Census undercount and has been rounded.

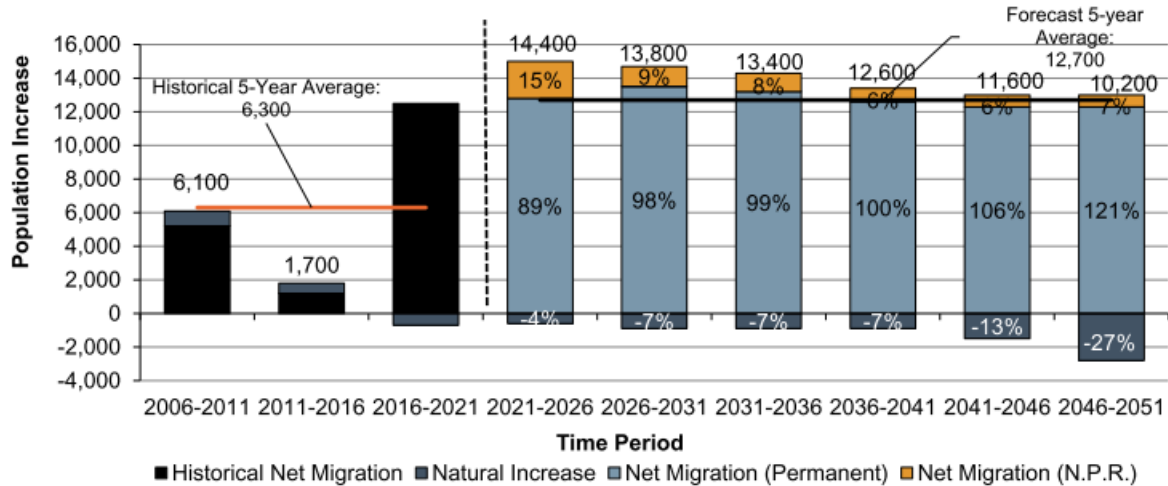
Source: Historical derived from Statistics Canada Census and Demography Division data, 1991 to 2021. 2019 Growth Study (Medium Scenario) from City of Kingston Population, Housing and Employment Growth Forecast, 2016 to 2046, Final Report, March 5, 2019. 2021 to 2051 forecast by Watson & Associates Economists Ltd.

4.3.3 Kingston C.M.A. Components of Permanent Population Growth, 2021 to 2051 (Recommended Scenario)

Figure 4-4 summarizes the components of population growth for the Kingston C.M.A. over the 2006 to 2021 historical period as well as the 2021 to 2051 forecast period. As summarized below, natural increase made up a small share of population growth during the 2006 to 2016 period and resulted in negative growth in the most recent 2016 to 2021 historical period. Natural increase over the forecast period is expected to continue this trend of negative population growth, decreasing from -4% of growth to -27% by the 2046 to 2051 period. Net-migration is expected to form a larger share of population growth in the forecast period to offset the negative growth from natural increase, increasing from 89% to 121% by the 2046 to 2051 period. Non-permanent resident population is expected to decline from 15% in the 2021 to 2026 period to 7% by the 2046 to 2051 period.



Figure 4-4
Kingston C.M.A.
Components of Population Growth



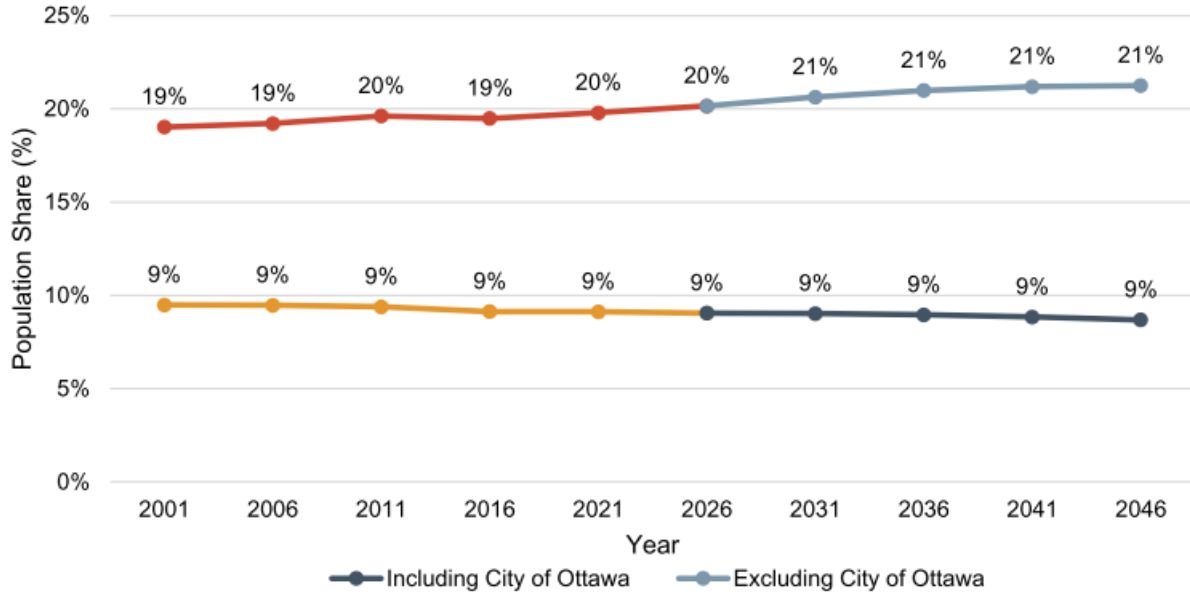
Source: Historical derived from Statistics Canada data, and forecast by Watson & Associates Economists Ltd.

4.3.4 Kingston C.M.A. Population Share Relative to Eastern Ontario

Figure 4-5 summarizes the share of the Kingston C.M.A. population and compares it to Eastern Ontario from 2001 to 2046, in accordance with the Medium Scenario prepared herein and the Summer 2023 M.O.F. forecast summarized in Section 2.5. As illustrated below, the Kingston C.M.A. total population in 2021 accounted for roughly 9% of Eastern Ontario’s population. Over the forecast period, the Kingston C.M.A. population share is forecast to remain at 9% of the total population of Eastern Ontario. Excluding the City of Ottawa, the Kingston C.M.A. population share to Eastern Ontario is forecast to increase from 20% in 2021 to 21% by 2046.



Figure 4-5
Kingston C.M.A.
Population Share Relative to Eastern Ontario,¹ 2001 to 2041



Source: Data from Statistics Canada Census 2001 to 2021. 2026 to 2041 Kingston C.M.A. forecast prepared by Watson & Associates Economists Ltd. 2026 to 2046 Eastern Ontario and City of Ottawa forecast from Ministry of Finance Population Projections, Summer 2023.

Note: Population figures include a Census undercount.

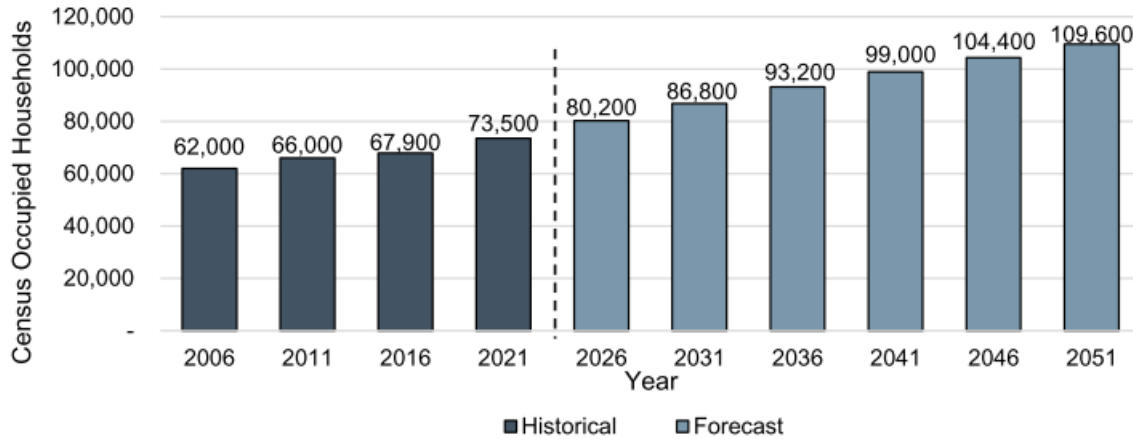
4.4 Kingston C.M.A. Long-Term Housing Growth, 2021 to 2051

Figures 4-6 and 4-7 summarizes total and incremental housing for the historical period (2006 to 2021) and the 2021 to 2051 forecast period for the Kingston C.M.A. in accordance with the Medium Scenario. During the 2006 to 2021 period, the Kingston C.M.A. experienced an increase of 11,500 housing units. Over the forecast period from 2021 to 2051 the housing base across the Kingston C.M.A. is forecast to increase by 36,100 to 109,600 total housing units by 2051, representing an annual average of 1,200.

[1] For comparative purposes, the City of Ottawa is included and excluded in this analysis.

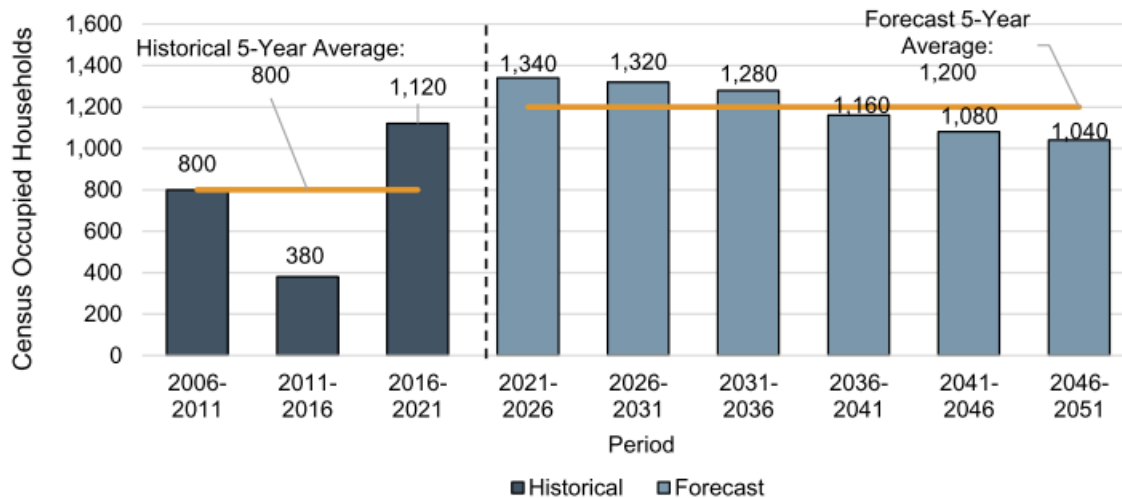


Figure 4-6
Kingston C.M.A.
Total Housing Forecast – Medium Scenario, 2006 to 2051



Source: 2006 to 2021 derived from Statistics Canada Census data. 2021 to 2051 forecasted by Watson & Associates Economist Ltd.

Figure 4-7
Kingston C.M.A.
Incremental Housing Forecast – Medium Scenario, 2006 to 2051



Source: 2006 to 2021 derived from Statistics Canada Census data. 2021 to 2051 forecasted by Watson & Associates Economist Ltd.



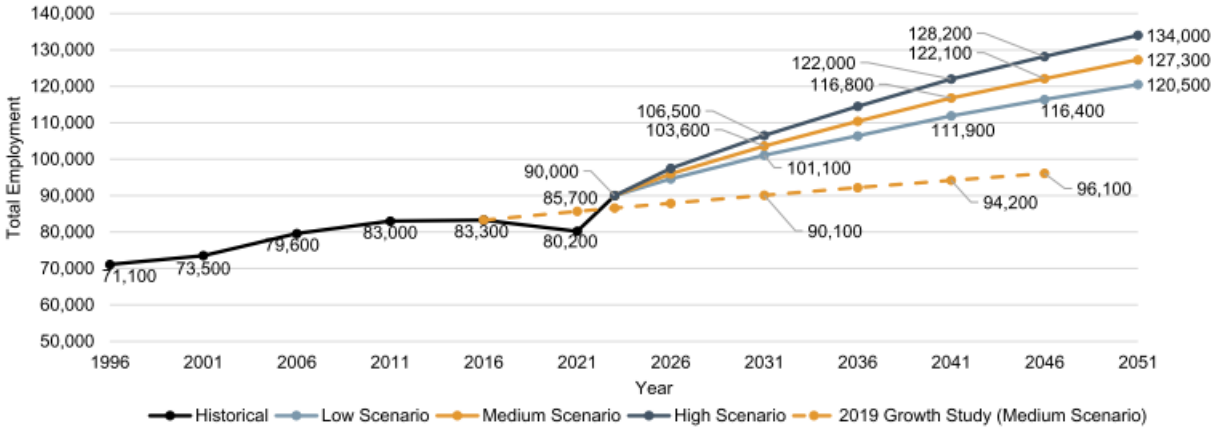
4.5 Kingston C.M.A. Long-Term Employment Growth, 2023 to 2051

Figure 4-8 summarizes the Kingston C.M.A. employment forecast scenarios, while Figure 4-9 summarizes the forecast employment activity rate (ratio of jobs to population) under the Medium Employment Scenario. Key observations include:

- Under the Low Scenario, the Kingston C.M.A. the employment base is forecast to increase to 120,500, increasing by 30,500 jobs over the forecast period, or growing at a rate of 1.0% annually.
- Under the Medium Scenario, the Kingston C.M.A. employment base is forecast to increase from 90,000 to 127,300, increasing by 37,300 jobs over the forecast period, or growing at an annual rate of 1.2%;
- Under the High Scenario, the employment base is forecast to increase to 134,000, increasing by 44,000 jobs over the forecast period, or growing at an annual rate of 1.4%; and
- The employment activity rate for the Kingston C.M.A. is forecast to remain stable over the long-term under the Medium Scenario.



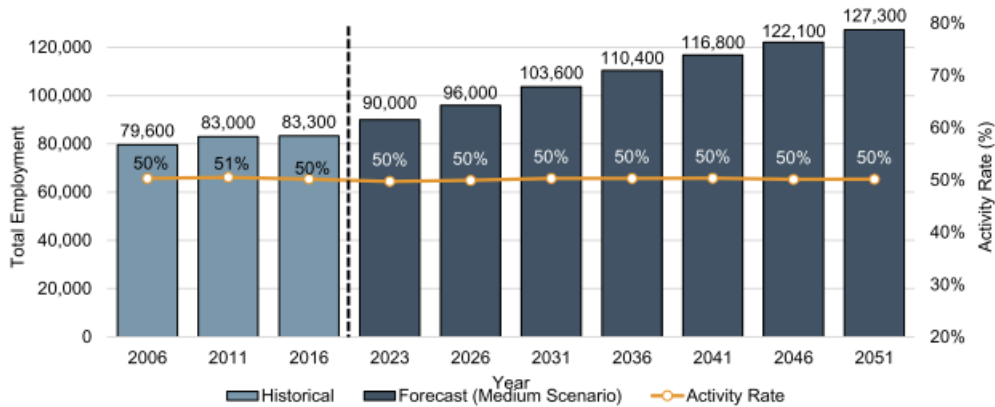
Figure 4-8
Kingston C.M.A.
Employment Forecast Scenarios, 2023 to 2051



Notes: Employment includes work at home and no fixed place of work. Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: Historical derived from Statistics Canada Census 2006 to 2021. 2019 Growth Study (Medium Scenario) from City of Kingston Population, Housing and Employment Growth Forecast, 2016 to 2046, Final Report, March 5, 2019. 2023 to 2051 forecast by Watson & Associates Economists Ltd.

Figure 4-9
Kingston C.M.A.
Medium (Recommended) Employment Forecast and Activity Rate, 2023 to 2051





Source: Historical derived from Statistics Canada Census data, and forecast by Watson & Associates Economists Ltd.



Chapter 5

Population, Housing and Employment Forecast for the City of Kingston, 2021 to 2051



5. Population, Housing and Employment Forecast for the City of Kingston, 2021 to 2051

5.1 City of Kingston Long-Term Permanent Population Growth, 2021 to 2051

5.1.1 *City of Kingston Long-Term Population Growth Scenarios, 2021 to 2051*

Building on the key growth assumptions identified in Section 4.2, three long-term permanent population and housing forecasts have been prepared for the City of Kingston. Figures 5-1 and 5-2 summarize the three long-term City-wide permanent population and housing growth scenarios to the year 2051, including a Low Growth Scenario, Medium Growth Scenario, and a High Growth Scenario. Chapter 7 provides additional details for the City of Kingston total population forecast, which comprises the permanent population and students not captured in the Census. Key observations for the permanent population and housing forecast include:

Low Scenario:

- Under the Low Growth Scenario, the City of Kingston's permanent population base is forecast to grow at an average annual rate of 1.0% per year. This represents an average annual growth rate that is above the historical growth rate of 0.7% achieved between 2001 and 2021. Under this scenario the City's population is forecast to increase moderately between 2021 and 2051 by 50,000 people, from 136,600 to 186,600, respectively.
- Permanent households are expected to increase from 57,800 to 80,800, growing at a rate of 1.1% annually over the 30-year forecast period. Annual forecast housing growth is anticipated to average approximately 770 new units per year, a significant increase from the historical average of 560 housing units added annually to the City from 2001 to 2021.

Medium Scenario:

- The City of Kingston's permanent population is forecast to grow at an annual rate of approximately 1.2% under the Medium Growth Scenario. The City's



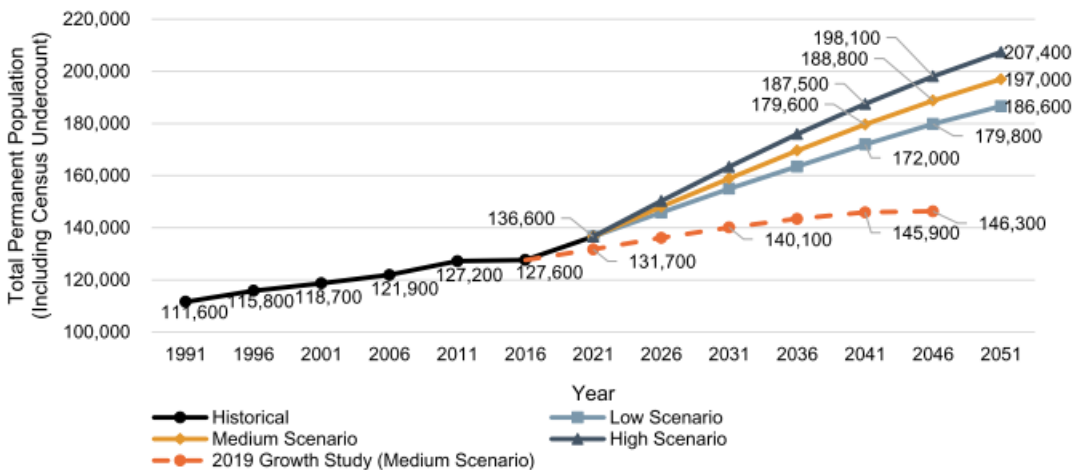
permanent population is expected to reach 197,000 by 2051, representing an increase of approximately 60,400 from 2021 to 2051.

- Over the 2021 to 2051 period, permanent households are expected to increase from 57,800 to 84,800, growing at a rate of 1.3% annually. Under the Medium Scenario, annual forecast permanent housing growth is expected to average 900 new units per year.

High Scenario:

- Under the High Growth Scenario, the City of Kingston’s permanent population base is forecast to grow at an average annual rate of 1.4% per year. The population is anticipated to grow by approximately 70,800 people, increasing from 136,600 in 2021 to 207,400 in 2051.
- Over the 2021 to 2051 period, permanent households are expected to increase from 57,800 to 88,500, growing at a rate of 1.4% annually. Under the High Scenario, annual forecast permanent housing growth is expected to average 1,020 new units per year.

Figure 5-1
City of Kingston
Long-Term Permanent Population Growth Scenarios, 2021 to 2051

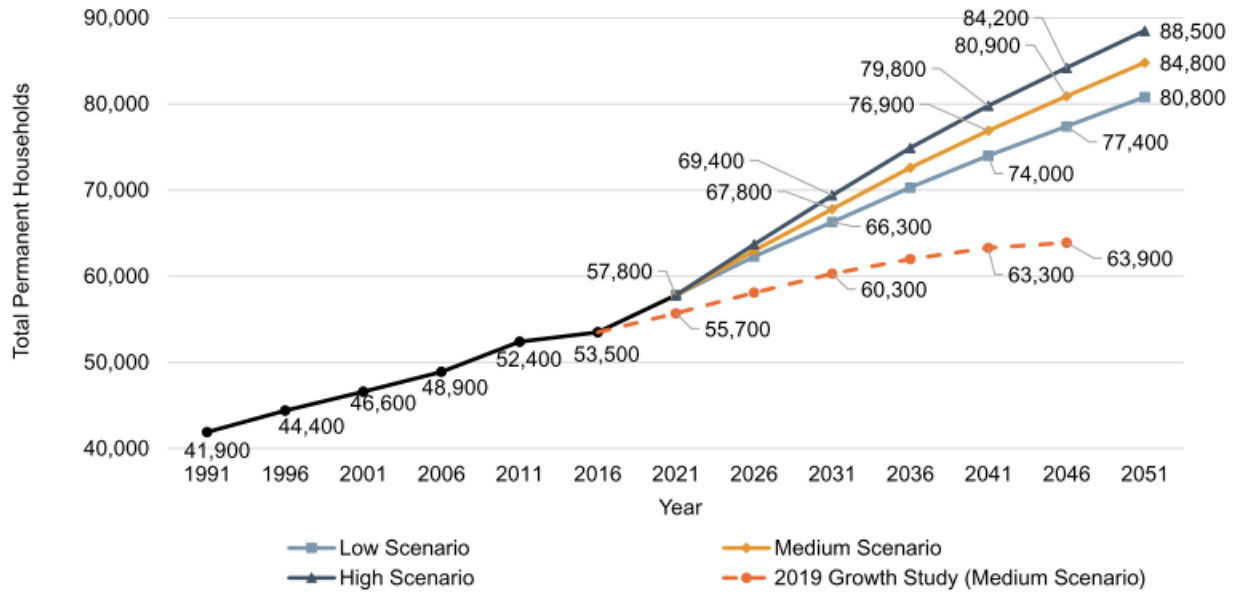


Note: Population includes net Census undercount and has been rounded.

Source: Historical derived from Statistics Canada Census and Demography Division data, 1991 to 2021. 2019 Growth Study (Medium Scenario) from City of Kingston Population, Housing and Employment Growth Forecast, 2016 to 2046, Final Report, March 5, 2019. 2021 to 2051 forecast by Watson & Associates Economists Ltd.



Figure 5-2
City of Kingston
Long-Term Permanent Households Growth Scenarios, 2021 to 2051



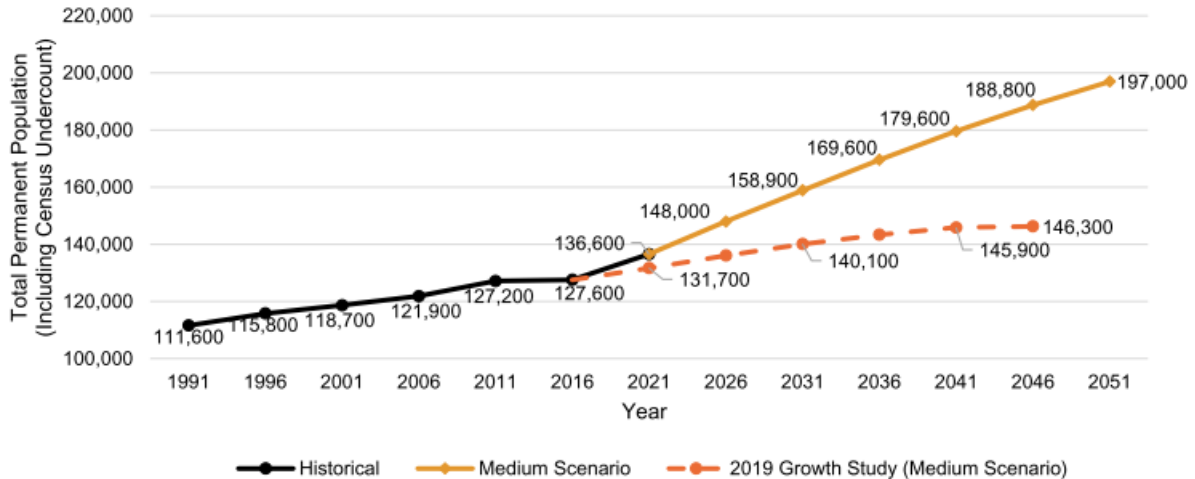
Note: Population includes net Census undercount and has been rounded.
 Source: Historical derived from Statistics Canada Census data, 1991 to 2021. 2019 Growth Study (Medium Scenario) from City of Kingston Population, Housing and Employment Growth Forecast, 2016 to 2046, Final Report, March 5, 2019. 2021 to 2051 forecast by Watson & Associates Economists Ltd.

5.1.2 City of Kingston Reference Population Forecast, 2021 to 2051

Based on a review of the Kingston C.M.A. long-range population growth forecast, as well as a review of local development trends and opportunities within the City, the Medium Growth Scenario represents the “most plausible” growth forecast scenario for the City of Kingston. For these reasons, the Medium Growth Scenario is the recommended scenario for the purposes of long-range population, housing and employment forecasting and urban land needs analysis for the City of Kingston (refer to Figure 5-3). Additional details regarding the Medium (Recommended) Growth Scenario are provided in Appendix E and F.



Figure 5-3
City of Kingston, Population Scenario Forecast, 2001 to 2051
Medium (Recommended) Growth Scenario



Note: Population includes net Census undercount and has been rounded.

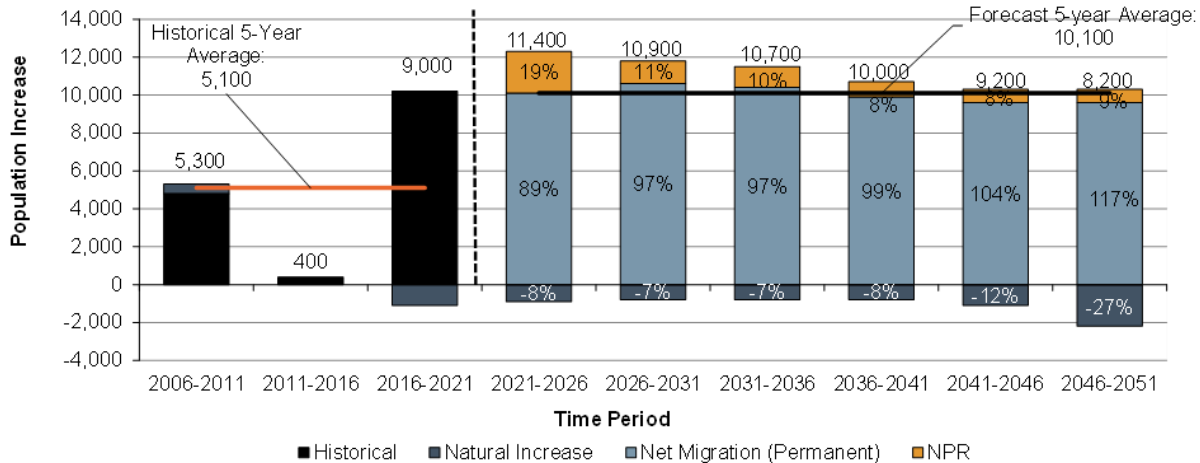
Source: Historical derived from Statistics Canada Census and Demography Division data, 1991 to 2021. 2019 Growth Study (Medium Scenario) from City of Kingston Population, Housing and Employment Growth Forecast, 2016 to 2046, Final Report, March 5, 2019. 2021 to 2051 forecast by Watson & Associates Economists Ltd.

5.1.3 City of Kingston Components of Permanent Population Growth, 2021 to 2051 (Reference Scenario)

Figure 5-4 summarizes the components of population growth for the City of Kingston over the 2006 to 2021 historical period as well as the 2021 to 2051 forecast period. Similar to the Kingston C.M.A., natural increase (birth less deaths) comprised a small share of population growth over the 2006 to 2016 period and resulted in negative growth in the most recent 2016 to 2021 historical period. Over the forecast period, natural increase is expected to continue this trend of negative population growth, decreasing from -8% of growth to -27% by the end of forecast period, between 2046 and 2051. Net migration is expected to form a greater share of population growth in the City over the next three decades, increasing from 89% of total population growth between 2021 to 2026 to 117% between 2046 to 2051. The share of non-permanent residents to total population is forecast to decline from 19% in the 2021 to 2026 period to 9% by the 2046 to 2051 period.



Figure 5-4
City of Kingston
Components of Population Growth



Source: Historical information derived from Statistics Canada data, and forecast by Watson & Associates Economists Ltd.

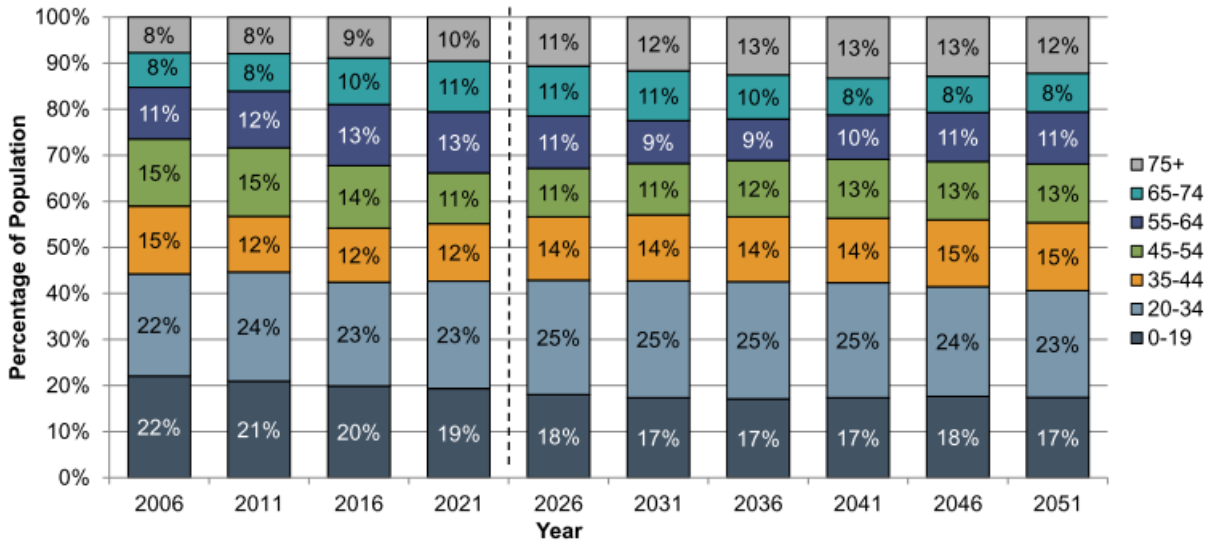
5.1.4 City of Kingston Permanent Population Forecast by Major Age Group

Figure 5-5 summarizes the Medium Growth Scenario population forecast by major age group from 2021 to 2051. Key observations include the following:

- The population is expected to age, with the proportion of the 75+ age group expected to increase from 10% to 12% between 2021 and 2051;
- The population in the 55 to 74 age group (empty nesters and younger seniors) is expected to decrease from 24% to 19% between 2021 and 2051;
- Kingston’s young adult/adult population (20 to 54 years of age) is the largest age group and is forecast to increase from 46% to 51% of the population from 2021 to 2051; and
- The percentage of population in the 0 to 19 age cohort (youth population) is expected to slightly decline from 19% to 17% between 2021 and 2051.



Figure 5-5
City of Kingston
Forecast Permanent Population by Age Structure, 2021 to 2051
Medium (Recommended) Growth Scenario



Note: Population includes net Census undercount.

Source: Historical derived from Statistics Canada Census and Demography Division data, 2006 to 2021. 2021 to 2051 forecast by Watson & Associates Economists Ltd.

5.2 City of Kingston Permanent Households Growth Forecast, 2021 to 2051

5.2.1 Total Housing Forecast, 2021 to 2051

Figures 5-6 and 5-7 summarize the city-wide total permanent housing forecast and the city-wide annual incremental housing forecast from 2021 to 2051. Historical Census housing trends are provided for historical context. Key observations are as follows:

- Over the 2021 to 2051 forecast period, permanent households are expected to increase from 57,800 to 84,800, growing at a rate of 1.3% annually.
- Annual forecast housing growth is expected to average 900 units per year, a significant increase from the historical average of 595 units annually.
- Overall average household occupancy levels (persons per unit) are expected to decline from 2.36 in 2021 to 2.32 in 2051, largely as a result of the aging of the population.

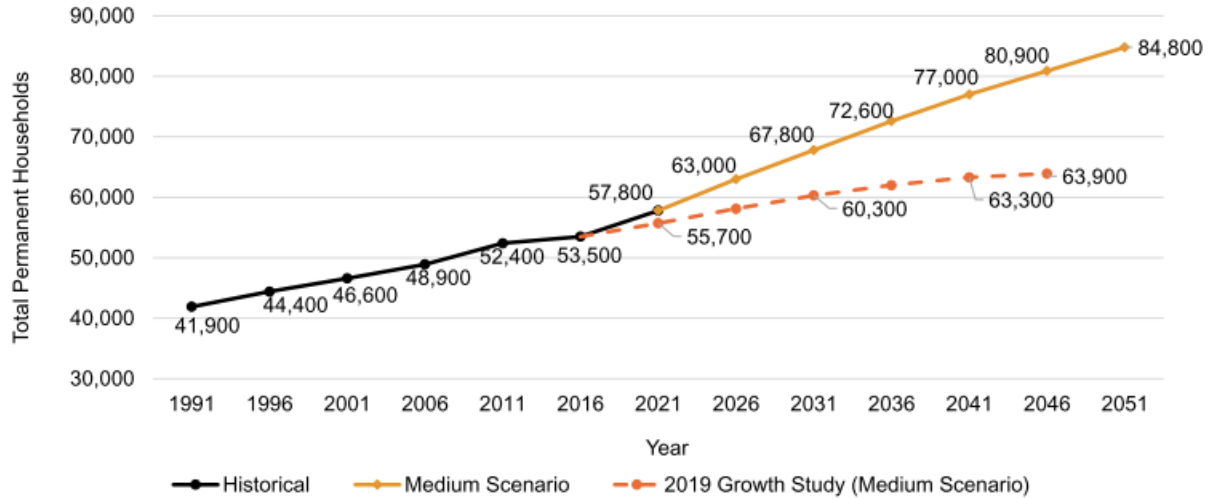


- It is important to note that the permanent housing forecast does not include student housing needs not captured in the Census (refer to sections 4.4 and 4.5.). Additional housing needs have also been identified in the near-term to address existing housing deficiencies in the rental housing market as well as current non-market housing needs.^[1]
- Taking into account the City's total housing needs, including student housing needs not captured in the Census, the City's 10-year annual housing forecast is to increase by 14,000 total housing units, or approximately 1,400 units per year.
- The recommended housing forecast exceeds the 10-year housing target of 8,000 units, as set out in the Bill 23 Municipal Housing Pledge by the Province of Ontario. The recommended housing forecast also exceeds the four-year housing target of 1,200 units annually set by City of Kingston Council.
- In order to achieve this level of housing growth and provide diverse housing options to accommodate the needs of the community, the City is exploring a range of development regulatory incentives and financial incentives.

[1] City of Kingston, Housing Needs Assessment. July 26, 2023. Watson & Associates Economists Ltd.

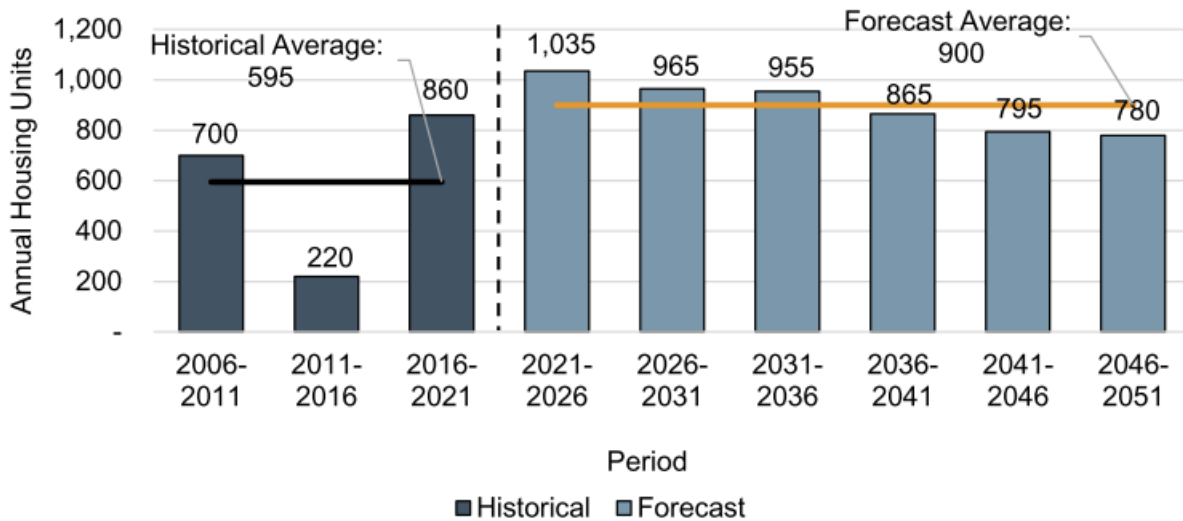


Figure 5-6
City of Kingston, Total Permanent Household Forecast, 2021 to 2051
Medium (Recommended) Scenario



Source: Historical derived from Statistics Canada Census data, 1991 to 2021. 2021 to 2051 forecast by Watson & Associates Economists Ltd.

Figure 5-7
City of Kingston, Incremental Annual Permanent Household Forecast, 2021 to 2051
Medium (Recommended) Scenario



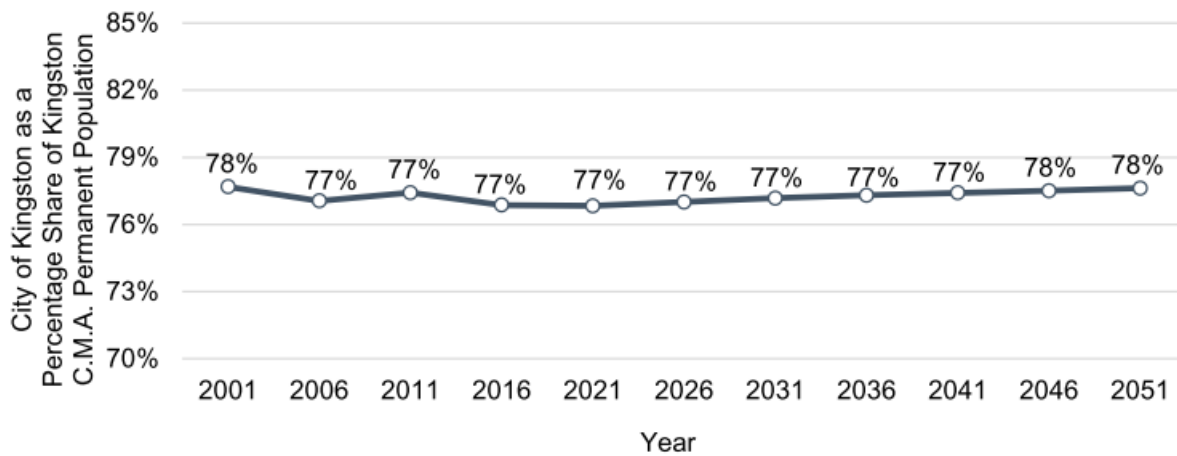
Source: Historical derived from Statistics Canada Census data, 2001 to 2021. 2021 to 2051 forecast by Watson & Associates Economists Ltd.



5.3 City of Kingston Population and Households as a Share of the Kingston C.M.A., 2006 to 2051

Figure 5-8 summarizes the share of the City of Kingston as a proportion of the total Kingston C.M.A. permanent population. Historically, the share of Kingston’s population has been relatively steady at 78% to 77% from 2001 to 2022. Over the 2021 to 2051 forecast period, this share is forecast to remain relatively constant from 77% to 78%.

Figure 5-8
City of Kingston
Share of Kingston C.M.A. Permanent Population, 2001 to 2051
Medium (Recommended) Growth Scenario



Source: Historical derived from Statistics Canada Census data, 1991 to 2021. 2021 to 2051 forecast by Watson & Associates Economists Ltd.

5.4 City of Kingston Long-Term Employment Growth, 2023 to 2051

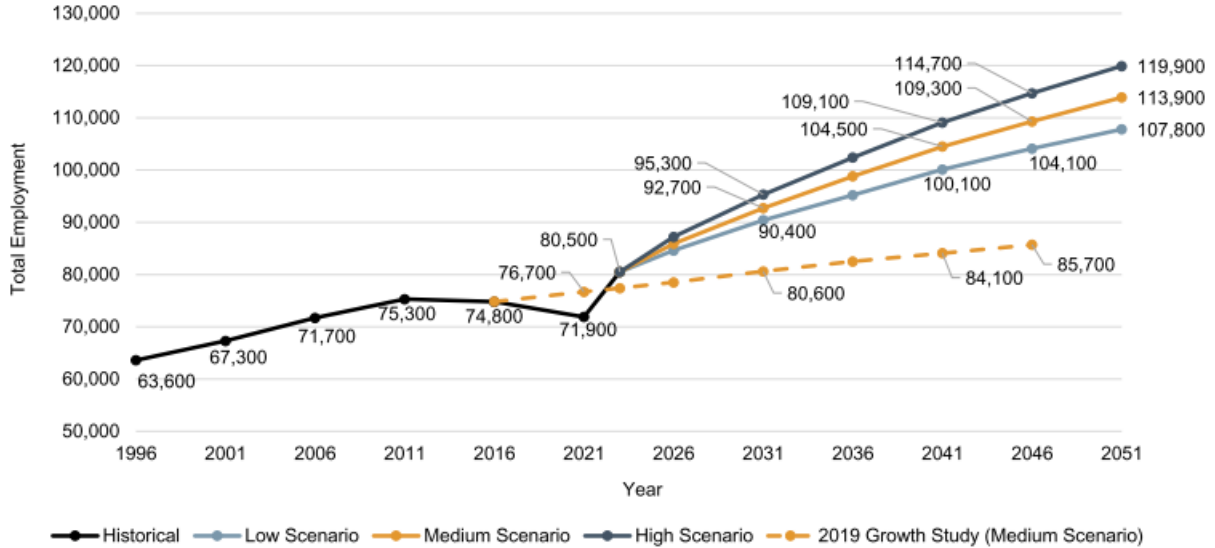
Figure 5-9 summarizes the City of Kingston. employment forecast scenarios, while Figure 5-10 summarizes the forecast employment activity rate (ratio of jobs to population) under the Medium (Recommended) Employment Scenario. Figure 5-11 illustrates the City’s employment forecast by sector. Key observations include:



- Under the Low Scenario, the City of Kingston employment base is forecast to increase to 107,800, increasing by 27,300 jobs over the forecast period, or growing at a rate of 1.0% annually.
- Under the Medium (Recommended) Scenario, the City of Kingston employment base is forecast to increase from 80,500 to 113,900, increasing by 33,400 jobs over the forecast period, or growing at an annual rate of 1.2%;
- Under the High Scenario, the employment base is forecast to increase to 119,300, increasing by 39,400 jobs over the forecast period, or growing at an annual rate of 1.4%; and
- The employment activity rate for the City of Kingston is forecast to remain stable over the long-term under the under the Medium (Recommended) Scenario.
- The City is forecast to accommodate a broad range of employment types from 2023 to 2051, with 31% of City-wide job growth in the institutional sector, 31% in the commercial/institutional sector, 22% in the industrial sector, 9% no fixed place of work jobs, and 7% work at home jobs.



Figure 5-9
City of Kingston
Employment Forecast Scenarios, 2023 to 2051



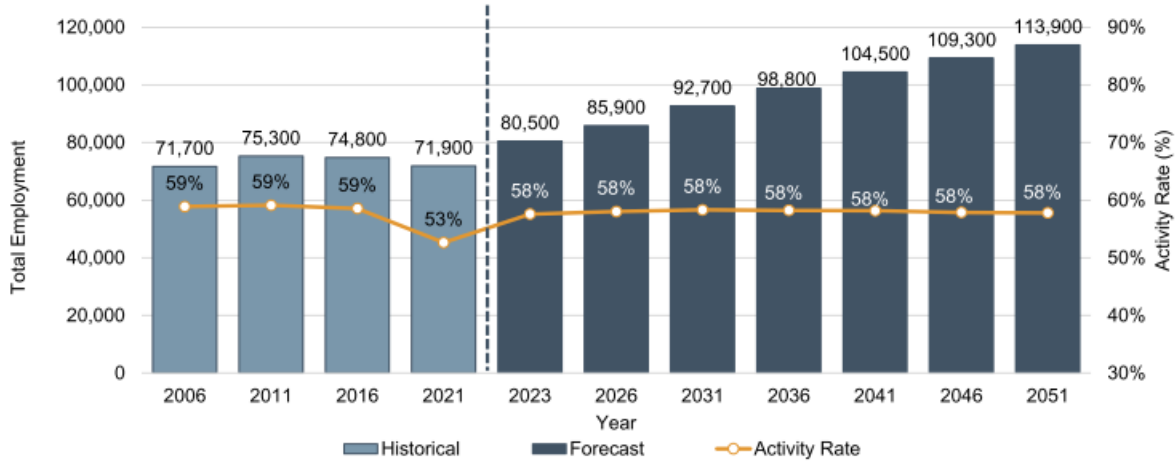
Notes:

- Employment includes work at home and no fixed place of work.
- Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: Historical derived from Statistics Canada Census 2006 to 2021. 2019 Growth Study (Medium Scenario) from City of Kingston Population, Housing and Employment Growth Forecast, 2016 to 2046, Final Report, March 5, 2019. 2023 to 2051 forecast by Watson & Associates Economists Ltd.

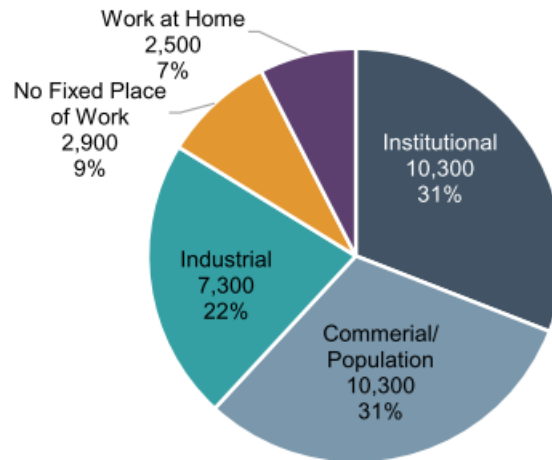


Figure 5-10
City of Kingston.
Medium (Recommended) Employment Forecast and Activity Rate, 2023 to 2051



Source: 2006-2021 data from Statistics Canada Census; forecast prepared by Watson & Associates Economists Ltd.

Figure 5-11
City of Kingston
Medium (Recommended) Employment Forecast by Sector, 2023 to 2051



Source: Watson & Associates Economists Ltd.



Chapter 6

City of Kingston Post- Secondary Student Forecast, 2021 to 2051



6. City of Kingston Post-Secondary Student Forecast, 2021 to 2051

6.1 Approach to City of Kingston Student Enrolment Forecast, 2021 to 2051

Post-secondary students are an important part of the City of Kingston as they contribute to the vibrancy, diversity and economic strength of this area. It is recognized that there are approximately 34,000 full-time students attending local post-secondary institutions within the City. This includes students who are permanent residents within the city, permanent residents outside the city and international students who are captured as non-permanent residents in the City. A portion of this population is not recognized in the census population base as reported by the Statistics Canada Census.^[1] As part of this analysis, population growth associated with post-secondary students not captured in the census population has been “layered” onto the base population and total population forecast to the year 2051. The total population and population associated with post-secondary students not captured in the Census population is referred to as City population. The approach and methodology utilized to complete this analysis are discussed below.

The geographic origin of current (2021) full-time students was assessed with respect to the share of domestic (i.e., local, Greater Toronto and Hamilton Area (G.T.H.A.), other Ontario, out of province) and international students. This was completed through a review of available enrolment data from the three post-secondary schools and a review of Council of Ontario Universities Application statistics, and enrolment data from the Ministry of Colleges and Universities.

The analysis also considered the current (2021) residency of Kingston’s post-secondary student population including students who live on campus, off campus with parents or commute from outside the city, as well as those residing off campus in rental housing. This was assessed through available housing data available from the post-secondary

[1] Reflects full-time enrolment at Queen’s University, St. Lawrence College (Kingston Campus), and the Royal Military College of Canada in 2021.



institutions, 2021 census data, as well as through consultation with the City of Kingston Planning Services Department.

The post-secondary student population not captured in the census data was estimated to total 17,500 in 2021. Full-time post-secondary enrolment forecasts were prepared for each of Kingston's three post-secondary institutions which involved the following:

- Determination of current (2021) full-time enrolment by geographic location in Canada (i.e., local – City of Kingston and area, the G.T.H.A., rest of Ontario, Canada (excluding Ontario) and corresponding capture rates^[1] for population 18-24 years of age by geographic zone. The share and number of total international students were also identified;
- Forecast population growth within the 18-24 age group by each geographic zone within Canada in five-year increments was then identified over the 2021 to 2051 period. Growth projections for Ontario were based on Ministry of Finance (M.O.F.) growth projections, while Canadian growth projections (excluding Ontario) were derived from Statistics Canada;
- With capture rates held constant using the 2021 data, forecast undergraduate enrolment by geographic zone was identified to 2051 in five-year increments. Future graduate level enrolment growth at Queen's University was assumed to experience similar growth rates as undergraduate enrolment growth;
- Potential growth in international students was "layered on," based on recent and anticipated enrolment growth trends at each of the schools as well as the future outlook for macro-level growth in international students globally;
- In the development of the short-term forecast (i.e. 2021 to 2026), the analysis also considers actual enrolment levels through 2022, enrolment reports;^[2] 2020 to 2025 Strategic Mandate Agreements between Ontario and Queens University and St. Lawrence College; and

^[1] Refers to the share of population aged 18-24 in the identified markets enrolled in the undergraduate level programs full-time at Kingston's post-secondary schools.

^[2] Enrolment reports include Queens University Short Term Enrolment Projections 2022-2025 Report, March 2022.



- Discussions with representatives of the post-secondary institutions were also held to help inform the broader level assumptions utilized to develop the enrolment growth forecasts.

6.2 City of Kingston Student Enrolment Forecast, 2021 to 2051

Based on the methodology presented in section 6.1, a long-term (2021 to 2051) aggregate post-secondary student enrolment forecast for Kingston was prepared reflecting growth potential within the city's three post-secondary institutions. Figures 6-1 and 6-2 illustrate the total full-time post-secondary student enrolment forecast and growth rate. Full-time enrolment is forecast to increase from 34,000 in 2021 to 48,300 by 2051, an increase of 42% (14,300 students) over the forecast period (1.2% annual growth rate). Additional details regarding the post-secondary student forecast are provided in Appendix G.

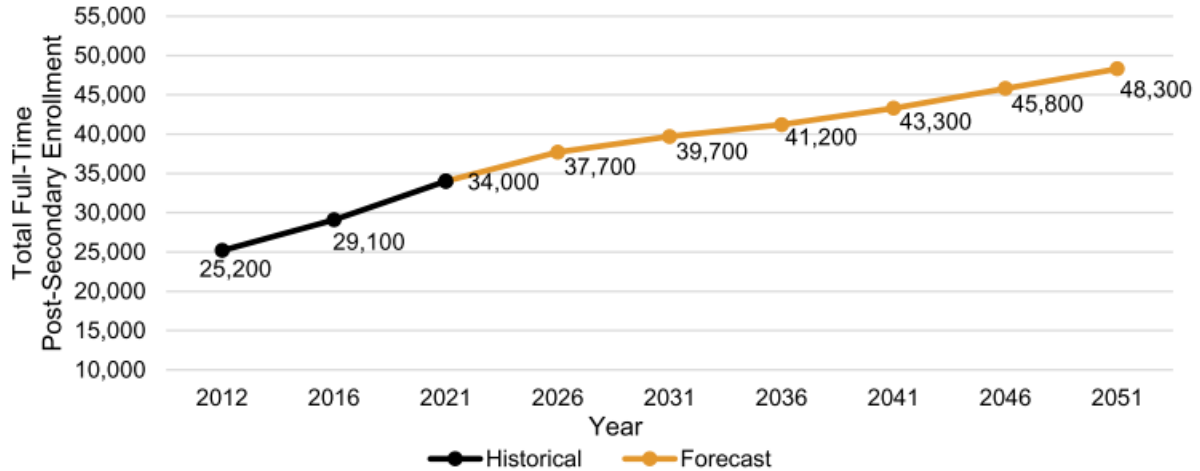
Recent full-time post-secondary student enrolment growth in Kingston has been relatively strong. During the 2012 to 2021 period, full-time enrolment growth increased at an average annual rate of 3.4%.^[1] Over the short term (i.e. 2021 to 2026), full-time enrolment growth is expected to continue being strong with an annual growth rate of 2.1%, coinciding with growth in the non-permanent resident population which includes international students. Post-2026, full-time enrolment is forecast to moderate to an annual growth rate of approximately 1.0%. The moderation of the long-term post-secondary student forecast is anticipated to be driven by the slowing of population growth related to domestic students, the Government of Canada announcement to lower non-permanent resident admissions and place a cap on student visas, and the increased global competition related to post-secondary international student attraction.^[2]

^[1] Derived from Province of Ontario, Ministry of Training, Colleges and Universities data.

^[2] <https://globalnews.ca/news/10397176/trudeau-temporary-immigration-canada/>



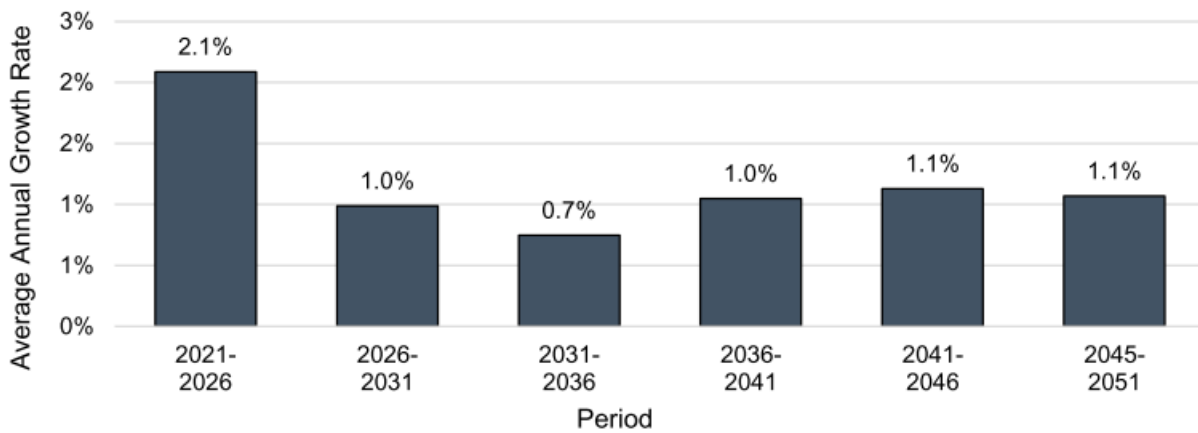
Figure 6-1
City of Kingston
Full-Time Post-Secondary Student Enrolment, 2012 to 2051



Note: Figures have been rounded.

Source: 2016 and 2021 derived from post-secondary institution enrolment reports and Province of Ontario University and College Enrolment data, by Watson & Associates Economists Ltd.

Figure 6-2
City of Kingston
Full-Time Post-Secondary Student Enrolment Annual Growth Rate, 2021 to 2051



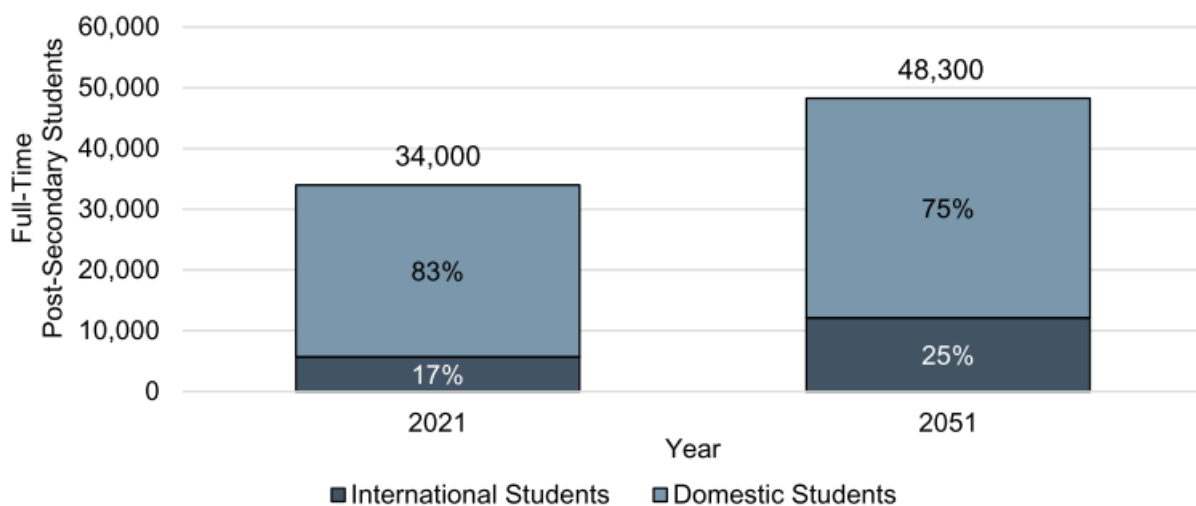
Note: Actual future student population may be impacted by a number of factors that affect student enrolment at post-secondary institutions, including changes in government policy related to enrolment and funding.

Source: Watson & Associates Economists Ltd.



In accordance with domestic demographic trends, combined with demand from international students, the share of total full-time enrolment associated with international students is expected to increase from 17% in 2021 to 25% in 2051, as illustrated in Figure 6-3. Conversely, the share of domestic students is expected to decrease from 83% to 75% during the same period.

Figure 6-3
City of Kingston
Geographic Origin of Full-Time Post-Secondary Student Enrolment, 2021 vs. 2051



Source: Watson & Associates Economists Ltd.

Based on anticipated growth trends in enrolment by geographic location and local residency patterns, Figure 6-4 illustrates post-secondary enrolment growth and associated housing needs not captured in the Census for the City of Kingston. Key findings are as follows:

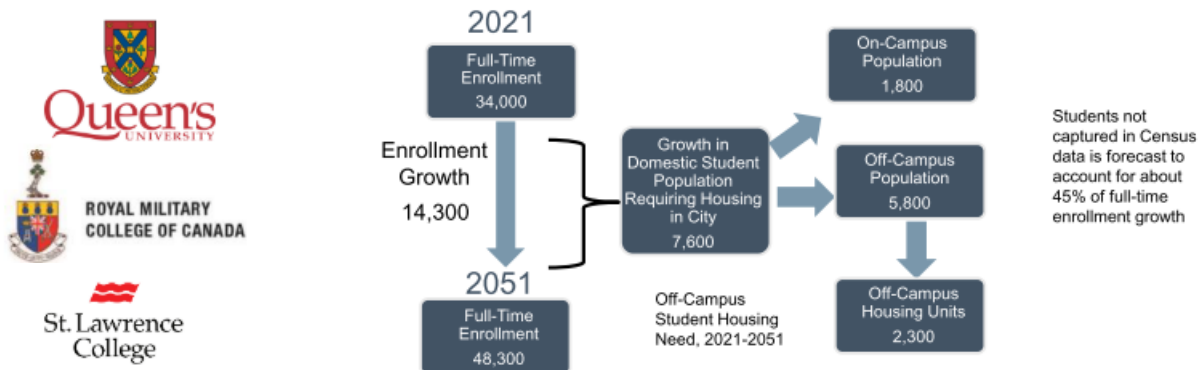
- Full-time post-secondary student enrolment in the City of Kingston is forecast to increase from 34,000 in 2021 to 48,300 by 2051, an increase of 42% (14,300 students) over the forecast period (1.2% annual growth rate).^[1]

^[1] Post-secondary institutions include Queen’s University, St. Lawrence College, and the Royal Military College of Canada.



- It is anticipated that 53% of forecast full-time post-secondary enrolment growth over the 2021 to 2051 period will reflect growth in domestic students requiring housing in the City. Domestic students that don't require housing in Kingston comprise 2% of future enrolment growth; international students comprise the remaining 45% of enrolment growth. International student growth is captured as part of the non-permanent resident population which is included in the permanent population and housing data. [1]
- It is forecast that approximately 1,800 of the students not captured in the Census (24% of total) will be accommodated in on-campus residences. The remaining 76% or 5,800 students are anticipated to be accommodated in off-campus housing. This generates the need for approximately 2,300 off-campus dwelling units to accommodate post-secondary students not captured in the Census over the 2021 to 2051 period. [2]

Figure 6-4
City of Kingston
Post-Secondary Student Forecast, 2021 to 2051



Notes: Figures may not sum precisely due to rounding. All international student growth is assumed to be captured as part of the non-permanent population which comprises the Census population and associated housing.

Source: Student population and housing forecast based on enrolment projections prepared by Watson & Associates Economists Ltd.

[1] Existing and future non-permanent population is distinctly layered on top of the City's permanent population by Watson.

[2] These housing needs reflect domestic student living off-campus who are counted elsewhere in Canada during Census enumeration but require local housing while they are studying at one of the post-secondary institutions in the City of Kingston.



Chapter 7

City of Kingston Total Population and Housing Forecast (Including Students Not Captured by Census), 2021 to 2051



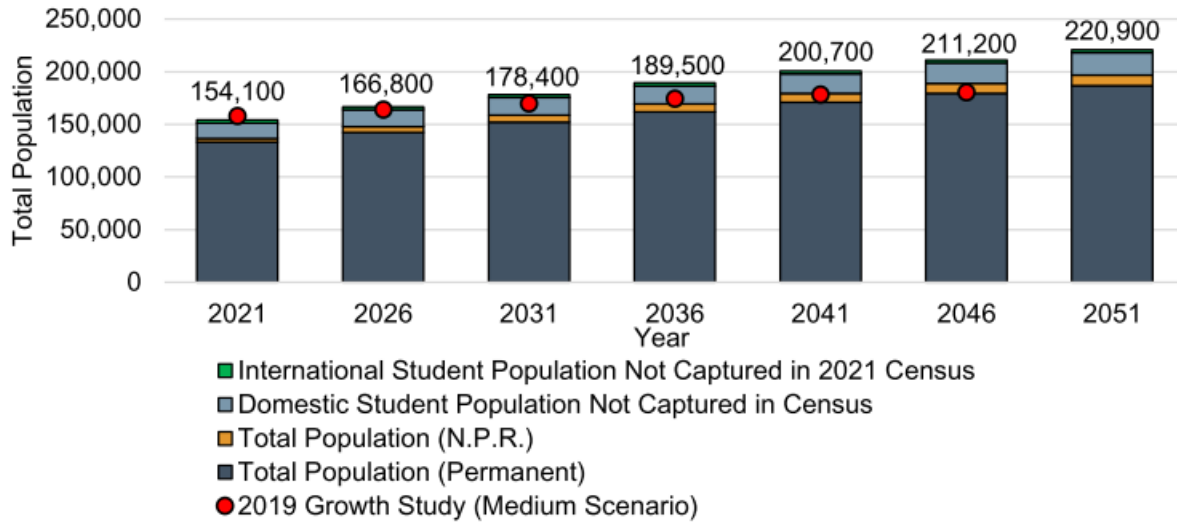
7. City of Kingston Total Population and Housing Forecast (Including Students Not Captured by Census), 2021 to 2051

Figure 7-1 summarizes the City of Kingston total population forecast, which comprises the permanent population and students not captured in the Census. Figure 7-2 illustrates the associated total housing needs of the permanent population and off-campus student households not captured by the Census. Additional details regarding the population and housing not captured by the Census are provided in Appendix G. Key observations are as follows:

- Over the 30-year forecast period, the permanent population in the City of Kingston is forecast to grow by 60,400, or 1.2% annually. Permanent households in the City of Kingston are forecast to grow by 27,000, or 1.3% annually.
- The student population not captured in the Census is forecast to grow by 6,400, or 1.0% annually over the 30-year period. Student households not captured in the Census are forecast to grow by 2,300, or 1.2% annually;
- Overall, the total population is forecast to increase by 66,800, or 1.2% annually from 2021 to 2051, reaching a total population in 2051 of approximately 220,900.
- City of Kingston Census households are expected to grow by an additional 27,700 units over the 30-year period, while student housing not captured in the census is expected to increase by 2,300 units during the same time frame. Over the 30-year forecast period, Census housing is expected to average approximately 900 new households annually or by an average of 4,500 households every five years. Student housing not captured in the Census is expected to grow roughly at 75 new units per year or an average of 970 housing units over each five-year period.



Figure 7-1
City of Kingston
Total Population (Permanent & Student) Forecast, 2021 to 2051
Medium (Recommended) Growth Scenario



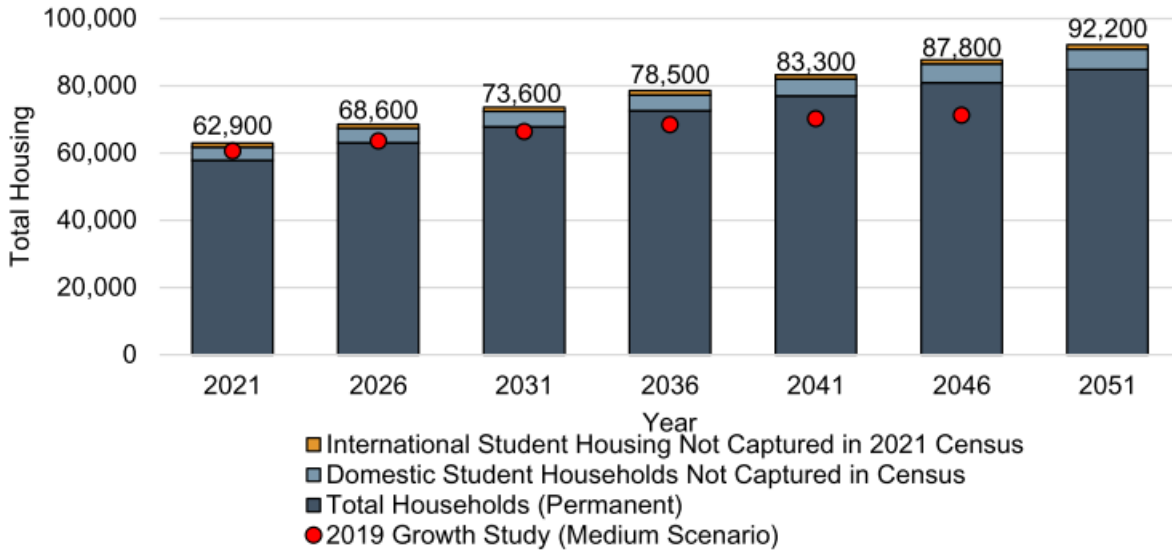
Notes:

- Figures may not sum precisely due to rounding.
- Population includes the net Census undercount.
- All post-secondary international student growth from 2021 to 2051 is captured as part of the non-permanent resident population which comprises the Census population and associated housing.

Source: 2021 derived from Statistics Canada Census data and a review of student population not captured in the Census by Watson & Associates Economists Ltd. 2019 Growth Study (Medium Scenario) from City of Kingston Population, Housing and Employment Growth Forecast, 2016 to 2046, Final Report, March 5, 2019. 2021 to 2051 forecast by Watson & Associates Economists Ltd.



Figure 7-2
City of Kingston
Total Housing (Permanent & Student) Forecast, 2021 to 2051
Medium (Recommended) Growth Scenario



Notes:

- Figures may not sum precisely due to rounding.
- All post-secondary international student growth from 2021 to 2051 is captured as part of the non-permanent resident population which comprises the Census population and associated housing.

Source: 2021 derived from Statistics Canada Census data and a review of student population not captured in the Census by Watson & Associates Economists Ltd. 2019 Growth Study (Medium Scenario) from City of Kingston Population, Housing and Employment Growth Forecast, 2016 to 2046, Final Report, March 5, 2019. 2021 to 2051 forecast by Watson & Associates Economists Ltd.



Chapter 8

City of Kingston Population, Housing and Employment Allocations



8. City of Kingston Population, Housing and Employment Allocations

The following chapter summarizes the allocation of forecast population and housing growth within the City of Kingston in accordance with the Medium (Recommended) Growth Scenario. Allocations are provided for the following areas with mapping in Appendix H:

- Population and housing allocations by planning policy area: Built-Up Area (B.U.A.), Designated Greenfield Area (D.G.A.) and Rural Area;
- Population, housing and employment allocations by Sub-Area: Kingston North, Kingston East, Kingston Central and Kingston West;
- Population, housing and employment allocation by Water and Wastewater Catchment Area: Central, East, West, Cana, and no City servicing.

In developing the City's growth allocations, consideration has been given to a range of assumptions regarding long-range growth targets as well as residential supply and demand factors, including:

Growth Targets:

- 60% intensification target, with 60% of annual housing growth from 2023 to 2051 allocated within the City of Kingston B.U.A.; and
- City-wide density target of at least 50 people and jobs per hectare on vacant D.G.A. lands.

Local Supply Factors:

- Supply of potential future housing stock in the development process by housing structure type and development approval status;
- Current inventory of net vacant designated urban "greenfield" lands not currently in the development approvals process;
- Non-residential developments based on discussions with City staff;
- The availability of serviced employment land supply (i.e., serviced and ready to develop employment lands) and future planned greenfield development opportunities on vacant designated employment lands within Kingston;



- Consideration of water and wastewater servicing capacity and potential long-term solutions to overcome constraints (where identified) based on ongoing discussions with staff;
- Residential and non-residential intensification opportunities; and
- Provincial and local planning policy direction regarding forecast residential and employment growth.

Demand Factors:

- Historical population, housing by structure type and employment activity based on 2001 to 2021 Statistics Canada (Census) data;
- A review of historical residential building permit activity (new units only) by structure type;
- Historical employment trends (i.e., review of established and emerging employment clusters), non-residential construction activity, and recent employment land absorption rates;
- Historical commuting trends and anticipated employment growth opportunities within the surrounding market area;
- A review of local employment opportunities;
- Market demand for residential intensification; and
- The appeal of the City's areas to a broad range of demographic groups, including students, young adults, families, empty nesters and seniors.

8.1 City of Kingston Population, Housing and Employment Allocations by Planning Policy Area

In accordance with the supply and demand factors, Figure 8-1 summarizes the permanent population and housing growth forecast for the City of Kingston by planning policy area from 2021 to 2051. Key observations include:

- The B.U.A. comprises 60% of permanent housing and 53% of permanent population growth in the City of Kingston. The Kingston B.U.A. is forecast to grow by 32,300 people and 16,170 households over the 30-year forecast period. Within the B.U.A. housing growth is composed of 2% low-density, 20% medium-density and 78% high-density housing units, and makes up 86% of all high-density growth in the City.



- It is important to note that in addition the permanent population and housing growth, the post-secondary student population and housing forecast of 6,400 people and 2,300 households will be accommodated in the B.U.A.
- Low-density housing opportunities are limited in the B.U.A. due to the low availability of vacant residential land to accommodate this form of housing. However, the area has notable intensification opportunities through gentle intensification for medium-density households to accommodate missing middle development, and high-density development opportunities.
- Growth in the D.G.A. comprises 44% of the City's population and 38% of its housing growth from 2021 to 2051. The area is forecast to grow by 26,700 people and 10,370 households over the 30-year forecast period. Housing growth comprises 45% low-density, 35% medium-density, and 20% high-density units, providing a range of housing options to accommodate broad range of demographics and family structures. The D.G.A. is anticipated to accommodate 85% of the City's low-density housing growth from 2021 to 2051.
- The Rural Area is forecast to growth by 1,500 people and 450 low-density households from 2021 to 2051, comprising 2% of the City's growth. It is important to note that growth in the Rural Area is composed from Kingston North, and parts of the Kingston West and Kingston East Sub-Area.
- Please note for the purposes of land needs assessment the Community Area Land Needs and Intensification Analysis Report utilizes a 2024 to 2051 forecast period, whereas the figures presented herein are provided over a 2021 to 2051 forecast period in accordance with Census periods.



Figure 8-1
City of Kingston
Permanent Population and Housing Growth by Planning Policy Area, 2021 to 2051
Medium (Recommended) Growth Scenario

Planning Policy Area	Population ^[1]	Low Density Units ^[2]	Medium Density Units ^[3]	High Density Units ^[4]	Total Residential Units	Residential Unit Growth Share
Built-Up Area	32,300	360	3,230	12,580	16,170	60%
Designated Greenfield Area	26,700	4,660	3,630	2,080	10,370	38%
Rural	1,500	450	0	0	450	2%
City of Kingston	60,400	5,470	6,860	14,660	26,980	100%

^[1] Population includes net Census undercount estimated at approximately 3.1%

^[2] Includes single and semi-detached houses.

^[3] Includes townhouses and apartments in duplexes.

^[4] Includes bachelor, 1-bedroom, 2-bedroom+ apartment units and secondary suites.

Note: Figures have been rounded and may not add up precisely.

Source: Watson & Associates Economists Ltd.

8.2 City of Kingston Population, Housing and Employment Allocations by Sub-Area

Figure 8-2 illustrates permanent population and housing growth in the City of Kingston by Sub-Area, including: Kingston North, Kingston East, Kingston Central and Kingston West. Key observations include:

- Kingston West is forecast to grow by 24,900 people and 10,610 households from 2021 to 2051, comprising 41% and 39% of the City's population and housing growth, respectively. Future housing growth provides a broad range of structure option with 27% low-density, 29%, medium-density and 45% high-density housing units.
- Kingston Central is forecast to increase by 20,500 people and 10,100 households over the 30-year forecast period, comprising 34% of the City's population and 37% of its housing growth. The Kingston Central housing mix is



weighed towards high-density units which comprises 72% of the housing growth within this area. It is important to note that in addition to the permanent population and housing growth, the post-secondary student population and housing forecast of 6,400 people and 2,300 households will be accommodated in Kingston Central.

- The permanent population in Kingston East is forecast to increase by 14,100 people and 6,000 households from 2021 to 2051, comprising 23% and 22% of the respective population and housing growth for this area. Forecast housing growth in Kingston East comprises 35% low-density, 20% medium-density, and 45% high-density households.
- Kingston North is forecast to grow by 900 people and 270 low-density households from 2021 to 2051, comprising 1% of the City's growth largely in the Rural Area.

Figure 8-2
City of Kingston
Permanent Population and Housing Growth by Sub-Area, 2021 to 2051
Medium (Recommended) Growth Scenario

Sub-Area	Population ^[1]	Low Density Units ^[2]	Medium Density Units ^[3]	High Density Units ^[4]	Total Residential Units	Residential Unit Growth Share
Kingston North	900	270	0	0	270	1%
Kingston East	14,100	2,100	1,220	2,680	6,000	22%
Kingston Central	20,500	240	2,610	7,250	10,100	37%
Kingston West	24,900	2,850	3,030	4,730	10,610	39%
City of Kingston	60,400	5,470	6,860	14,660	26,980	100%

^[1] Population includes net Census undercount estimated at approximately 3.1%

^[2] Includes single and semi-detached houses.

^[3] Includes townhouses and apartments in duplexes.

^[4] Includes bachelor, 1-bedroom, 2-bedroom+ apartment units and secondary suites.

Note: Figures have been rounded and may not add up precisely.

Source: Watson & Associates Economists Ltd.



The City of Kingston employment growth forecast by sector for the Medium (Recommended) Scenario from 2023 to 2051 is summarized in Figure 8-3. Key observations include:

- Kingston West is forecast to grow by 13,400 jobs and comprise 40% of the City's total employment growth from 2023 to 2051. The area will accommodate a broad range of employment uses and represents the City's largest industrial growth area accommodating two-thirds of Kingston's industrial growth.
- Employment in Kingston Central is forecast to increase by 11,200 jobs or 35% of the City's total employment growth from 2023 to 2051. Kingston Central is forecast to accommodate approximately three-fifths of the City's institutional employment growth to 2051, driven by growth of the City's post-secondary institutions, government and healthcare services.
- Kingston East is forecast to increase by 7,640 jobs and comprises 23% of the City's total employment growth to 2051. The area will accommodate a broad range of industrial, commercial and institutional uses, in addition to work and no fixed place of work jobs.
- Employment is forecast to increase by 480 jobs in Kingston North over the 2023 to 2051 period, comprising 1% of the City's employment growth over the same time period.

For additional information related to the employment forecast, please refer to the City of Kingston Employment Lands Review Report.



Figure 8-3
City of Kingston
Employment Growth by Sector and Sub-Area, 2023 to 2051
Medium (Recommended) Growth Scenario

Sub-Area	Primary ^[1]	Work at Home	Industrial	Commercial/ Population-Related	Institutional	N.F.P.O.W. ^[2]	Total Employment	Total Employment Growth Share
Kingston North	80	40	140	160	20	40	480	1%
Kingston East	0	580	1,890	2,420	2,080	670	7,640	23%
Kingston Central	0	850	500	3,510	6,010	980	11,850	36%
Kingston West	0	1,030	4,800	4,250	2,150	1,190	13,420	40%
City of Kingston	80	2,500	7,330	10,340	10,260	2,880	33,390	100%

^[1] Primary employment includes agriculture, forestry, fishing, hunting, mining and oil and gas extraction industries.

^[2] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

Note: Figures have been rounded and may not add up precisely.

Source: Watson & Associates Economists Ltd.



8.3 City of Kingston Population, Housing and Employment Allocations by Water and Wastewater Catchment Area

Figures 8-3 to 8-7 summarize permanent population, housing, and employment growth in the City of Kingston by Water and Wastewater Catchment Area, including East, Central, West, Cana, and no Municipal Servicing. Key observations include:

- The Kingston West Water and Wastewater Catchment Areas are forecast to grow by 24,900 people and 10,610 households from 2021 to 2051, comprising 41% and 39% of the City's population and housing growth, respectively. Employment in Kingston West is forecast to increase by 13,400 jobs and comprise 40% of the City's total employment growth from 2023 to 2051.
- The Kingston Central Water and Wastewater Catchment Areas are forecast to increase by 20,500 people and 10,100 households over the 30-year forecast period, comprising 34% and 37% of the City's population and housing growth. It is important to note that in addition to the permanent population and housing growth, the post-secondary student population and housing forecast of 6,400 people and 2,300 households will be accommodated in Kingston Central. Employment in Kingston Central is forecast to increase by 11,200 jobs or 35% of the City's total employment growth from 2023 to 2051.
- The permanent population in the Kingston East Water and Wastewater Catchment Areas is forecast to increase by 13,600 people and 6,800 households from 2021 to 2051, comprising 23% and 22% of the respective population and housing growth for this area. Kingston East is forecast to increase by 7,640 jobs, comprising 23% of the City's total employment growth to 2051.
- The Cana Water Serviced Area is not forecast to accommodate additional population and employment over the 2021 to 2051 forecast period.
- Areas with no City Water or Wastewater servicing are forecast to grow by 1,500 people and 450 low-density households from 2021 to 2051, comprising 2% of the City's growth and composed of areas in the Kingston North and East Sub-Areas. Employment with no City Water and Wastewater servicing is forecast to increase by 600 jobs, comprising 2% of the City's employment growth from 2023 to 2051.



Figure 8-4
City of Kingston
Permanent Population and Housing Growth by Water Catchment Area, 2021 to 2051
Medium (Recommended) Growth Scenario

Water Catchment Area	Population ^[1]	Low Density Units ^[2]	Medium Density Units ^[3]	High Density Units ^[4]	Total Residential Units	Residential Unit Growth Share
East	13,600	1,920	1,220	2,680	5,820	22%
Central	20,500	240	2,610	7,250	10,100	37%
West	24,900	2,850	3,030	4,730	10,610	39%
Cana	0	0	0	0	0	0%
No Municipal Water	1,500	450	0	0	450	2%
City of Kingston	60,400	5,470	6,860	14,660	26,980	100%

^[1] Population includes net Census undercount estimated at approximately 3.1%

^[2] Includes single and semi-detached houses.

^[3] Includes townhouses and apartments in duplexes.

^[4] Includes bachelor, 1-bedroom, 2-bedroom+ apartment units and secondary suites.

Note: Figures have been rounded and may not add up precisely.

Source: Watson & Associates Economists Ltd.



Figure 8-5
City of Kingston
Employment Growth by Water Catchment Area, 2023 to 2051
Medium (Recommended) Growth Scenario

Water Catchment Area	Primary ^[1]	Work at Home	Industrial	Commercial/Population-Related	Institutional	N.F.P.O.W. ^[2]	Total Employment	Total Employment Growth Share
East	0	560	1,890	2,320	2,080	650	7,500	22%
Central	0	850	1,000	3,510	6,010	980	12,350	37%
West	0	1,030	4,290	4,250	2,150	1,190	12,910	39%
Cana	0	0	0	0	0	0	0	0%
No Municipal Water	80	60	140	250	20	70	620	2%
City of Kingston	80	2,500	7,330	10,340	10,260	2,880	33,390	100%

^[1] Primary employment includes agriculture, forestry, fishing, hunting, mining and oil and gas extraction industries.

^[2] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

Note: Figures have been rounded and may not add up precisely.

Source: Watson & Associates Economists Ltd.



Figure 8-6
City of Kingston
Permanent Population and Housing Growth by Wastewater Catchment Area,
2021 to 2051
Medium (Recommended) Growth Scenario

Wastewater Catchment Area	Population ^[1]	Low Density Units ^[2]	Medium Density Units ^[3]	High Density Units ^[4]	Total Residential Units	Residential Unit Growth Share
East	13,600	1,920	1,220	2,680	5,820	22%
Central	20,500	240	2,610	7,250	10,100	37%
West	24,900	2,850	3,030	4,730	10,610	39%
Cana	0	0	0	0	0	0%
No Municipal Water	1,500	450	0	0	450	2%
City of Kingston	60,400	5,470	6,860	14,660	26,980	100%

^[1] Population includes net Census undercount estimated at approximately 3.1%

^[2] Includes single and semi-detached houses.

^[3] Includes townhouses and apartments in duplexes.

^[4] Includes bachelor, 1-bedroom, 2-bedroom+ apartment units and secondary suites.

Note: Figures have been rounded and may not add up precisely.

Source: Watson & Associates Economists Ltd.



Figure 8-7
City of Kingston
Employment Growth by Sector Wastewater Catchment Area, 2023 to 2051
Medium (Recommended) Growth Scenario

Wastewater Catchment Area	Primary ^[1]	Work at Home	Industrial	Commercial/ Population-Related	Institutional	N.F.P.O.W. ^[2]	Total Employment	Total Employment Growth Share
East	0	560	1,890	2,320	2,080	650	7,500	22%
Central	0	850	500	3,510	6,010	980	11,850	35%
West	0	1,030	4,800	4,250	2,150	1,190	13,420	40%
No Municipal Wastewater	80	60	140	250	20	70	620	2%
City of Kingston	80	2,500	7,330	10,340	10,260	2,880	33,390	100%

^[1] Primary employment includes agriculture, forestry, fishing, hunting, mining and oil and gas extraction industries.

^[2] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

Note: Figures have been rounded and may not add up precisely.

Source: Watson & Associates Economists Ltd.



Chapter 9

Conclusions



9. Conclusions

This growth forecast for the Kingston C.M.A. and the City of Kingston has been provided within the context of macro-economic conditions, as well as region-wide and local development trends. A detailed review has also been undertaken with respect to the impacts of changing demographic and socio-economic trends regarding the City's permanent and study population base on the City's long-term population and employment growth outlook. The key findings of the growth forecast are discussed below.

Macro-Economic and Regional Trends

- The population growth outlook for Eastern Ontario, which includes the Kingston C.M.A. and the City of Kingston, has progressively strengthened over the past decade following a steady provincial economic recovery from the 2008/2009 global financial crisis.
- The regional economy has also shown a strong rebound since COVID-19, with the Kingston C.M.A.'s employed labour force at a record high and an unemployment rate at an all-time low.
- Near-term provincial G.D.P. growth slowed notably in 2023 and has continued to slow in 2024 due to the high cost of borrowing and persistent inflation at levels above target by the Bank of Canada. While national and provincial G.D.P. is anticipated to rebound by 2025/2026 in response to recent and anticipated interest rate cuts by the Bank of Canada, we would note that macro-economic conditions across Canada and Ontario have softened within the past year. As a result, the national housing market recently started to show signs of cooling with respect to sales and price appreciation. These trends, however, vary by region across Canada. Comparatively, the housing market across the Kingston C.M.A. has softened since the height of the pandemic with respect to sales, housing starts, and housing prices.
- The industrial sector across the regional economy was slow to recover from the 2008/2009 global economic downturn; however, since 2015 the City has experienced steady economic growth across its export-based sectors. Competitively priced employment lands continue to attract demand to the City of Kingston for new industrial development and expansion.



- Immediately following the onset of the pandemic, Canada's federal government increased its immigration targets, which are now set at 500,000 new permanent residents in 2025 and 2026. Recent data indicates that a growing share of new Canadians are choosing to reside in the Kingston C.M.A. and the City of Kingston.
- As a result of these broader economic and demographic trends, the Kingston C.M.A. and the City of Kingston experienced relatively stronger population, housing, and employment growth over the past decade, compared to previous historical periods. Both the City and the C.M.A. are tracking higher relative to the population forecasts prepared under the 2019 Growth Projections Study.
- While it is important to recognize slowing global economic trends and a weaker near-term economic outlook, the provincial and regional economy is anticipated to steadily expand over the medium to long term, driving relatively stronger population growth from net migration to the Kingston C.M.A. and the City.
- In turn, relatively stronger net migration over the long term is anticipated to generate steady demand for new ownership and rental housing to accommodate the City's growing permanent and student population base.

City of Kingston Recommended Population, Housing, and Employment Growth Forecast

- Under the Medium Growth Scenario, the total population, which includes the permanent population (permanent and non-permanent residents adjusted for the net Census undercount) and students not captured by the Census, is forecast to grow from 154,100 in 2021 to 220,900 in 2051, an increase of 66,800 people.
- The total housing forecast, including households occupied by the permanent population and off-campus student households not captured by the Census is expected to grow from 62,900 in 2021 to 92,200 in 2051, an increase of 29,300 households.
- The Medium Growth Scenario represents the "recommended" growth forecast scenario for the City of Kingston for long-range planning purposes. Over the 2021 to 2051 period, under the Medium Growth Scenario the permanent population is forecast to grow from 136,600 to 197,000, increasing at a rate of 1.2% annually. This is noticeably higher relative to the historical annual growth rate of 0.7% achieved from 2001 to 2021.



- An additional 27,000 new permanent households will need to be constructed within the City between 2021 and 2051 to accommodate future population growth. It is important to note that the permanent housing forecast excludes student housing needs not captured in the Census. Additional housing needs have also been identified in the near term to address existing housing deficiencies in the rental housing market and current non-market housing needs.^[1]
- Housing preferences by structure type are anticipated to gradually shift towards medium- and high-density housing forms over the long term due largely to the aging of the population and from continued upward pressure on housing prices. The City of Kingston is also anticipated to accommodate a growing share of young adults and new families seeking home ownership and rental housing opportunities. Population growth associated with young adults is anticipated to be primarily driven by net migration of the permanent population. The 2021 to 2051 permanent housing forecast comprises 20% low-density, 25% medium-density, and 54% high-density households.
- Full-time post-secondary student enrolment is forecast to increase from 34,000 in 2021 to 48,300 in 2051. Of this total, 4,600 students are identified as not captured in the Census. These students are anticipated to live off-campus, resulting in the need for an additional 2,300 housing units not captured in the permanent housing forecast.
- Taking into account the City's total housing needs, including student housing needs not captured in the Census, the City's 10-year annual housing forecast is just over 1,400 units per year or 14,000 total housing units.
- The recommended housing forecast exceeds the 10-year housing target of 8,000 units, as set out in the Bill 23 Municipal Housing Pledge by the Province of Ontario. The recommended housing forecast also exceeds the four-year housing target of 1,200 units annually, as set by City of Kingston Council.
- The City of Kingston employment is forecast to increase from 80,500 to 113,900, increasing by 33,400 jobs across a broad range of sectors to provide services to the increasing population and accommodate strong industrial demand.

^[1] City of Kingston, Housing Needs Assessment. July 26, 2023. Watson & Associates Economists Ltd.



City of Kingston Recommended Population, Housing and Employment Growth Forecast Allocations

Planning Policy Area Allocations

- Over the 2021 to 2051 forecast period, 60% of future permanent housing growth or 16,170 units is forecast to be accommodated in the B.U.A. The B.U.A. has limited opportunities to accommodate low-density housing due to the low availability of vacant residential land; however, there are opportunities to accommodate missing-middle medium-density and high-density housing development through intensification.
- The City's D.G.A. is forecast to accommodate 38% of the City's future housing unit growth from 2021 to 2051, providing a broad range of housing options and 85% of the City's total low-density housing growth to 2051.
- The Rural Area is forecast to accommodate 450 low-density housing units from 2021 to 2051.

Sub-Area Allocations

- Kingston West is anticipated to represent the City's largest urban growth area over the next three decades. The area is forecast to accommodate approximately two-fifths of the City's population and employment growth, including half the City's low-density housing and two-thirds of its industrial growth.
- Kingston Central is anticipated to accommodate just over one-third of the City's population and 35% of its employment growth to 2051, including half the City-wide high-density housing units and three-fifths of the institutional employment growth.
- Just under one-quarter of the City's population and employment growth to 2051 is anticipated to be accommodated in Kingston East, providing a broad range of housing and employment options.
- Kingston North is forecast to accommodate 1% of the City's population and employment growth.
- It is important to note that in addition to the permanent population and housing growth identified above, 6,400 post-secondary students within 2,300 new dwellings are forecast in Kingston Central.



Water and Wastewater Catchment Areas

- The Kingston West Water and Wastewater Catchment Areas are forecast to comprise 41% and 39% of the City's population and housing growth from 2021 to 2051, respectively. Employment in Kingston West is forecast to accommodate 40% of the City's total employment growth from 2023 to 2051.
- The Kingston Central Water and Wastewater Catchment Areas are forecast to accommodate 34% and 37% of the City's 2021 to 2051 population and housing growth, respectively. The area will also accommodate the post-secondary student population and housing not captured in the Census. Kingston Central is forecast to account for 35% of the City's total employment growth to 2051.
- Kingston East Water and Wastewater Catchment Areas are forecast to comprise 23% and 22% of the City's population and housing growth, respectively, and 23% of the City's total employment growth from 2023 to 2051.
- The Cana Water Serviced Area is not forecast to accommodate additional population and employment to 2051.
- Areas with no City Water or Wastewater servicing are forecast to account for 2% of the City's population, housing, and employment growth to 2051. This growth is composed of areas in the Kingston North and East Sub-Areas.

This population, housing, and employment growth analysis forms an important foundational report and integral component to each of the other technical reports prepared as part of the City's Growth Analysis and Urban Land Needs Assessment Study process. This report informs a number of variables that are further explored through the Community Area Land Needs and Intensification Analysis Report, Employment Land Needs Review Report, and the Commercial Land Needs Review and Strategic Directions.^[1]

^[1] City of Kingston Community Area Land Needs and Residential Intensification Analysis Report, July 2024; and City of Kingston Commercial Land Needs Review and Strategic Directions, August 2024. City of Kingston Employment Land Needs Review Report, August 2024.

Appendices



Appendix A

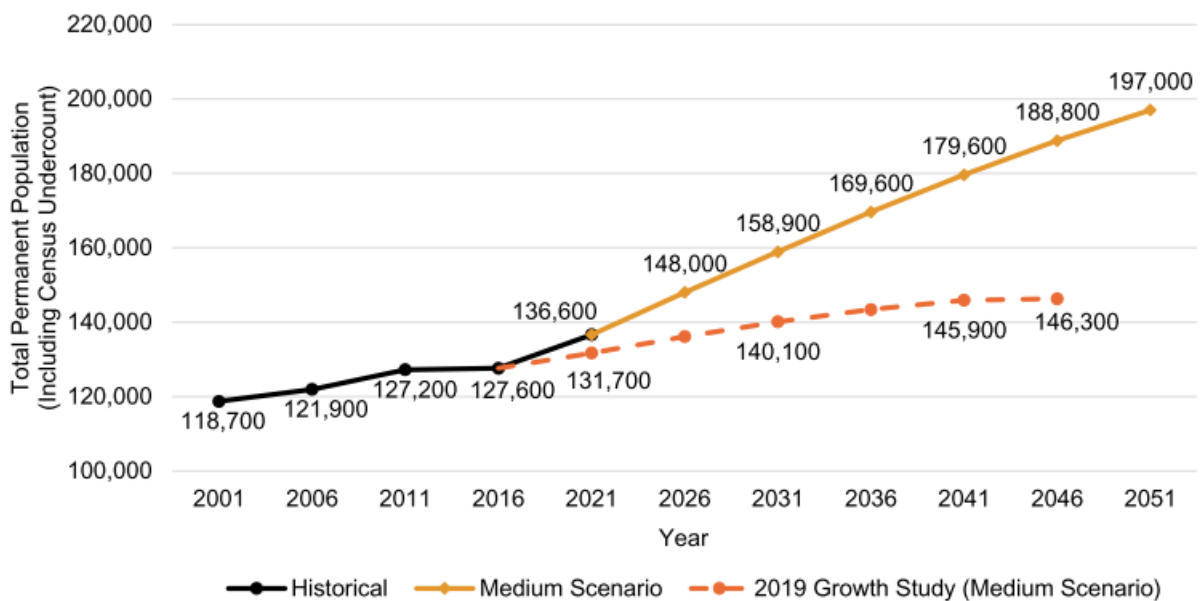
City of Kingston Population, Housing and Employment Projection Comparison



Appendix A: City of Kingston Population, Housing and Employment Projection Comparison

Figures A-1 and A-2 compares the permanent population and households in the City of Kingston, respectively, from the 2019 Growth Study to the current Reference Scenario presented in this report. The previous 2019 study projected that the City of Kingston would achieve a population of 131,700 by 2021, however, the 2021 population for the City of Kingston is reported at 136,600, a difference of 4,900 people.

Figure A-1
City of Kingston
Population Forecast Comparison

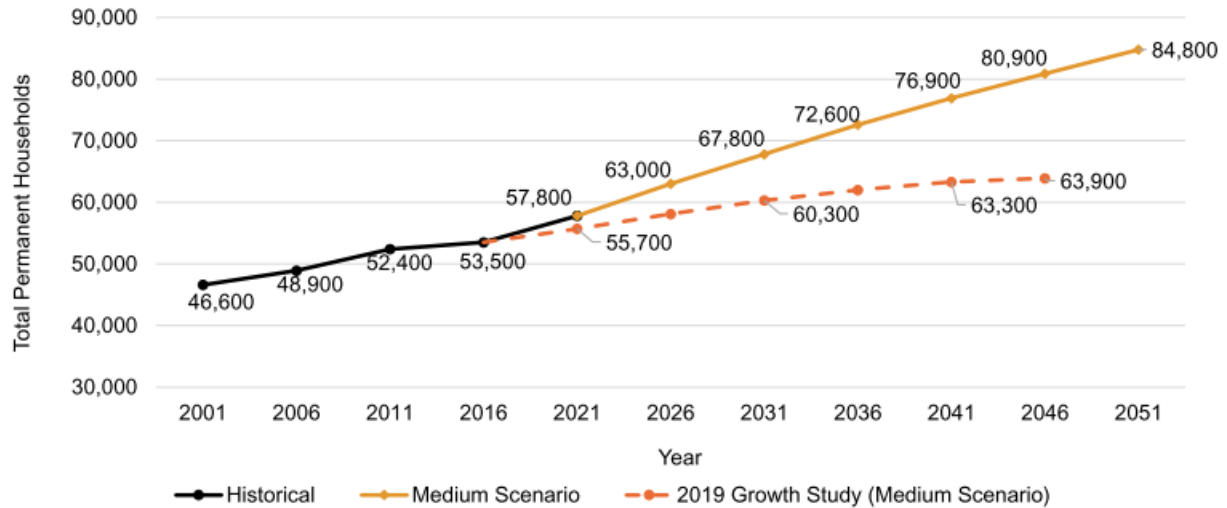


Source: 2001 to 2021 derived from Statistics Canada Census data. 2019 Growth Study (Medium Scenario) from City of Kingston Population, Housing and Employment Growth Forecast, 2016 to 2046, Final Report, March 5, 2019. 2021 to 2051 by forecasted by Watson & Associates Economist Ltd.

Figure A-2 summarizes the permanent household forecast from the previous 2019 projections study to this current one. It is noted that the previous household estimates underestimated the 2021 Census actuals by roughly 2,100 units.



Figure A-2
City of Kingston
Household Forecast Comparison



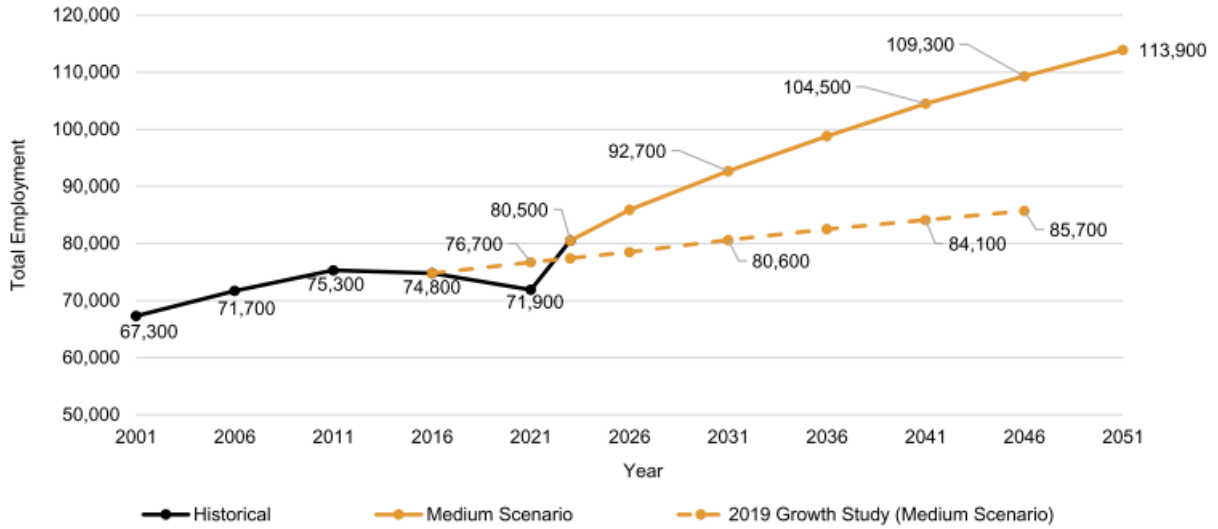
Source: 2001 to 2021 derived from Statistics Canada Census data. 2019 Growth Study (Medium Scenario) from City of Kingston Population, Housing and Employment Growth Forecast, 2016 to 2046, Final Report, March 5, 2019. 2021 to 2051 by forecasted by Watson & Associates Economist Ltd.

While the 2021 Census population is slightly higher than what the 2019 study projected, by 2046 this study diverges from the 2019 study regarding permanent population, with a difference of 42,500 persons. Similar to the permanent population forecast, by 2046, the 2019 study is significantly exceeded by this study, with the 2019 study having approximately 17,000 fewer housing units than the forecasted Base Case Scenario (63,900 housing units).

Figure A-3 presents the total employment forecast from the 2019 study compared to the Reference Scenario. In total, the previous 2019 study's employment forecast for 2023 was exceeded by the 2023 employment estimate by approximately 3,100 jobs. The Medium (Recommended) Scenario long-term total employment is similar to the population and housing forecasts, showing significantly higher growth than the 2019 study. By 2046, the Medium (Recommended) Scenario is forecasted to reach 109,300 employees, a difference of 23,600 more jobs compared to the 2019 projections study.



Figure A-3
City of Kingston
Employment Forecast Comparison



Source: Historical derived from Statistics Canada Census and Demography Division data, 2006 to 2021. 2019 Growth Study (Medium Scenario) from City of Kingston Population, Housing and Employment Growth Forecast, 2016 to 2046, Final Report, March 5, 2019. 2021 to 2051 forecast by Watson & Associates Economists Ltd



Appendix B

Growth Forecast Approach and Methodology



Appendix B: Growth Forecast Methodology

Approach and Methodology

There are a number of local factors that are anticipated to influence the amount, type and location of development within the City of Kingston. Such factors include: the City's competitive position relative to surrounding municipalities within the regional market area, the supply of available urban serviced land, availability of future lands for urban expansion, local real-estate market conditions, and forecast trends in housing affordability, to name a few. The City's student population and housing growth potential is also influenced by a number of macro-economic and local factors, such as national and provincial population growth trends by age, university enrolment trends, forecast demand associated with foreign students, and on-campus vs. off-campus student housing supply opportunities. Lastly, provincial and local planning policy can also influence the location, built-form / density and rate of residential and non-residential development activity.

The population, household, and employment forecast methodology adopted for this study utilizes a combined forecasting approach that incorporates both the traditional "top-down" cohort-survival forecast methodology (i.e., population by age-cohort) and a "bottom-up" household formation methodology. This combined approach is adopted to ensure that both regional economic/demographic trends and local housing market conditions are adequately assessed in developing the long-term growth potential for the City of Kingston.

A.1 Economic Base Model

Local/regional economic activities can be divided into two categories: those that are "export-based," and those that are "community-based." The export-based sector comprises industries (i.e., economic clusters) that produce goods that reach markets outside the community (e.g., agriculture and primary resources, manufacturing, research and development). Export-based industries also provide services to temporary and second-home residents of the City of Kingston (hotels, restaurants, tourism-related sectors, colleges, and universities) or to businesses outside the region (specialized financial and professional, scientific and technical services). Community-based industries produce services that primarily meet the needs of the residents in the City (retail, medical, primary and secondary education, and personal and government



services). Ultimately, future permanent population and housing growth within the City of Kingston has been determined in large measure by the competitiveness of the export-based economy within the City of Kingston and the surrounding market area (Kingston C.M.A.).

On the other hand, population growth in the 75+ cohort will continue to be largely driven by the aging of the City's existing population and, to a lesser extent, the attractiveness of the City to older adults and seniors through net migration.

A.2 Cohort-Survival Population and Household Forecast Methodology

The cohort-survival population forecast methodology uses, as its base, population age groups by sex, and ages each group over time, taking into consideration age-specific death rates and age-specific fertility rates for the female population in the appropriate years (to generate new births). To this total, an estimated rate of net migration is added (in-migration to the municipality, less out-migration, by age group).

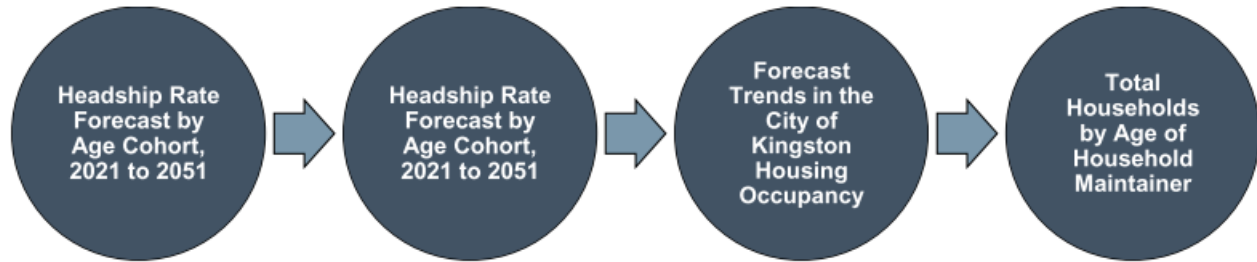
Forecast trends in population age structure provide important insights with respect to future housing needs based on forecast trends in average household occupancy. Total housing growth is generated from the population forecast by major age group using a headship rate forecast.

A headship rate is defined as the number of primary household maintainers or heads of households by major population age group (i.e., cohort). Average headship rates do not tend to vary significantly over time by major age group; however, the number of maintainers per household varies by population age group. For example, the ratio of household maintainers per total housing occupants is higher on average for households occupied by older cohorts (i.e., 55+ years of age) as opposed to households occupied by adults 29 to 54 years of age. This is important because, as the City of Kingston's population ages, the ratio of household maintainers is anticipated to increase. The average headship rate represents the inverse of the average number of persons per unit (P.P.U.). As such, as the City's population ages over time, the average P.P.U. is forecast to steadily decline as the ratio of household maintainers per total housing occupants increases. Figure B-1 summarizes the cohort-survival forecast methodology,



which is a provincially accepted approach to projecting population and the corresponding total household formation.^[1]

Figure B-1
Cohort-Survival Population and Household Forecast Methodology



This forecasting approach has been developed in accordance with the Ontario Provincial Projection Methodology Guidelines and industry best practices.^[2] This approach focuses on the rate of historical housing construction in the City of Kingston and the surrounding area, adjusted to incorporate supply and demand factors by geographic area, such as servicing constraints, housing units in the development process, and historical housing demand. Population is then forecast by developing assumptions on average household size by unit type, taking into consideration the higher average occupancy of new housing units and the decline in P.P.U. over time within existing households.

A.3 Employment Forecast

The long-term employment growth potential for the City of Kingston has been developed from the labour force growth forecast, which considers both the rate and age structure of forecast labour force growth over the 2021 to 2051 planning horizon. A long-term employment growth forecast by major employment sector/category (i.e., primary, industrial, commercial, institutional, work at home) was then established using a cluster

^[1] Projection Methodology Guideline. A Guide to Projecting Population, Housing Need, Employment and Related Land Requirements, 1995.

^[2] Projection Methodology Guideline. A Guide to Projecting Population, Housing Need, Employment and Related Land Requirements, 1995.



analysis and employment “activity rate” method.^[1] Please refer to the City of Kingston Employment Land Review Report for additional details.

When forecasting long-term employment, it is important to understand how employment growth in the City of Kingston by major employment category (i.e., industrial, commercial and institutional) is impacted by forecast labour force and population growth. Population-related employment (i.e., retail, schools, services, and commercial) is generally automatically attracted to locations convenient to residents. Typically, as the population grows, the demand for population-related employment also increases, to service the needs of the local community. Forecast commercial and institutional activity rates have been based on historical activity rates and employment trends, and future commercial and institutional employment prospects within a local and regional context. Similar to population-related employment, home-based employment is also anticipated to generally increase in proportion to population growth.^[2]

Industrial and office commercial employment (export-based employment), on the other hand, is not closely linked to population growth. This type of employment tends to be more influenced by broader market conditions (i.e., economic competitiveness, transportation access, access to labour, and distance to employment markets) and local site characteristics such as servicing capacity, highway access and exposure, site size/ configuration, physical conditions, and site location within existing and future Employment Areas throughout Kingston and the surrounding market area. As such, industrial employment (employment lands employment) is not anticipated to increase in direct proportion to population growth and has been based on a review of the following:

- Macro-economic trends influencing industrial and employment lands development (i.e., industrial and office employment) within Kingston and the surrounding market area);

[1] An employment activity rate is defined as the number of jobs in a municipality divided by the number of residents.

[2] Due to further advancements in telecommunications technology, it is anticipated that home-based employment activity rates may increase over the forecast period for the City.



- Historical employment trends (i.e., review of established and emerging employment clusters), non-residential construction activity, and recent employment land absorption rates; and
- The availability of serviced industrial and employment land supply and future planned greenfield development opportunities on vacant designated industrial and employment lands within Kingston and the surrounding market area.



Appendix C

City of Kingston Housing Headship Rates



Appendix C: City of Kingston Housing Headship Rates, 2001 to 2051

Year	Total	Under 25	25-34 years	35-44 years	45-54 years	55-64 years	65-74 years	75+ years
2001	0.3925	0.0844	0.4386	0.5150	0.5547	0.5749	0.6205	0.6415
2006	0.4018	0.0830	0.4243	0.5140	0.5532	0.5918	0.6075	0.6518
2011	0.4121	0.1814	0.4350	0.5140	0.5696	0.5788	0.6411	0.6287
2016	0.4196	0.1782	0.4498	0.5069	0.5666	0.5827	0.6130	0.6132
2021	0.4234	0.1935	0.4422	0.5099	0.5594	0.5853	0.6091	0.6188
2026	0.4258	0.1935	0.4422	0.5099	0.5594	0.5853	0.6091	0.6188
2031	0.4269	0.1935	0.4422	0.5099	0.5594	0.5853	0.6091	0.6188
2036	0.4282	0.1935	0.4422	0.5099	0.5594	0.5853	0.6091	0.6188
2041	0.4284	0.1935	0.4422	0.5099	0.5594	0.5853	0.6091	0.6188
2046	0.4287	0.1935	0.4422	0.5099	0.5594	0.5853	0.6091	0.6188
2051	0.4306	0.1935	0.4422	0.5099	0.5594	0.5853	0.6091	0.6188



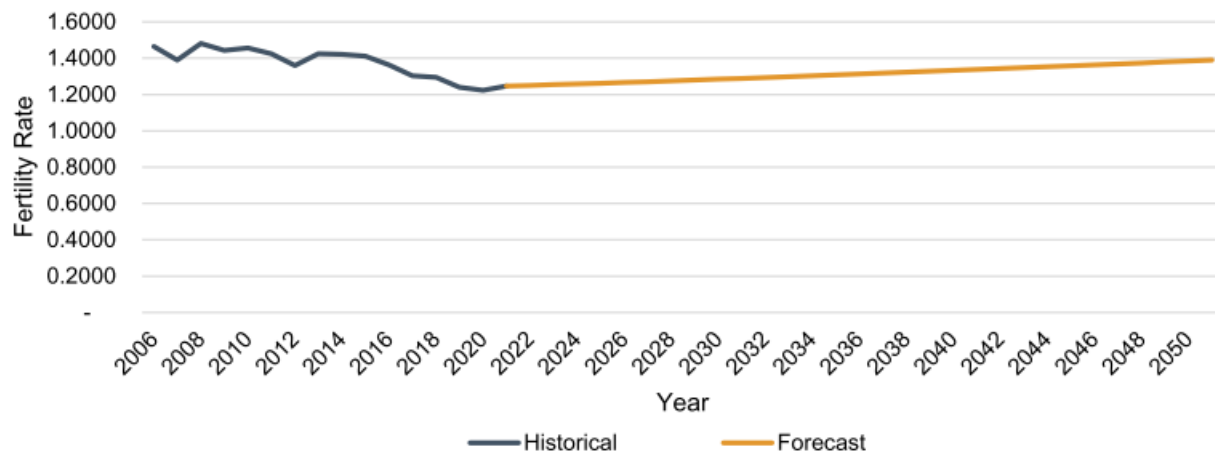
Appendix D

Kingston C.M.A. Population, Housing and Employment Forecast, 2021 to 2051



Appendix D: Kingston C.M.A. Permanent Population, Housing and Employment Forecast, 2021 to 2051

Figure F-1
City of Kingston Fertility Rates – Medium (Recommended) Scenario



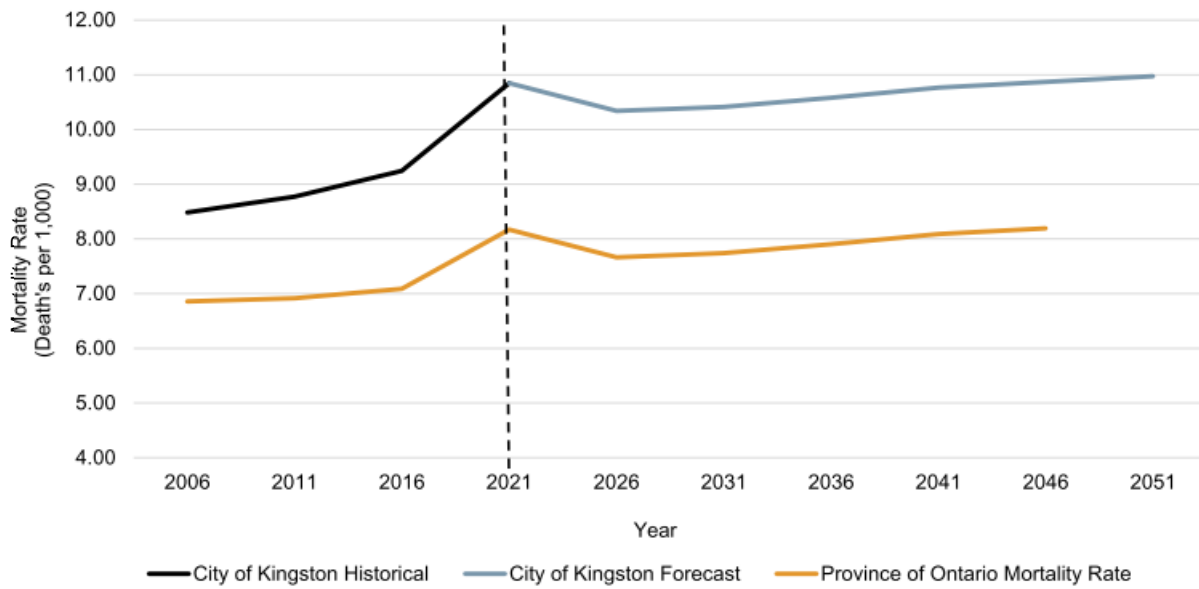
Source: Historical fertility rate data by age of mother provided by Vital Statistics, Ontario, Office of the Registrar General. Total fertility rate data provided by Statistics Canada Demography Division (Catalogue no. 91C0005). Fertility rate forecast prepared by Watson & Associates Economists Ltd.

Note: Province of Ontario fertility rate forecast (reference scenario) is assumed to increase from 1.4 to 1.5 between 2023 and 2046, in accordance with Ministry of Finance (MoF), Ontario Population Projections Update, Spring 2023.

Period	Fertility Rate
Historical 10-Year (2012 to 2021)	1.3289
Historical 5 year (2017 to 2021)	1.2617
Forecast Fertility Rate	1.3145



Figure D-2
Kingston C.M.A. Mortality Rate – Medium (Recommended) Scenario



Source: Data from Statistics Canada Demography Division (Catalogue no. 91C0005). City of Kingston mortality rate from 2021 to 2051 forecast prepared by Watson & Associates Economists Ltd., 2024. Ontario mortality rate derived from 2021 to 2046 from Ontario Population Projections Update, Summer 2023, Ministry of Finance by Watson & Associates Economists Ltd., 2024



FigureD-3
Kingston C.M.A. Total Net Migration by Major Age Group – Medium (Recommended) Scenario

Cohort	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036	2036-2041	2041-2046	2046-2051
0-19	3,000	1,800	3,300	3,200	3,100	3,100	2,900	2,800	2,800
20-34	2,300	(1,400)	5,200	6,100	5,600	5,600	5,200	5,000	5,100
35-44	0	(500)	1,000	2,400	2,500	2,400	2,300	2,300	2,300
45-54	200	100	700	900	900	800	800	700	700
55-74	400	900	1,900	1,800	2,000	1,800	1,800	1,700	1,600
75+	(100)	300	400	500	600	500	500	500	400
Total	5,800	1,200	12,500	15,000	14,700	14,300	13,500	13,100	13,000

Note: Figures may not add precisely due to rounding.

Source: Data from Statistics Canada Demography Division (Catalogue no. 91C0005). 2021 to 2051 forecast prepared by Watson & Associates Economists Ltd., 2024.

Figure D-4
Kingston C.M.A. Net Migration by Major Age Group by Share– Medium (Recommended) Scenario

Cohort	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036	2036-2041	2041-2046	2046-2051
0-19	51%	154%	26%	21%	21%	21%	21%	21%	22%
20-34	39%	-122%	42%	41%	38%	39%	39%	39%	39%
35-44	0%	-39%	8%	16%	17%	17%	17%	18%	18%
45-54	3%	8%	6%	6%	6%	6%	6%	6%	6%
55-74	7%	75%	15%	12%	14%	13%	13%	13%	12%
75+	-1%	25%	3%	4%	4%	4%	4%	4%	3%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%

Note: Figures may not add precisely due to rounding.

Source: Data from Statistics Canada Demography Division (Catalogue no. 91C0005). 2021 to 2051 forecast prepared by Watson & Associates Economists Ltd., 2024.



Figure D-5
Kingston C.M.A. Permanent Population Forecast – Medium (Recommended) Scenario

Cohort	2006	2011	2016	2021	2026	2031	2036	2041	2046	2051
0-19	35,600	34,900	33,500	34,700	35,000	35,600	36,900	39,000	41,100	42,000
20-34	32,800	36,000	34,700	38,100	43,200	46,600	49,500	50,900	51,000	51,500
35-44	23,700	20,300	19,700	22,100	25,800	27,800	28,700	30,300	32,400	33,800
45-54	23,900	25,400	23,400	20,500	21,200	24,600	28,300	30,100	30,800	32,400
55-64	18,900	21,600	23,300	25,200	23,700	21,200	22,000	25,300	28,700	30,500
65-74	12,100	13,900	17,600	20,800	22,700	24,600	23,600	21,400	22,100	25,300
75+	11,300	12,200	13,800	16,300	20,700	25,400	30,400	35,100	37,400	38,400
Total	158,300	164,300	166,000	177,800	192,200	206,000	219,400	232,000	243,600	253,800

Note: Figures may not add precisely due to rounding.

Source: Data from Statistics Canada Demography Division (Catalogue no. 91C0005). 2021 to 2051 forecast prepared by Watson & Associates Economists Ltd., 2024.



Figure D-6
Kingston C.M.A. Permanent Population Forecast – Medium (Recommended) Scenario

Cohort	2006	2011	2016	2021	2026	2031	2036	2041	2046	2051
0-19	23%	21%	20%	20%	18%	17%	17%	17%	17%	17%
20-34	21%	22%	21%	21%	22%	23%	23%	22%	21%	20%
35-44	15%	12%	12%	12%	13%	13%	13%	13%	13%	13%
45-54	15%	15%	14%	12%	11%	12%	13%	13%	13%	13%
55-64	12%	13%	14%	14%	12%	10%	10%	11%	12%	12%
65-74	8%	8%	11%	12%	12%	12%	11%	9%	9%	10%
75+	7%	7%	8%	9%	11%	12%	14%	15%	15%	15%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Note: Figures may not add precisely due to rounding.

Source: Data from Statistics Canada Demography Division (Catalogue no. 91C0005). 2021 to 2051 forecast prepared by Watson & Associates Economists Ltd., 2024.



Figure D-7
Kingston C.M.A. Household Forecast – Medium (Recommended) Scenario

Year	Population (Including Census Undercount) ^[1]	Population (Excluding Census Undercount) ^[1]	Total Households	Persons Per Unit (P.P.U.) with Undercount	Person Per Unit (P.P.U.) without Undercount
Mid-2011	164,300	159,600	65,960	2.49	2.42
Mid-2016	166,000	161,200	67,920	2.44	2.37
Mid-2021	177,800	172,500	73,510	2.42	2.35
Mid-2026	192,200	186,500	80,210	2.40	2.33
Mid-2031	206,000	199,900	86,830	2.37	2.30
Mid-2036	219,400	212,900	93,220	2.35	2.28
Mid-2041	232,000	225,200	99,020	2.34	2.27
Mid-2046	243,600	236,400	104,395	2.33	2.26
Mid-2051	253,800	246,300	109,570	2.32	2.25
Mid-2011 to Mid-2016	1,700	1,600	1,960	-	-
Mid-2016 to Mid-2021	11,800	11,300	5,590	-	-
Mid-2021 to Mid-2031	28,200	27,400	13,320	-	-
Mid-2021 to Mid-2041	54,200	52,700	25,510	-	-
Mid-2021 to Mid-2051	76,000	73,800	36,060	-	-

^[1] Census undercount estimated at approximately 3.1%. Note: Figures may not sum precisely due to rounding.

^[2] Includes townhouses and apartments in duplexes.

^[3] Includes bachelor, 1-bedroom, 2-bedroom+ apartment units and secondary suites.

Note: The institutional population includes establishments primarily engaged in providing residential care combined with either nursing, supervisory or other types of care as required by the residents. These facilities are a significant part of the production process and the care provided is a mix of health and social services, with the health component being largely nursing services.

Source: 2011 to 2021 derived from Statistics Canada Census data. 2021 to 2051 by forecast by Watson & Associates Economists Ltd.



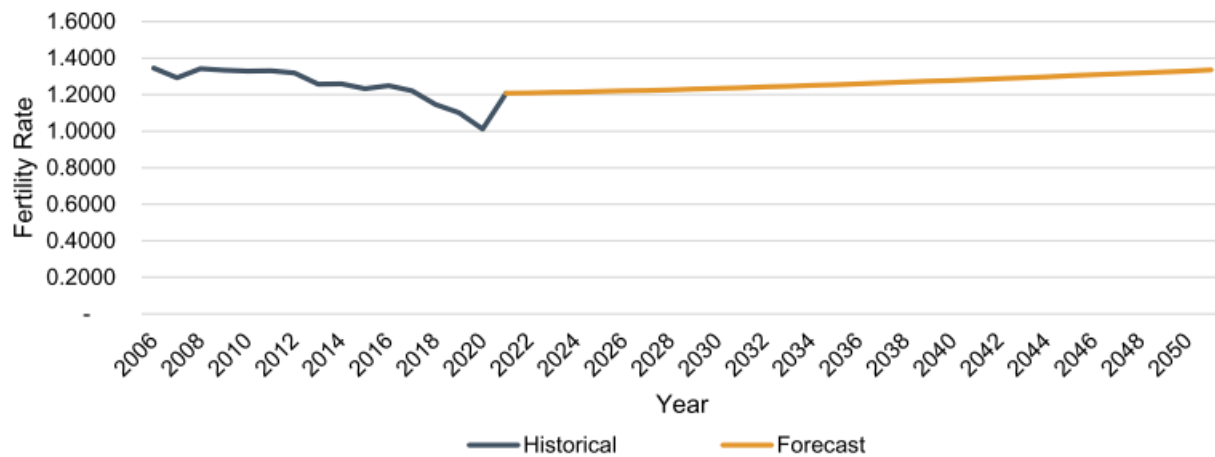
Appendix E

City of Kingston Permanent, Household and Employment Forecast, 2021 to 2051



Appendix E: City of Kingston Permanent Population, Housing and Employment Forecast, 2021 to 2051

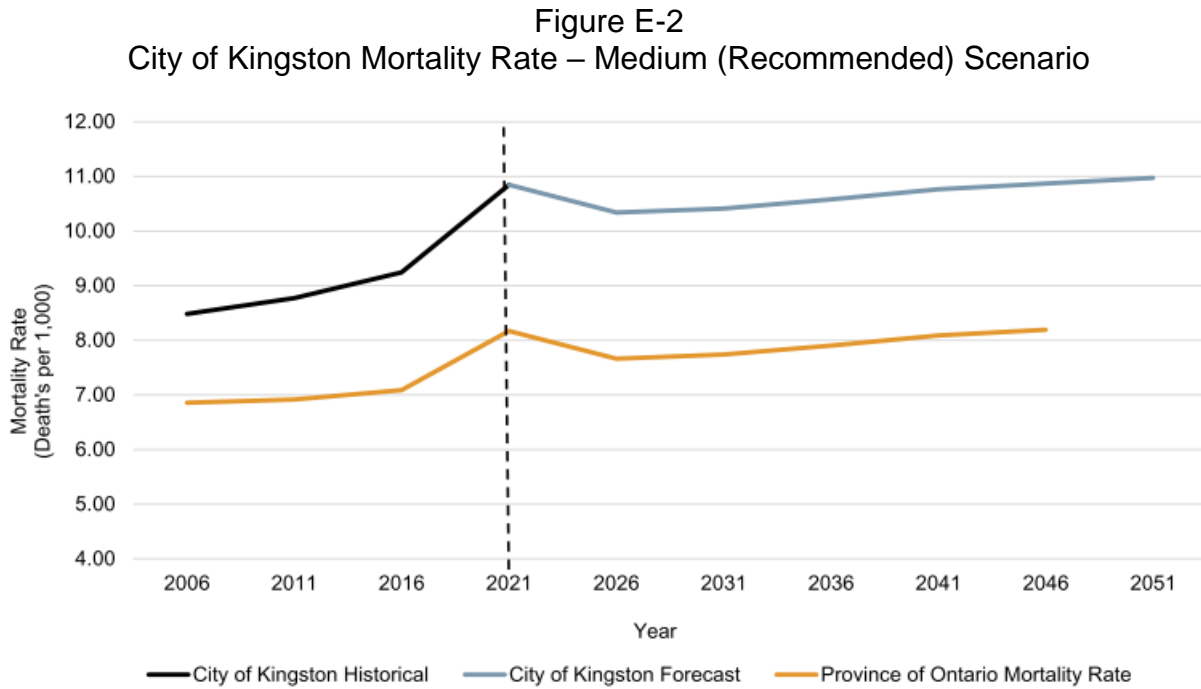
Figure E-1
City of Kingston Fertility Rates – Medium (Recommended) Scenario



Source: Historical fertility rate data by age of mother provided by Vital Statistics, Ontario, Office of the Registrar General. Total fertility rate data provided by Statistics Canada Demography Division (Catalogue no. 91C0005). Fertility rate forecast prepared by Watson & Associates Economists Ltd.

Note: Province of Ontario fertility rate forecast (reference scenario) is assumed to increase from 1.5 to 1.6 between 2017 and 2041, in accordance with Ministry of Finance (MoF), Ontario Population Projections Update, Spring 2023

Period	Fertility Rate
Historical 10-Year (2012 to 2021)	1.2007
Historical 5 year (2017 to 2021)	1.1380
Forecast Fertility Rate	1.2652



Source: Data from Statistics Canada Demography Division (Catalogue no. 91C0005). City of Kingston mortality rate from 2021 to 2051 forecast prepared by Watson & Associates Economists Ltd., 2024. Ontario mortality rate derived from 2021 to 2046 from Ontario Population Projections Update, Summer 2023, Ministry of Finance by Watson & Associates Economists Ltd., 2024



Figure E-3
City of Kingston Total Net Migration by Major Age Group – Medium (Recommended) Scenario

Cohort	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036	2036-2041	2041-2046	2046-2051
0-19	2,100	1,500	2,800	2,700	2,600	2,500	2,400	2,300	2,300
20-34	2,600	(1,200)	5,000	5,900	5,300	5,300	4,900	4,700	4,800
35-44	(200)	(800)	400	1,700	1,700	1,700	1,600	1,600	1,600
45-54	100	(300)	400	500	500	400	400	400	400
55-74	400	500	1,100	1,000	1,100	1,000	900	900	800
75+	200	600	500	500	600	500	500	500	400
Total	5,000	400	10,200	12,300	11,700	11,500	10,800	10,300	10,400

Note: Figures may not add precisely due to rounding.

Source: Data from Statistics Canada Demography Division (Catalogue no. 91C0005). 2021 to 2051 forecast prepared by Watson & Associates Economists Ltd., 2024.

Figure E-4
City of Kingston Net Migration by Major Age Group by Share– Medium (Recommended) Scenario

Cohort	2006-2011	2011-2016	2016-2021	2021-2026	2026-2031	2031-2036	2036-2041	2041-2046	2046-2051
0-19	42%	370%	27%	22%	22%	22%	22%	22%	22%
20-34	51%	-290%	49%	48%	45%	46%	46%	46%	47%
35-44	-5%	-196%	4%	14%	15%	15%	15%	15%	16%
45-54	1%	-65%	4%	4%	4%	4%	4%	4%	4%
55-74	7%	138%	11%	8%	9%	8%	9%	8%	8%
75+	3%	144%	5%	4%	5%	5%	5%	5%	4%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%

Note: Figures may not add precisely due to rounding.

Source: Data from Statistics Canada Demography Division (Catalogue no. 91C0005). 2021 to 2051 forecast prepared by Watson & Associates Economists Ltd., 2024.



Figure E-5
City of Kingston Permanent Population Forecast – Medium (Recommended) Scenario

Cohort	2006	2011	2016	2021	2026	2031	2036	2041	2046	2051
0-19	26,900	26,600	25,400	26,400	26,700	27,600	29,000	31,200	33,300	34,300
20-34	27,100	30,100	28,800	31,900	36,800	40,300	43,200	44,800	45,000	45,700
35-44	17,900	15,400	15,000	17,000	20,400	22,800	23,900	25,300	27,400	29,100
45-54	17,800	18,900	17,300	15,100	15,600	17,700	20,700	22,900	23,900	25,100
55-64	13,700	15,600	17,000	18,100	16,800	14,800	15,300	17,300	20,100	22,200
65-74	9,200	10,300	12,900	15,100	16,100	17,200	16,200	14,400	14,800	16,600
75+	9,400	10,100	11,300	13,000	15,700	18,500	21,300	23,800	24,300	24,000
Total	121,900	127,200	127,600	136,600	148,000	158,900	169,600	179,600	188,800	197,000

Note: Figures may not add precisely due to rounding.

Source: Data from Statistics Canada Demography Division (Catalogue no. 91C0005). 2021 to 2051 forecast prepared by Watson & Associates Economists Ltd., 2024.



Figure E-6
City of Kingston Permanent Population Forecast – Medium (Recommended) Scenario

Cohort	2006	2011	2016	2021	2026	2031	2036	2041	2046	2051
0-19	22%	21%	20%	19%	18%	17%	17%	17%	18%	17%
20-34	22%	24%	23%	23%	25%	25%	25%	25%	24%	23%
35-44	15%	12%	12%	12%	14%	14%	14%	14%	15%	15%
45-54	15%	15%	14%	11%	11%	11%	12%	13%	13%	13%
55-64	11%	12%	13%	13%	11%	9%	9%	10%	11%	11%
65-74	8%	8%	10%	11%	11%	11%	10%	8%	8%	8%
75+	8%	8%	9%	10%	11%	12%	13%	13%	13%	12%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Note: Figures may not add precisely due to rounding.

Source: Data from Statistics Canada Demography Division (Catalogue no. 91C0005). 2021 to 2051 forecast prepared by Watson & Associates Economists Ltd., 2024.



Figure E-7
City of Kingston Household Forecast – Medium (Recommended) Scenario

Year	Population (Including Census Undercount) ^[1]	Population (Excluding Census Undercount) ^[1]	Singles & Semi-Detached Households	Multiple Dwelling Households ^[2]	Apartment Households ^[3]	Other Households	Total Households	Persons Per Unit (P.P.U.) with Undercount	Persons Per Unit (P.P.U.) without Undercount
Mid-2011	127,200	123,400	30,110	5,380	16,640	300	52,420	2.43	2.35
Mid-2016	127,600	123,800	30,690	5,650	16,880	300	53,510	2.38	2.31
Mid-2021	136,600	132,500	32,050	6,340	19,160	300	57,840	2.35	2.28
Mid-2026	148,000	143,500	33,090	7,090	22,530	300	63,020	2.35	2.28
Mid-2031	158,900	154,100	34,160	8,370	25,010	300	67,840	2.34	2.27
Mid-2036	169,600	164,500	35,180	9,680	27,460	300	72,620	2.34	2.27
Mid-2041	179,600	174,200	36,050	10,890	29,710	300	76,940	2.33	2.26
Mid-2046	188,800	183,100	36,810	12,040	31,790	300	80,930	2.33	2.26
Mid-2051	197,000	191,100	37,510	13,190	33,820	300	84,820	2.32	2.25
Mid-2011 to Mid-2016	400	400	580	270	240	0	1,090		
Mid-2016 to Mid-2021	9,000	8,700	1,360	690	2,280	0	4,330		
Mid-2021 to Mid-2031	22,300	21,600	2,110	2,030	5,850	0	10,000		
Mid-2021 to Mid-2041	43,000	41,700	4,000	4,550	10,550	0	19,100		
Mid-2021 to Mid-2051	60,400	58,600	5,460	6,850	14,660	0	26,980		

^[1] Census undercount estimated at approximately 3.1%. Note: Figures may not sum precisely due to rounding.

^[2] Includes townhouses and apartments in duplexes.

^[3] Includes bachelor, 1-bedroom, 2-bedroom+ apartment units and secondary suites.

Note: The institutional population includes establishments primarily engaged in providing residential care combined with either nursing, supervisory or other types of care as required by the residents. These facilities are a significant part of the production process and the care provided is a mix of health and social services, with the health component being largely nursing services.

Source: 2011 to 2021 derived from Statistics Canada Census data. 2021 to 2051 by forecast by Watson & Associates Economists Ltd.



Figure E-8
City of Kingston Employment Forecast – Medium (Recommended) Scenario

Period	Population Including Undercount	Primary Employment	Work at Home Employment	Industrial Employment	Commercial/ Population Related Employment	Institutional Employment	Total Employment	N.F.P.O.W. ^[1] Employment	Total Employment (Including N.F.P.O.W.)
Mid 2011	127,600	100	3,100	9,700	25,400	31,500	69,800	5,400	75,300
Mid 2016	136,600	200	3,500	9,400	25,800	30,400	69,300	5,500	74,800
Mid 2023	140,300	100	4,900	10,900	24,300	34,300	74,500	6,000	80,500
Mid 2026	148,000	100	5,200	12,100	25,800	36,200	79,500	6,400	85,900
Mid 2031	158,900	100	5,700	13,700	28,000	38,300	85,800	6,900	92,700
Mid 2036	169,600	100	6,100	14,900	30,000	40,000	91,200	7,500	98,600
Mid 2041	179,600	200	6,600	16,000	31,700	42,000	96,500	8,000	104,400
Mid 2046	188,800	200	7,000	17,100	33,300	43,300	100,900	8,400	109,400
Mid 2051	197,000	200	7,400	18,200	34,700	44,500	105,000	8,900	113,900
Mid 2011 - Mid 2016	9,000	100	400	-300	500	-1,100	-500	0	-500
Mid 2016 - Mid 2023	3,700	-100	1,400	1,500	-1,500	3,900	5,100	500	5,700
Mid 2023 - Mid 2026	7,700	0	300	1,300	1,500	1,900	5,000	400	5,400
Mid 2023 - Mid 2031	18,600	0	800	2,800	3,600	4,000	11,300	900	12,200
Mid 2023 - Mid 2036	29,300	100	1,200	4,000	5,700	5,700	16,700	1,500	18,200
Mid 2023 - Mid 2041	39,300	100	1,700	5,200	7,400	7,700	22,000	2,000	23,900
Mid 2023 - Mid 2046	48,500	100	2,100	6,200	9,000	9,100	26,500	2,400	28,900
Mid 2023 - Mid 2051	56,700	100	2,500	7,300	10,300	10,300	30,500	2,900	33,400

^[1] Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as “persons who do not go from home to the same workplace location at the beginning of each shift.” Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

Source: 2011 to 2016 data from Statistics Canada Census. Forecast (2023 to 2051) prepared by Watson & Associates Economists Ltd.



Appendix F

City of Kingston Housing Units in Development Approvals Process



Appendix F: City of Kingston Housing Units in the Development Approvals Process

Figure F-1
City of Kingston Housing Units in the Development Approvals Process

Stage of Development	Singles & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total
Committed Units	992	1,404	1,732	4,128
% Breakdown	24%	34%	42%	100%
Pending Units	248	442	5,631	6,321
% Breakdown	4%	7%	89%	100%
Total	1,240	1,846	7,363	10,449
% Breakdown	12%	18%	70%	100%

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Source: Derived from City of Kingston data by Watson & Associates Economists Ltd.



Appendix G

City of Kingston Student Population and Housing Forecast, 2021 to 2051



Appendix G: City of Kingston Student Population and Housing Forecast, 2021 to 2051

Figure G-1
City of Kingston Full-Time Post-Secondary Student Forecast, 2021 to 2051

Year		2021	2026	2031	2036	2041	2046	2051	2021-2051	
Total Post-Secondary	Full-time	34,000	37,700	39,600	41,100	43,300	45,800	48,300	14,300	
	Total	Domestic	28,300	29,900	30,700	31,200	32,600	34,400	36,200	7,900
		International	5,700	7,800	8,900	9,900	10,700	11,400	12,100	6,400
	Share	Domestic	83.2%	79.3%	77.5%	75.9%	75.3%	75.1%	74.9%	-8.3%
		International	16.8%	20.7%	22.5%	24.1%	24.7%	24.9%	25.1%	8.3%

Note: Figures may not add precisely due to rounding.

Source: 2021 derived from post-secondary institutional and government data, by Watson & Associates Economists Ltd.

Figure G-2
City of Kingston, Total Population Forecast (Permanent Population and Students not captured by Census) 2021 to 2051

Component of Population	2021	2026	2031	2036	2041	2046	2051	2021-2051
Total Population (Permanent)	133,300	142,500	152,200	161,900	171,000	179,500	186,900	53,600
Total Population (NPR)	3,300	5,500	6,700	7,700	8,600	9,300	10,100	6,800
Total Population	136,600	148,000	158,900	169,600	179,600	188,800	197,000	60,400
Domestic Student Population Not Captured in Census	14,700	16,000	16,700	17,100	18,300	19,600	21,100	6,400
International Student Population Not Captured in 2021 Census	2,800	2,800	2,800	2,800	2,800	2,800	2,800	0
City Population	154,100	166,800	178,400	189,500	200,700	211,200	220,900	66,800

Note: Figures may not sum precisely due to rounding. Population includes the net Census undercount. All post-secondary international student growth from 2021 to 2051 is captured as part of the non-permanent resident population which comprises the Census population and associated housing.

Source: 2021 derived from Statistics Canada Census data and review of student population not captured in the Census by Watson & Associates Economists Ltd. 2019 Growth Study (Medium Scenario) from City of Kingston Population, Housing and Employment Growth Forecast, 2016 to 2046, Final Report, March 5, 2019. 2021 to 2051 forecast by Watson & Associates Economists Ltd.



Figure G-3
City of Kingston, Total Household Forecast (Permanent Population and Students not captured by Census)
2021 to 2051

-	2021	2026	2031	2036	2041	2046	2051	2021-2051
Total Households (Permanent)	57,800	63,000	67,800	72,600	76,900	80,900	84,800	27,000
Domestic Student Households Not Captured in Census	3,900	4,300	4,500	4,700	5,100	5,600	6,100	2,300
International Student Housing Not Captured in 2021 Census	1,200	1,200	1,200	1,200	1,200	1,200	1,200	0
Total Households	62,900	68,600	73,600	78,500	83,300	87,800	92,200	29,200

Note: Figures may not sum precisely due to rounding. All post-secondary international student growth from 2021 to 2051 is captured as part of the non-permanent resident population which comprises the Census population and associated housing.
Source: 2021 derived from Statistics Canada Census data and review of student population not captured in the Census by Watson & Associates Economists Ltd. 2019 Growth Study (Medium Scenario) from City of Kingston Population, Housing and Employment Growth Forecast, 2016 to 2046, Final Report, March 5, 2019. 2021 to 2051 forecast by Watson & Associates Economists Ltd.



Figure G-4
City of Kingston Total Population (Permanent Population and Students Not Captured by Census), 2021 to 2051

Year	Permanent Population ^[1]	Students Not Captured in Census ^[1]	Total Population ^[1]
<i>Mid-2021</i>	136,600	17,500	154,100
<i>Mid-2026</i>	148,000	18,800	166,800
<i>Mid-2031</i>	158,900	19,400	178,300
<i>Mid-2036</i>	169,600	19,800	189,400
<i>Mid-2041</i>	179,600	21,100	200,700
<i>Mid-2046</i>	188,800	22,400	211,200
<i>Mid-2051</i>	197,000	23,900	220,900
Mid-2021 to Mid-2031	22,300	1,900	24,200
Mid-2021 to Mid-2041	43,000	3,600	46,600
Mid-2021 to Mid-2051	60,400	6,400	66,800

^[1] Census undercount estimated at approximately 3.1%. Population including the undercount has been rounded.

Note: Numbers may not add up precisely due to rounding.

Source: Watson & Associates Economists Ltd., 2024.



Figure G-5
City of Kingston Total Housing (Permanent Households and Student Housing),
2021 to 2051

Year	Permanent Households	Off-Campus Domestic Student Households Not Captured in Census ^[1]	Total Housing Units
<i>Mid-2021</i>	57,840	3,860	61,700
<i>Mid-2026</i>	63,020	4,300	67,320
<i>Mid-2031</i>	67,840	4,530	72,370
<i>Mid-2036</i>	72,620	4,670	77,290
<i>Mid-2041</i>	76,950	5,090	82,040
<i>Mid-2046</i>	80,930	5,590	86,520
<i>Mid-2051</i>	84,820	6,120	90,940
Mid-2021 to Mid-2031	10,000	670	10,670
Mid-2021 to Mid-2041	19,110	1,230	20,340
Mid-2021 to Mid-2051	26,980	2,2600	29,240

^[1] Housing units not captured in Census.

Note: Numbers may not add up precisely due to rounding.

Source: Watson & Associates Economists Ltd.

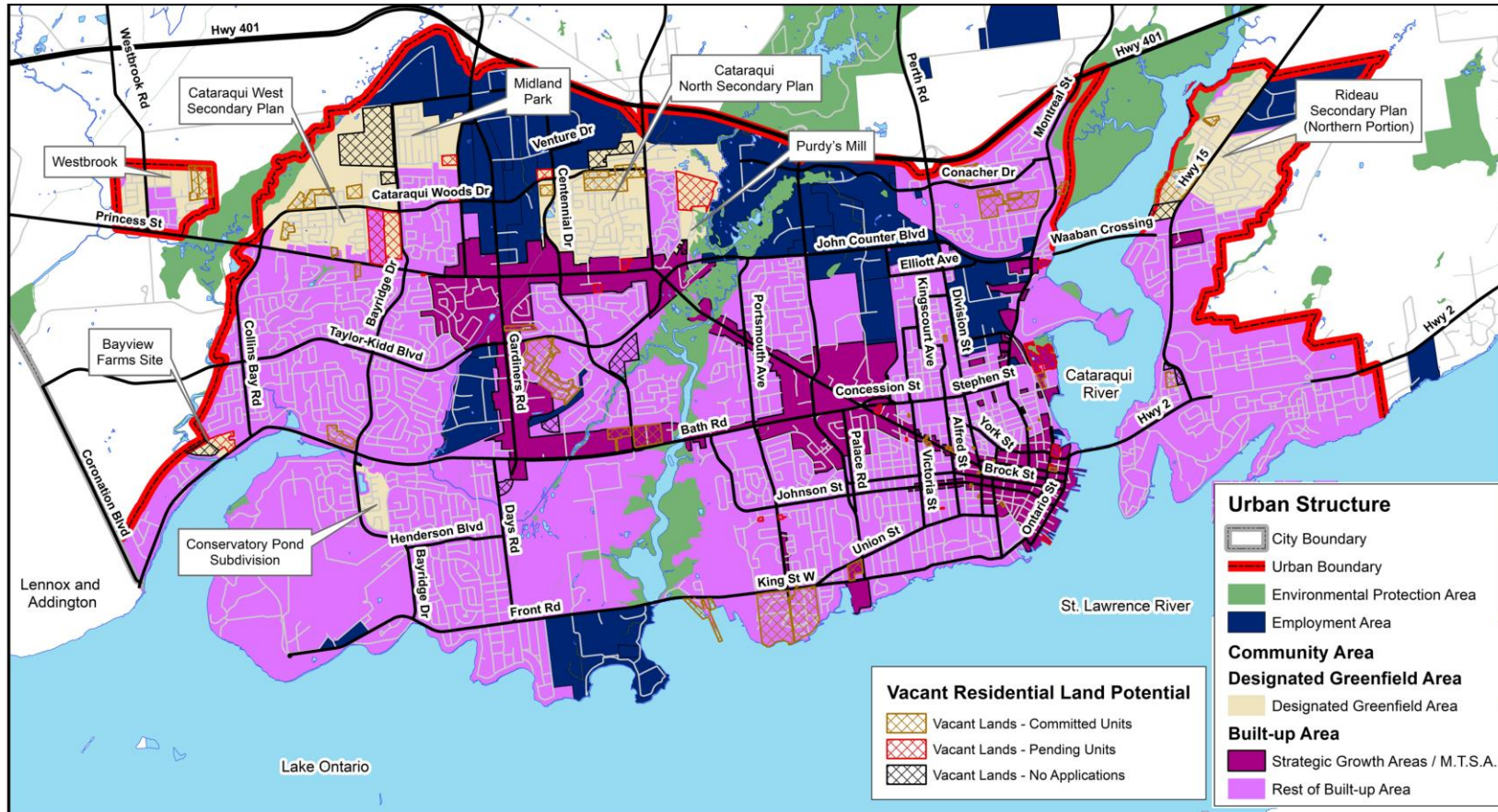


Appendix H

City of Kingston Allocation Mapping

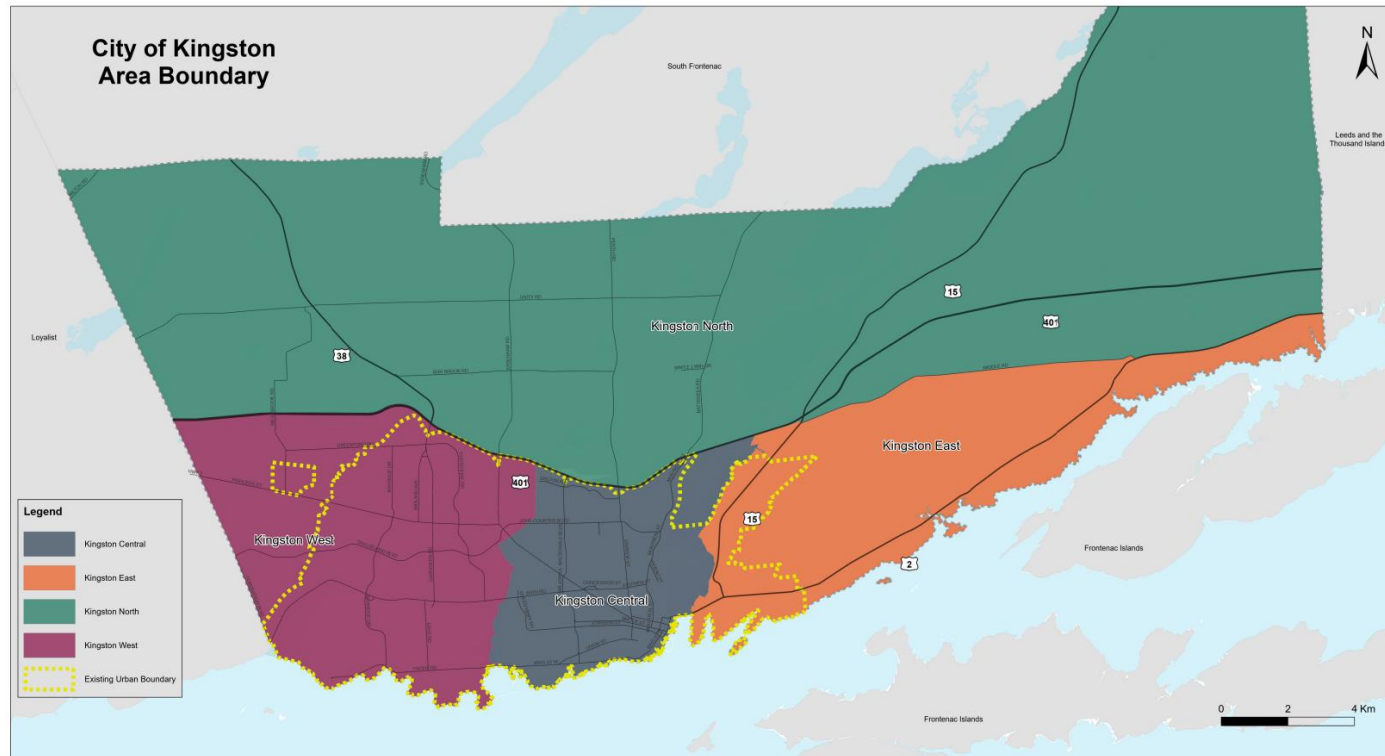


Map H-2
City of Kingston Draft Urban Structure – Key Growth Areas Assessed





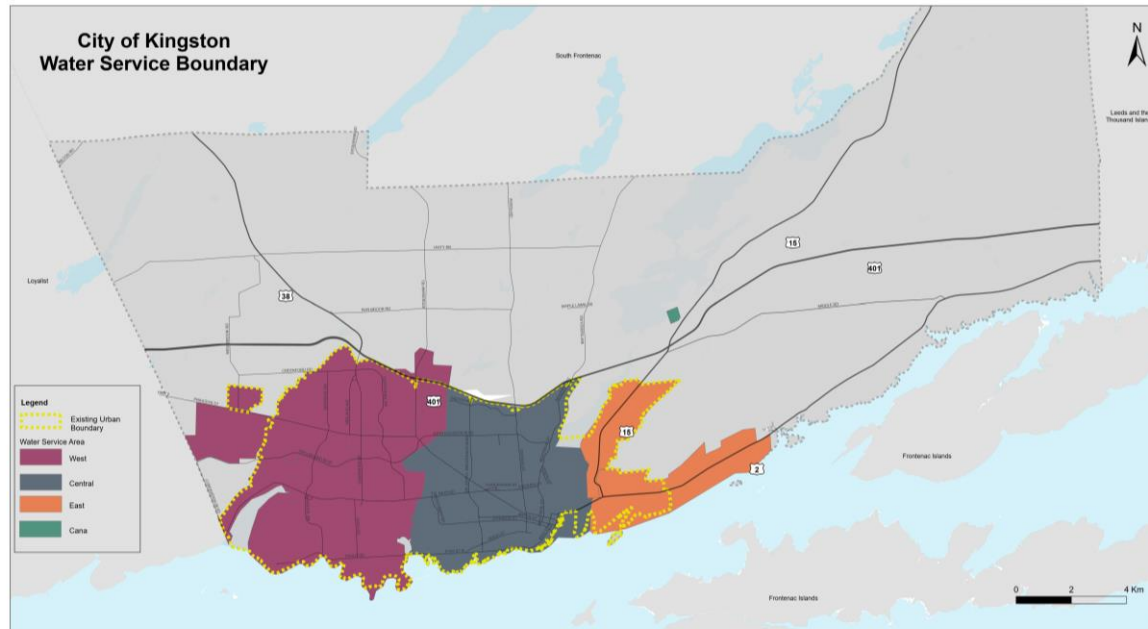
Map H-2 City of Kingston Sub-Area Boundary Map



Note: The Sub-Area boundary map illustrates the existing boundary as delineated as of August 2024. It is important to note that to accommodate growth to 2051 the urban boundary would require an expansion as identified in the City of Kingston Community Area Land Needs and Residential Intensification Analysis Report, July 2024; and City of Kingston Commercial Land Needs Review and Strategic Directions, August 2024. City of Kingston Employment Land Needs Review Report, August 2024.



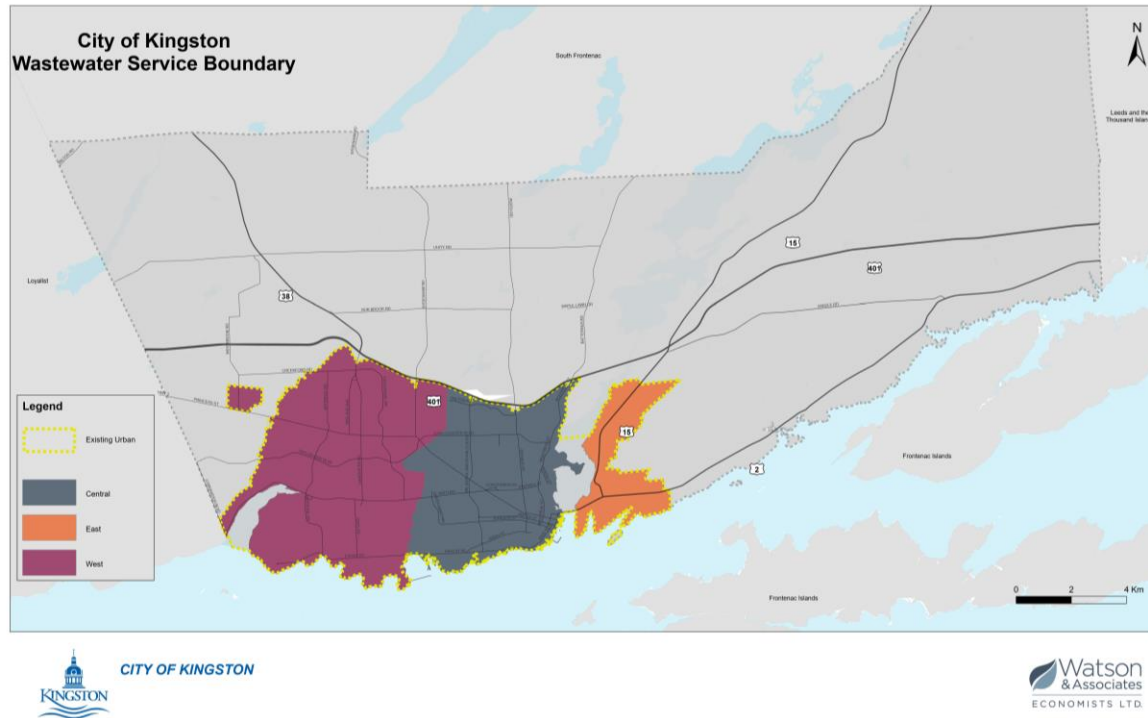
Map H-3
City of Kingston Existing Water Serviced Catchment Area Boundary Map



Note: The water serviced catchment area map illustrates the existing water serviced boundary as of August 2024. It is important to note that to accommodate growth to 2051 the water serviced area would require an expansion as identified in the City of Kingston Community Area Land Needs and Residential Intensification Analysis Report, July 2024; and City of Kingston Commercial Land Needs Review and Strategic Directions, August 2024. City of Kingston Employment Land Needs Review Report, August 2024.



Map H-4
City of Kingston Existing Wastewater Serviced Catchment Area Bounday Map






Note: The wastewater serviced catchment area map illustrates the existing wastewater serviced boundary as of August 2024. It is important to note that to accommodate growth to 2051 the wastewater serviced area would require an expansion as identified in the City of Kingston Community Area Land Needs and Residential Intensification Analysis Report, July 2024; and City of Kingston Commercial Land Needs Review and Strategic Directions, August 2024. City of Kingston Employment Land Needs Review Report, August 2024.

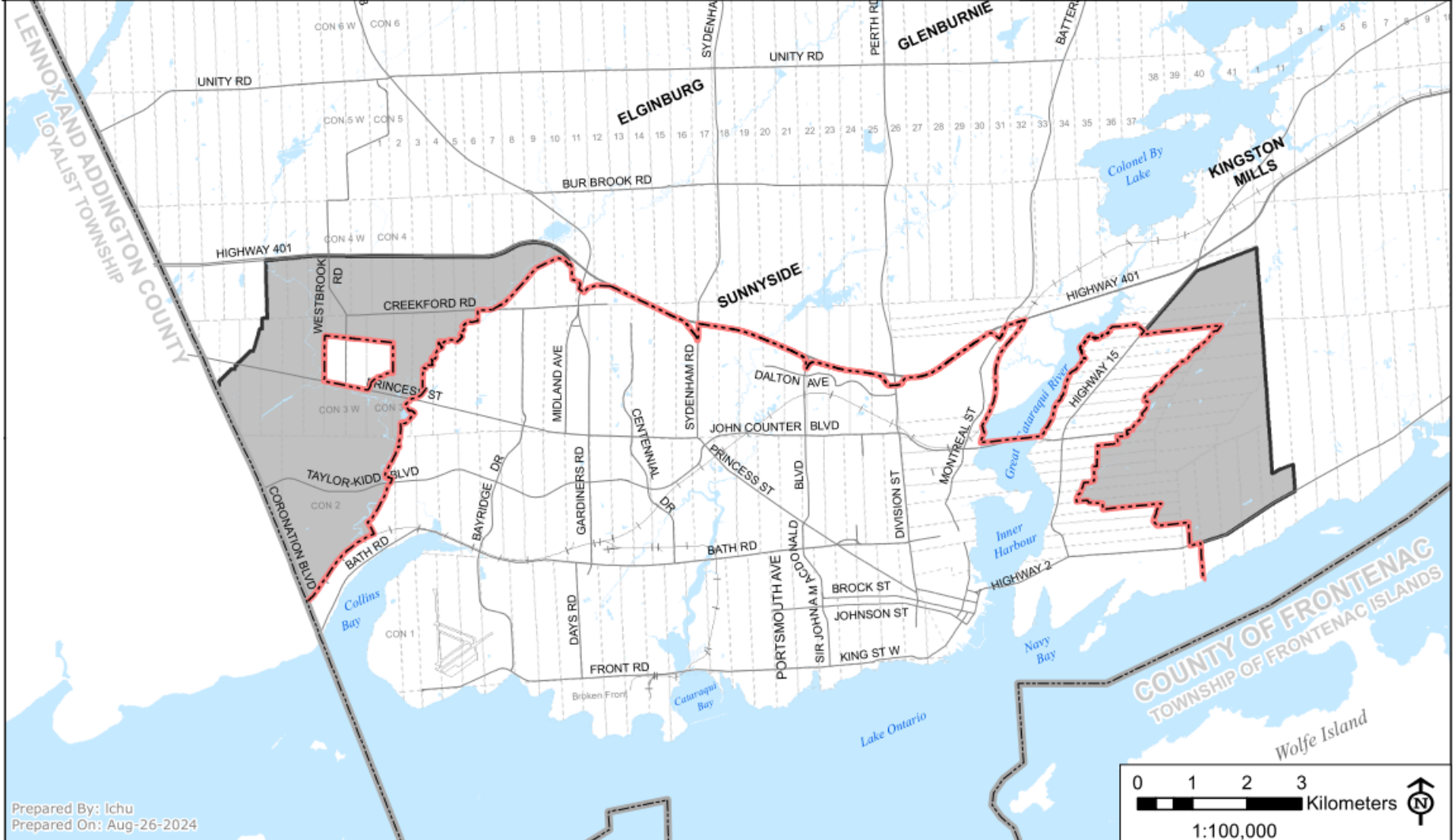


City of Kingston
Proposed Urban Boundary Expansion Study Area

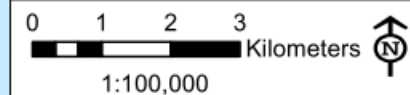
Planning
Services

Legend

-  Existing Urban Boundary
-  Municipal Boundary
-  Proposed Urban Boundary Expansion Study Area



Prepared By: Ichu
Prepared On: Aug-26-2024



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Document Path: K:\031_Geographic Information Resources\Project Data\Urban Growth Strategy\2024 Urban Boundary\Data\Map\UrbanBoundary.mxd



**City of Kingston
Report to Planning Committee
Report Number PC-24-048**

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: September 19, 2024
Subject: Recommendation Report
File Number: D35-004-2022
Address: 2312 Princess Street
District: District 2 - Loyalist-Cataraqui
Application Type: Official Plan & Zoning By-Law Amendment
Owner: 2312 Princess Street Inc.
Applicant: Arcadis

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

The following is a report recommending approval to the Planning Committee for applications for Official Plan and Zoning By-Law amendments based on modifications to the proposal originally described in [Report Number PC-24-010](#) (Exhibit A), which was presented at a regular Planning Committee meeting on December 7, 2023. During this meeting the matter was deferred to allow the applicant additional time to consult with the community and address compatibility concerns. The Planning Committee provided further deferrals at the meetings of February 15, 2024, and May 16, 2024 to allow the additional time for the applicant to make progress on revisions to their proposal.

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In response to that deferral motion, Planning Services staff have worked with the applicant and members of the community to identify opportunity to mitigate the impact of the overlook and privacy concerns. A revised proposal was submitted on June 27, 2024, and the applicant undertook a Community Consultation meeting on August 15, 2024. The revised proposal is broadly similar to the initial application however the development of the six-storey building has incorporated the following:

- The setback between the north property line and the north wall now ranges between 12.4 metres at the east end of the building and 14.6 metres at the west end of the building.
- The east wing of the building has been 'sunken' from the remainder of the building one metre to reduce the extent of overlook and accommodate grade changes.
- Along the north wall the 1.2 metre step back at the 4th floor has been removed.
- Along the north wall Juliet balconies have been replaced with projecting balconies on the third floor and inset balconies on the 4th floor.
- A one metre 'architectural projection' has been added to the building wall between balcony sections to mitigate prereferral views.
- A fire access route has been added to the site layout.
- Amenity areas and balconies have been reconfigured.
- Along the south wall the three metre partial step-back at the fourth floor has been removed and the building wall projects three metres towards the heritage building.

The revised submission has been reviewed internally and staff are generally supportive of the application and are therefore recommending approval of the application excepting that only balconies be permitted as Juliette balconies above the second floor along the northern wall that faces Walnut Grove, as was contemplated in the applicant's last submission.

In addition, the heritage building that use to house the Lakeshore School is no longer included in this application. The zoning for the site is Arterial Commercial (CA) under the Kingston Zoning By-Law and there is a purchaser working to sever the lands and use them in accordance with the uses permitted by the CA Zone.

Recommendation:

That the Planning Committee recommends to Council:

That the applications for Official Plan and zoning by-law amendments (File Number D35-004-2022) submitted by Arcadis, on behalf of 2312 Princess Street Inc., for the property municipally known as 2312 Princess Street, be approved; and

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That the City of Kingston Official Plan, as amended, be further amended, Amendment Number 88, as per Exhibit B, (Draft By-Law and Schedule A to Amend the Official Plan) to Report Number PC-24-048; and

That Kingston Zoning By-Law Number 2022-62, as amended, be further amended, as per Exhibit C (Draft By-Law and Schedule A and B to Amend Zoning By-Law Number 2022-62) to Report Number PC-24-048; 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.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

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

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**

In accordance with By-Law Number 2007-43, these applications were subject to a pre-application meeting held on October 26, 2021, with Planning Services and various other departments and agencies. Following this, a complete application submission was made by the applicant on March 25, 2022.

In accordance with the *Planning Act*, this application is subject to a decision by Council on or before July 23, 2022, which is 120 days after a complete application was received. In the absence of a decision by Council in this timeframe, the applicant may exercise their right to appeal to the Ontario Land Tribunal (OLT).

The applicant has been working with staff to address the compatibility concerns raised by the public and to address technical issues necessary to comply with the Ontario Building Code taking the application beyond the 120 days after a complete application was received. The application was initially brought before the Planning Committee for a Public Meeting held on August 11, 2022, after which a revised proposal was recommended for approval to Planning Committee on December 7, 2023. During that meeting the Planning Committee passed a motion to defer the recommendation. The deferral motion was as follows:

“That Report PC-24-010 be deferred so that staff can have additional conversations around compatibility considerations with the residents and the developer.”

The recommendation was further deferred at the Planning Committee meetings of February 15, 2024 and May 16, 2024 to allow additional time for the applicant to revise their proposal to adequately address the compatibility concerns.

The revised proposal has made several improvements intended to reduce the amount of privacy concerns and overlook associated with a larger building in close proximity to the private outdoor amenity area of the adjacent lower density residences. Notwithstanding certain changes set out in the revised proposal which have mitigated the compatibility concerns, other changes to the proposal have exacerbated the compatibility concerns. As such staff have put forward a by-law which grants, in part, the proposed development based on the revised proposal but have maintained provisions permitting only Juliette balconies above the second floor which formed the basis of the initial recommendation for approval. With these changes, the application is being recommended for approval.

Site Characteristics

The subject property is situated at the northeast corner of Princess Street and Andersen Drive, roughly 340 metres west of Sydenham Road. The property is an irregularly shaped lot, widening out towards the rear, measuring 1.45 hectare in size and having approximately 147 metres of frontage along Andersen Drive to the west and 55 metres of frontage along Princess Street to the south. The site is currently developed with a two-storey building at the southwest corner of

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the lot which is designated under Part IV of the Ontario Heritage Act and was, up until recently, occupied by the Lakeshore School.

Proposed Application and Submission

The applicant requesting an Official Plan amendment to re-designate portions of the property, generally towards Princess Street, from Arterial Commercial to Residential to permit a 302-unit apartment building and to facilitate the severance of the heritage building which is proposed for residential purposes. The Applicant is also proposing to re-zone the property by incorporating the lands into the Kingston Zoning By-Law within the Urban Multi-Residential Zone 2 (URM2), as proposed for the lot accommodating the apartment building. An Exception Overlay would contain specific development standards to facilitate specific characteristics of the development.

The proposed amendments would facilitate the construction of a six-storey apartment building and allow the conversion of the existing heritage designated building on the property, which until recently accommodated an educational institution, to a detached house. The proposed apartment building would accommodate a total of 302 homes with the revised proposal now contemplating a much more equal distribution of housing types consisting of 44 studios, 130 one-bedroom, and 128 two-bedroom configurations.

As a result of the deferral motion passed by Planning Committee at its December 7th regular meeting, the applicant has further revised their proposal in an effort to minimize the impact of the development on the surrounding neighbourhood and hosted a Community Consultation meeting with area residents on August 15, 2024.

Based on the revised proposal, the eastern wing of the apartment building would be recessed one metre from the remainder of the building so as to follow the contour of the grade change as the site goes down in elevation from west to east. Internally, a ramp down would accommodate the grade change to this wing of the building which would extend to distance of 12.4 metres from the north lot line.

At the western wing of the building, the revised proposal has increased the setback an additional two metres from the north lot line where the building now achieves a 14.4 metre setback. As a result, the apartment building now encroaches an additional two metres towards the heritage building and the face of the south building wall has been reconfigured in this area behind the heritage building. In support of these changes, the applicant has submitted an addendum to the Heritage Impact Statement to the satisfaction of the City's Heritage Services division.

With respect to the rooftop amenity area, a 1.2-metre-wide separation barrier consisting of plantings has been added to the edge of the roof in an effort to mitigate against direct overlook of the adjacent rear yards.

In addition to the above noted measures intended to directly mitigate potential adverse impacts associated with the apartment building, additional revisions have been included which, in comparison to the previous submission, can be anticipated to result in additional overlook.

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Specifically in place of Juliet balconies on the third and fourth floor, projecting balconies have now been included on the third floor, while recessed balconies are now proposed at the fourth floor which is no longer stepped back from the storey below. Additionally, the number and extent of balconies has been increased from seven units on each storey to ten units on the first through fourth floors having north-facing balconies in the area closest to the north lot line. This, in addition to an increase from three balconies in the recessed area of the north wall to seven has led to an increase in the balcony coverage along the north wall from 30% in the last submission to 57% in the revised submission. However, most of this increase in balcony coverage has been directed to the recessed area of the north wall some 20 metres further distance from the abutting residences. The balcony coverage in the area closest to the north lot line is approximately 43% with the majority of the projecting balconies measuring 3.6 metres width by 1.5 metres depth.

While the request for balconies for all units facing north is understood to provide private amenity for those units, it further increases overlook concerns for the residential lands to the north. The proposed by-law has been amended to allow only Juliet balconies for the units above the second floor along the northern wall of the building.

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.

Provincial Policy Statement

A fulsome review of the application's consistency with the Provincial Policy Statement is provided through Report Number PC-24-10. The development will provide additional housing options within the urban settlement area boundary, while supporting intensification and infill within the serviced urban area. Utilities Kingston has confirmed that adequate services exist for the proposed development. No external change is proposed to the heritage building, and the applicant has submitted Heritage Impact Statement demonstrating that the that the heritage attributes of the protected heritage property will be conserved as a result of the proposed development noting that the design of the building will create a compatible, unified background for the heritage resource.

Official Plan Considerations

A fulsome review of the application's conformity to the Official Plan is provided through Report Number PC-24-010. The proposed development allows the site to be development for a residential use as intended by the Secondary Plan. The development of the site with the proposed apartment building will add to the mix of housing types and affordability within Cataraqui North, thereby creating a more complete community and additional options for aging in place within the Cataraqui North neighbourhood.

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Zoning By-Law Considerations

A fulsome review of zoning by-law considerations is provided through Report Number PC-24-010. The revised proposal has resulted in changes to certain provisions of the exception overlay initially put forward to allow for the development as previously contemplated. Additionally, the City recently passed comprehensive amendments to the Kingston Zoning By-Law which remove the need for certain site-specific provisions originally contemplated.

Table 1 Zoning Comparison Table URM2 & Exception Overlay as Originally and Currently Proposed

Zone Provision	By-Law Section	Required (URM2)	Originally Proposed (E139)	Currently Proposed (E139)
Maximum number of Dwelling Units	Not applicable	Not applicable	300	302
Maximum % of wall to be occupied by balconies	4.20.1.2	A maximum of 45% of the horizontal length of each face of the main wall of each storey may be occupied by balconies;	(i) A main wall facing an inner courtyard: 46% (ii) A main wall facing a rear lot line:30% (iii) A main wall not identified in (i) or (ii): 36%	(i) A main wall facing an inner courtyard: 84% (ii) A main wall facing a rear lot line: 57% (iii) A main wall not identified in (i) or (ii): 78%
Maximum projection of balconies from the main wall	4.20.1.2	2 metres	Not applicable	1.5 metres
Balconies location	Not applicable	Not applicable	Within 15 metres of the rear lot line no balconies other than Juliette balconies are permitted above the 3rd floor.	No balconies other than Juliet balconies permitted along the northern wall above the second floor.

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Zone Provision	By-Law Section	Required (URM2)	Originally Proposed (E139)	Currently Proposed (E139)
Architectural elements	Not applicable	Not applicable	Not applicable	Architectural elements are permitted to project a maximum of 1.0 m from the outermost face of a main building wall
Amenity Area	4.3.1 & 4.3.2	A minimum of 18.5 square metres of amenity area must be provided for each dwelling unit on a lot. 10 square metres per dwelling unit when developed in accordance with the Express Transit Area Overlay framework	Not applicable	15 square metres of amenity area must be provided for each dwelling unit
Amenity Area Setback	4.3.2	Not applicable	Not applicable	The fifth floor outdoor amenity area must be set back a minimum of 1.2 metres from the buildings north main wall;
Privacy Fence	Not applicable	Not applicable	A privacy fence with a minimum height of 2.4 metres must be provided along the rear lot line.	Not applicable

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Zone Provision	By-Law Section	Required (URM2)	Originally Proposed (E139)	Currently Proposed (E139)
Car-share Spaces	Table 7.1.1.	1 space plus 1 for each additional 30 units (6 spaces)	3 spaces	2 spaces
Parking Space Design	7.4.10.1	Not applicable	Up to 20 spaces within a parking structure may be partially obstructed on one side by a wall or column	All standard spaces within an underground parking structure may have a partial obstruction on both sides, and may also have a structural column encroach into the space on one side to a maximum depth of 0.2 m for a maximum length of 0.4 m provided it is no greater than 1.0 m from the end of the space

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Zone Provision	By-Law Section	Required (URM2)	Originally Proposed (E139)	Currently Proposed (E139)
Parking Provisions for Multi-unit Residential	7.4.9.3	<p>Parking spaces must be located in a permitted private garage, parking structure, driveway or parking lot in the rear yard or interior yard, except as follows:</p> <p>(a) Visitor spaces may be located in the front yard or exterior yard provided the visitor space is not closer than 3.0 metres to any lot line and not closer than 7.5 metres to any street line;</p>	<p>A maximum of 50 parking spaces may be located within a front yard or exterior yard provided no parking space is closer than 9.0 metres to a front lot line and 15 metres from a rear lot line.</p>	<p>A maximum of 50 parking spaces may be located within a front yard or exterior yard provided no parking space is closer than 9.0 metres to a front lot line and 15 metres from a rear lot line.</p>

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Zone Provision	By-Law Section	Required (URM2)	Originally Proposed (E139)	Currently Proposed (E139)
Location of Loading Spaces	7.5.7.	Loading spaces must be located in the rear yard or in the interior yard and must be provided with a visual screen in such a manner that the loading space is not visible from a street or any abutting residential use	Loading Space may be located in a front yard provided it is not closer than 30 metres to a front lot line or exterior lot line.	Loading Space may be located in a front yard provided it is not closer than 30 metres to a front lot line or exterior lot line.

It is also worth noting that the comprehensive amendments to the Kingston Zoning By-Law implement new policies introduced to the Official Plan allowing residential development within Express Transit Areas through a Minor Variance process subject to certain criteria. The subject property is located within an Express Transit Area which allows up to ten storeys subject to separation distances between the building and adjacent Urban Residential (UR) zone, as exists to the north of the subject property. The provisions for a minor variance would require a two-metre-wide planting strip together with a separation distance of 10 metres for the first four storeys and a 15-metre separation distance for the fifth through sixth storeys. The proposed development exceeds these minimum separation distances; however, it is recognized that the rear, interior, and exterior setbacks are not defined but rather are determined through the minor variance application process.

Development in accordance with the Express Transit Area Overlay framework would also allow for a reduced amenity area of 10 square metres per dwelling unit as opposed to the 18.5 square metres otherwise required, or the 15 square metres proposed in the applicant’s amending by-law.

Other Applications

The applicant has submitted a concurrent Site Plan Control application (File Number D11-017-2024) for the proposed development, as well as a Site Alteration Permit application (File Number P11-SAP-002-2024) to permit the excavation of the site in advance of final site plan control approval. Securities will be taken through both processes, if approved.

Technical Analysis

This application has been circulated to external agencies and internal departments for review and comment. All comments on the proposal have been addressed and no outstanding

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technical issues with this Official Plan and zoning by-law amendment application remain at this time. Detailed site design elements are being further reviewed by relevant technical departments through the Site Plan Control process.

Public Comments

A response to public comments was provided through Report Number PC-24-010. Below are comments received subsequent to the circulation of the revised application, which are included in full as Exhibit G as well as responses to these concerns. The issues raised concerning the revised proposal generally reiterate the issues brought forward with the initial proposal included as Exhibit M of Report Number PC-24-010 and the Addendum to that report (Exhibits A and B respectively).

- Concern regarding setbacks and massing were identified in the correspondence and subsequent Community Consultation Meeting which was held by the applicant. The concerns noted that only the western building section had been moved away from the north lot line and that the reorientation only achieved an additional 2 metres.

Response: The building continues to maintain an approximately 45-degree angular plane measured from the grade at the property line. Along the northern property line of the subject property, a row of tree plantings will complement the existing fence with a mix of coniferous and deciduous trees intended to mitigate direct observation of the building.

Visually, the building's massing is broken up by the use of a step-back at the fifth floor which 6 metres (western building section) and 7 metres (eastern building section) while the change from projecting balconies above the second floor reinforces this transition towards the lower density further north. Additionally, the amenity area on the fifth floor is setback a distance of 1 metre from the edge of the building with the intervening area being used to accommodate large planting boxes which, in addition to preventing overlook (see also below) will create a more animated built form. Of additional note, the applicant is proposing to use a combination of masonry and panel siding with contrasting colours to help visually break up the building.

- Concerns regarding overlook and privacy impacts continue to be a primary concern for area residents noting that there has been an increase in the number and extent of balconies and that the third storey balconies have been replaced with projecting balconies while the fourth storey balconies have been replaced with recessed balconies whereas previously balconies on both the third and fourth storeys were Juliet balconies.

Response: Balconies are an important means of providing outdoor private amenity space for residents of apartment buildings who would otherwise lack direct access to outdoor amenity space or any private amenity space. The By-law put forward would not allow projecting balconies above the second storey, while there would be 10 units having access to balconies along the first and second story facing the 13 detached residences to the north, this would be consistent with the extent of overlook associated with balconies from a typical two-storey dwelling or neighbouring properties.

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- Concern regarding increased shadowing since the last submission despite the increased setbacks and recessed floor plate.

Response: The applicant has prepared more detailed plans for the development including corrections to the geodetic elevation of the existing site and the necessary grade changes to facilitate the proposal. The increase effect of the increased accuracy in shadows cast are marginal and are entirely contained within the subject property during the summer solstice and fall equinox. During the spring equinox shadows are generally contained within the subject property with the exception of a roughly six metre cast shadow which traverses across the northerly properties throughout the day before increasing in length westwards as the sun begins to set (Exhibit G).

- Concern regarding exterior cladding colour and appearance giving a 'factory-like' or 'institutional' appearance resulting in unaesthetic appearance and depressed property values.

Response: The concerns regarding the colour and appearance of the cladding have been passed on to the applicant for their consideration. Opinions on aesthetic preferences are personal choices. While staff encourage the applicant to work with the community in the event that the project proceeds to site plan control, ultimately the colour and material used in siding is outside of the control of the *Planning Act*. Similarly concerns regarding potential decline in property values resulting from the aesthetic choice are generally not accepted as matter for land use planning consideration.

- Concern regarding high volume of traffic which will be exacerbated as a result of the proposed apartment and request for additional traffic study.

Response: A more detailed Traffic Impact Study would be required as a component of the site plan control application; however, for the purposes of the Official Plan and Zoning By-Law amendment application the suitability of the proposed use and ability of the site and surrounding road network to accommodate the anticipated traffic was demonstrated to the satisfaction of the City's Transportation Department in the Traffic Impact Study submitted by the applicant.

Effect of Public Input on Draft By-Law

In response to public input, the applicant has modified the proposal in several key aspects including moving the western building section to achieve an additional two metre setback from the adjacent neighbourhood to the north while also recessing the eastern section of the building by one metre together with site grading to match the change in elevation. Further, the amenity areas on the fifth floor have been separated from the edge of the building by 1.5 metres through the use of planters.

Conclusion

At its December 7, 2023, regular meeting, Planning Committee passed a motion to defer the recommendation contained in Report Number PC-24-010 to allow staff additional time to have

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conversations around compatibility considerations with the residents and the developer. This motion was passed in response to concerns raised by area residents regarding the massing and overlook of the proposed development.

As outlined within the body of this report, the revised proposal has balanced minimizing the privacy and overlook concerns with the desire to provide reasonable amenity for the future residents.

The recommended Official Plan and zoning by-law amendment will apply site-specific exceptions to permit the development of an underutilized property in an are which is well serviced by existing amenities facilitating active transportation options and a greater range of housing options. The proposed development affords adequate protection from undue adverse impacts to the stable residential neighbourhood to the north and protects the heritage attributes of the built heritage located on the property.

Through the plans and submitted technical reports, the application has demonstrated that the proposed development will be compatible with surrounding land uses and will address functional needs of residents. The proposal is consistent with the Provincial Policy Statement, conforms to the Official Plan, and represents good land use planning. The application is recommended for approval.

Existing Policy/By-Law:

The proposed amendment 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:

Provincial

Planning Act

Provincial Policy Statement, 2020

Municipal

City of Kingston Official Plan

Zoning By-Law Number 2022-62

Contacts:

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

Ian Clendening, Senior Planner, 613-546-4291 extension 3126

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Other City of Kingston Staff Consulted:

None

Exhibits Attached:

- Exhibit A [Report Number PC-24-010](#)
- Exhibit B [Addendum to Planning Committee Meeting Number 01-2024](#)
- Exhibit C Draft By-Law and Schedules to Amend the Official Plan
- Exhibit D Draft By-Law and Schedules to Amend Zoning By-Law Number 2022-62
- Exhibit E Updated Site Plan and Cross Sections
- Exhibit F Updated Birdseye Views and View Planes
- Exhibit G Updated Shadow Impacts
- Exhibit H Public Notice Map
- Exhibit I Additional Public Comments

By-Law Number 2024-XXX

**A By-Law To Amend The City Of Kingston Official Plan (Amendment Number 88,
2312 Princess Street)**

Passed: [Meeting Date]

Whereas a Public Meeting was held regarding this amendment on August 11, 2022, December 7, 2023, and on September 19, 2024;

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 map change which shall constitute Amendment Number 88 to the Official Plan for the City of Kingston.
 - (a) **Amend** Schedule 'CN-1' Cataraqui North Secondary Plan, of the City of Kingston Official Plan, so as to re-designate a portion of the property located at 2312 Princess Street, as shown on Schedule 'A' to By-Law Number 2024- ____, from 'Arterial Commercial' to 'Residential'.
2. That the City of Kingston Official Plan, as amended, be further amended by adding the following new Policy as Section 10C.3.34.1:

"2312 Princess Street, Schedule CN-1

10C.3.34.1 That high density residential development may be located at the northeast corner of Princess Street and Andersen Drive (2312 Princess Street) subject to the following restrictions:

 - a. The maximum density is 210 dwelling units per net hectare of land."
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

Address: 2312 Princess St
File Number: D35-004-2022

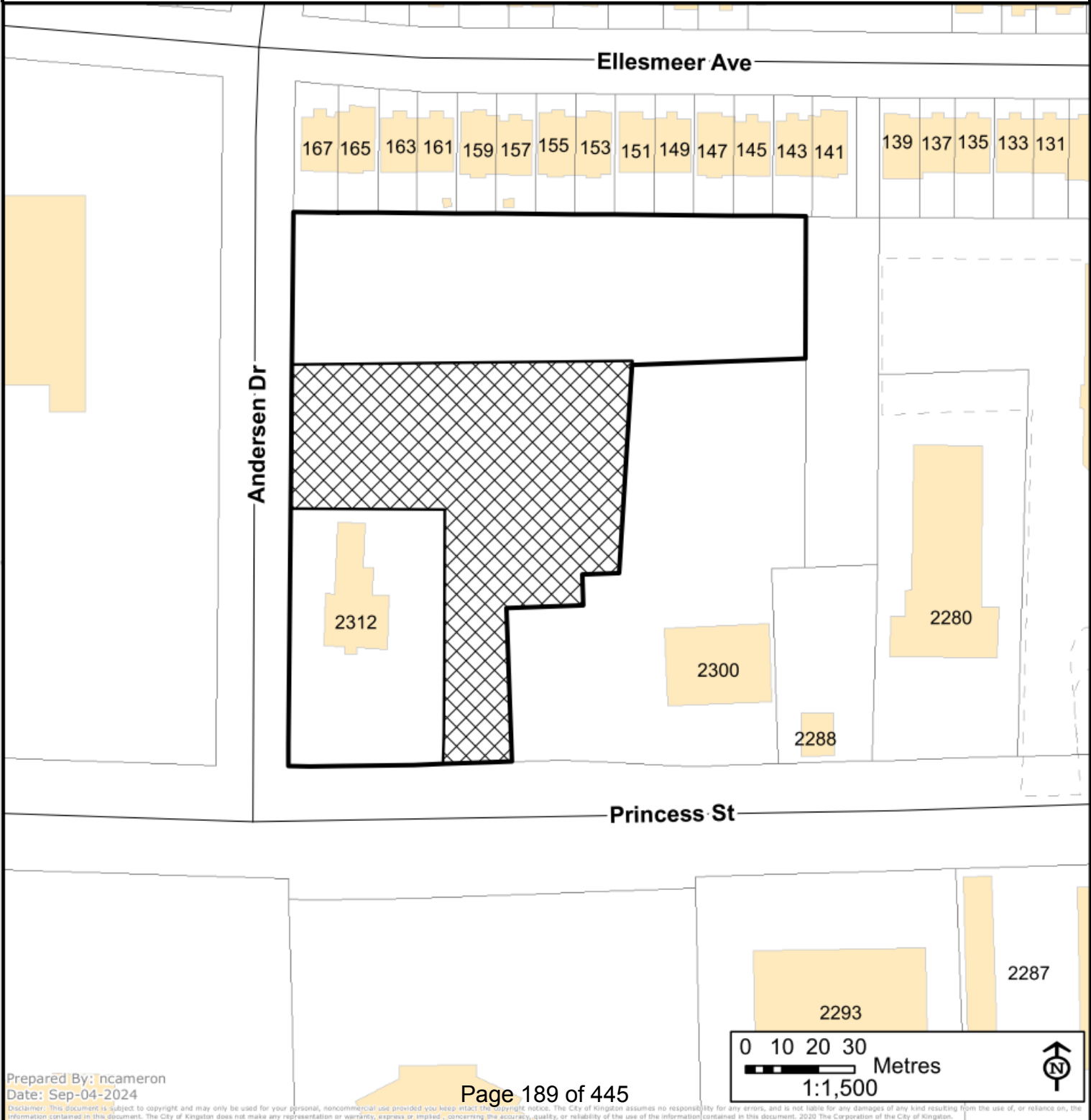
Schedule CN-1 Cataraqui North Neighbourhood Secondary Plan

 Lands to be Re-designated from
'Arterial Commercial' to 'Residential'

Certificate of Authentication

This is Schedule 'A' to By-Law Number _____, passed this _____ day of _____ 2024.

Mayor Clerk



By-Law Number 2024-XX

**A By-Law to Amend By-Law Number 2022-62, “The Kingston Zoning By-law”
(Transfer of Lands into Kingston Zoning By-law, Introduction of Exception
Numbers E139, and Removal of Holding Overlay H180 (2312 Princess Street))**

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”); and

Whereas the subject lands are identified as “Not Subject to this By-law” on Schedule 1 of the Kingston Zoning By-law; and

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:

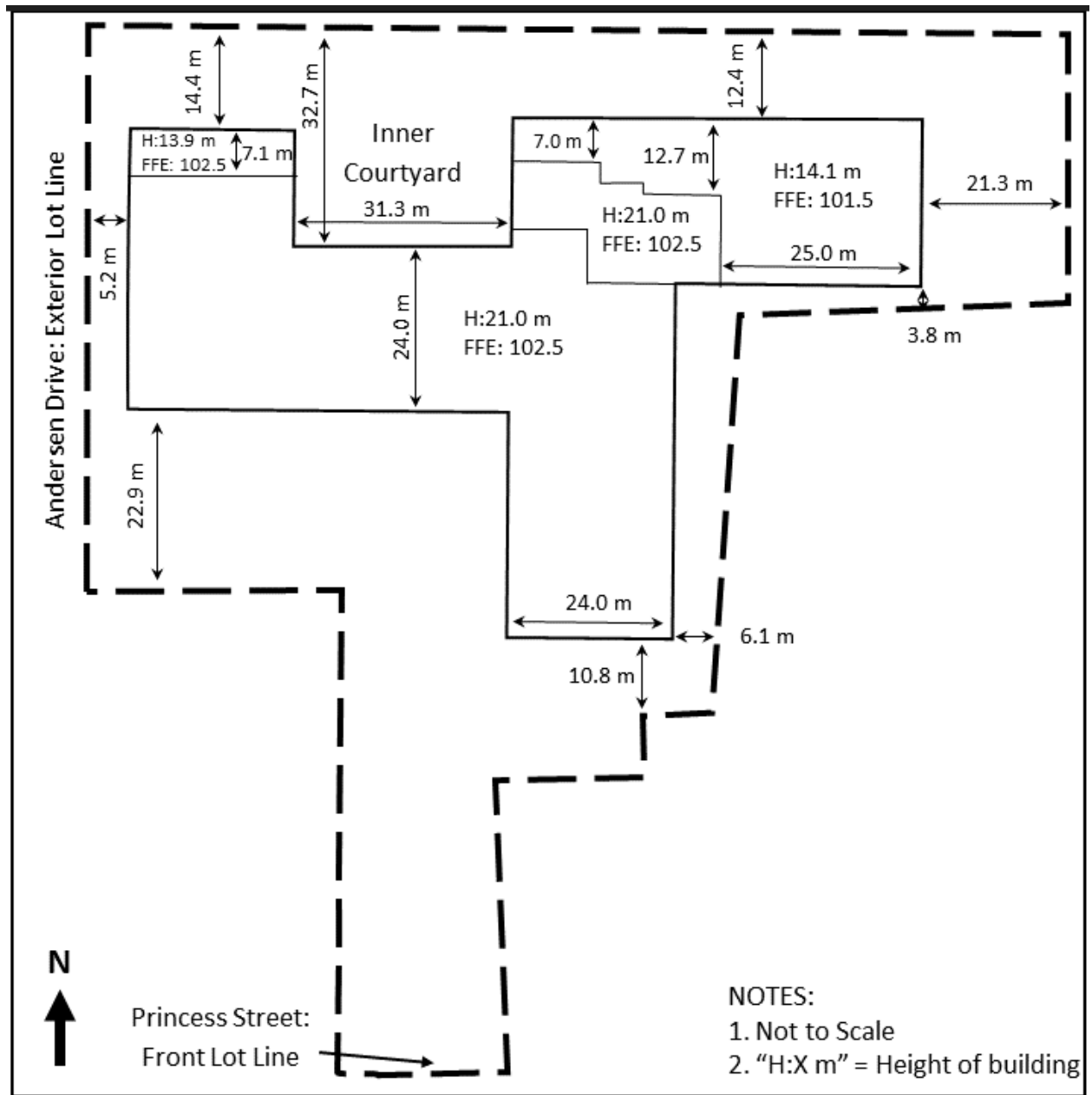
1. By-Law Number 2022-62 of The Corporation of the City of Kingston, entitled “Kingston Zoning By-law Number 2022-62”, is amended as follows:
 - 1.1. Schedule 1 – Zoning Map is amended by removing reference to “Not Subject to this By-law”, and by adding the zone symbol ‘URM2’, as shown on Schedule “A” attached to and forming part of this By-Law.
 - 1.2. Schedule E – Exception Overlay is amended by adding Exception Number E139, as shown on Schedule “B” attached to and forming part of this By-law.
 - 1.3. Schedule F – Holding Overlay is amended by removing Holding Overlay ‘H180’, as shown on Schedule “C” attached to and forming part of this By-law;
 - 1.4. By adding the following Exception Number E139 in Section 21 – Exceptions, as follows:

“**E139.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) The maximum number of **dwelling units** in an **apartment building** is 302;
- (b) The **front lot line** is the **lot line** dividing the **lot** from Princess Street;
- (c) The **exterior lot line** is the **lot line** dividing the **lot** from Andersen Drive;
- (d) The maximum **building heights** are specified on Figure E139, with a maximum 0.5 metre variance on noted dimensions permitted;
- (e) The **building setbacks** are shown on Figure E139, with a maximum 5% variance on noted dimensions permitted;
- (f) The maximum percentage of a **main wall** occupied by **balconies** facing an inner courtyard is 84%, facing a **rear lot line** is 57%, and all other **main walls** is 78%;
- (g) Above the second **storey** a Juliet balcony is the only permitted form of **balcony** on a **main wall** facing a **rear lot line**;
- (h) The maximum distance that building components less than 3 metres in width may project from a **main wall** is 1 metre;
- (i) A minimum 2-metre-wide **planting strip** must be provided along the **rear lot line**;
- (j) Communal outdoor **amenity area** above the fourth **storey** must be set back a minimum of 1.2 metres from the north **main wall**;
- (k) The only defined area for providing access that is permitted within 12 metres of the **rear lot line** is a fire route and such area may not be used as a **driveway** or **drive aisle**;
- (l) The minimum **drive aisle** width is 6.0 metres;
- (m) The minimum number of **car-share spaces** is 2;
- (n) The minimum number of **visitor spaces** is 10;
- (o) A maximum of 50 **parking spaces** are permitted for small cars, with a minimum length of 4.8 metres and a minimum width of 2.4 metres, and must include signage that identifies the **parking space** as “small car parking space”;
- (p) Within an underground parking structure standard **parking spaces** may have a partial obstruction on either side of the **parking space**;
- (q) Within an underground parking structure a column may encroach into a **parking space** on one side with a maximum depth of 0.2 metres for a maximum length of 0.4 metres provided it is no greater than 1.0 metre from the end of the **parking space**;

- (r) A maximum of 50 **parking spaces** may be located within a **front setback** or **exterior setback** provided no **parking space** is closer than 9.0 metres to a **front lot line** and 15 metres from a **rear lot line**;
- (s) A minimum of 0.75 **long-term bike spaces** are required per **dwelling unit**;
- (t) **Short-term bike spaces** are not required to be weather-protected;
and
- (u) The minimum **amenity area** is 15 square metres per **dwelling unit**.

(v) Figure E139:



2. The lands shown on Schedule "A" attached to and forming part of this By-Law are incorporated into the Kingston Zoning By-law and the provisions of City of

Kingston By-Law Number 76-26, entitled "Township of Kingston Restricted Area By-Law", as amended, no longer apply to the lands.

3. 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

Address: 2312 Princess Street
File Number: D35-004-2022

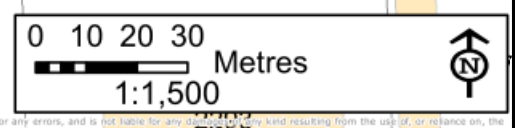
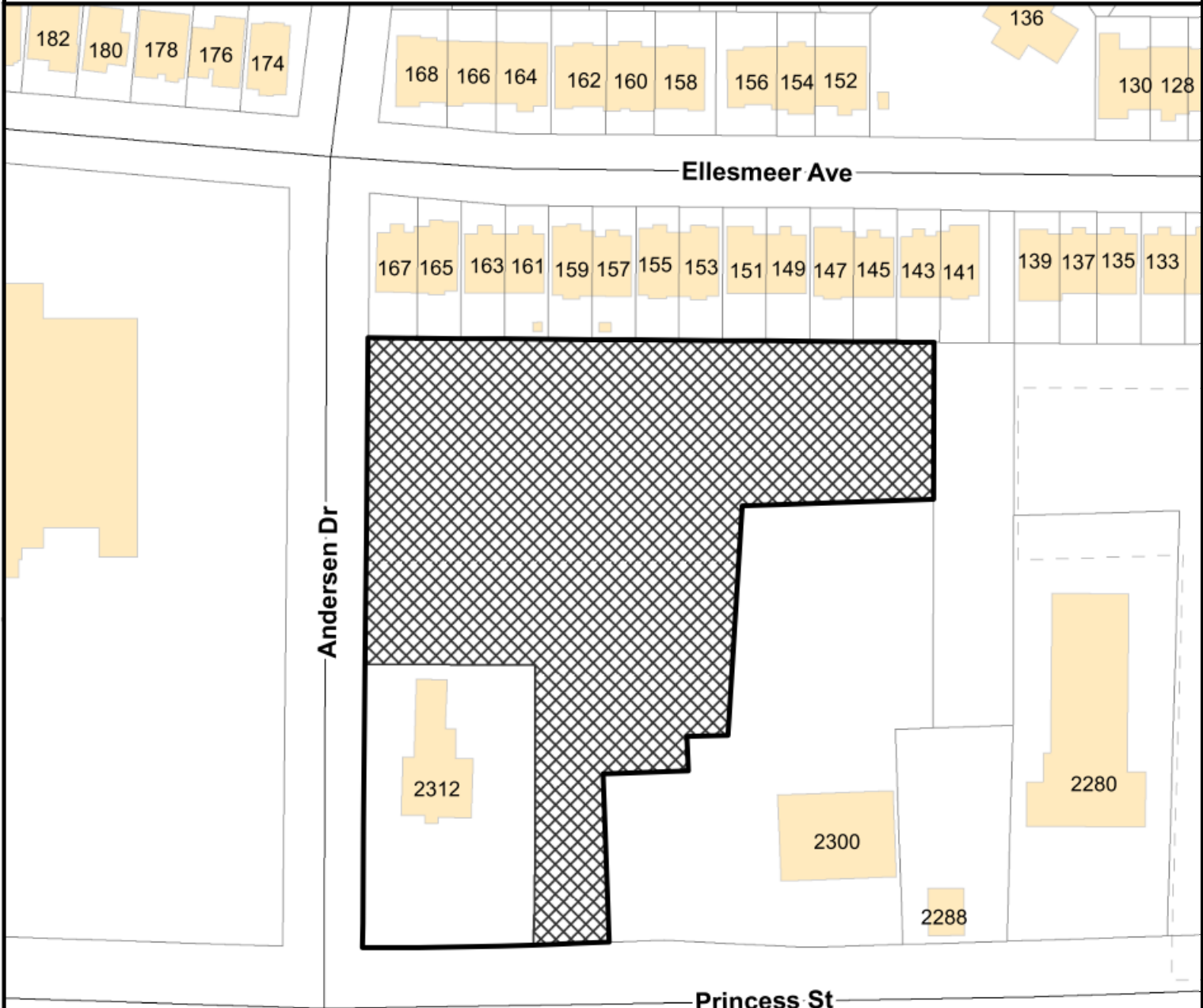
Reference Kingston Zoning By-Law Schedule 1 - Zoning Map

 Lands to be Rezoned from Not Subject to
This By-law to URM2

Certificate of Authentication

This is Schedule 'A' to By-Law Number _____, passed this _____ day of _____ 2024.

Mayor Clerk



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Planning
Services

Schedule 'B' to By-Law Number

Address: 2312 Princess Street
File Number: D35-004-2022

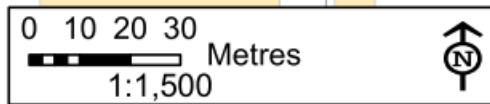
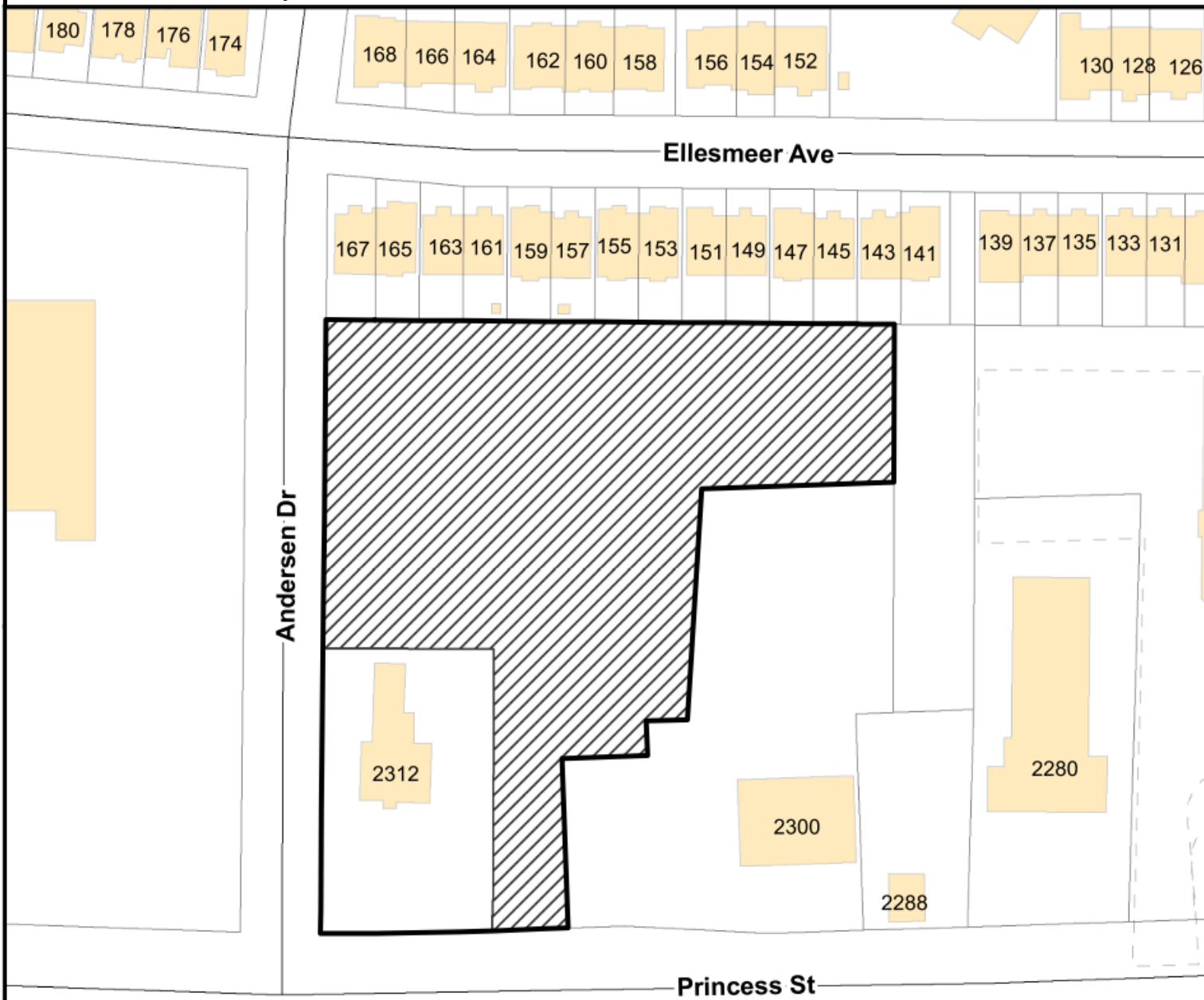
Reference Kingston Zoning By-Law Schedule E - Exception Overlay

 Lands to be Added as Exception Number E139

Certificate of Authentication

This is Schedule 'B' to By-Law Number _____, passed this _____ day of _____ 2024.

Mayor Clerk





Planning
Services

Schedule 'C' to By-Law Number

Address: 1200 Princess Street
File Number: D14-010-2020

Kingston Zoning By-Law 2022-62 Schedule F - Holding Overlay

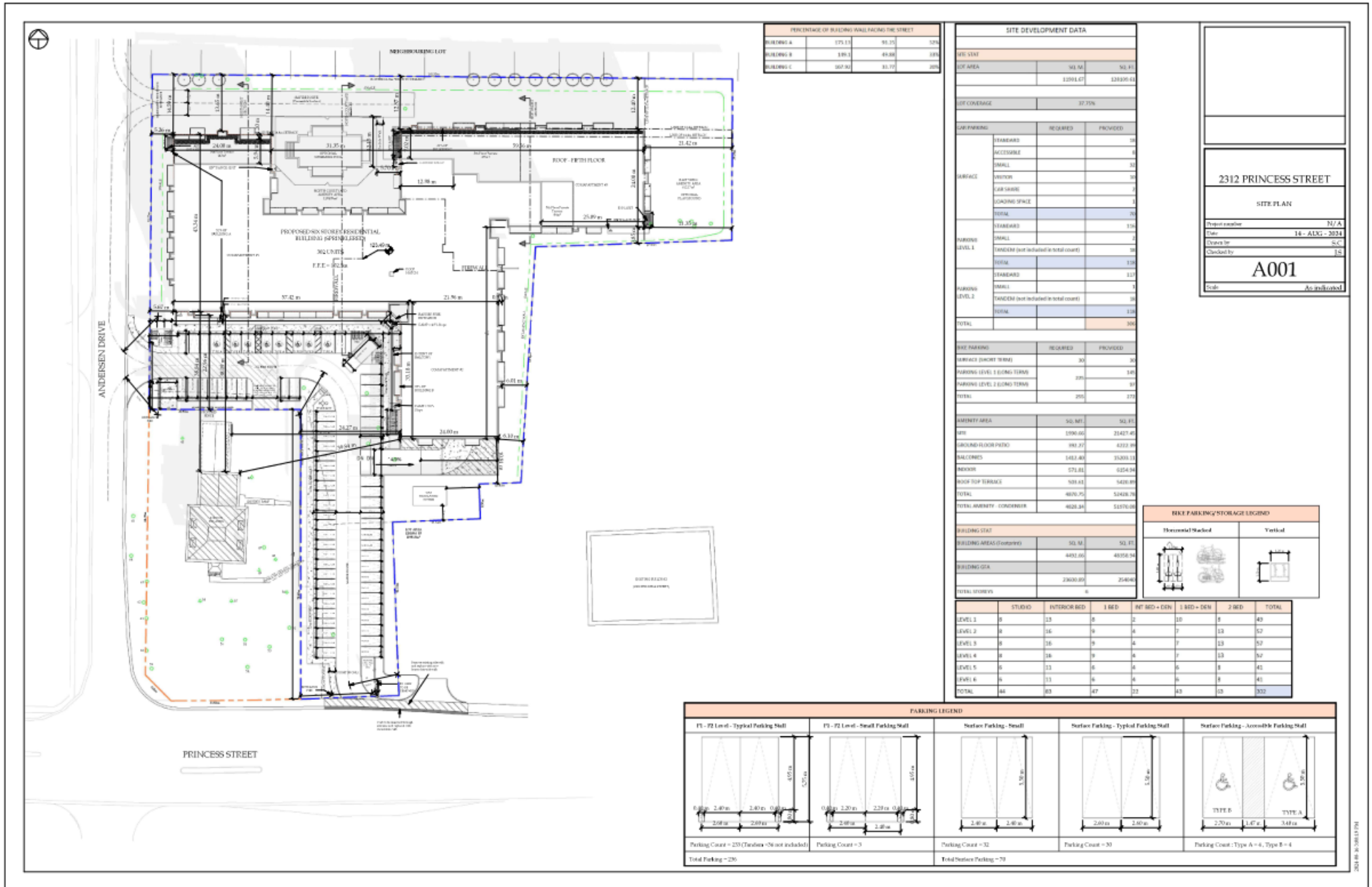
 Lands to be Removed from Holding Overlay H180

Certificate of Authentication

This is Schedule 'C' to By-Law Number _____, passed this _____ day of _____ 2024.

Mayor Clerk





PERCENTAGE OF BUILDING WALL FACING THE STREET			
BUILDING A	175.13	91.25	52%
BUILDING B	186.1	45.88	25%
BUILDING C	107.50	31.77	20%

SITE DEVELOPMENT DATA			
SITE STAT			
SITE AREA	50.1M	50.41	
	12291.47	12439.41	
SETBACKS			
SET COVERAGE	37.75%		
USE/PARKING			
	REQUIRED	PROVIDED	
SURFACE	STANDARD		34
	ACCESSIBLE		6
	SMALL		33
	WAGON		16
	CAR TRAILER		2
	LOADING SPACE		1
TOTAL			102
PARKING LEVEL 1	STANDARD		134
	SMALL		2
	TANGENT (not included in total count)		34
	TOTAL		
PARKING LEVEL 2	STANDARD		117
	SMALL		1
	TANGENT (not included in total count)		34
	TOTAL		
TOTAL			324

BICYCLE PARKING			
	REQUIRED	PROVIDED	
SURFACE (SHORT TERM)		30	30
PARKING LEVEL 1 (LONG TERM)		149	149
PARKING LEVEL 2 (LONG TERM)		39	39
TOTAL	205	218	218

AMENITY AREA			
SQ. MET	SQ. FT.		
NET	1590.00	17147.45	
GROUND FLOOR PERIM	993.27	10723.34	
BALCONIES	1443.40	15593.15	
ROOFS	571.81	6124.34	
ROOF TOP TERRACE	509.61	5476.89	
TOTAL	4628.10	49441.74	
TOTAL AMENITY - CONDENSER	4628.10	49441.74	

BIKE PARKING STORAGE LEGEND		
	Horizontal Stacked	Vertical

	STUDIO	INTERIOR BED	1 BED	1 BED + DEN	1 BED + DEN	2 BED	TOTAL
LEVEL 1	9	15	8	2	10	8	49
LEVEL 2	4	16	9	4	7	13	57
LEVEL 3	8	16	9	4	7	13	57
LEVEL 4	8	16	9	4	7	13	57
LEVEL 5	6	13	6	4	6	8	43
LEVEL 6	6	13	6	4	6	8	43
TOTAL	44	85	47	22	43	55	332

PARKING LEGEND				
P1 - P2 Level - Typical Parking Stall Parking Count = 235 (Chelsea - 56 not included) Total Parking = 236	P3 - P2 Level - Small Parking Stall Parking Count = 3	Surface Parking - Small Parking Count = 32 Total Surface Parking = 70	Surface Parking - Typical Parking Stall Parking Count = 30	Surface Parking - Accessible Parking Stall Parking Count: Type A = 4, Type B = 4



North (East section) Elevation
 1 - 100



North (West section) Elevation
 1 - 100

2312 PRINCESS STREET	
NORTH ELEVATION	
Project number	N/A
Date	14 - AUG - 2024
Drawn by	S.C.
Checked by	T.S.
A108	
Scale	1:100



North
 1 - 100

2024.08.14.10.09.01



① East (south portion) Elevation
1:100



② East (north portion) Elevation
1:100

2312 PRINCESS STREET	
EAST ELEVATION	
Project number	N/A
Date	14 - AUG - 2024
Drawn by	S.C.
Checked by	J.S.
A109	
Scale	1:100



③ East
1:100

2024 08 16 10:29 AM



West (north portion) Elevation
1:100



West (south portion) Elevation
1:100

2312 PRINCESS STREET	
WEST ELEVATION	
Project number	D/A
Date	14 - AUG - 2024
Drawn by	Author
Checked by	Checker
A110	
Scale	1:100

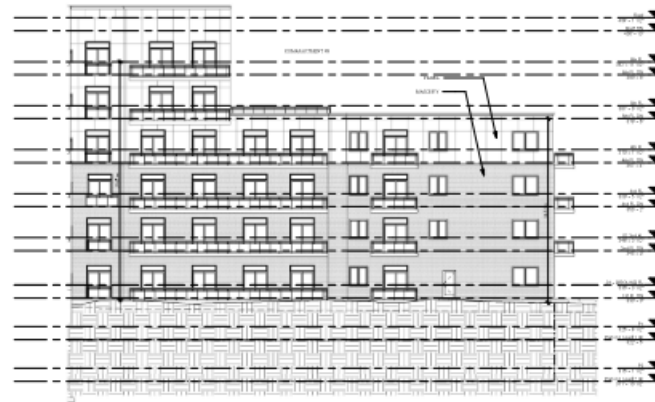


West
1:100

2024.08.14.10.17.04



South (west portion) Elevation
 1:100



South (east portion) Elevation
 1:100

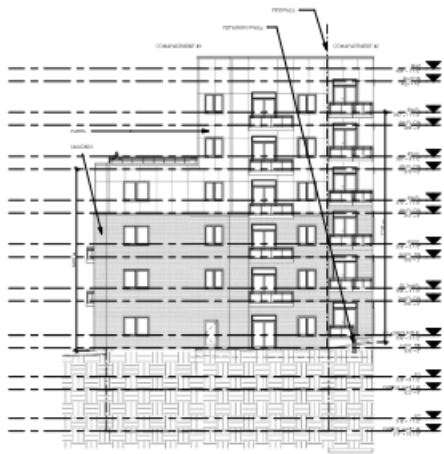
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SOUTH ELEVATION	
Prepared by:	D/A
Date:	14 - AUG - 2024
Checked by:	Author
Conc'd by:	Checker
A111	
Scale:	1:100



South
 1:100

2024 08 14 10:58:29 PM

2312 PRINCESS STREET	
COURTYARD ELEVATION	
Project number	N/A
Date	14 - AUG - 2024
Drawn by	S.C.
Checked by	J.S.
A112	
Scale	1:100



1 Courtyard East Elevation
 1:100

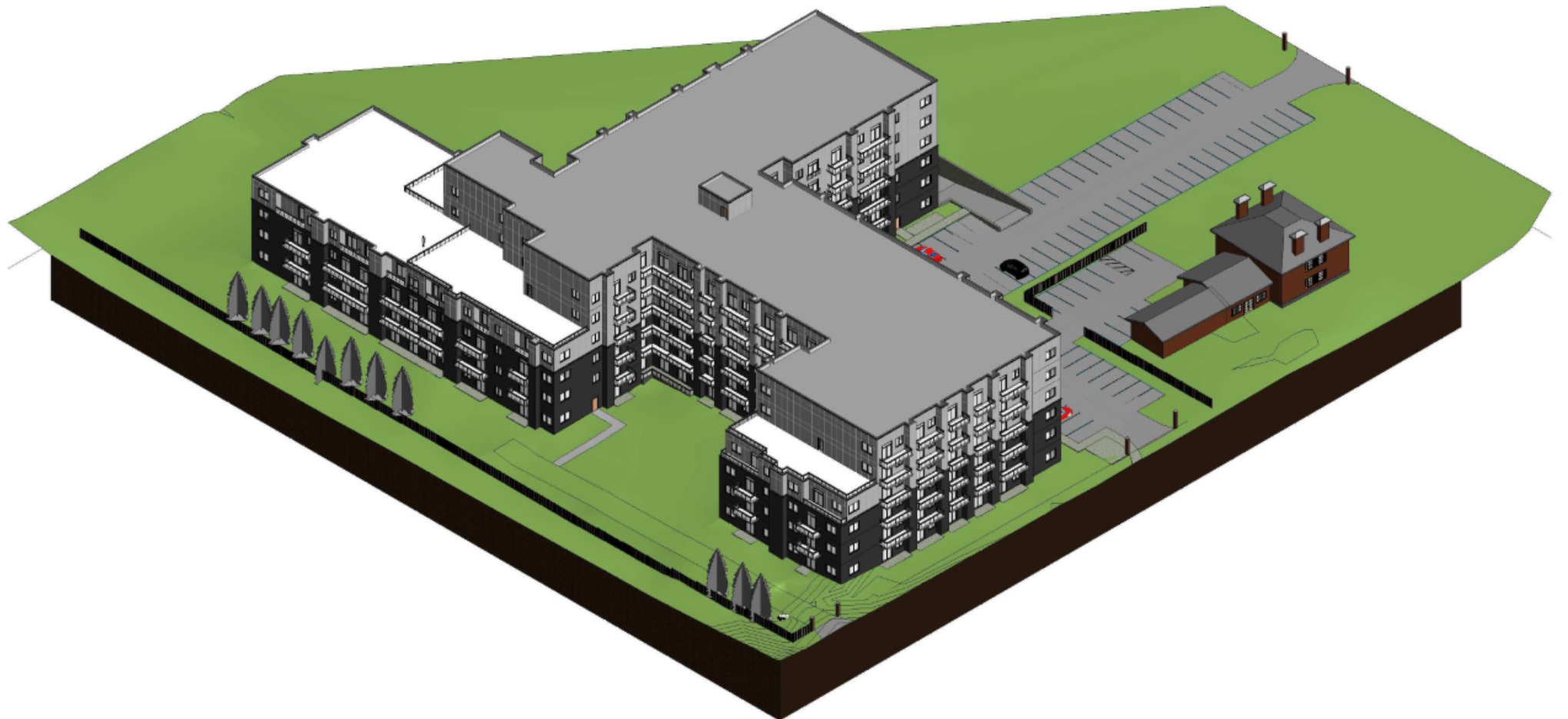


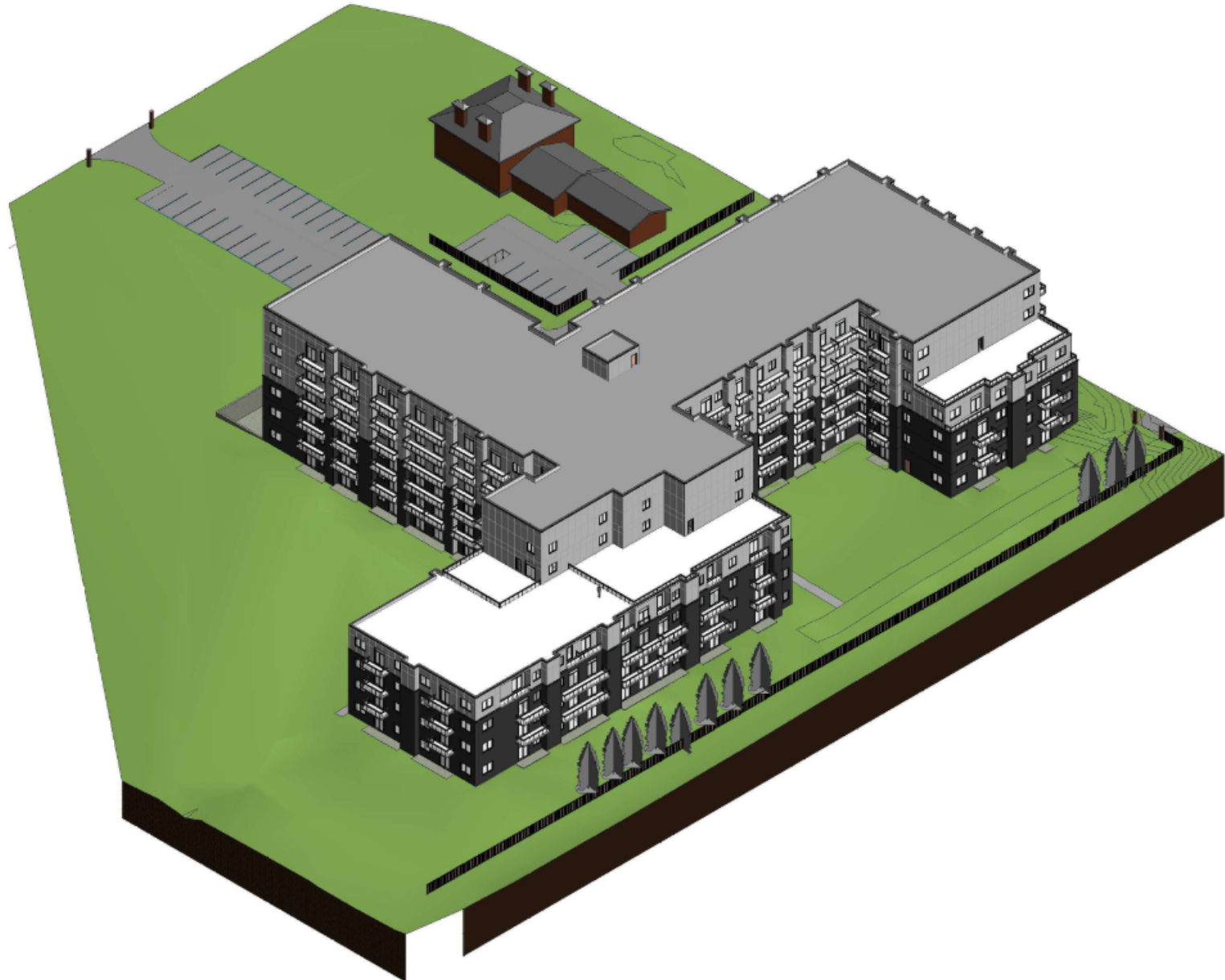
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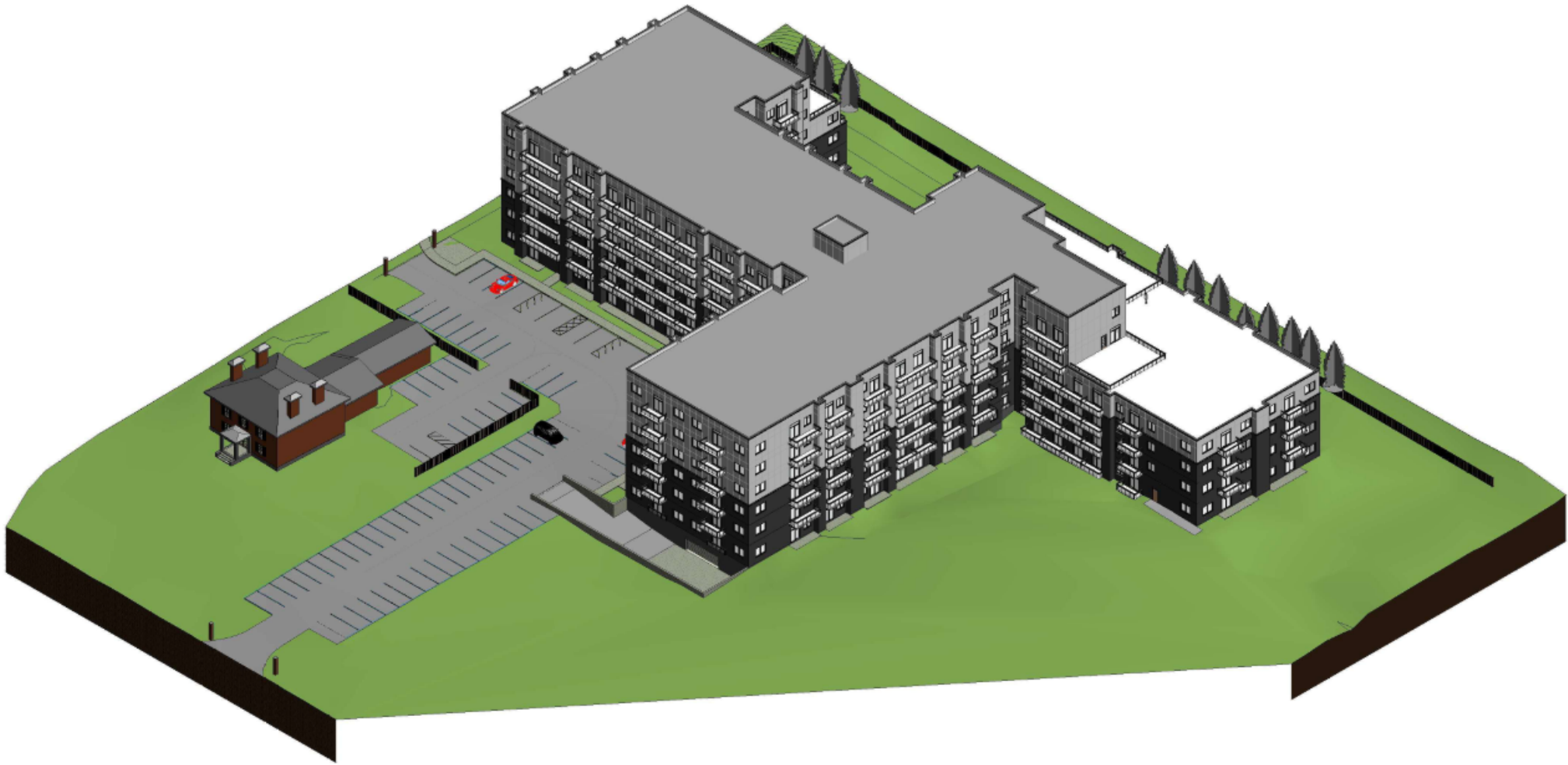


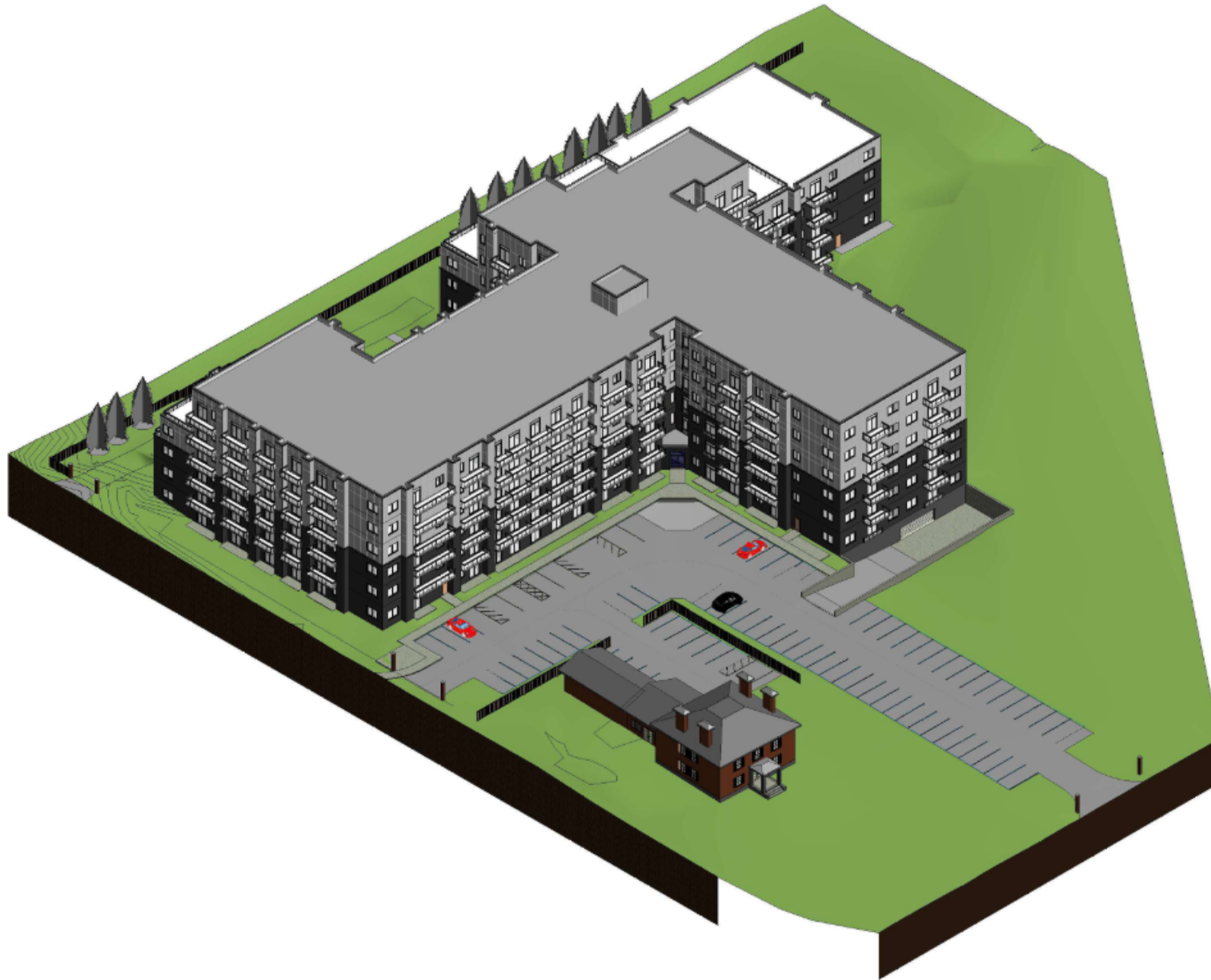
1 Courtyard West Elevation
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2024.08.14.10.58.17 PM

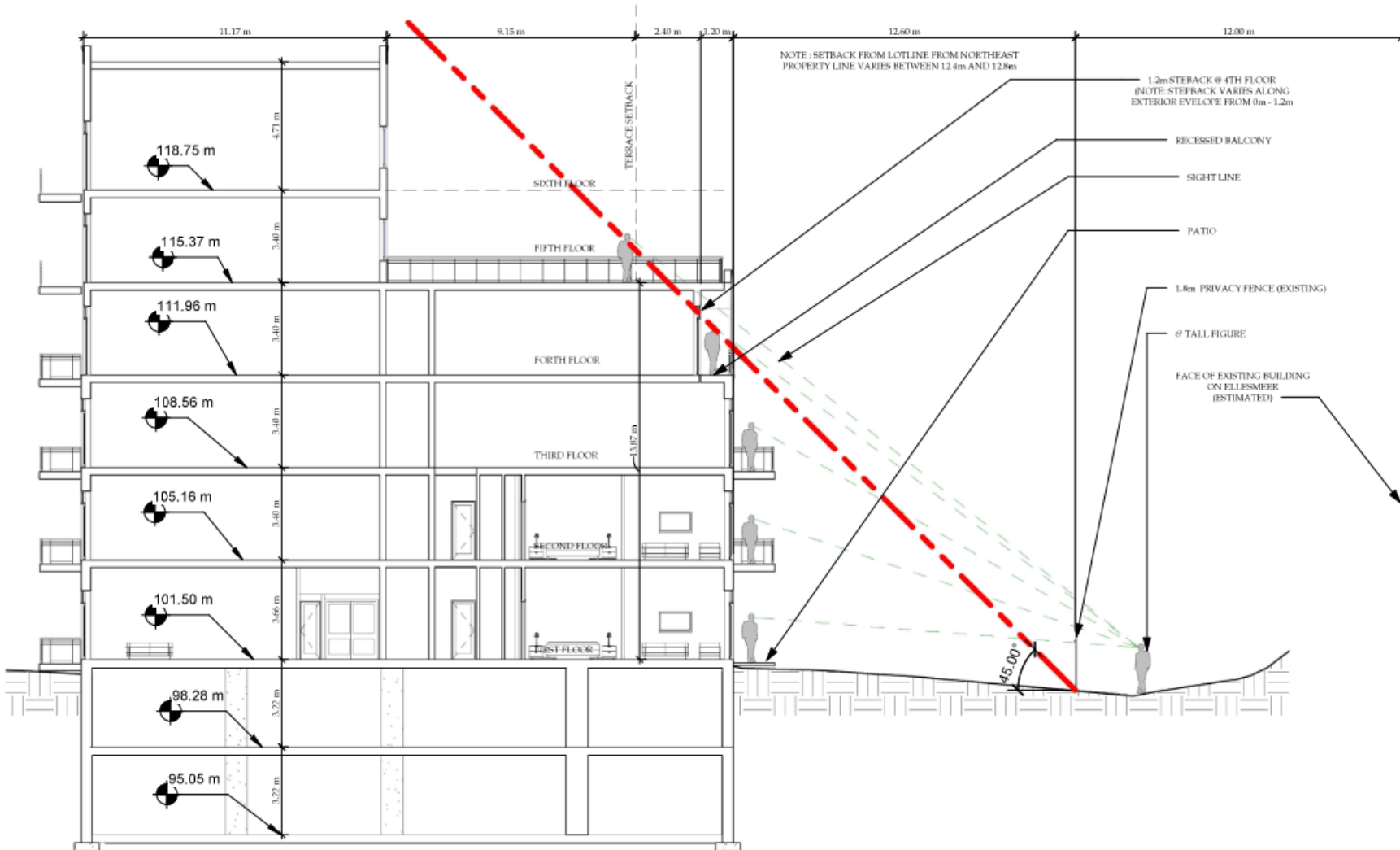




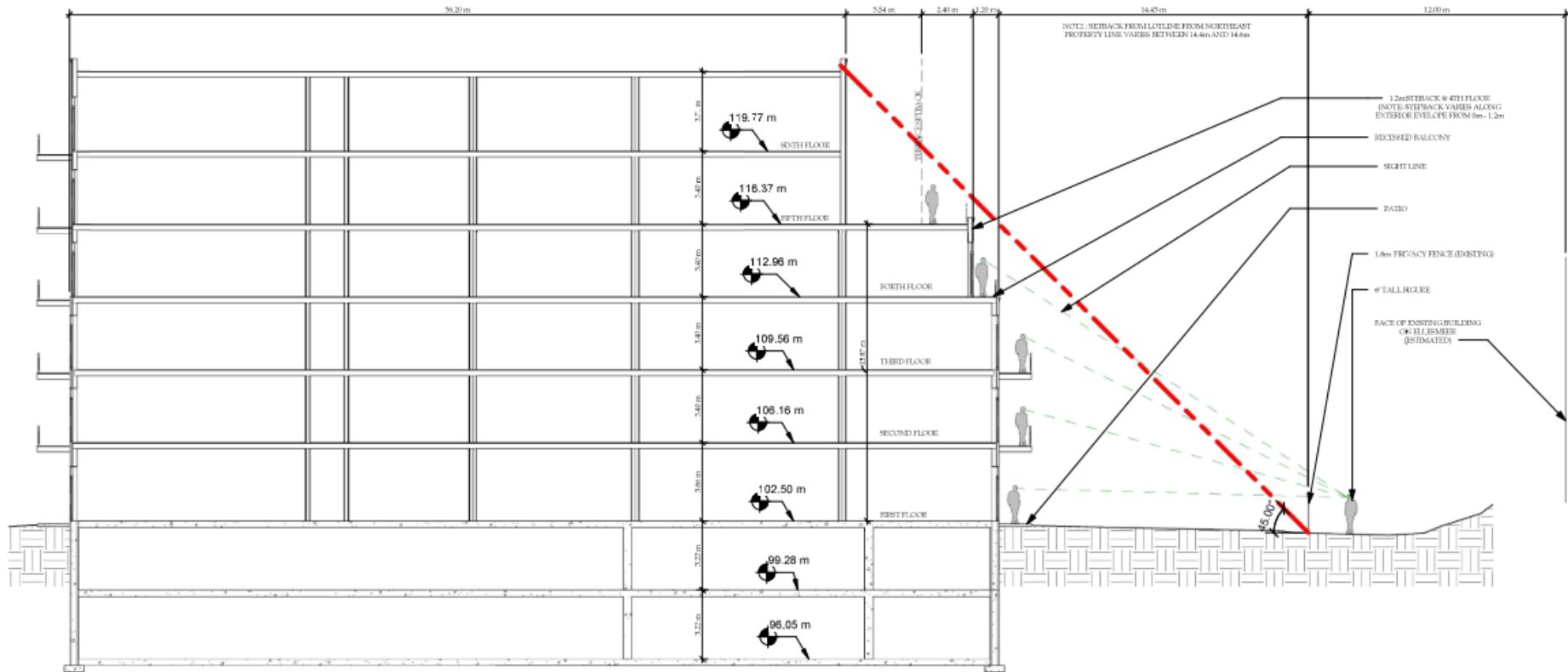




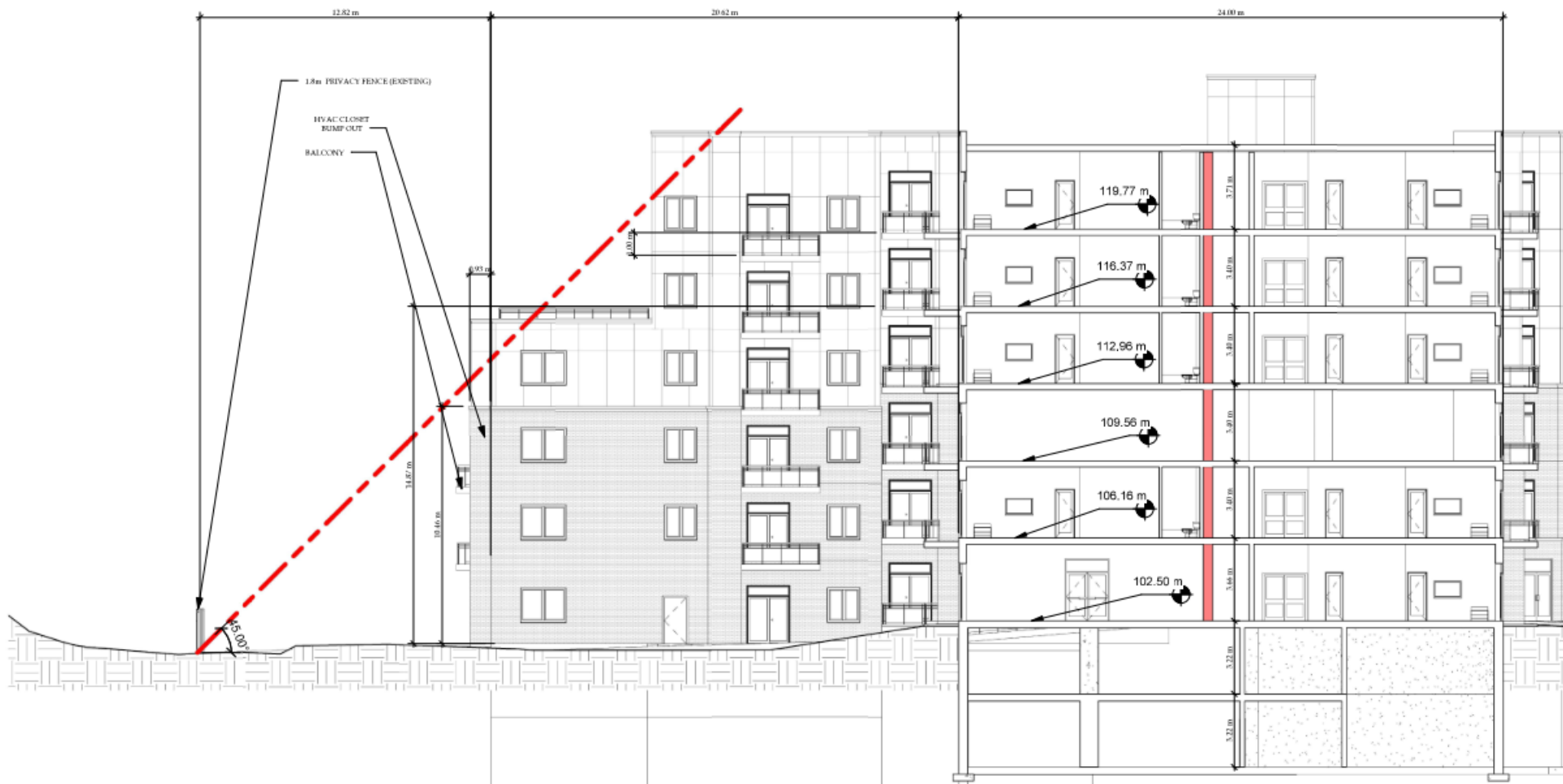
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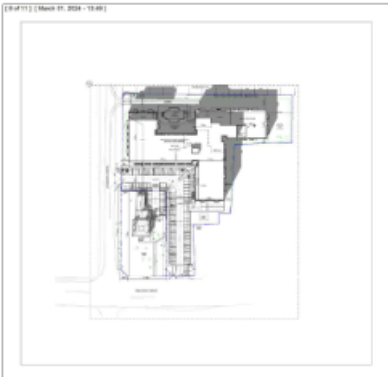
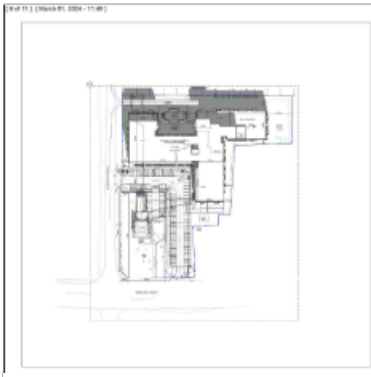
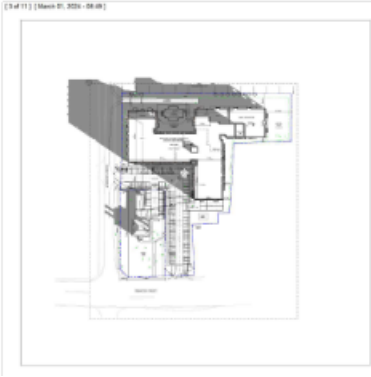
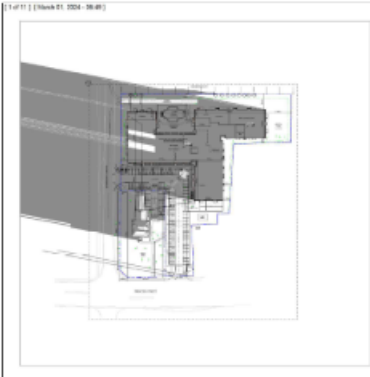


NORTHWEST SECTION



NORTH-COURTYARD SECTION





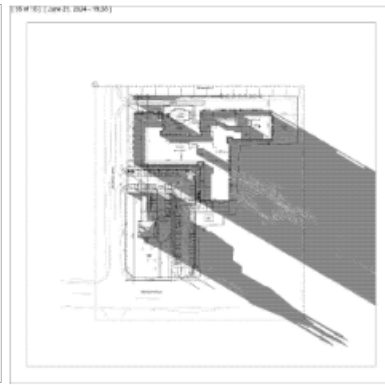
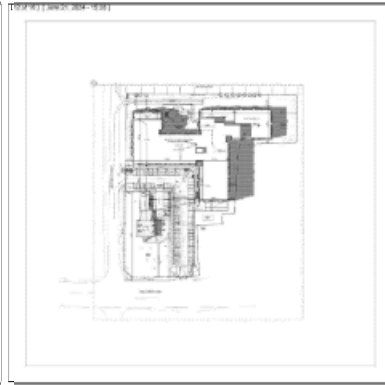
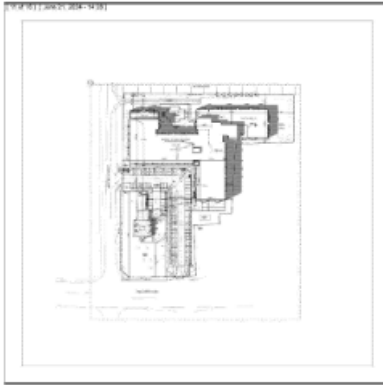
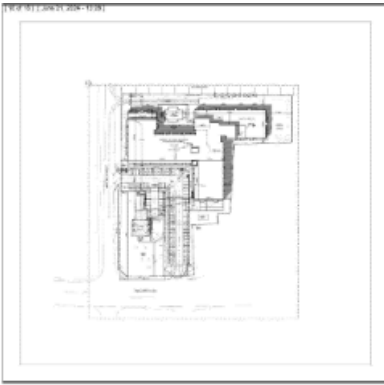
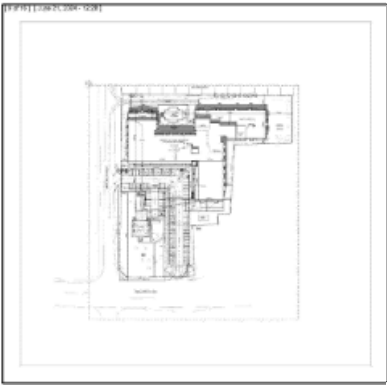
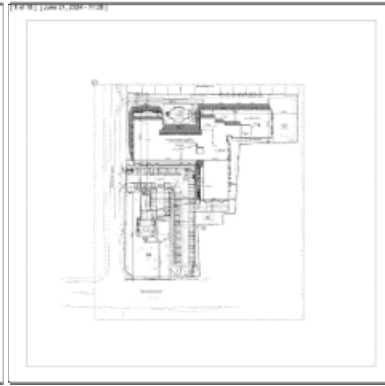
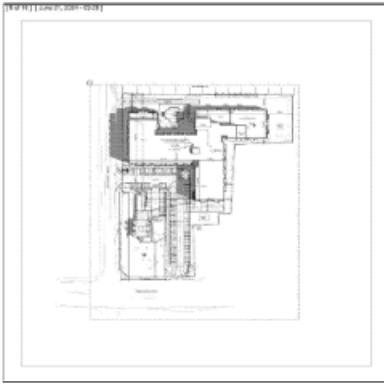
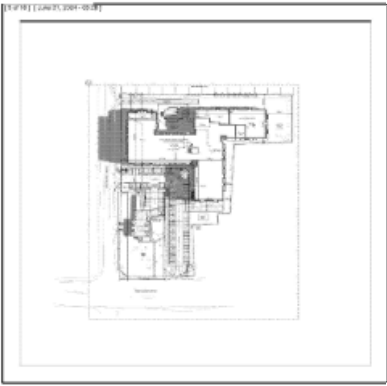
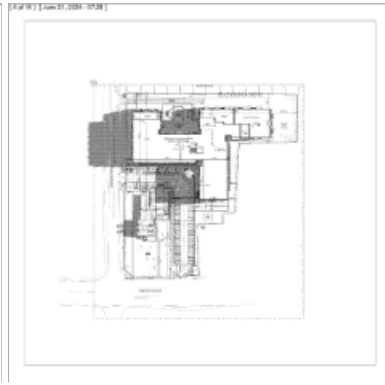
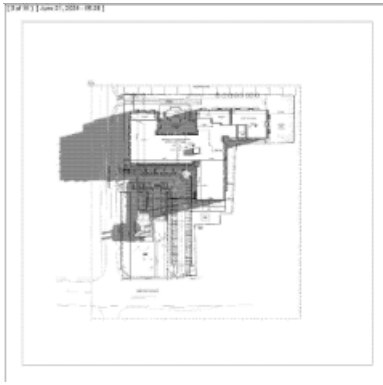
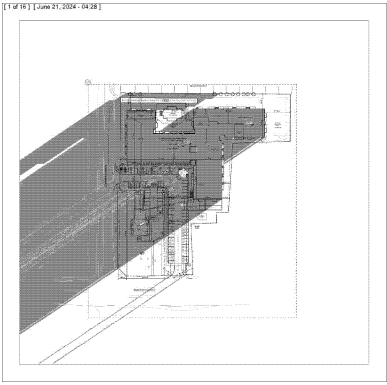
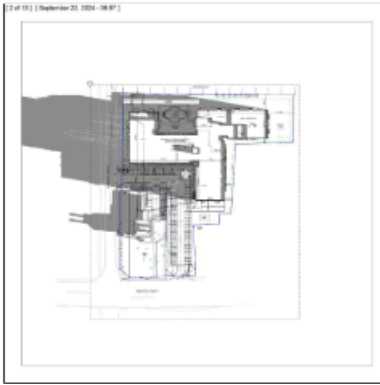
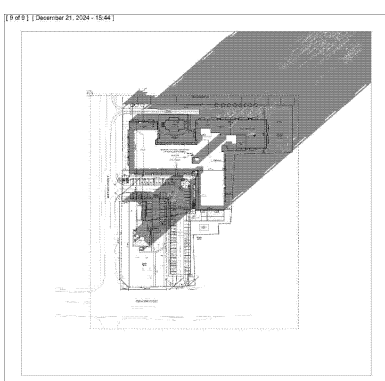
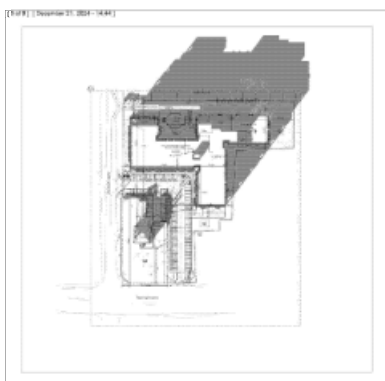
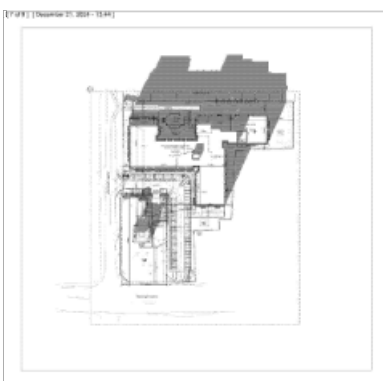
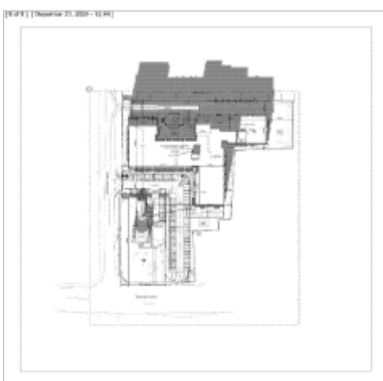
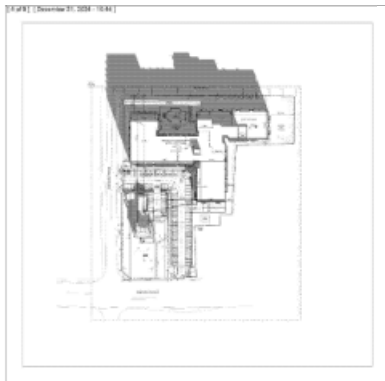
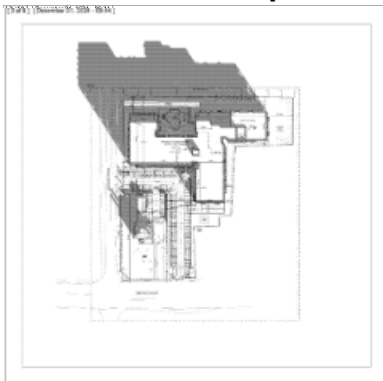
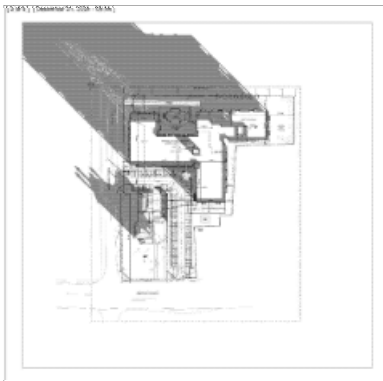
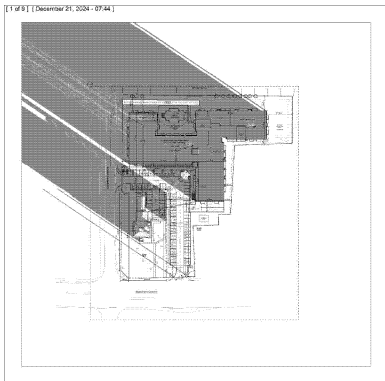


Exhibit G
Shadows - Autumnal Equinox Report Number PC-24-048







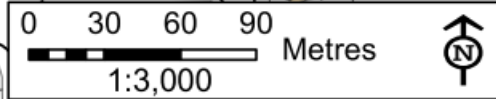
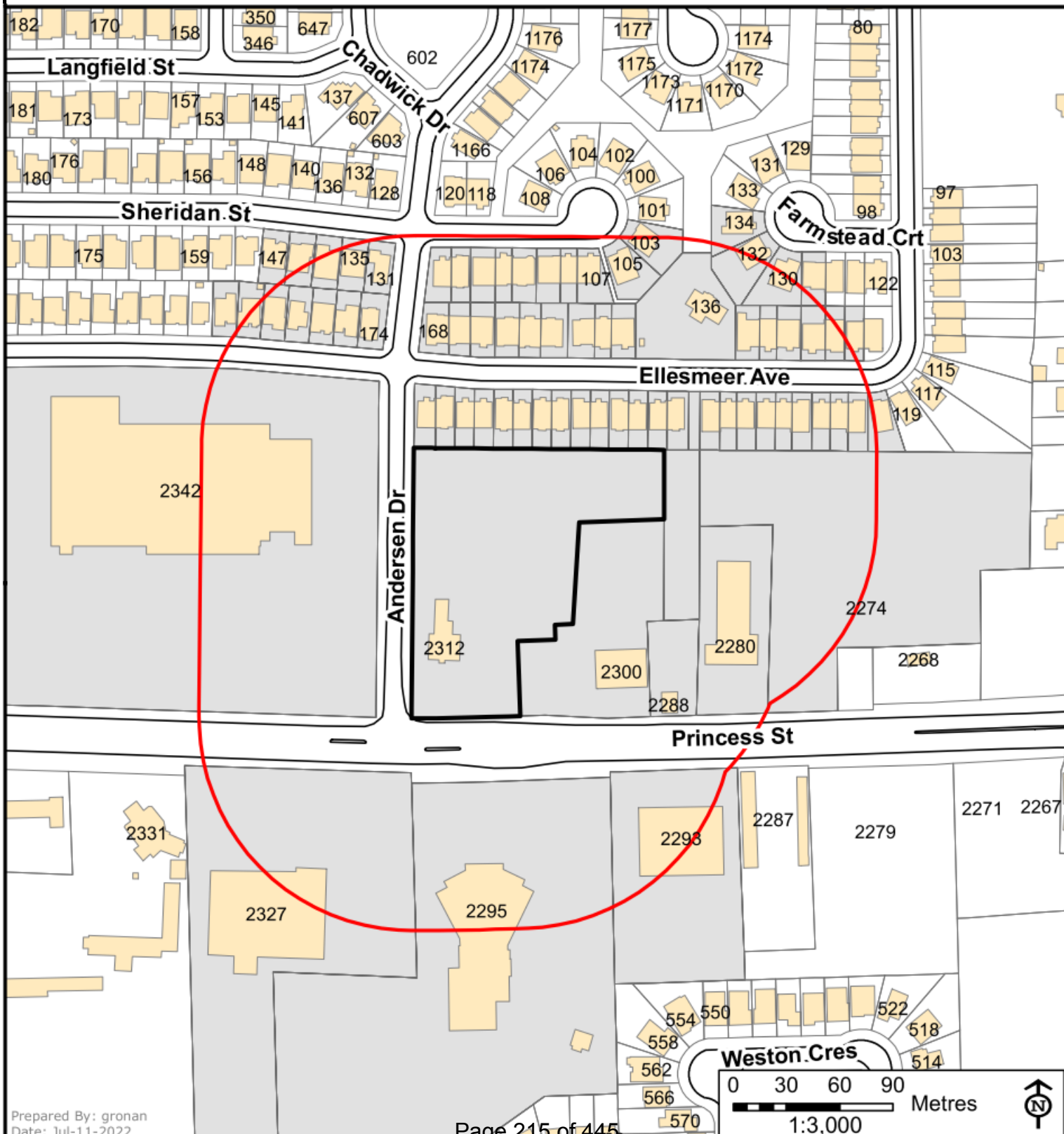




CITY OF KINGSTON
Public Notice Notification Map

Address: 2312 Princess St
File Number: D35-004-2022

-  Subject Lands
-  Property Boundaries
-  120m Public Notice Boundary
-  77 Properties in Receipt of Public Notice



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Clendening, Ian

From: Virginia Jones [REDACTED]
Sent: July 29, 2024 6:52 PM
To: Clendening, Ian
Cc: Chaves, Paul
Subject: Property at 2312 Princess St Kingston On.

Follow Up Flag: Follow up
Flag Status: Flagged

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

Ian Clendening Senior Planner City of Kingston

Mr. Clendening

Reading the most recent information and seeing the illustration's, it is noted that balconies are still proposed for the north side of the building.

. Residents have strongly voiced their opinions about this.
. Residents will have no privacy in their backyards, patios or decks.

. The balconies on the 2nd & 3rd floors as illustrated in Northeast section will have direct views of the backyards and overlook the backyards. This is our private space and livability area spring, summer & fall.

The apartment is being built adjacent to an established neighbourhood, not the other way around. It should be the applicant that is adjusting to the existing neighbourhood when it comes to balconies, setbacks and shadowing.

* Juliet balconies only on the north side of the building.

There is good information in the Solar Analysis illustrations but it forms a very bleak and depressing outcome for residents. The shadowing from the building will obstruct any sunshine from December through to March for residents of North Ellesmeer.

*The residents of North Ellesmeer should be receiving the full support of the City, the Planning Committee, & our City Councillors on all of the above mentioned issues.

Second issue is the high volume of traffic we are seeing & the proposed apartment isn't built yet. When will the next traffic study be conducted & will it be done over several days & at different times during those days. This is a massive building proposed for an area that is already highly populated.

Regards
Virginia Jones

Clendening, Ian

From: mobrien [REDACTED]
Sent: August 8, 2024 5:09 PM
To: Clendening, Ian
Cc: [REDACTED]
Subject: Re: HOLD for 2312 Community Consultation

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

Good Afternoon Ian,

I hope you are doing well. In preparation for the community consultation meeting next Thursday, Aug. 15th, some residents of Walnut Grove met last night to discuss the recent alterations and additions to the proposal for 2312 Princess Street (File D35-004-2022).

In anticipation of discussions that will transpire next Thursday, we thought it may be beneficial to list our main concerns about the new submissions and also ask a few questions that can be answered at that meeting. Generally, it seems some improvements (in our minds) have been retracted, and some brand new concerns have evolved. I will summarize here:

1. Setbacks - while now having an increase in setback by 2 metres (at northwest end) is a positive adjustment, it appears that a significant part of the reasoning may be that a new fire route has been added, requiring a 6 metre width (although plans show a 4 metre width). Questions arise: Where will trucks turn around on such a 'dead'end' roadway? Will this lane be signed as tow-away zone for any vehicle other than emergency ones? Also, in the Traffic Study Report, I believe it says that such an emergency lane way needs to be at a distance greater than 12 metres from a rear property line. Is this so?

Balconies - After a previous agreement that "nothing other than juliets are allowed above the second floor" (your email of Sept. 28, 2023), why would that now be allowed to be changed? We have read the written justification from Mr. Touw's June 27, 2024 letter. However, as this is such an important consideration for us. The changes to now adding ALL FULL balconies and in a much greater number (from 30% to 57%) and with increased length, present disappointment and concern. Unfortunately, the increased setbacks do not negate this.

3. "Reduction in height of the east wing" - Can you please explain where this is visible on an elevation diagram? Mr. Touw states that "the east wing will be reduced in height by 1 metre". It sounds like a positive adjustment but how would the building's floors transition to this accommodation?. There is reference in Mr. Touw's letter that grading may be reworked, but it does not seem to be well-illustrated in any of the diagrams. Is there a diagram that more clearly explains this?

4. Shadow/Solar Study - Why does the new study demonstrate even more shadow being cast on our properties along Ellesmeer Ave. during the months of Dec. and March? It does not seem logical, keeping in mind that the building has been moved south of our property lines by 2 metres/1 metre.

5. Can you comment on the status of the developer's application for a "Site Alteration Permit" (P11-SAP-002-2024)? If someone can explain the steps/protocol of how a builder acquires permission to give the go-ahead to a blasting

company hired by him, we would greatly appreciate it. Is he allowed to blast before a plan has been voted at all levels as 'approved'?

We acknowledge the Province oversees blasting. However, we suspect that there would be some intersection with the City before blasting commences.

Any insight to the above questions will be greatly appreciated. If you'd like to save your responses for the Aug. 15th meeting, that is fine. We just thought it might prove helpful to ask the questions ahead of time.

Thanks again for your work on getting all parties together for more discussion.

Kind regards,
Mary

> With thanks to everyone who filled out the online form, I have been
> able
to find a time which accommodates the greatest number of people. While I regret that no time matched everyone's availability, based on the feedback
> I have received, Thursday, Aug. 15 - 10:30 AM to 11:30 AM works best
> for
the majority.
> I have circulated this invitation to all who replied, including those
who
> identified a scheduling conflict in the event that things change. I
> look
forward to seeing those in attendance at our offices at 1211 John Counter Boulevard.
> Kindly,
> [cid:image001.png@01DAE4E4.97577AA0]<https://linkprotect.cudasvc.com/uri?uri=https%3a%2f%2fwww.cityofkingston.ca%2f&c=E,1,IG_Jxl1Pob38eUFWv1xDIEgRDCx1QjOSI5Oz3IX-cvdEcRATa7BjHS7-v53Af2NaWLIe0oO5EOsr4GzUM5_e9SVTgeISWUcDOzDZx783PqEORkeeThhVF_9&typo=1> Ian
Clendening (he/him/his)
> Senior Planner
> Planning Services
> City of Kingston
> Located at: 1211 John Counter Boulevard,
> 216 Ontario Street Kingston, ON K7L 2Z3
> 613-546-4291 extension 3126
> iclendening@cityofkingston.ca<<mailto:iclendening@cityofkingston.ca>>
[cid:image002.png@01DAE4E4.97577AA0]<<https://www.facebook.com/TheCityOfKingston/>>
[cid:image003.png@01DAE4E4.97577AA0]<<https://twitter.com/cityofkingston>>
[cid:image004.png@01DAE4E4.97577AA0]<<https://www.youtube.com/user/TheCityofKingston>>
The City of Kingston acknowledges that we are on the traditional homeland
> of the Anishinaabe, Haudenosaunee and the Huron-Wendat, and thanks
> these

nations for their care and stewardship over this shared land.

Clendening, Ian

From: Virginia Jones [REDACTED]
Sent: August 20, 2024 12:06 PM
To: Clendening, Ian
Cc: Chaves, Paul
Subject: Meeting Aug15/24

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Ian Clendening Senior Planner City of Kingston Paul Chaves Councillor City of Kingston

First impression of the diagram / handout showing the apartment building and property demonstrated a massive and imposing building on an irregular shaped smaller piece of property than 2274 property .This is what most of the residents will be looking at from our back windows in our already established area. Main living quarters are at the back of our homes. Subsequently it will be like living in a fish bowl.

The developer stated balconies would indeed be on the north side of the building larger and longer because everyone deserves private outdoor space. Perhaps it's the monetary value of those apartments with balconies to the developer. What about the residents of North Ellesmeer ? We enjoy our private outdoor space at the moment which will no longer be private as demonstrated from the angular view diagrams. Larger and longer balconies could potentially lead to a lot of noise with more people able to gather for partying.

Shadowing from the building will still be an issue during the winter months .

This is for the developers consideration. On the north side using Juliet balconies on the two lower sections that contain Four floors each. Perhaps this would be acceptable to potential renters and developer .

Respectfully
Virginia Jones

Sent from my iPad

Clendening, Ian

From: mobrien [REDACTED]
Sent: August 22, 2024 8:04 PM
To: Clendening, Ian
Subject: Further to meeting re: 2312 Princess St.

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello Ian,

I want to thank you again for arranging the meeting that we had a week ago in order to discuss recent submissions of the proposal for 2312 Princess Street (File No. D35-004-2022). It was helpful to have a full representation of all parties who have interests at stake with this plan.

And it was constructive in having many of our questions answered.

As you suggested, I am writing in order to add a few points that did not enter the discussion at that time but that many of us feel are very important to be considered. And we don't want to ignore or downplay that we still argue the massive scale and overbearing height of this building remains excessive and we strongly feel it will have multiple undesirable effects on our community.

Having reiterated that, the points that I would like to add are the following:

EXTERIOR CLADDING: Colour: We would like to see that a VERY light cladding in both the cast stone veneer and cement fibre panel be incorporated into the plan. The fibre panel could be even lighter in tone (than chosen for 2274 Princess) as it has become evident that in many lighting situations, it appears remarkably darker.

EXTERIOR CLADDING: Overall Appearance: As the outcome of the north-facing wall at this developer's other nearby building at 2274 Princess St. demonstrates, it has proven to be a huge disappointment for those residents who overlook its north side from their houses. The developer drastically deviated from the plan that was approved at the Technical Review stage by omitting the more palatable cast stone veneer at levels 2 (and 3) as originally proposed. At 2312 Princess St., having all 3 floor levels clad in the cast stone veneer would help ensure a less "factory-like" or "institutional" appearance than that found at 2274 where residents have been burdened with dealing with that cheapened view.

LIGHTING - It is imperative to us that no lighting on the exterior of the building or in/on any outdoor amenity spaces shall disrupt any existing privacy or enjoyment of our adjacent homes.

Further discussion regarding green barriers both at ground level at the north property line and on all terraces is a welcomed idea. We have researched a fast-growing tree that would quickly provide a tall and fulsome green screen and its name is Arborvitae Green Giant.

We acknowledge and appreciate the 2 concessions have been achieved: a 2 metre increased setback and a 1 metre lowering of grade at the east end.

And we ask that whatever is within the power of the City Planning Dept., can they please make these adjustments stick and be non-negotiable should the plan make it to the Site Plan Control stage? Here is an example:with 2274 Princess St., the community had succeeded in having the developer agree to move the large terrace to the south end of the building only to have it moved back again to the north-facing side once the application moved into the Site Plan Control stage.

Lastly, and repeating from our meeting topics: We'd like to underline that re-examining any possibilities as to how the mass, height and elevations can be reduced to enable more privacy, less shadowing and increased compatibility will be welcomed. We are aware that the developer is working towards increasing his profitability in denying neighbours more concessions that have been requested. We hope the City will see there needs to be more of a equitable balance between the desires of the developer and those of residents, especially for those whose properties sit directly under its shadow.

We hope this letter can be recorded and included in material shared with the Planning Committee and the public.

Thank you again, Ian, for the opportunity to voice our concerns and to propose our ideas. We appreciate your efforts to keep communication free-flowing.

Kind regards,
Mary O'Brien and Grant MacDonald
163 Ellesmeer Ave.
Kingston, ON



**City of Kingston
Report to Planning Committee
Report Number PC-24-010**

To: Chair and Members of the Planning Committee
From: Paige Agnew, Commissioner, Growth & Development
Resource Staff: Tim Park, Director, Planning Services
Date of Meeting: December 7, 2023
Subject: Recommendation Report
File Number: D35-004-2022
Address: 2312 Princess Street
District: District 2 - Loyalist-Cataraqui
Application Type: Official Plan & Zoning By-Law Amendment
Owner: 976653 Ontario Inc.
Applicant: Patry 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 applications for Official Plan and zoning by-law amendments submitted by Patry Inc., on behalf of 976653 Ontario Inc., with respect to the subject site located at 2312 Princess Street.

The applicant is proposing to construct a new six-storey, mid-rise, apartment building containing 300 homes together with the interior conversion of an existing two-storey heritage building to accommodate a building containing three homes and 12 bedrooms. The proposed apartment building would be situated 30 metres from the heritage building while maintaining an approximate 12.5 metre setback from the north lot line. The apartment building would have a three-storey base

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while utilizing step-backs in building height along the building's northern wall at the fourth and fifth storeys to mitigate impacts on the residential area to the north while a similar step-back is used along the south wall opposite the heritage building to minimize the impact on that heritage feature.

Vehicle access to the proposed development is intended to be primarily by way of Andersen Drive while a reconfigured entrance off Princess Street would provide an additional opportunity for a 'right-in-only' turning movement into the site. The Princess Street entrance is proposed to be relocated from its current location, which flanks the property line and abuts the driveway for the neighbouring property, to a location further west and enhanced by way of a pedestrian walkway.

The lands are designated primarily as 'Arterial Commercial' with a portion at the north end of the site designated 'Residential' as set out in the Cataraqui North Neighbourhood Secondary Plan within the City of Kingston Official Plan. The site is also located within the Cataraqui Village Heritage Character Area as identified on Schedule 9 of the Official Plan. No exterior change to the heritage building is being proposed; however, the proposal does seek to allow for its conversion to a single detached house.

The applicant is requesting an amendment to the City's Official Plan to change the portions of the property which are currently designated Arterial Commercial to Residential along with a site-specific policy to allow for the increased density of the apartment building while allowing a reduced density to facilitate a possible future severance of the lands which accommodate the heritage building. The applicant is also requesting an amendment to the Zoning By-Law which would re-zone the subject lands to a combination of the Urban Multi-Residential 2 (URM2) Zone, for the area associated with the proposed apartment building; and, the Urban Residential 3 (UR3.B) Zone, for the area associated with the heritage building, each with an Exception Overlay to recognize specific characteristics of the proposed development.

The proposed mid-rise development represents the efficient use of an under-utilized parcel of serviced land located on the City's primary intensification corridor which hosts both express and regular transit service and extensive local amenities which provide opportunities for active transportation. The proposed development will add to the mix and affordability of housing options within the Cataraqui North Secondary Plan community. The design of the proposed building and site has been refined over the course of the technical review to address concerns regarding the compatibility of the development with adjacent residential uses and the issues of safety and driveway function in respect to the access along Princess Street. The proposed development represents good land use planning.

Recommendation:

That the Planning Committee recommends to Council:

That the applications for Official Plan and zoning by-law amendments (File Number D35-004-2022) submitted by Patry Inc., on behalf of 976653 Ontario Inc., for the property municipally known as 2312 Princess Street, be approved; and

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That the City of Kingston Official Plan, as amended, be further amended, Amendment Number 88, as per Exhibit A, (Draft By-Law and Schedule A to Amend the Official Plan) to Report Number PC-24-010; and

That Kingston Zoning By-Law Number 2022-62, as amended, be further amended, as per Exhibit B (Draft By-Law and Schedule A and B to Amend Zoning By-Law Number 2022-62) to Report Number PC-24-010; 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.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

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

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:**Statutory Public Meeting**

This recommendation report forms the basis of a statutory public meeting at Planning Committee. Anyone who attends the statutory public meeting may present an oral submission, and/or provide a written submission on the proposed application. Also, any person may make written submissions at any time before City Council makes a decision on the application.

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.

Planning Committee will consider the recommendations in this report and make its recommendation to City Council at this meeting.

Anyone wishing to be notified of Council's decision on the subject application must submit a written request to:

Ian Clendening, Senior Planner
The Corporation of the City of Kingston
Planning Services
216 Ontario Street
Kingston, ON K7L 2Z3
613-546-4291 extension 3126
iclendening@cityofkingston.ca

Background and Decision Date

In accordance with By-Law Number 2007-43, these applications were subject to a pre-application meeting held on October 26, 2021, with Planning Services and various other departments and agencies. Following this, a complete application submission was made by the applicant on March 25, 2022.

In accordance with the *Planning Act*, this application is subject to a decision by Council on or before July 23, 2022, which is 120 days after a complete application was received. In the absence of a decision by Council in this timeframe, the applicant may exercise their right to appeal to the Ontario Land Tribunal (OLT). Staff have been working with the applicant to address concerns and technical issues related to access to the site and traffic safety as well as the massing and impact associated with the proposed built form on the abutting residential area.

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Site Characteristics

The subject property is situated at the northeast corner of Princess Street and Andersen Drive, roughly 340 metres west of Sydenham Road. The property is an irregularly shaped lot, widening out towards the rear, measuring 1.45 hectare in size and having approximately 147 metres of frontage along Andersen Drive to the west and 55 metres of frontage along Princess Street to the south. The site is currently developed with a two-storey building at the southwest corner of the lot which is designated under Part IV of the Ontario Heritage Act and was, up until recently, occupied by the Lakeshore School.

The surrounding area contains a variety of commercial, institutional, open space, and residential land uses (Exhibit D – Neighbourhood Context Map). To the east and west of the subject lands are a range of highway commercial uses of various scales. Immediately south of the property, on the opposite side of Princess Street, the predominant land use consists of additional highway commercial development and institutional uses before transitioning to one and two storey single detached residential further south. Abutting the site to the north, the land use consists of semi-detached houses having walk-out basements which accommodate the grade change between Ellesmeer Avenue and the subject lands. Further north of the site there exists an addition of a variety homes which can be found in the form of single-detached homes and townhouses.

The site is located within walking distance of various amenities, including FreshCo, the Kingston Gospel Temple, Quarry Chiropractic and Wellness Centre, Rona Home & Garden Centre and is situated along an express transit route (501/502) which connects Downtown with Cataraqui Centre as well as regular transit service in the form of the number 7 and number 14 bus routes which run adjacent to the property along its Princess Street and Anderson Drive frontage respectively. Sidewalks flank the north and south sides of Princess Street as well as the west side of Andersen Drive. Currently there are no dedicated cycling facilities in this area; however, this section of Princess Street has been identified as a 'Proposed Spine Route' under the City's Active Transportation Master Plan.

The surrounding area is one which has seen relatively recent development, with both of the residential areas north and south of the subject lands having been developed in the early 2000's along with a number of commercial developments along this section of Princess Street since that time. Additionally, a five-storey apartment building containing 230 residential homes is currently under construction approximately 100 metres east of the subject property at 2274 Princess Street.

Proposed Application and Submission

The applicant is proposing to construct a six-storey apartment building and convert the existing heritage designated building located on the property, which until recently accommodated an educational institution, to a single detached house. The proposed apartment building would accommodate a total of 300 homes consisting of a variety of 48 studios, 150 one-bedroom, 48 one-bedroom with dens, and 54 two-bedroom configurations. The heritage building would be converted to a single detached dwelling and accommodate a total of 12 bedrooms within three

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homes. Access to the site is proposed to be by way of Andersen Drive and Princess Street with the access from Princess Street limited to that of a 'right-in-only' access point.

Based on the total number of homes within the proposed apartment building and single detached dwelling and the lot area of 1.45 hectares, the proposed density is 209 homes per hectare. Taken individually, the apartment building would have a density of the approximately 264 home per hectare across the 1.14-hectare site while the heritage building would have a density of ten home per hectare.

The proposed apartment building would be setback 12.47 metres from the north lot line and 5.5 metres from the west lot line along Anderson Drive and 30 metres from the heritage designated building. The apartment building is characterised using step-backs along the north and south building faces and a recessed building envelope in the mid-section of the building along the north lot line which serves to create an 'inner courtyard' area. Outdoor amenity space for the residents is proposed in the inner courtyard, an outdoor area at the northeastern portion of the subject lands, and within the building through the provision of balconies and rooftop terraces. A common indoor amenity area measuring 285 square metres is proposed for a total of 4,585 square metres of combined amenity space and green space.

The applicant proposes to recess the building face along the north lot line an additional 1.2 metres at the fourth storey and a further 5.6 metres at the fifth storey resulting in the maximum height of the building at the sixth storey level of 20.7 metres being setback 19.2 metres. On southern face, the building steps back at the fourth floor four metres. These measures have been taken in large part to soften the impact on the abutting residential properties to the north, and to respect the heritage attributes of the site.

Parking for the apartment building is proposed to be in the form of a combination of surface and underground parking with a total of 282 parking spaces. An overall ratio of 0.9 stalls per home is achieved through the provision a two-level underground garage accommodating 238 spaces, and surface parking which accommodates an additional 23 parking stalls including eight accessible stalls. In addition to resident parking, the surface parking also accommodates five visitor spaces and three car-share spaces. For bicycle parking, 275 long-term spaces and 30 short-term spaces are provided.

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

- Planning Rationale and Justification Report
- Concept Site Plan
- Floor Plans
- Heritage Impact Statement
- Shadow Study

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- Tree Inventory & Preservation Plan
- Traffic Impact Study
- Noise Impact Study
- Landscape Concept
- Servicing Report
- Storm Water Management Report
- Stage 1 Archaeological Assessment

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.

Summary of Changes to Applications from First to Submission

Through revisions to the initial submission, the applicant has made a number of modifications to address the concerns raised. These changes include the base of the apartment building being moved an additional 2.5 metres south, away from the north lot line, while a specific provision has been added into the amending by-law which excludes a driveway in this location. The fourth storey of the apartment has been moved back 0.7 metres, while the fifth storey has been moved 3.2 metres south where it is now in line with the sixth storey with both the fifth and sixth storeys now only having a marginal projection along the east end. These changes have been made to minimize the extent of shadowing over the abutting properties and the extent of overlook into the rear yards of the neighbouring properties.

In an effort to further address the privacy and overlook concerns of area residents, the applicant has also made changes to the balcony and fifth floor terrace including the removal of all balconies above the third floor along the north wall which are now provided as juliette balconies. On the fifth floor, the roof-top terrace has been broadly reconfigured, coinciding with the reduced fifth and sixth storey floor plate at the east end, and is now defined by a large open area at the east end whereas previously it had been a narrow strip along the north end. Of additional note, a garden feature is proposed to create an additional visual barrier between the terrace area and the lands further north.

In respect to vehicular access, the driveway entrance at Princess Street has been relocated approximately ten metres west from its current location in an effort to create a more defined entrance to each lot by separating the two abutting driveways which currently span width of 21 metres. The entrance has also been programmed as a ‘right-in-only’ to assist with traffic flow and safety.

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Within the site, parking has been reconfigured to allow better access to the accessible and visitor stalls while the number of stalls has been reduced from an oversupply of 367 total parking stalls, ten of which were intended for the school use, to 286 parking stalls, three of which are intended for the single detached dwelling. The apartment continues to provide a majority of the parking within an underground parking area, however; since the first submission, the entry has been shifted to where it now provides access along the southernmost building wall whereas previously the entry was generally opposite the driveway entrance off Anderson Drive, near the main pedestrian entryway. Short-term bike parking which is now required under the provisions of Kingston Zoning By-Law but was not required at the time of their submission has been added to the proposal where it is provided near the main building entrance where the underground parking access had previously been situated. Long term bike spaces are also now provided and are situated in three secured bike storage areas located within the underground parking area.

In respect to the heritage building on the property, the applicant now seeks to permit the conversion to a residential use, and allow for the possibility of a future severance by way of Official Plan policy allowing for a lower density than the minimums otherwise required of this area, and zoning relief to allow for a reduced rear yard setback and a total of twelve bedrooms within the single detached house which is to accommodate three homes.

The relationship between the heritage building and the apartment building has been enhanced by way of an additional ten metres of separation distance between the two buildings while the step-back at the third storey has been raised to the fourth storey while the south building wall which faces this heritage feature has been afforded a greater degree of articulation to frame the heritage building.

Provincial Policy Statement

The Provincial Policy Statement (2020) 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 proposed development is consistent with the Provincial Policy Statement (2020). The development will provide additional housing options within the urban settlement area boundary, while supporting intensification and infill within the serviced urban area. Utilities Kingston has confirmed that adequate services exist for the proposed development. Traffic surrounding the site has been appropriately addressed through directing the primary entrance/exit to Anderson Drive while limiting Princess Street to a 'right-in-only' at a new location. The site is in proximity to extensive commercial, employment, recreational, and institutional uses and is serviced by both express and regular transit service helping facilitate the land use patterns encouraged by the Provincial Policy Statement.

No external change is proposed to the heritage building, and the residential use of this cultural heritage resource allows for the conservation through continued use of this built heritage resource consistent with the Provincial Policy Statement with the reduced density, in part, a reflection of the deep setback from Princess Street with mature trees in front and west side

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yards forming a part of the site's heritage attributes. Consistent with provincial policy with respect to the conservation of cultural heritage resources, the applicant has submitted a Heritage Impact Statement demonstrating that the that the heritage attributes of the protected heritage property will be conserved as a result of the proposed development noting that the design of the building will create a compatible, unified background for the heritage resource.

The proposed development represents the efficient use of land that and is suitable and desired for residential intensification. A detailed review of the applicable policies is attached in Exhibit E.

Official Plan Considerations

The subject property is predominantly designated Arterial Commercial but with sections in the rear designated as Residential within the Cataraqi North Neighbourhood Secondary Plan in the City of Kingston Official Plan (Exhibit D – Official Plan, Land Use). The site is also located within the Cataraqi Village Heritage Character Area as identified on Schedule 9 of the Official Plan (Exhibit E – Heritage Areas, Features and Protected Views). The subject property is in a Corridor and a Housing District as illustrated in the City Structure set out in Schedule 2 of the Official Plan and is located within the Urban Boundary.

The Official Plan amendment application proposes to change the land use designation of that portion of the subject lands currently designated Arterial Commercial to Residential in the Cataraqi North Secondary Plan of the Official Plan. The application also proposes a site-specific policy to permit a high-density residential use of up to 264 homes per net hectare which would allow the development under both the current lot fabric with 209 homes per hectare while also allowing consideration of a severance of the 1.14-hectare portion of the subject land upon which the apartment building is intended to be built. An additional provision within the site-specific policy would allow for a corresponding reduction in the minimum density requirements by exempting the heritage building from the 14 homes per hectare minimum densities otherwise required withing the Residential designation.

The Residential land use designation of the Cataraqi North Secondary Plan encourages a variety of compatible housing types and building styles to accommodate the different and changing needs of the community. It is the intent of this designation to have varying densities of development distributed throughout the neighbourhood to ensure that a high proportion of residents live within a short walking distance of local facilities and services which this development proposal would help to achieve.

The proposal has evolved to ensure that it meets the land use compatibility policies of the Official Plan. A development's compatibility with its surrounding environment is measured by the degree in which the proposal would create adverse effects or negatively impact the character or planned function of an area. Compatibility concerns include shadowing, the loss of privacy due to intrusive overlook, visual intrusion that disrupts the streetscape, and incompatibility in terms of scale, style, massing and colour with mitigation measures such as setbacks, transition and fencing an appropriate means of maintaining compatibility.

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To ensure compatibility, the applicant has increased the building setback from the north lot line, including greater step-backs where the three-storey base increases to four, and thereafter six storeys generally achieving a 45-degree angular plane. These features provide a gradual transition in height along Anderson Drive as the site progresses from the more intensive, commercial oriented area near Princess Street and the rear of the property where the three-storey component of the integrates with the two-storey residences.

The enhanced setback measuring 12.47 metres from the north lot line provides an area of open separation between the two uses and which is further enhanced by a vegetated buffer and fencing intended to provide additional transition as well as prevent shadowing and loss of privacy.

Regarding shadowing, the applicant has provided a revised Solar Analysis reflecting the updated plans which increased the setbacks and removed much of the fifth and sixth storey massing from the far east side of the building. As a result of these measures the shadows cast by the development have no impact at all on the abutting northern properties between the spring and fall equinoxes as shadows do not project into the rear yards of these properties (Exhibit J - Renderings & Solar Analysis). During these times of the year outdoor enjoyment of backyard spaces is at its highest where activities such as gardening, barbecuing, and other active or passive recreation makes use of these spaces, and the proposed development would not have any shadow impact during these times. Towards the winter solstice when the sun-angle is at its lowest, shadowing begins to traverse across the rear yards to varying degrees but would not have an undue adverse impact.

Outdoor amenity area for the residents has been significantly reconfigured including the removal of balconies above the third storey along the north wall which would face the single-detached residences to the north which have been replaced with juliette balconies to prevent residents from lingering outside in a manner which could allow for significant overlook into the rear yards of the existing neighbourhood. This is complimented by further efforts to reduce any privacy and overlook concerns by tailoring the fifth-floor terrace to an open area directed eastwards while a garden feature separates the edge of the terrace from the edge of the building.

Staff will work closely with the applicant at the site plan control stage to ensure that all of these requirements are fully implemented.

The development of this site fulfills a number of the other key policies within Section 2 of the Official Plan in terms of the intent of Housing Districts, Corridors, Principles of Growth, Phasing of Growth, Intensification Targets, Order of Development, Urban Boundary, and Protection of Resources. When reviewed in the context of these policies, the subject property is an excellent and priority candidate for high density residential intensification, as an underutilized parcel located on an intensification corridor within the serviced urban boundary and within walking distance of open space, commercial uses, employment and public transit. The proposed development will assist the City in achieving the minimum intensification targets for residential growth.

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In summary, the proposed re-designation of the front portion of the subject lands from Arterial Commercial to Residential, with a site-specific policy area for the entirety of the subject lands to address an increase in density and to recognize the limitations of the irregularly shaped parcel maintains the overall intent of the Official Plan and allows the site to be development residentially, as intended by the Secondary Plan. The development of the site with the proposed use will add to the mix of housing types and affordability within Cataraqui North, thereby creating a more complete community and additional options for aging in place within the Cataraqui North neighbourhood.

The proposed development and associated Official Plan amendment conform to the general intent of the Official Plan. A detailed review of the applicable Official Plan policies is attached in Exhibit G.

Zoning By-Law Discussion

The property is not currently subject to the Kingston Zoning By-Law, instead being subject to Zoning By-Law Number 76-26 which zones the property General Commercial “C2-30-H” Zone subject to a holding symbol (Exhibit H – Kingston Zoning By-Law Number 2022-62). The C2-30 zone permits a variety of commercial uses with residential uses within this zone being restricted to an accessory dwelling unit located on the ground floor.

An amendment is required to permit the proposed residential use with the lands proposed to be incorporated into the Kingston Zoning By-Law through the proposed amendment which would place the lands within the Urban Multi-Residential Zone 2 (URM2) Zone, for those areas where the apartment building is located; and, the Urban Residential 3.B (UR3.B) Zone, for those areas where the existing heritage building is located. Additionally, an Exception Overlay is proposed to recognize certain characteristics of the irregularly shaped lot and particular features of the proposed development.

The Exception Overlay for the apartment building is intended to allow for an increased building height; a reduced interior and rear setback; allowances for additional balcony area; and, variations to certain parking requirements. Additional provisions to the Exception Overlay have also been added to ensure that the ultimate development of the does not result in unexpected impacts to the surrounding area including a limit on the number of homes; prohibition of a driveway along the north lot line; requirement for a landscaped are along the north lot line.

The following table provides a comparison of the requirements of the zoning by-law for the URM2 zone against the requirements that are proposed to accommodate the development application.

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Table 1 Zoning Comparison Table URM2 & Proposed Exception Overlay

Zone Provision	By-Law Section	Required (URM2)	Proposed (E139)	Relief Required?
Maximum number of Dwelling Units	Not applicable	Not applicable	300	No
Maximum height (metres)	Table 12.3.1	12.5 metres	20.7 metres	Yes
Minimum Rear Setback	Table 12.3.1	The greater of: a) 7.5 metres b) 25% of lot depth (37.75 metres)	12.47 metres	Yes
Minimum Interior Setback	Table 12.3.1	6.0 metres	3.5 metres	Yes
Maximum % of wall to be occupied by balconies	4.20.1.2	A maximum of 30% of the horizontal length of each face of the main wall of each storey may be occupied by balconies;	Inner Courtyard Faces: West: 29% South: 36% East: 46% Outer Facades: West: 35% North-West: 30% (2nd floor) North-East: 31% (2nd floor) East-North: 30% East-Central: 33% East-South: 32% South-East: 36%	Yes

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Zone Provision	By-Law Section	Required (URM2)	Proposed (E139)	Relief Required?
Balconies location	Not applicable	Not applicable	Within 15 metres of the rear lot line no balconies other than juliette balconies are permitted above the 3rd floor.	No
Amenity Area Setback	Not applicable	Not applicable	The fifth floor outdoor amenity area must be set back a minimum of 2.0 metres from the buildings north main wall;	No
Planting Strip	Not applicable	Not applicable	A minimum 2.0 metre wide planting strip must be provided along the rear lot line.	No
Privacy Fence	Not applicable	Not applicable	A privacy fence with a minimum height of 2.4 metres must be provided along the rear lot line.	No
Driveway Location	Not applicable	Not applicable	A driveway and a drive aisle may not be located within 12 metres of the rear lot line.	No
Minimum drive aisle width	7.4.1.	Perpendicular Parking: 6.7 metres	6.0 metres	Yes
Car-share Spaces	Table 7.1.1.	0.05 spaces per dwelling unit (15 spaces)	3 spaces	Yes
Visitor Spaces	Table 7.1.1.	0.15 spaces per dwelling unit (45 spaces)	10 spaces	Yes

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Zone Provision	By-Law Section	Required (URM2)	Proposed (E139)	Relief Required?
Small car parking space	7.4.9.4.	A maximum of 10% of parking spaces provided on a lot, excluding accessible spaces, visitor spaces and car-share spaces, are permitted to be parking spaces for small cars (26 spaces)	50	Yes
Parking Space Design	7.4.10.1	Not applicable	Up to 20 spaces within a parking structure may be partially obstructed on one side by a wall or column	Yes
Parking Provisions for Multi-unit Residential	7.4.9.3	<p>Parking spaces must be located in a permitted private garage, parking structure, driveway or parking lot in the rear yard or interior yard, except as follows:</p> <p>(a) Visitor spaces may be located in the front yard or exterior yard provided the visitor space is not closer than 3.0 metres to any lot line and not closer than 7.5 metres to any street line;</p>	A maximum of 50 parking spaces may be located within a front yard or exterior yard provided no parking space is closer than 9.0 metres to a front lot line and 15 metres from a rear lot line.	Yes

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Zone Provision	By-Law Section	Required (URM2)	Proposed (E139)	Relief Required?
Location of Loading Spaces	7.5.7.	Loading spaces must be located in the rear yard or in the interior yard and must be provided with a visual screen in such a manner that the loading space is not visible from a street or any abutting residential use	Loading Space may be located in a front yard provided it is not closer than 30 metres to a front lot line or exterior lot line.	Yes
Minimum Number of Long-Term Bike Spaces	Table 7.3.1	0.9 per dwelling unit	0.75 per dwelling unit	Yes
Weather protected Short-term Spaces	7.3.13.5	50% of required	No weather protected Short-term Spaces	Yes

Building Height and Setbacks

The proposed amendments seek to permit a maximum height of 20.7 metres to allow for a six-storey built form over portions of building. A height map is intended to form a part of the by-law to require step-backs at specific distances from the surrounding lot lines to ensure an appropriate transition.

The height map provides for a maximum of six storeys beginning at 56.8 metres distance from the east most lot line and 19.2 metres from the north lot line and progressing across the remainder of the building with the exception of an interior courtyard which measures 31.4 metres width and setback a distance of 31.7 metres from the north lot line, and opposite the heritage building where the sixth storey steps down to four storeys.

As the site transitions to the residential neighbourhood to the north, provisions of the draft by-law would require building step backs which generally maintain a 45-degree angular plane with the base of the building starting at a height of 10.5 metres at a distance of 12.4 metres from the north lot line. This 10.5 metre height at the base of the building is within the maximum height range of 10.7 metres, or 9.0 metres in the case of a flat roof, allowed within the UR3.B zone which regulates the residential neighbourhood immediately north, but with a significantly greater rear setback of 12.4 metres versus 6 metres required of the UR3.B zone.

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The rear setback of the URM2 zone is determined based on the greater of 7.5 metres or, 25 percent of lot depth. The proposed building exceeds the 7.5 metre requirement; however, the significant depth of this irregularly shaped lot requires a rear setback of 37.75 metres based on the 25 percent of lot depth, and as such the applicant is seeking an amendment to allow for a 12.4 metre setback.

Overall, the proposed development directs outdoor amenity area generally associated with a rear yard towards the western end of the lot and within the building itself. The three-storey height at the base of the building is consistent with the heights allowed in the residential neighbourhood to the north. The generous setback between the proposed apartment building and the north lot line and the manner in which the grade increases in elevation progressing northwards both act to minimize the impact of the built form as the area transitions from higher density apartments to semi-detached residences. The inclusion of a two-metre-wide planting strip would further act to mitigate this transition.

Progressing further away from the north lot line, the building progresses to a fourth and sixth storey at distances of 13.6 metres and 19.2 metres from the north lot line, achieving an angular plane of 47 degrees between the edge of the roof and the north lot line. The applicant has provided a shadow analysis which demonstrates that the shadows do not encroach, or encroach only marginally, between the Spring and Fall Equinox. During the Winter Solstice, and around this date when the Sun's inclination is the lowest, and shadows therefore the longest, it is recognized that the shadows associated with the proposed development would traverse at varying extents across the rear yards of the lots to the north. Outside of the Winter Solstice, these impacts abate as the shadows recede towards that of the Spring and Fall Equinox (Exhibit J – Renderings and Solar Analysis). Overall, the impact is assumed to be limited in time, minor in nature, and compatible under the Official Plan.

Balconies

The Kingston Zoning By-Law regulates the extent of a building wall which may be covered in balconies which project out from the face of the building as a means of affording a greater animation to the façade, limiting the space this feature may occupy to 30%. The applicant has put forward a development proposal which utilizes a number of 'wings' to the building with a total of 12 unique exterior walls which range in balcony coverage ranging between 30 to 36 percent along outer facades and between 29 and 46 percent along the inner courtyard. The additional space occupied by balconies along the building wall allows individual homes to have access to a modest outdoor amenity space measuring approximately 4.25 metres width and having a maximum projection of 2.0 metres from the wall of the building.

As a result of concern for balconies overlooking into the rear yards of the residential area to the north, balconies have been removed from the third storey homes along face towards the north lot line. The prohibition on balconies above the second floor enhances the protection for surrounding residential areas which have been built into the URM8 Zone which allows balconies above the second floor while simultaneously permitting a lesser rear setback than proposed for the subject property.

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Balconies provide a substitute for the private back yard amenity generally associated with a single-detached residence affording a degree of private outdoor space that supports uses typically not found or allowed in parks such as eating meals or hosting private social events. The inclusion of limited amounts of balconies, while exceeding the 30 percent limit along the building wall will not result in undue overlook or privacy concerns for the abutting properties and add to the residential amenity for the building's residents.

Parking Facilities and Driveway Requirements

Vehicle parking requirements of the Kingston Zoning By-Law are intended to ensure that a site can accommodate its intended function. The proposal meets the numeric quantity of parking stalls required though variations in certain criteria are proposed to accommodate the irregularly shaped lot and the design challenges of providing underground parking.

The Kingston Zoning By-Law directs loading spaces to the rear or side of a building in an effort to minimize the visual impact of these features, especially from the street. The proposed layout contemplates a lay-by area near the front entrance of the building but at a location which is well recessed from the street. The resultant location allows easy access for residents who are moving into or out of the building while protecting the visual aesthetics of the area and helping to maintain the pedestrian friendly character.

An amendment is also sought to allow vehicle parking otherwise prohibited within the front yard. The proposed layout of the parking facilities recesses the parking away from the street to the extent possible, however; due to the extensive lot depth and the irregular parcel fabric, a portion of the parking facilities have been provided either in the front yard, or within an area which would become a part of the front in the event of a severance of the heritage building. The layout of the parking allows ample space for vegetation which softens the impact of the parking areas. The front yard is also made considerably larger than generally contemplated under the provisions of the zoning by-law as a result of the large setback of the heritage building and the location of the apartment building well recessed from Princess Street to accommodate the irregular lot fabric and the presence of the heritage building.

Minor reductions in the vehicle parking for car-share and visitor spaces are also proposed, with a combined total of 13 spaces allocated to these uses whereas 60 would otherwise be required for the 300 homes proposed and would compliment the 270 parking stalls intended for the residents which is well within the range of 0.8 to 1.0 stalls per unit required. Given the greater share of one-bedroom units and the fact that the site is very well connected through public transit, the reduced visitor parking can be justified by the greater share of public transportation which would accommodate visitation to the site.

To address the constraints associated with the underground parking, the applicant is also seeking specific allowances to permit a greater share of small car spaces and to allow a maximum of 20 parking spaces to be partially obstructed by a supporting column necessary to the construction of the building. The allowance for small cars roughly doubles the as-of-right permission for 26 spaces to be for small cars to a total of 50 spaces. Small car spaces measure

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4.8 metres by 2.4 metres which can accommodate the average car or mid-sized sedan but would be insufficient to accommodate the average sports utility vehicle or pickup truck. Given that the units are intended for the rental market and would not be tied to specific units, the proposed reduced parking size would allow the site to work at a functional level with a greater degree of flexibility to accommodate the needs of the residents. In similar fashion, a total of 20 parking spaces are intended to be partially encumbered by the presence of a supporting column which would remain able to accommodate vehicle parking but would represent a known obstacle in which the individual associated with the parking stall would be required to navigate around. The marginal additional accommodation required of the user of the encumbered parking space is more than offset by the efficient layout of the underground parking area and the location of the supporting columns and would continue to allow for the operate at a functional level.

Bike Facilities

The applicant has provided 30 short-term bike spaces and 225 long-term bike spaces to accommodate the anticipated needs of the residents. Short-term bike spaces are provided near the main entry to the building and, while provided in the quantity required by the Kingston Zoning By-Law, are not intended to be weather protected whereas half of the required short-term bike spaces are otherwise required to be weather protected. Based on the developer's experience these spaces are often under utilized and the proposal consists of providing fewer spaces but of a higher quality. Specifically, there are a total of 78 bike spaces provided in individual lockers, represents 30 percent of all long-term bike spaces while an additional area provides general long-term bike spaces for 150 using a 'stacked' horizontal bike space layout. As many residents will choose to utilize the site's transit offerings for their transportation, the slightly reduced provision of long-term bike spaces is appropriate for this location.

For the building designated under Part IV of the *Ontario Heritage Act*, the applicant seeks relief from the provisions of the UR3.B Zone to allow for a total of twelve bedrooms within the proposed three dwelling units intended to be accommodated within the building. Additional relief is sought to allow for a lesser rear setback of 3.5 metres which could facilitate a future severance of the property should this development option be pursued but does not form part of the current proposal.

The following table provides a comparison of the requirements of the zoning by-law for the UR2.B Zone against the standards that are proposed to accommodate the development.

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Table 2 Zoning Comparison Table UR3.B & Proposed Exception Overlay

Zone Provision	By-Law Section	Required (UR3.B)	Proposed (E140)	Relief Required?
Maximum number of bedrooms	Table 11.4.3.	8	12	Yes
Minimum Rear Setback (metres)	4.28.1	6	3.5	Yes

Building Setbacks

A reduction in the rear yard is proposed to allow for the consideration of a future severance of the heritage building from the remainder of the property. Given the site characteristics, the most likely configuration of a severance would be that of a corner lot with the narrower street frontage being along Princess Street at the south end of the property, making the rear lot line the north lot line. This area of the property accommodates an addition to the heritage building which is further recessed from the street line to a distance of approximately 13 metres, while further to the rear an open area exists before transitioning into the parking area for the apartment building.

Rear setbacks are generally used to accommodate a private outdoor amenity area. The lands which surround the heritage building provide a considerable amount of this type of amenity for the residents, including the extensive front yard. The reduced setback at the rear would not impact the overall utility of the site and would not result in any adverse impacts on privacy.

Bedroom Limit

The heritage building is a relatively large building with information from the Municipal Property Assessment Corporation (MPAC) indicating a gross floor area of more than 600 square metres, inclusive of the garage addition. The adaptive transformation of this heritage building to accommodate three dwelling units with a total bedroom count of twelve is an appropriate use of a site in a high-density area with a large building initially constructed for a residential purpose and now proposed to be repurposed as such as a means of conserving a built heritage resource.

Other Applications

In the event of approval, the development would be subject to Site Plan Control. Community Benefits Charges would be applicable for the apartment building.

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If the applicant wishes to pursue a severance to separate the two buildings, a consent application would be required.

Technical Analysis

This application has been circulated to external agencies and internal departments for review and comment. All comments on the proposal have been addressed and no outstanding issues with this application remain at this time.

Public Comments

The following is a summary of the public input received to date, including a summary of the feedback received at the Public Meeting on August 11, 2022. Members of the public who had provided written comment were afforded notice of revised submission material by way of e-mail notification of such on May 15, 2023, and September 28, 2023, and were invited to provide comment. All original written public comments are available in Exhibit M of this report.

Loss of Privacy/Overlook

Comment: Given our back gardens are not deep in lot size, that [12.4 metres] is incredibly close for a building that will tower above. It's enough that I have lost any pleasing view but now I will be staring right into the second-floor apartments from my living room.

Comment: This is the main reason I 'seriously' request the adoption of julliette balconies ONLY on the northeast and northwest wings of the apartment unit. There is no reason why this cannot be adopted.

Comment: Parts have now been stepped back or removed from the top floor to make way for extremely expanded rooftop terraces (totalling over 7000 square feet) on the north and northeast sides. Much skepticism is invited about there not being any noise disturbance issues for abutting neighbours.

Comment: A towering building will overtake the back yards, there will be no privacy.

Comment: Lack of privacy remains an issue – the large building so very close to our property contravenes our right to privacy.

Comment: I am pleased to see Juliette balconies installed on northeast and northwest wings above the second floor but strongly ask the planning committee, council and developer to consider the Walnut Grove residents and please insist that the second-floor outdoor apartment balconies in these locations be *changed* to Juliette style as well. This will at the very least will minimize the intrusiveness of the building in our backyards and our indoor living space.

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Comment: I am concerned with the impact of this proposed building that results in unacceptable intrusive overlook, excessive shadowing, and negative impact on the neighbouring residents' ability to enjoy their properties.

Response: As outlined in the body of the report, the fifth-floor terrace has been reconfigured to orient activity towards the east while a garden feature along the north edge of the building has been added to provide additional separation.

Balconies have been removed along the north wall of the building above the second storey preventing residents from enjoying outdoor activity which may overlook the residential area to the north. This is further supplemented by the provision of a fence and vegetative buffering which will further mitigate any impact. Outdoor balconies and an outdoor patio area are afforded the units on the 2nd and first floors respectively which provide a degree of amenity to these units while not having any privacy impact beyond the normal overlook associated with existing neighbouring properties which host much larger balconies and decks.

Traffic

Comment: The increased volume of residents in this development and that of the unit to the east will have an immediate impact on myself and fellow residents along Ellesmeer, and surrounding neighborhood. None of which will be remotely positive in nature.

Comment: I am also concerned about the impact that a 300 plus unit residential building will have on the vehicular traffic in the area.

Comment: It will also increase the traffic on Andersen as people head North on it to get to the 401, Sydenham Rd. Cataraqui Woods Drive and other areas to the north.

Comment: Traffic congestion and accidents are bound to occur. Princess St. at Andersen is busy now and the 1st. apartment building is not even occupied yet. Did the traffic studies take into account peak hours of traffic along Princess St.? Traffic along Princess at the Sydenham rd intersection is already heavily congested with traffic lineups all the way back to the former Ambassador hotel from Sydenham rd. With added traffic & congestion could mean delay in these emergency vehicles, which delay could lead to a life & death situation.

Comment: Andersen Dr, already a heavily travelled street with frequent speeding will be significantly worse.

Comment: What also needs to be considered traffic wise is all the building that is going on along Taylor Kidd behind Best Buy area. Which will also add significant traffic volumes to the intersection at Princess and Taylor Kidd that is already overloaded. Anyone who frequently drives in this area doesn't need a study to tell them that.

Comment: There will be increased traffic, increased noise, increased shadowing and a loss of privacy in our backyards.

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Comment: Has the City of Kingston conducted comprehensive traffic studies outlining the impacts that a 302-unit building will have on the intersection of Princess and Andersen? Access to the building at 2312 Princess St. should be analyzed before this application is approved.

Comment: Traffic in this area is already at a maximum with several commercial sites and Princess Street and Andersen as the main access routes.

Comment: The traffic on Princess St is already heavy and with the additional traffic from 2274 Princess it will be further challenged.

Comment: It would make sense to do an impact study after the current building has been completed and occupied to determine what effect it will have on traffic & noise pollution before allowing another high density building to be constructed and another presumed 348 vehicles attempting to navigate on these already congested streets.

Comment: The intersection at Princess St and Sydenham Rd is already a disaster for traffic. Nobody needs a traffic study to tell them that. Vehicles can be lined up from the traffic lights at Sydenham Rd to the top of the overpass on Princess above the train tracks. The last thing this area of Kingston needs is 242 more units at 2274 Princess and 302 more at 2312 Princess.

Comment: With 242 units at 2274 and 302 at 3212 Princess there will be more traffic on Princess and also on Anderson which will impact our safety and impair our ability to access arterial streets.

Response: The applicant has revised the proposal to have a 'right-in-only' off Princess Street with the entrance moved further west to create a separation from the abutting entrance associated with the property further east. This limitation will minimize traffic conflicts with the right-hand turn lane. Full eastbound and westbound traffic opportunities are made possible by the site's access to Anderson Drive which can accommodate the anticipated flow.

Princess Street, Sydenham Road, and John Counter Boulevard are all Arterial Roads intended to accommodate intra-urban traffic. These roads face increasing traffic volumes predominantly based on the growth of the city and not individual developments. The City does have plans for improvements to these intersections with the projects being funded primarily through the use of Development Charges which the proposed development would be subject to.

Modifications to the entrance have been made to ensure the safety of turning movements onto and off of Princess Street. The intersection between Princess Street and Anderson Drive would continue to function in a satisfactory manner despite the increased volumes.

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Massing/height

Comment: The one to two meters increase is barely relevant given the astounding proximity of the apartment to begin, in the initial plan.

Comment: Proposed 6 storey building will not "blend in" with the surrounding buildings.

Comment: A second massive building will completely overload our small neighbourhood.

Comment: This number of storeys will drastically overpower our (and our neighbours') bungalows and shadowing will still be an issue.

Comment: has been moved 2 metres farther south from our property lines, this overgrown structure is still larger than the first building at 2274 Princess St. and we believe it is on a smaller piece of land. Its crowding of abutting property lines does not comply with land use compatibility. In fact, it just adds to the dense, overcrowded congestion in this small community of well-established bungalow homes.

Comment: At the end of the day I will be staring into a block- wall of windows and any reasonable view of open sky without shadowing.

Comment: I have such serious concerns about 10 meters from my fence line. That is exceptionally close.

Comment: design of the building results in an unacceptable level of intrusive overlook. The impact of the height and length of the north wall is compounded by the location of ALL of the outdoor amenity space along the same wall.

Comment: The overlook into our homes and backyards from the terraces, balconies, and windows along the north and east sides of the building is terrible given the proximity to our homes. The balconies reduce the already small distance between the building and our homes and should be eliminated or at least only French balconies.

Comment: The building layout appears to have been designed to upset current residences. It is jammed into an odd shape property.

Comment: The additional height would reduce the enjoyment of local residence.

Comment: The proposed building is too large, too high (6 storeys) for the property.

Comment: One of the reasons we chose to spend our retirement days in this community was due to the quiet, low density residential nature of not only our own subdivision but of all the surrounding area. This proposed development would completely destroy this atmosphere.

Comment: The number of units for this development is greater than the number of units being built at 2274 Princess St., yet the lot is smaller.

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Comment: Making additional changes to allow for another over sized building of 302 units, will overpopulate the neighborhood, crowding store's, buses, parks and intersections.

Comment: This is higher than his current property under construction at 2274 Princess St. (4 storeys) which also abuts similar houses to ours on our street. A 6-storey building would increasingly dwarf the row of consistent bungalows on Ellesmeer Avenue.

Comment: The sheer enormity of the density issue and the impact it potentially would cause on the community cannot be understated and must be addressed.

Comment: We are not in favour of changes made to the Official Plan or Zoning By-Laws due its impending overcrowding of this neighbourhood in general, and, of our small retirement community of Walnut Grove in particular.

Response: The proposed building creates an animated building façade along Anderson Drive which steps down as it transitions to the lower density area to the north. A vegetative buffer and a 12.4 metre open area which constitutes the rear setback creates a further visual delineation between the higher density proposed development and that of the existing area.

Loss of Vegetation and Environmental Concerns

Comment: This developer is unnecessarily removing mature trees from a property the importance of mature trees to fight our climate emergency and will insist that more trees are retained.

Comment: The City is offering residents young trees to be planted to grow the green canopy and protect the environment and at the same time allowing developers to cut down the mature trees that are already there.

Comment: Additionally, the lovely, wooded area to our east has already been stripped bare in recent months, leaving zero greenspace and increasing the density.

Comment: Why are we stripping bare of vegetation an already said zone, which instead should be an opportunity for user friendly greenspace with appropriate housing if that's a goal.

Comment: This rezone proposal certainly appears to be neglectful in maintaining eco friendly zones which cities of the future claim to tout.

Comment: The property is too small to build a six-storey apartment building. Where is the green space going to be & will there be room for trees.

Comment: Trees will be gone. It will be a wood and concrete jungle behind the homes.

Response: Through the development process, the applicant would be responsible for replacing the tree canopy lost as a result of the proposed development in accordance with the City's

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Trees By-Law. A vegetative barrier is to be implemented along the north lot line and is intended to grow into a mature line of trees enhancing the tree canopy.

In regard to sustainability concerns, it should be noted that wood construction, has been demonstrated to be a more environmentally sustainable form of construction when compared to concrete and steel while the density afforded through this mid-rise building prevents the need to expand the urban area outward into the surrounding natural area, with the 300 units requiring approximately 15 hectares of land at a lower density-built form.

Shadows

Comment: no sun getting to the yards.

Comment: it looks like the houses to the north of the proposed building will be in the dark for most of December.

Comment: Lack of light – shadowing we presume, will remain a problem.

Comment: According to the shadow study, the proposed building will shadow my house all day in the late fall and winter. Most of my living space with large windows face south. My living room/dining room, my master bedroom and my recreation room. The sunlight is important to me, without it my heating bills will significantly increase, and my overall mental health will be impacted.

Comment: During the entire month of December (and parts of months on either side) we will have absolutely no sunlight coming into the entire south side of our house.

Comment: It is completely unacceptable for our homes to be in partial or complete shadow from November to January. We will be in complete shadow during the month of December, during the bleakest part of the winter.

Comment: There will be an unacceptable amount of shadowing during the winter months. The shadow study shows that on December 25, (which means for several weeks both before and after this date), the houses will be in shadow for the entire day.

Comment: The overshadowing that will occur in the winter months will affect our lovely south exposure at a time of year when it is most desirable.

Comment: Even with the reduced height in parts of the stepped building (north side), the shadow (solar) study still shows that we will not get sunlight for a large part of the day during the months of Dec.

Comment: It might block the sun out completely during certain times of the year. Having a building so close by would significantly affect property values of Ellesmeer Ave that we

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should be compensated for through a significant drop in property taxes. The building should be pushed to at least 60 meters from the back lots of Ellesmeer Ave properties.

Comment: As a homeowner, I do not wish to have a large building towering over my back garden blocking my sun and view, and subsequently have to stare into homeowners' balconies.

Response: Shadows cast between the spring and fall equinox do not encroach into the rear yards of the abutting properties to the north of the site and would therefore have no impact at all on the enjoyment of these properties during the summer and surrounding seasons when gardening and other outdoor activities are most common. Shadows would traverse across the rear yards of properties to varying extents during the winter months but would not result in adverse impacts which would prevent the normal use of these properties.

Noise

Comment: Noise levels will increase significantly from current levels due to AC units and exhaust fans.

Comment: There will be increased noise.

Comment: The impact on the enjoyment of our backyards by the increased noise level of the pool and terraces especially the roof top terraces with loudspeakers will be considerable and the nighttime lighting of these areas will be invasive. The lighting of the area is already bad enough with the existing businesses.

Comment: feel there will be a significant increase in noise produced by the proposed building. My house lines up directly with the proposed swimming pool. The terraces will overlook my property and they are planning to install loudspeakers.

Comment: The large pool area, with no wall on the north to stop noise from travelling into our backyards is completely unacceptable to us.

Comment: We are also concerned about air conditioner noise and placement of the dumpsters which are noisy when emptied.

Response: Activities during construction and post construction will be required to comply with the requirements of the City's Noise By-Law. At the Official Plan amendment and zoning by-law amendment application stage, a proponent is required to submit a Noise Feasibility Study that provides an assessment as to whether the proposed development will be able to comply with the Ministry of Environment Conservation and Parks' NPC-300 Guidelines in terms of the impacts of transportation noise and stationary noise on the subject site as well as the impact of stationary noise on surrounding sensitive uses.

The applicant has provided the requisite Noise Impact Study and Update to the satisfaction of the City. At the site plan stage, the applicant will need to provide a Detailed Noise Study that

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specifically details the selection of noise generating equipment that the building will require and any necessary on-site mitigation and/or warning clauses that need to be considered for the project to continue to meet the NPC-300 Guidelines.

Construction Noise & Blasting

Comment: Two levels of underground parking means a lot of blasting which potentially could result in large cracks in the foundations of all the homes backing onto this area, not to mention the cracking of interior walls.

Comment: The blasting and the dust generated by this for two levels of underground parking will disrupt our lives for months. The other building at 2274 Princess Street required about two months of blasting, which was loud and there was a lot of vibration.

Comment: The blasting, digging, and removal of trees along the fence line will do irreparable damage to the existing fence, which is close to 20 years old. A new, higher, fence (at least 10 feet) would be reasonable.

Comment: Two levels of underground parking would mean a longer period of very disrupting noise and startling vibration while construction is underway.

Response: The City's Noise By-law restricts the timing of construction activities while Construction practices are regulated by the Ontario Building Code and blasting activities are regulated provincially under O. Reg. 244/97. Any damages resulting from construction practices would be the liability of the offending party, and general liability insurance is a standard practice/requirement for the construction and mortgage industries.

Economic Impact

Comment: Due to shading in the winter, our heating bills will be increased significantly.

Comment: I expect our winter heating cost to increase ten to twenty percent and our resale value to drop up to 100 thousand dollars.

Comment: Properties, especially ones along Ellesmeer Avenue will bear the cost of devaluation due to the crowding of such a massive building.

Comment: When we purchased our homes on Ellesmeer Avenue, this land was zoned, by the city, for low density housing. If the zoning is changed to allow this development, the resale value of houses on the south side of Ellesmeer Avenue will be reduced by a considerable amount.

Response: No evidence indicates that the presence of the building would have a detrimental impact on property values while the impact on property values, whether beneficial or detrimental, do not constitute a consideration in the land use planning process.

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Given that the shadows are largely contained within the subject lands with the exception of the period immediately around the Winter Solstice, where shadows traverse across the rear yards of the properties to the north, it is unlikely that the proposed building would have a meaningful impact on heating costs.

Safety

Comment: All wood construction brings fear of a fire hazard should such an occurrence happen.

Comment: Emergency vehicles Ambulance and Fire go along Princess St. on a daily basis. Princess St. being a main artery for them to get to a lot of other areas. With added traffic & congestion could mean delay in these emergency vehicles, which delay could lead to a life & death situation.

Comment: We didn't see any access roads on the map for emergency vehicles, such as fire trucks, etc. Is this not a requirement?

Response: The City's Building Services and Fire Services departments reviewed the proposed development and found no issue. Standards for fire safety are set out in the *Ontario Building Code Act* and the *Fire Protection and Prevention Act* both of which allow this type of wood frame construction. The 6.7-metre-wide drive aisle serves as a fire access route in the event of an emergency and the building would be developed in accordance with all applicable law.

Application is Premature

Comment: Strongly object to the requested increase in density. There already is an apartment building presently being built by Patry at 2274 Princess Street with fewer units on a bigger piece of land. Because this building is not yet completed, no one knows what the impact will be of this construction regarding traffic, noise, safety, light pollution, privacy, etc. for our community.

Comment: Allowing this amendment should be denied especially until the already approved unit being built has been established and further studies of the effects of that can be analyzed.

Response: The Traffic Impact Study incorporated 2274 Princess Street as well as other recent development in the "Background Developments" and used established methodologies projecting traffic volumes out to 2031. Detailed studies were put forward for consideration as a part of the, then proposed, development at 2274 as similar studies have been put forward for this proposal.

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Colour and design

Comment: The dark colour of the exterior cladding on the bottom 3 storeys emphasizes the immensity of this large structure. Could the developer consider a lighter cladding colour that could be added to the lower floors as well.

Response: This comment has been forwarded to the applicant; however, recent changes to the Planning Act prevent municipalities from regulating building materials and colour through Site Plan Control. Notwithstanding this limitation, due to the presence of the heritage Building there is a requirement for consideration and sensitivity to the compatibility of this built heritage feature. The Heritage Impact Statement addressed façade treatment stating, "The building is divided visually in half between the 3-storey podium which will be clad with brick and will provide a complementary background for the heritage building. The upper 3 floors which will be about 10 meters in height and clad in a cream or taupe smooth-texture stucco. This material will provide a neutral palette reducing the visual impact of the building's height and mass. The main entrance will be enlivened by an entry canopy and heritage style paving stones." Any building design and treatment would be required to be compatible with the heritage building.

Drainage

Comment: I have is that the storm drain that is located in the southwest corner of my backyard is about 4' lower than the subject property which has caused issues for the existing fence.

Response: The site will be regraded, and the development would proceed in accordance with an approved Storm Water Management Plan which would address any standing water deficiencies which may exist on the property currently.

Fencing

Comment: Suitable fencing is required to provide increased security, safety and privacy in a way that is suitably aesthetic.

Comment: Like the site at 2274 Princess St., we would like to have, as a minimum, an attractive taller fence built (8 feet min.) by Patry Inc. and the removal of the standing one done and paid for by his company as well.

Response: The applicant would be installing a 2-metre-wide vegetative barrier as well as a privacy fence to separate the development from the abutting residential area.

Effect of Public Input on Draft By-Law

Through the technical review process and the Public Meeting, the applications have evolved significantly since it was initially submitted. The concerns raised from the public about the compatibility of the proposed development has been considered through and reflected in the

December 7, 2023

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technical review comments. These comments have been reflected in the changes in built form brought forward by the applicant and supported through additional technical studies.

Elements of built form compatibility that were brought forward by staff and the public have been incorporated into a robust set of regulations in the amending zoning by-law to ensure compatibility, including a height map, landscape buffering requirements and ensuring that the development adheres to a minimum 12 metre rear yard setback.

These regulations in the by-law implement the intended scale of the property and increase compatibility with adjacent land uses, including residential and commercial heritage properties.

Conclusion

The recommended Official Plan and zoning by-law amendment will apply site-specific exceptions to permit the development of an underutilized property in an are which is well serviced by existing amenities facilitating active transportation options and a greater range of housing options. The proposed development affords adequate protection from undue adverse impacts to the stable residential neighbourhood to the north and protects the heritage attributes of the built heritage located on the property.

Through the plans and submitted technical reports, the application has demonstrated that the proposed development will be compatible with surrounding land uses and will address functional needs of residents. The proposal is consistent with the Provincial Policy Statement, conforms to the Official Plan, and represents good land use planning. The application is recommended for approval.

Existing Policy/By-Law:

The proposed amendment 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:

Provincial

Planning Act

Provincial Policy Statement, 2020

Municipal

City of Kingston Official Plan

Zoning By-Law Number 2022-62

December 7, 2023

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Notice Provisions:

Pursuant to the requirements of the *Planning Act*, notice of the statutory public meeting was provided 20 days in advance of the public meeting in the form of a sign posted on the subject property and by mail to 607 property owners (according to the latest Assessment Rolls) within 120 metres of the subject property. In addition, a courtesy notice placed in The Kingston Whig-Standard on December 3, 2023.

If the application is approved, a Notice of Passing will be circulated in accordance with the provisions of the *Planning Act*.

At the time of writing of this report, 28 pieces of written public correspondence have been received and all planning related matters have been addressed within the body of this report. Any public correspondence received after the publishing of this report will be included as an addendum to the Planning Committee agenda.

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

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

Ian Clendening, Senior Planner, 613-546-4291 extension 3126

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

- Exhibit A Draft By-Law and Schedule A to Amend the Official Plan
- Exhibit B Draft By-Law and Schedule A to Amend Zoning By-Law Number 2022-62
- Exhibit C Key Map
- Exhibit D Neighbourhood Context
- Exhibit E Consistency with the Provincial Policy Statement
- Exhibit F Official Plan, Land Use

December 7, 2023

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- Exhibit G Conformity with the Official Plan
- Exhibit H Zoning By-Law Number 2022-62, Schedules 1, E, and F
- Exhibit I Site Plan and Floor Plans
- Exhibit J Renderings & Solar Analysis
- Exhibit K Site Photographs
- Exhibit L Public Notice Notification Map
- Exhibit M Public Comments

By-Law Number 2023-XXX

A By-Law To Amend The City Of Kingston Official Plan (Amendment Number 88, 2312 Princess Street)

Passed: [Meeting Date]

Whereas a Public Meeting was held regarding this amendment on August 11, 2022 and on December 7, 2023;

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 map change which shall constitute Amendment Number 88 to the Official Plan for the City of Kingston.
 - (a) **Amend** Schedule 'CN-1' Cataraqui North Secondary Plan, of the City of Kingston Official Plan, so as to re-designate a portion the property located at 2312 Princess Street, as shown on Schedule 'A' to By-law Number 2022- ____, from 'Arterial Commercial' to 'Residential'.
2. That the City of Kingston Official Plan, as amended, be further amended by adding the following new Policy as Section 10C.3.19.1:

"2312 Princess Street, Schedule CN-1

10C.3.19.1 That lands associated with the existing building designated under Part IV of the Ontario Heritage Act are not subject to the minimum density ranges.
3. That the City of Kingston Official Plan, as amended, be further amended by adding the following new Policy as Section 10C.3.34.1:

"2312 Princess Street, Schedule CN-1

10C.3.34.1 That high density residential development may be located at the northeast corner of Princess Street and Anderson Drive, 2312 Princess Street, subject to the following restrictions:

 - a. The maximum density is 264 dwelling units per net hectare of land.

4. 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



Planning Services

Schedule 'A' to By-Law Number _____

Address: 2312 Princess Street
File Number: D35-004-2022

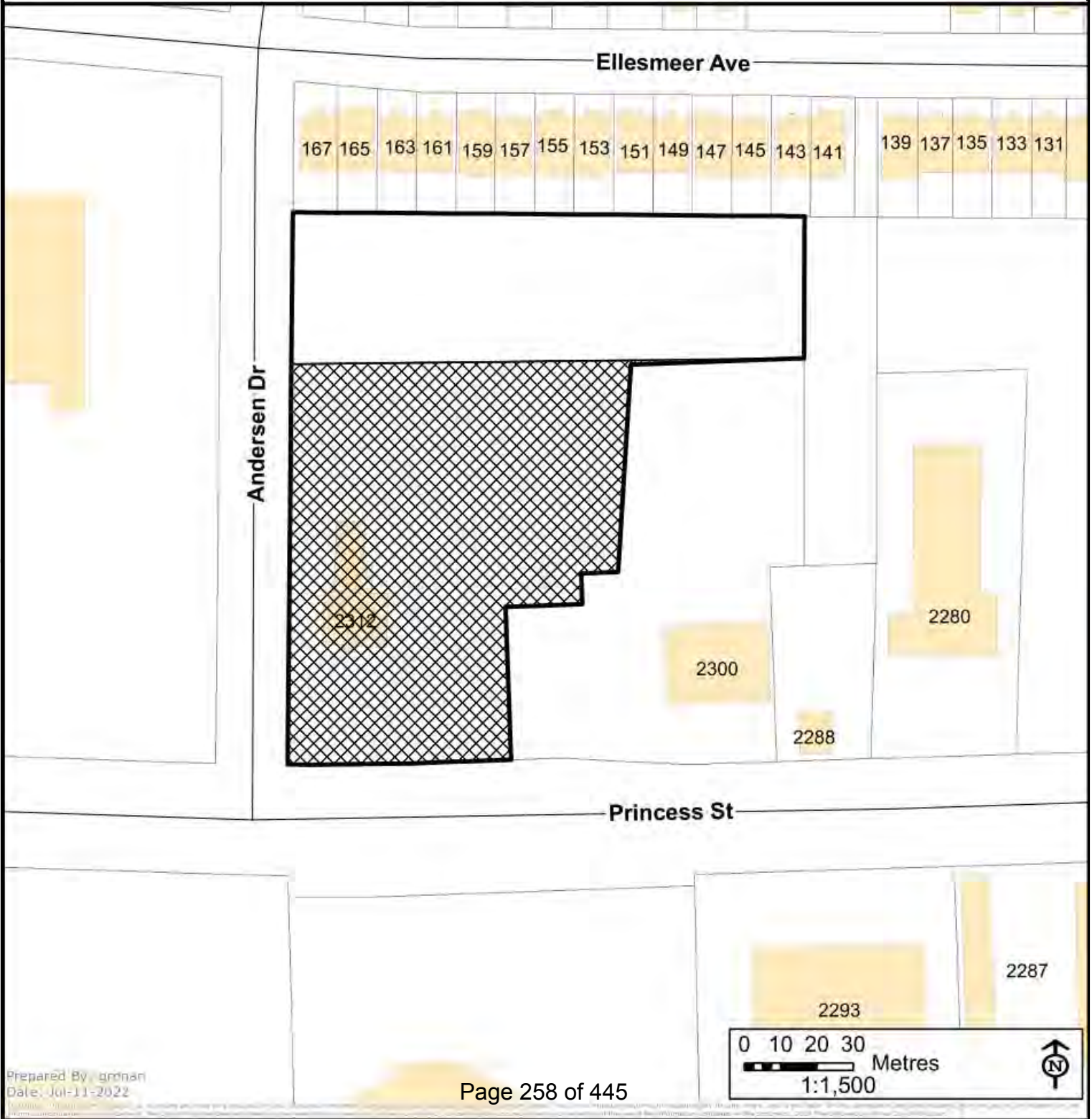
Schedule CN-1 Cataraqui North Neighbourhood Secondary Plan

 Lands to be Re-designated from 'Arterial Commercial' to 'Residential'

Certificate of Authentication

This is Schedule 'A' to By-Law Number _____, passed this _____ day of _____ 2023.

Mayor Clerk



By-Law Number 2023-XX

**A By-Law to Amend By-Law Number 2022-62, “The Kingston Zoning By-law”
(Transfer of Lands into Kingston Zoning By-Law, Introduction of Exception
Numbers E139 and E140, and removal of Holding Overlay H180 (2312 Princess
Street))**

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 subject lands are identified as “Not Subject to this By-Law” on Schedule 1 of 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 to incorporate the subject lands into the Kingston Zoning By-Law and to introduce a new exception number and remove a holding overlay;

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 1 – Zoning Map is amended by removing reference to “Not Subject to this By-law”, and by adding the zone symbols ‘URM2’ and ‘UR3.B’, as shown on Schedule “A” attached to and forming part of this By-Law.

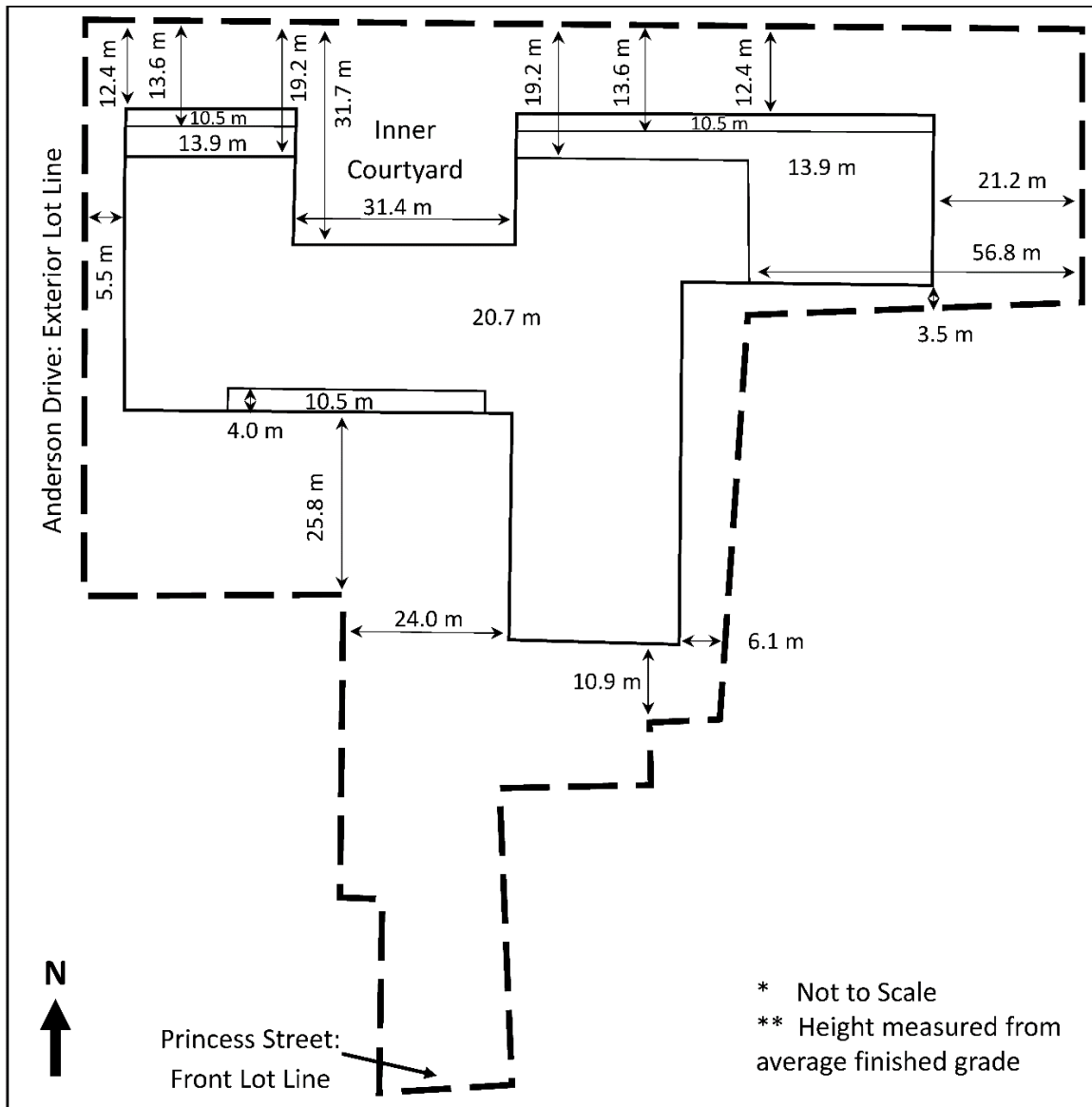
- 1.2. Schedule E – Exception Overlay is amended by adding Exception Number E139 and Exception Number E140, as shown on Schedule “B” attached to and forming part of this By-Law.
- 1.3. Schedule F – Holding Overlay is amended by removing Hold Number ‘H180’, as shown on Schedule “C” attached to and forming part of this By-Law;
- 1.4. By adding the following Exception Number E139 in Section 21 – Exceptions, as follows:

“**E139.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) The lands subject to this Exception are considered one **lot** for zoning purposes;
- (b) The maximum number of **dwelling units** in an **apartment building** is 300;
- (c) The **front lot line** is the **lot line** dividing the **lot** from Princess Street.
- (d) The **exterior lot line** is the **lot line** dividing the **lot** from Anderson Drive;
- (e) The maximum **building heights** are specified on Figure E139, with a maximum 0.5 metre variance on noted dimensions permitted;
- (f) The **building setbacks** are shown on Figure E139, with a maximum 5% variance on noted dimensions permitted;
- (g) Maximum percentage of a **main wall** occupied by **balconies** facing an inner courtyard is 46%, facing a **rear lot line** is 30%, and all other **main walls** is 36%;
- (h) Projecting or recessed **balconies** are not permitted above the second floor when they are within 15 metres of the rear lot line.
- (i) A minimum 2.0 metre wide **planting strip** must be provided along the **rear lot line**;
- (j) A privacy **fence** with a minimum height of 2.4 metres must be provided along the **rear lot line**;
- (k) The fifth floor outdoor **amenity area** must be set back a minimum of 2.0 metres from the buildings north **main wall**;
- (l) A **driveway** and a **drive aisle** may not be located within 12 metres of the **rear lot line**;

- (m) The minimum **drive aisle** width is 6.0 metres;
- (n) Minimum number of **car-share spaces** is 3;
- (o) Minimum number of **visitor spaces** is 10;
- (p) A maximum of 50 **parking spaces** are permitted to be **parking spaces** for small cars, with a minimum length of 4.8 metres and a minimum width of 2.4 metres, with signage that identifies the space as “small car parking space”;
- (q) Up to 20 **parking spaces** within a **parking structure** may be partially obstructed on one side by a wall or column;
- (r) A maximum of 50 **parking spaces** may be located within a **front setback** or **exterior setback** provided no parking space is closer than 9.0 metres to a front lot line and 15 metres from a rear lot line;
- (s) A **Loading Space** may be located in a **front yard** provided it is not closer than 30 metres to a **front lot line** or **exterior lot line**;
- (t) A minimum of 0.75 **long-term bike spaces** are required per **dwelling unit**;
- (u) **Short-term bike spaces** are not required to be weather-protected.

(v) **Figure E139:**



- 1.5. By adding the following Exception Number E140 to Section 21 – Exceptions as follows
 - (a) The lands subject to this Exception are considered one lot for zoning purposes;
 - (b) Maximum number of **bedrooms** is 12 **bedrooms**;
 - (c) Minimum **rear setback**: 3.5 metres; and
2. The lands shown on Schedule “A” attached to and forming part of this By-Law are incorporated into the Kingston Zoning By-Law and the provisions of City of

Kingston By-Law Number 76-26, entitled "Township of Kingston Restricted Area By-Law", as amended, no longer apply to the lands.

3. 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: 2312 Princess St
File Number: D35-004-2022

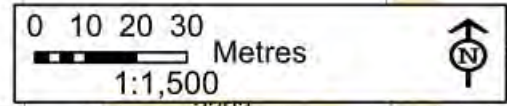
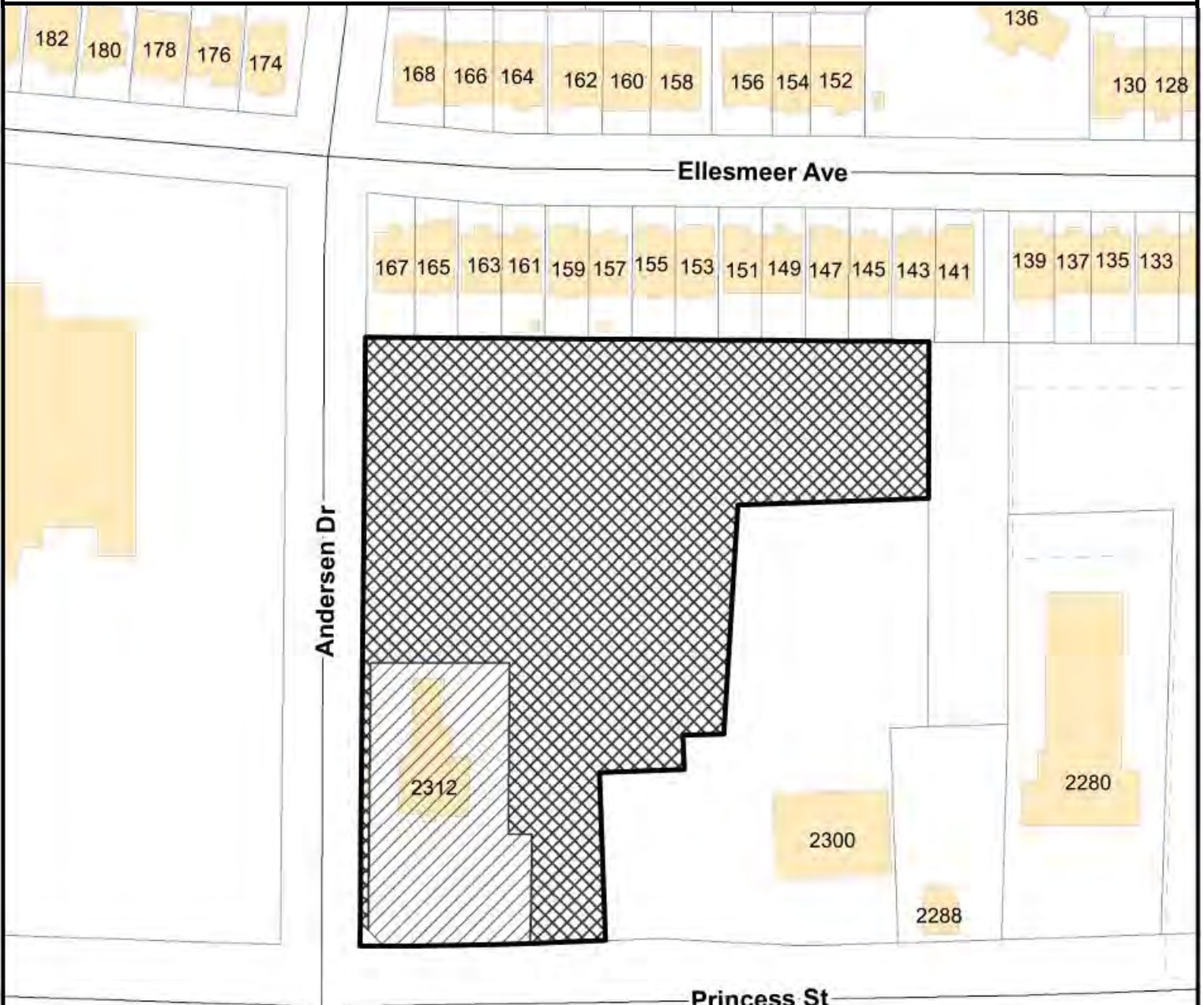
Reference Kingston Zoning By-Law Schedule 1 - Zoning Map

-  Rezoned from Not Subject to this By-law to UR3.B
-  Rezoned from Not Subject to this By-law to URM2

Certificate of Authentication

This is Schedule 'A' to By-Law Number _____, passed this _____ day of _____ 2023.

Mayor Clerk







Planning Services

Schedule 'B' to By-Law Number

Address: 2312 Princess St
File Number: D35-004-2022

Reference Kingston Zoning By-Law Schedule E - Exception Overlay

-  Lands to be Added as Exception Number E139
-  Lands to be Added as Exception Number E140

Certificate of Authentication

This is Schedule 'B' to By-Law Number _____, passed this _____ day of _____ 2023.

Mayor Clerk



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Planning Services

Schedule 'C' to By-Law Number _____

Address: 2312 Princess Street
File Number: D35-004-2022

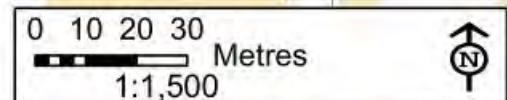
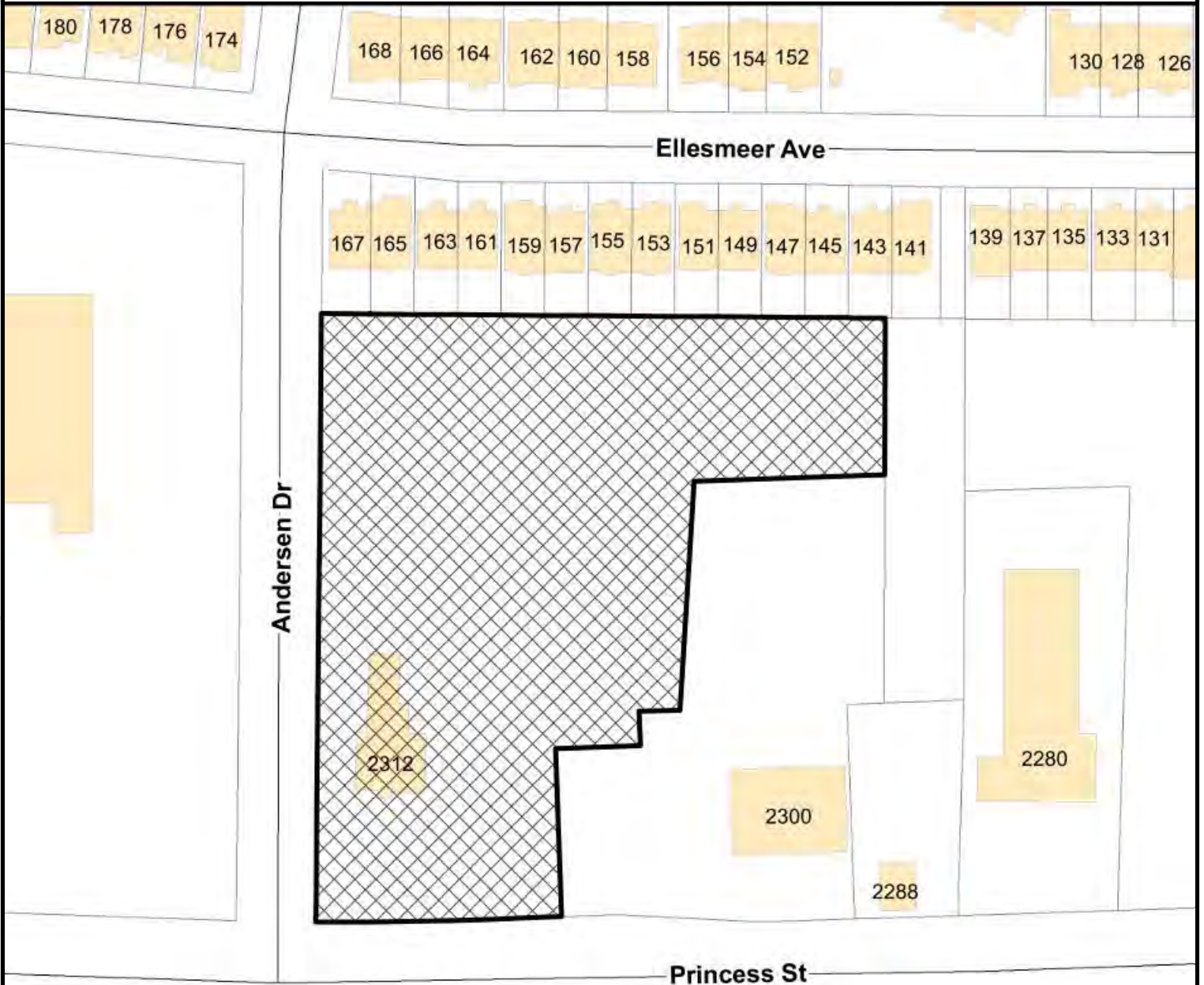
Kingston Zoning By-Law 2022-62 Schedule F - Holding Overlay

 Lands to be Removed from Holding Overlay H180

Certificate of Authentication

This is Schedule 'C' to By-Law Number _____, passed this _____ day of _____ 2023.

Mayor Clerk





Planning Committee

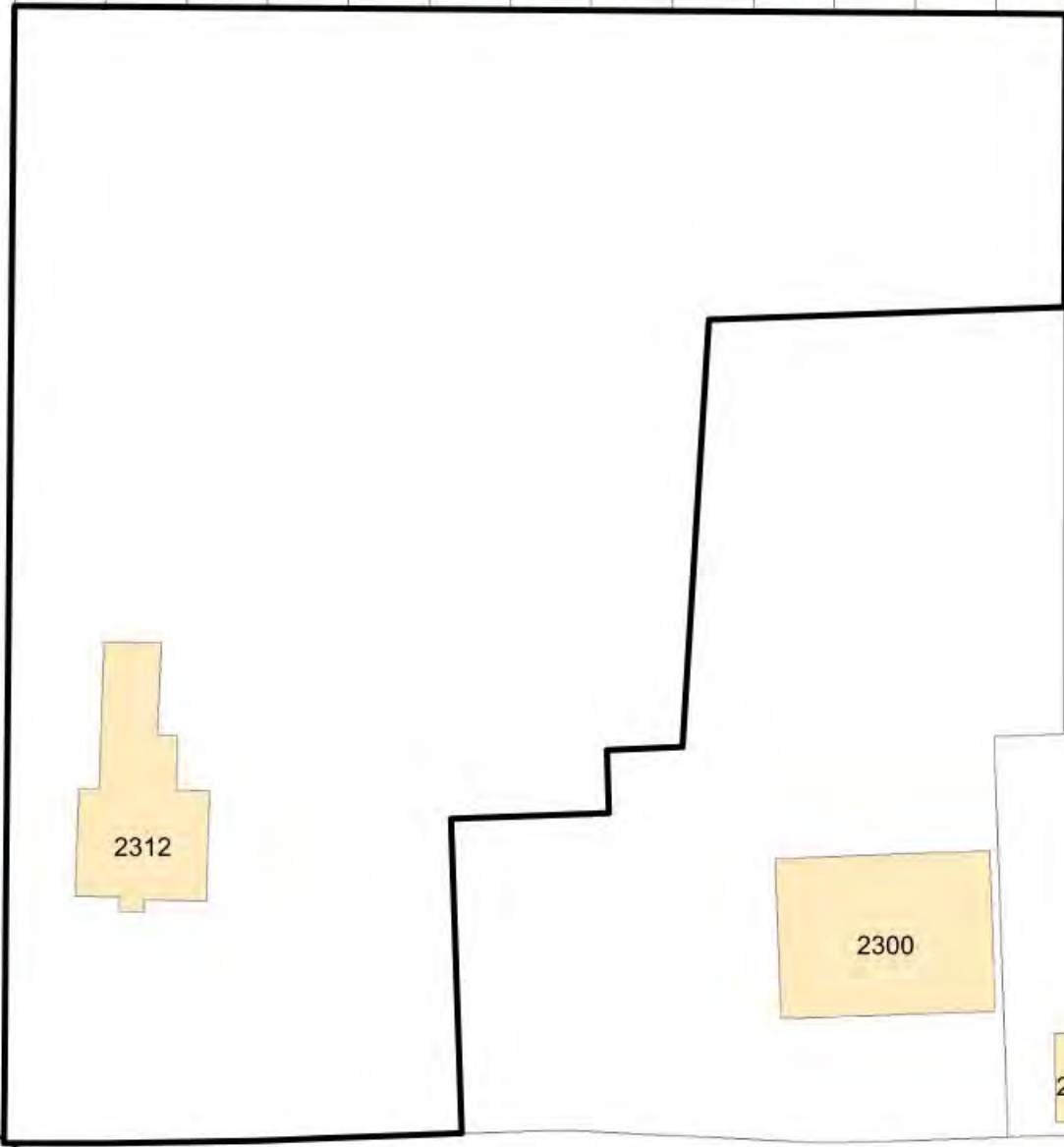
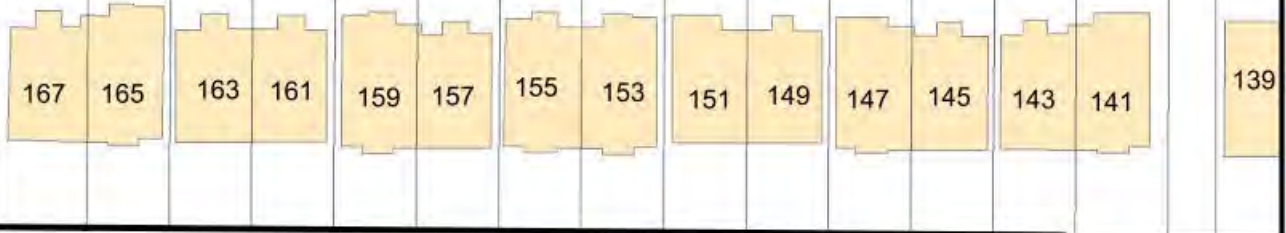
Key Map

Address: 2312 Princess St
File Number: D35-004-2022

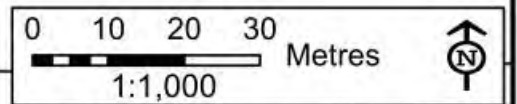
 Subject Lands



Andersen Dr






Princess St



Planning Committee
Neighbourhood Context (2021)

Address: 2312 Princess Street
File Number: D35-004-2022

-  Subject Lands
-  Property Boundaries
-  Proposed Parcels



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Preliminary List of Applicable Policies of the Provincial Policy Statement

Policies applicable to the subject application include, but are not limited to the following. The application will be evaluated against the applicable policies in a future comprehensive report.

Policy Number	Policy	Category	Conformity with the Policy
1.1.1(a)	<p>Healthy, livable and safe communities are sustained by:</p> <p>a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</p>	Building Strong Healthy Communities	The proposed development is located on a serviced and underutilized parcel located within the urban boundary. The proposal will use land efficiently to create added residential density within the settlement area of the municipality.
1.1.1(b)	<p>b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other</p>	Building Strong Healthy Communities	The proposed development adds to the mix of land uses and mix of housing options within the Princess Street corridor and within the Cataraqui North Secondary Plan area.

Policy Number	Policy	Category	Conformity with the Policy
	uses to meet long-term needs;		
1.1.1(c)	c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;	Building Strong Healthy Communities	The proposed development is not expected to result in any environmental or public health and safety concerns.
1.1.1(d)	d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;	Building Strong Healthy Communities	The proposed development represents an integration of locating residential intensification where it will help to support public investment in transit, infrastructure and helps avoid extending servicing and delays putting pressure on expanding the urban boundary to accommodate residential growth.
1.1.1(e)	e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;	Building Strong Healthy Communities	The proposed development will use existing public service facilities.

Policy Number	Policy	Category	Conformity with the Policy
1.1.1(f)	f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;	Building Strong Healthy Communities	The development will be required to comply with Accessibility for Ontarians with Disabilities Act (AODA) standards for private development, including common indoor and outdoor spaces. In addition, there will be at least 23 barrier free units and with the exception of the vertical clearance for accessible spaces in the parking garage, the accessible parking will be compliant with the applicable zoning regulations.
1.1.1(h)	g) promoting development and land use patterns that conserve biodiversity; and	Building Strong Healthy Communities	Locating the proposed development within the urban boundary on an arterial road and on lands designated for residential development alleviates pressures to expand the urban boundary outward into the rural area of the City and therefore will help to preserve overall biodiversity.
1.1.1(i)	h) preparing for the regional and local impacts of a changing climate.	Building Strong Healthy Communities	The proposed development supports efforts to combat the changing climate regionally and locally by developing in a high density, compact form, resulting in less land consumption when compared to lower density built form.

Policy Number	Policy	Category	Conformity with the Policy
1.1.3.1	Settlement areas shall be the focus of growth and development.	Settlement Areas	The proposed development that seeks to add 303 residential units to the City's housing stock is located within the urban boundary of the municipality, which is equivalent to the definition of settlement area in the PPS. The development is proposed on a serviced, underutilized property in an area where intensification is promoted by the City's land use planning documents. The site is located in proximity to commercial amenities and public transit.
1.1.3.2(a)	Land use patterns within settlement areas shall be based on densities and a mix of land uses which: a) efficiently use land and resources;	Settlement Areas	The proposed development is a compact, high density form that makes efficient use of land. It is appropriate for the infrastructure and public service facilities that are already available.
1.1.3.2(b)	b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;	Settlement Areas	The site does not require the expansion of any municipal services and makes more economical use of the City's linear infrastructure.
	c) minimize negative impacts to air quality and climate change, and	Settlement Areas	The higher density and transit oriented nature of the development will prevent the outward expansion of the City while

Policy Number	Policy	Category	Conformity with the Policy
	promote energy efficiency;		simultaneously reducing greenhouse gas emissions otherwise associated with longer and car oriented commuting patterns.
	d) prepare for the impacts of a changing climate;	Settlement Areas	See 1.1.3.2(c)
	e) support active transportation;	Settlement Areas	The characteristics of the proposed development, its location and context provide support for existing transit service
	f) are transit-supportive, where transit is planned, exists or may be developed;	Settlement Areas	The higher density development on an existing transit corridor represents transit supportive development
1.1.3.3	Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.	Settlement Areas	The proposed development is located within the urban boundary adjacent to an arterial road where there is access to multiple transit routes, including express transit. Adding 303 rental housing units to this parcel of land through intensification and with a reduced provision of off-street parking is a transit-supportive development. The proposed development will make use of existing available infrastructure and public service facilities, with sanitary servicing capacity provided through an active capital works project to

Policy Number	Policy	Category	Conformity with the Policy
			upgrade the Days Road pumping station.
1.1.3.4	Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.	Settlement Areas	The recommended zoning standards for this site promote intensification in a compact form. There are no known risks to public health and safety resulting from the subject applications.
1.1.3.5	Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.	Settlement Areas	The City, through its Official Plan, has established a minimum intensification target within the urban boundary, whereby a minimum of 40% of residential development is to occur through intensification. The proposed development will contribute to the City's efforts to achieve this target.
1.4.1(b)	<p>To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:</p> <ul style="list-style-type: none"> b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential 	Housing	The proposed development will assist the City by adding to the range and mix of housing options and its ability to accommodate residential growth through intensification on serviced lands.

Policy Number	Policy	Category	Conformity with the Policy
	<p>units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.</p>		
<p>1.4.3(b)</p>	<p>Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:</p> <ul style="list-style-type: none"> b) permitting and facilitating: <ul style="list-style-type: none"> 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; 2. all types of residential intensification, 	<p>Housing</p>	<p>The Official Plan has established a target that 25% of all new housing meet the Plan’s definition of affordable housing. At this time, it is not known if any of the dwelling units within the building will meet the definition of affordable housing, however the development is expected to contribute to the goal of providing an appropriate range and mix of housing within the urban boundary and to provide additional tenure of residential units within the Cataraqui North Secondary Plan Area to meet the social, health, economic and well-being requirements of current and future residents.</p>

Policy Number	Policy	Category	Conformity with the Policy
	including additional residential units, and redevelopment in accordance with policy 1.1.3.3;		
1.4.3(c)	c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;	Housing	The subject property is located within the urban boundary, on an arterial road and in an area where infrastructure and public service facilities are available.
1.4.3(d)	d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;	Housing	The proposed density of the development within the proposed built form of an apartment building is an appropriate form of intensification for its location and will efficiently use land, infrastructure and will support active transportation and the use of public transit.
1.4.3(e)	e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit,	Housing	The proposed development is located adjacent to many transit routes, including express transit.

Policy Number	Policy	Category	Conformity with the Policy
	including corridors and stations; and		
1.4.3(f)	f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.	Housing	The recommended site specific zoning for the site facilitates a compact form of development, while maintaining appropriate considerations for health and safety.
1.6.3(a)	<p>Before consideration is given to developing new infrastructure and public service facilities:</p> <p>a) the use of existing infrastructure and public service facilities should be optimized;</p>	Infrastructure and Public Service Facilities	The proposed development is located in the serviced urban boundary where existing water, road infrastructure and public service facilities are available.
1.6.6.2	Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services,	Sewage, Water and Stormwater	The proposed development is a residential intensification project located within the municipally serviced urban boundary of the municipality.

Policy Number	Policy	Category	Conformity with the Policy
	intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.		
1.6.6.7(a)	<p>Planning for stormwater management shall:</p> <p>a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;</p>	Sewage, Water and Stormwater	The proposed stormwater management for the development incorporates both quantity and quality controls to ensure the control and filtering of contaminants as well as overall health and safety. The site provides 40% of the site as open space which helps in terms of maximizing vegetative and pervious surfaces for the site.
1.6.6.7(b)	b) minimize, or, where possible, prevent increases in contaminant loads;	Sewage, Water and Stormwater	Storm water management controls will be implemented in accordance with Provincial and Municipal standards.
1.6.6.7(c)	c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;	Sewage, Water and Stormwater	See 1.6.6.7(a)
1.6.6.7(d)	d) mitigate risks to human health,	Sewage, Water and Stormwater	There are no anticipated effects to safety or the environment.

Policy Number	Policy	Category	Conformity with the Policy
	safety, property and the environment;		
1.6.6.7(e)	e) maximize the extent and function of vegetative and pervious surfaces; and	Sewage, Water and Stormwater	See 1.6.6.7(a)
1.6.6.7(f)	f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.	Sewage, Water and Stormwater	See 1.6.6.7(a)
1.6.7.2	Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.	Transportation Systems	The development is proposed to make use of the existing road network.
1.6.7.4	A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.	Transportation Systems	The proposed high density use is located on an arterial road, within walking distance of public transit stops and commercial, employment, recreational and institutional uses and amenities. The provision of off-street vehicular parking is proposed to be reduced and the recommended zoning includes bicycle parking for residents and visitors. All of these factors are supportive of the use of other modes of travel and

Policy Number	Policy	Category	Conformity with the Policy
			reducing the length and number of vehicle trips to and from the site.
1.7.1(a)	<p>Long-term economic prosperity should be supported by:</p> <ul style="list-style-type: none"> a) promoting opportunities for economic development and community investment-readiness; b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce; c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities; d) maintaining and, where possible, enhancing the vitality and viability of downtowns and main streets; e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features 	Long-Term Economic Prosperity	<p>The proposed development responds to market based needs and adds to the range of available housing options for the workforce by adding 300 1 and 2 bedroom rental units. The proposed development will contribute to the sense of community and sense of place within the Cataraqui North neighbourhood through a compact design. The design of the building and mitigation of adverse effects has been evaluated through the lens of a Heritage Impact Statement that has been reviewed to the satisfaction of Heritage Services staff. The proposed intensification project helps to add residential density to an underutilized property adjacent to transit and amenities and within the urban boundary, which is positive from a climate change perspective as it avoids the consumption of additional lands beyond the urban boundary to accommodate growth and locates growth in an area where trips can be made easily without a car.</p>

Policy Number	Policy	Category	Conformity with the Policy
	<p>that help define character, including built heritage resources and cultural heritage landscapes;</p> <p>f) promoting the redevelopment of brownfield sites;</p> <p>g) providing for an efficient, cost-effective, reliable multimodal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;</p> <p>h) providing opportunities for sustainable tourism development;</p> <p>i) sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agri-food network;</p>		

Policy Number	Policy	Category	Conformity with the Policy
	<ul style="list-style-type: none"> j) promoting energy conservation and providing opportunities for increased energy supply; k) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and l) encouraging efficient and coordinated communications and telecommunications infrastructure. 		
1.8.1(a)	<p>Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:</p> <ul style="list-style-type: none"> a) promote compact form and a structure of nodes and corridors; b) promote the use of active transportation and transit in and between residential, employment (including 	Energy Conservation, Air Quality and Climate Change	The proposed development responds to the policies in the Official Plan regarding nodes and corridors by proposing a high density residential land use within an identified intensification corridor.

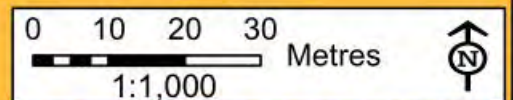
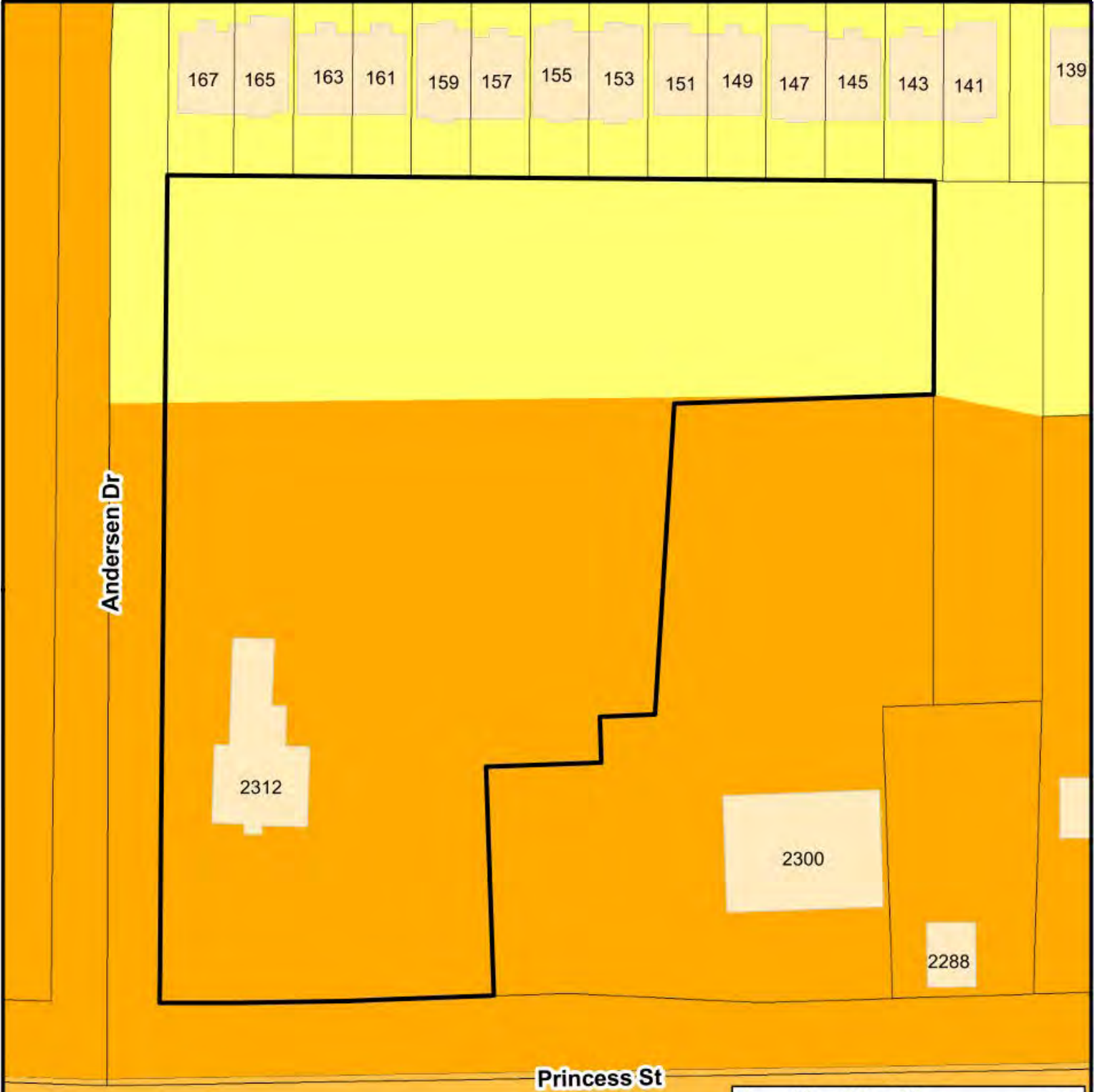
Policy Number	Policy	Category	Conformity with the Policy
	<p>commercial and industrial) and institutional uses and other areas;</p> <p>c) encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;</p> <p>d) promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and</p> <p>e) maximize vegetation within settlement areas, where feasible.</p>		
2.6.1	Significant built heritage resources and significant cultural heritage landscapes shall be conserved.	Cultural Heritage and Archaeology	The Heritage Impact Study has confirmed that the setback of the apartment building and the use of step backs create a built form which is compatible with the built heritage resource.
2.6.2	Development and site alteration shall not be permitted on lands containing archaeological resources or areas of	Cultural Heritage and Archaeology	The site has been cleared of Archaeological Potential

Policy Number	Policy	Category	Conformity with the Policy
	archaeological potential unless significant archaeological resources have been conserved.		
2.6.3	Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.	Cultural Heritage and Archaeology	See 2.6.2



Planning Committee
Official Plan, Land Use
 Address: 2312 Princess St
 File Number: D35-004-2022

- Subject Lands
- ARTERIAL COMMERCIAL(CNNSP)
- RESIDENTIAL (CNNSP)
- ARTERIAL COMMERCIAL
- CATARAQUI NORTH NEIGHBOURHOOD SECONDARY PLAN (CNNSP)



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Preliminary List of Applicable Official Plan Policies

Policies applicable to the subject application include, but are not limited to the following. The application will be evaluated against the applicable policies in a future comprehensive report.

Section	Policy	Category	Conformity with the Policy
2.1.1(a)	<p>Most growth will occur within the Urban Boundary, shown on Schedule 2, where development will be directed to achieve greater sustainability through:</p> <p>a. appropriate (minimum) densities;</p>	Sustainable Development	<p>The proposed development represents an appropriate high density development in relation to its surrounding context and the strategic policy direction in the Official Plan regarding growth management. The subject property is on full municipal services, on an Arterial Road and having access to numerous surrounding amenities.</p>
2.1.1(b)	<p>b. land use patterns that foster transit and active transportation;</p>	Sustainable Development	<p>The proposed developments is surrounded by commercial amenities including a grocery store immediately opposite the site and places additional residential units adjacent to bus stops which service a variety of express (501 & 502) and regular (7 & 4) transit service.</p> <p>Sidewalks flank both sides of Princess Street and the west side of Anderson Drive which provides pedestrian linkage to Chadwick Parkette approximately 240 metres north.</p>

Section	Policy	Category	Conformity with the Policy
			Dedicated bike lanes provide additional active transportation options slightly further from the site in the form of the east-west corridor along Taylor Kidd Boulevard and the north-south corridor along Centennial Drive. While in the immediate area, it is planned that Princess Street will form a 'Spine Route' as outlined in the City's Active Transportation Master Plan.
2.1.1(e)	e. direction of new development and key land uses to areas where they can best result in sustainable practices;	Sustainable Development	The site is located within walking distance of a wide array of commercial needs including that of a grocery store which
2.1.1(g)	g. maximized use of investments in infrastructure and public amenities;	Sustainable Development	The higher density development maximizes the City's investment in infrastructure and public amenities by allocating a greater number of residential units to the same amount of linear infrastructure.
2.1.1(h)	h. strategies that will revitalize both neighbourhoods and employment areas, and rehabilitate brownfield sites for re-use;	Sustainable Development	The proposed development makes effective use of an underutilized parcel of land with full municipal services bringing additional investment into this area as well as residents who will

Section	Policy	Category	Conformity with the Policy
			ultimately procure items and services from the surrounding shops.
2.1.1(k)	k. climate positive development;	Sustainable Development	<p>Storm water is managed on site and the site makes use of underground parking thereby limiting the amount of impermeable surfaces.</p> <p>The development is located on transit service and in an area with a number of commercial amenities reducing the reliance on the private automobile.</p>
2.1.1(l)	l. promotion of green infrastructure to complement infrastructure;	Sustainable Development	The development intends to use natural vegetation to provide an additional visual buffer between the apartment building and the residential neighbourhood to the north.
2.1.1(m)	m. encouraging a mix of land uses that provide for employment, education, personal service and convenience retail in close proximity to residential land uses, subject to compatibility matters as outlined in Section 2.7	Sustainable Development	The proposed development adds to the mix of land uses within the area including the provision of rental units in a variety of bedroom configurations.

Section	Policy	Category	Conformity with the Policy
2.1.4(e)	<p>In reviewing development applications, the City will promote sustainability through:</p> <ul style="list-style-type: none"> e. practices that conserve or recycle materials, energy, or other resources; 	Sustainable Development	<p>The development makes use of an existing heritage building on the property which is to be repurposed for residential use thereby reducing the amount of green house gas emission which generally go along with new construction.</p> <p>Additionally, a vegetative barrier consisting of trees are intended to form a visual barrier along the north lot line which serves an additional benefit of reducing carbon dioxide from the atmosphere.</p>
2.1.1(g)	<p>Most growth will occur within the Urban Boundary, shown on Schedule 2, where development will be directed to achieve greater sustainability through:</p> <ul style="list-style-type: none"> g. maximized use of investments in infrastructure and public amenities; 	Sustainable Development	<p>The site is located within the Urban Boundary and is serviced by a high degree of infrastructure and public amenities including transit service, roads, sidewalks etc. which would be more effectively utilized through the added intensification.</p>
2.1.1(i)	<ul style="list-style-type: none"> i. parks that are planned to be accessed by urban residents within a ten-minute walk and situated in locations that lessen the need for pedestrians to cross an arterial road or major highway; 	Sustainable Development	<p>The site is within 800 metres distance (approximately 10 minutes walking distance) from a number of parks including Chadwick Parkette; Augusta Common West Park; and, Bert Meunier Common all of which can</p>

Section	Policy	Category	Conformity with the Policy
			be accessed without crossing an arterial or major highway.
2.1.1(k)	k. climate positive development;	Sustainable Development	Higher density development located in close proximity to transit offerings is generally perceived as climate positive.
2.1.4(l)	l. design that reduces municipal costs associated with the provision of infrastructure and municipal service delivery over the long term;	Sustainable Development	The more intensive use of the City's linear infrastructure will reduce the cost of the service.
2.1.4(m)	m. encouraging a mix of land uses that provide for employment, education, personal service and convenience retail in close proximity to residential land uses, subject to compatibility matters as outlined in Section 2.7;	Sustainable Development	The development proposes rental units in a variety of configurations which will aid in the mix of land uses.
2.2.4	The Urban Boundary shown by the dashed line on Schedule 2 has been established to recognize the substantially built up areas of the City where major sewer, water and transportation infrastructure has been planned. The land within	City Structure	The subject lands are located within the Urban Boundary and the development would help achieve the City's objective of directing growth to within this area.

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	<p>the Urban Boundary will be the focus of growth and development in the City and contains sufficient land to accommodate the projected growth for a planning horizon of 2036. The Area Specific Phasing area within the Urban Boundary is subject to site-specific urban growth management policies. The Special Planning Area sites are also within the Urban Boundary and are now committed to a substantial land use but could accommodate future growth.</p>		
2.2.5	<p>Housing Districts are planned to remain stable in accordance with Section 2.6 of this Plan, but will continue to mature and adapt as the City evolves. Re-investment and upgrading will be encouraged through minor infilling and minor development (i.e., that which can integrate compatibility within the prevailing built form standards of height, density and amenity that are generally found in the neighbourhood). Housing Districts will be designated for residential uses of different types, but will also contain areas of open space, community</p>	City Structure	<p>Portions of the subject lands are located with the City's Housing Districts. As outlined throughout the proposed development does not compromise the stability of the surrounding area and demonstrates its compatibility with the surrounding built form of the neighbourhood in which the site is located.</p>

Section	Policy	Category	Conformity with the Policy
	facilities and commercial uses.		
2.4.1(a)	<p>The City supports sustainable development of a compact, efficient, urban area with a mix of land uses and residential unit densities that optimize the efficient use of land in order to:</p> <ul style="list-style-type: none"> a. reduce infrastructure and public facility costs; 	Phasing of Growth	<p>The development proposes a density of 209 units per hectare which makes efficient use of the City’s linear infrastructure such as water and wastewater pipes and road network. The density proposed is located on multiple existing transit routes and would aid in making this service more viable.</p>
2.4.1(b)	<ul style="list-style-type: none"> b. reduce energy consumption and greenhouse gas emissions; 	Phasing of Growth	<p>The proposed wood frame construction is less resource intensive than steel or concrete building and provides housing in a form which is transit supportive thereby allowing for ongoing reduction in greenhouse gas emissions through a greater share of public transit use.</p>
2.4.1(c)	<ul style="list-style-type: none"> c. support active transportation and viable public transit; 	Phasing of Growth	See 2.4.1(a) and (b)
2.4.1(d)	<ul style="list-style-type: none"> d. conserve agriculture and natural resources within the City; and 	Phasing of Growth	<p>The higher density development prevents the undue sprawl of lower density housing further into the natural and agricultural areas.</p>
2.4.1(e)	<ul style="list-style-type: none"> e. reduce reliance on private vehicles. 	Phasing of Growth	The proposed development provides

Section	Policy	Category	Conformity with the Policy
			<p>ample bike infrastructure and is transit supportive.</p> <p>The location in close proximity to grocery and other daily needs will allow a greater share of the residents to make use of active transportation and reduce their reliance on private vehicles.</p>
2.4.4(b)	<p>New residential development and new secondary plans are subject to the following policies and minimum densities:</p> <ul style="list-style-type: none"> a. for large-scale developments and greenfield areas, a minimum of 37.5 residential units per net hectare is established for new residential development in order to be transit supportive; 	Phasing of Growth	The development achieves this minimum and supports transit oriented development.
2.6.1.	It is the intent of this Plan to promote development in areas where change is desired while protecting stable areas from incompatible development or types of development and rates of change that may be destabilizing.	Protecting Stable Areas	The subject property has frontage on Princess Street, an arterial road and is located on the periphery of a residential neighbourhood. The proposed development has been designed to be compatible with its surroundings and is not expected to destabilize the surrounding neighbourhood. The

Section	Policy	Category	Conformity with the Policy
			proposed development is anticipated and desired in this location along the Princess Street Corridor, on the edge of a neighbourhood, in a walkable area that is close to amenities and transit.
2.7.1.	Development and/or land use change must demonstrate that the resultant form, function and use of land are compatible with surrounding land uses.	Land Use Compatibility Principles	The proposed form, function and use are compatible with surrounding land uses. Potential adverse effects that were identified early on in the technical review process have been adequately addressed through a number of mitigation measures that resulted in a refined design.
2.7.2	The demonstration of compatible development and land use change must consider the potential for adverse effects and matters that have the potential to negatively impact the character, planned function and/or ecological integrity of an area, and the health and safety of humans. Where there exists a potential for negative impacts, a land use compatibility study, focused specifically on the identified land use compatibility matters, will be required.	Land Use Compatibility Principles	The applications have demonstrated that the proposed development is not expected to negatively impact the character, planned function and/or ecological integrity of the area and the health and safety of humans. A separate land use compatibility study is not required for the subject applications.

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2.7.3(a)	<p>The land use compatibility matters to be considered under Section 2.7.2 include, but are not limited to:</p> <ul style="list-style-type: none"> a. shadowing; 	Land Use Compatibility Principles	<p>A revised Solar Analysis reflecting the updated which have increased the stepbacks and removed much of the fifth and sixth storey massing from the far east side of the building. The resultant shadows have no impact on the abutting northern properties between the spring and fall equinoxes as shadows do not project into the rear yards during the times when outdoor enjoyment of backyard spaces is at its highest (e.g., gardening, barbequing, active/passive recreation, etc.). Towards the winter solstice when the sun-angle is at its lowest, shadowing begins to traverse across the rear yards to varying degrees but would not have an undue adverse impact.</p>
2.7.3(b)	<ul style="list-style-type: none"> b. loss of privacy due to intrusive overlook; 	Land Use Compatibility Principles	<p>Balconies have been removed along the north wall of the building above the second storey while a fence and vegetative buffer further mitigate any impact. The fifth floor terrace has been reoriented towards the east while a garden feature has been added to the northern edge.</p>

Section	Policy	Category	Conformity with the Policy
2.7.3(c)	c. increased levels of light pollution, noise, odour, dust or vibration;	Land Use Compatibility Principles	<p>Adverse effects due to the generation of odour, dust, light pollution or noise are not anticipated to result from the proposed development. A lighting plan will be required at the time of site plan control to ensure that there are no adverse impacts with respect to lights spilling over onto any adjacent residential properties.</p> <p>A noise study has been prepared to the satisfaction of the City and a Detailed Noise Study will be required at the site plan control stage to ensure that the proposed development implements any necessary on-site mitigation to meets the Ministry of Environment Conservation and Parks NPC-300 Guidelines for both the residents of the building and adjacent sensitive uses.</p>
2.7.3(d)	d. increased and uncomfortable wind speed;	Land Use Compatibility Principles	The proposed development is not anticipated to result in any increased or uncomfortable wind speeds.
2.7.3(e)	e. increased level of traffic that can disrupt the intended function or amenity of a use	Land Use Compatibility Principles	The proposed development is not anticipated to create an increased level of traffic

Section	Policy	Category	Conformity with the Policy
	<p>or area or cause a decrease in the functionality of active transportation or transit;</p>		<p>that would disrupt the function or amenity of a use or area or cause a decrease in the functionality of active transportation or transit.</p> <p>A Traffic Impact Study was submitted in support of the application. The conclusion of the reports is that the existing road network can accommodate the increase in traffic that would be generated by the development.</p>
2.7.3(f)	<p>f. environmental damage or degradation;</p>	<p>Land Use Compatibility Principles</p>	<p>The site does not have any environmentally sensitive areas, and where trees are lost through the development, they would be compensated for through the City's Trees By-law, including through the provision of a treed barrier affording a greater separation between the development and the lots further north.</p>
2.7.3(g)	<p>g. diminished service levels because social or physical infrastructure necessary to support a use or area are overloaded;</p>	<p>Land Use Compatibility Principles</p>	<p>Diminished service levels are not anticipated to occur as a result of the proposed development. The development will make efficient use of the existing available water and road infrastructure and will have sanitary capacity.</p>

Section	Policy	Category	Conformity with the Policy
2.7.3(h)	h. reduction in the ability to enjoy a property, or the normal amenity associated with it, including safety and access, outdoor areas, heritage or setting;	Land Use Compatibility Principles	<p>The proposed development is not anticipated to result in the reduction of residents adjacent to the subject property from being able to enjoy their properties. The Solar Analysis demonstrates that shadows do not encroach onto the abutting properties between the spring and fall equinox when outdoor activities are the most common.</p> <p>A Heritage Impact Study has been submitted which confirms that the proposed apartment building would compliment the built heritage feature through a 30 metre setback and building step back features which act to frame the heritage building.</p>
2.7.3(i)	i. visual intrusion that disrupts the streetscape or buildings;	Land Use Compatibility Principles	<p>The step-backs to the rear of the building maintain a near 45 degree angular plane to the rear property line aiding in the transition between the six-storey building to the three-storey base and the two storey residences further north.</p> <p>The building fills in a vacant and underutilized part of the site with a compatible built form that</p>

Section	Policy	Category	Conformity with the Policy
			transitions to both the heritage structure and the neighbourhood to the north.
2.7.3(j)	j. degradation of cultural heritage resources;	Land Use Compatibility Principles	The Heritage Impact Study has confirmed the development is compatible with the heritage building.
2.7.3(k)	k. architectural incompatibility in terms of scale, style, massing and colour; or,	Land Use Compatibility Principles	The development is similar in form to a five storey building further east along Princess Street while the site integrates with the residential area to the north through step-backs and setbacks. See also 2.7.3.(i)
2.7.3(l)	l. the loss or impairment of significant views of cultural heritage resources and natural features and areas to residents.	Land Use Compatibility Principles	See 2.7.3(j)
2.7.6(a)	Only development proposals that meet the long-term needs of the intended users or occupants will be supported. Proponents, whether developing individual buildings on a single site, or multiple buildings being built at one time or phased over time, will be required to demonstrate to the satisfaction of the City that	Land Use Compatibility Principles	The proposed density is 209 dwelling units per net hectare, which is a level of intensification that is supported by the site's location along an intensification corridor, in proximity to employment, commercial, recreational and institutional uses and also near public transit. The scale and massing are appropriate for the property on which the

Section	Policy	Category	Conformity with the Policy
	<p>the functional needs of the occupants or users will be met by providing:</p> <ul style="list-style-type: none"> a. suitable scale, massing and density in relation to existing built fabric; 		<p>development is proposed in that appropriate transition features such as step backs and buffers are used to separate the surrounding uses.</p>
2.7.6(b)	<ul style="list-style-type: none"> b. appropriate landscaping that meets or improves the characteristic green space amenity of the site and surroundings and enhances the City's tree planting program; 	Land Use Compatibility Principles	<p>A vegetative buffer is proposed along the north lot line while green space and amenity area are afforded throughout the building and upon the lot.</p> <p>A total of 40% of the lot is to remain as greenspace which is predominantly located at the northern end of the site.</p>
2.7.6(c)	<ul style="list-style-type: none"> c. adequate land area and appropriate site configuration or provision for land assembly, as required; 	Land Use Compatibility Principles	<p>The site makes use of an irregularly shaped lot, but accommodates sufficient space for amenity and parking area.</p>
2.7.6(d)	<ul style="list-style-type: none"> d. efficient use of municipal services, including transit; 	Land Use Compatibility Principles	<p>The proposed development does not require the expansion of any services, and allows for a more cost effective form of delivery of existing services.</p>
2.7.6(e)	<ul style="list-style-type: none"> e. appropriate infill of vacant or under-utilized land; and, 	Land Use Compatibility Principles	<p>The majority of the site has remained vacant and the proposed development makes efficient use of the site.</p>

Section	Policy	Category	Conformity with the Policy
2.7.6(f)	<p>f. clearly defined and safe:</p> <ul style="list-style-type: none"> • site access; • pedestrian access to the building and parking spaces; • amenity areas; • building entry; and, • parking and secure and appropriate bicycle facilities. 	Land Use Compatibility Principles	The proposed configuration makes appropriate accommodation for amenity areas and allows for site access, and building entry and parking consistent with the principles of CPTED (Crime Prevention Through Environmental Design)
2.8.5	<p>Stormwater runoff will be managed on site where feasible, and runoff may be required to be stored, treated and directed away from the natural heritage system. Its quantity will be required to be controlled to prevent impact on downstream areas. Stormwater connections are not permitted in areas where combined sewer infrastructure exists in the City.</p>	Protection of Resources	Through the development of the site, existing standing water issues would be resolved through the implementation of a Storm Water Management Plan which would coincide with the development.
4.6.3	<p>The reconstruction of existing roads and the construction of new roads within settlement areas are to include safe, convenient and accessible pedestrian facilities, such as sidewalks, corner ramps, pedestrian signals and crosswalks of universal design. The enhancement of roadways, sidewalks, sidewalk safety barriers,</p>	Transportation	Pedestrian and street linkages are enhanced in this transit oriented site through the implementation of sidewalks and the separation and delineation of the existing driveway which flanks the neighbouring property.

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	and transit facilities to maximize mobility and access for all will be required in all construction and reconstruction projects.		
7.4.1	The Archaeological Master Plan is intended to manage archaeological resources in the City and provide policy direction in assessing areas of archaeological potential.	Archaeological Resource Conservation	The site has been cleared of Archaeological Potential.
8.4	<p>Through the review of development proposals, construction of public works, or the preparation and approval of area plans, the City will promote the provision of barrier-free access and safety by:</p> <p>a. providing for age-friendly needs and the requirements of people with disabilities, and others requiring access supports through improved amenities such as parking, benches, and washrooms, clear signage, visual or auditory indicators, and other means as appropriate;</p> <p>b. improving public security through enhanced lighting, visibility of public areas, provision of entrance locations in well-traveled</p>	Urban Design - Accessibility and Safety	The proposal will be designed to meet minimum standards of the Accessibility for Ontarians with Disabilities Act (AODA). The site will comply with the minimum parking standards for barrier free access. Details such as lighting, signage, benches, signage, emergency routing, clear entry ways will be addressed through site plan control. Efforts to incorporate CPTED principles will be addressed through site plan control to ensure that there is a sense of safety throughout the property. The urban design study indicates that tactile warning plates and coherent pedestrian crossing locations should be incorporated to facilitate a comfortable,

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	<p>areas, and ease of access for emergency personnel or vehicles;</p> <p>c. clearly defining building entrances and avoiding designs that would create areas that are hidden from public view and thus potentially available for criminal activity;</p> <p>d. arranging public uses and amenities within a convenient walking distance;</p> <p>e. providing adequate walkway widths, visually permeable materials and structures, and landscaping elements that do not obstruct sightlines in the design of streetscapes, transportation facilities, or public buildings and places; and,</p> <p>f. promoting safe environments by applying Crime Prevention Through Environmental Design (CPTED) concepts and principles in the design of buildings, site layout and landscaping of development sites.</p>		safe and accessible site for pedestrians.
8.6	The City requires the design of new development to be visually compatible with	Urban Design – New Development	The siting, scale and design of the building are an appropriate response to the design cues given

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	<p>surrounding neighbourhoods and areas of cultural heritage value or interest through its site plan control review, preparation of zoning standards, and urban design guidelines, as appropriate, that address the following:</p> <ul style="list-style-type: none"> a. siting, scale and design of new development in relation to the characteristics of the surrounding neighbourhood or the significant cultural heritage resources including, scale, massing, setbacks, access, landscaped treatment, building materials, exterior design elements or features; b. protecting natural heritage features and areas and cultural heritage landscapes through the siting, design and review of new development; c. promoting innovation in building design to create an interesting and varied built environment, to increase sustainability by improving energy efficiency, and to deliver barrier-free accessibility; <p>achieving compatibility in land use and with a predominant architectural</p>		<p>by the fact that the site is located along a mixed use intensification corridor on the outer limits of the Cataraqui North neighbourhood. It has a similar scale and interface with its surroundings to that of the Retirement residence currently under construction at 2666 Princess Street and the apartment building at 2274 Princess Street.</p> <p>The proposed inner courtyard and step-backs at the north and south sides of the building will contribute to the variety of built form of the area and is consistent with the Official Plan policies that strive for a diverse, inclusive and barrier free built environment.</p> <p>The proposed development is compatible from a land use perspective and the proposed architectural style of the building will make a positive contribution to the streetscape. The buildings fit and function are suitable for the site and its context. The proposals consistency with the land use compatibility policies of Section 2.7 of the Official</p>

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	<p>style, street pattern or site arrangement where that style or arrangement forms a valuable component of the existing neighbourhood or the cultural heritage value or interest of the identified area. Section 2.7 provides additional policy in this regard;</p>		<p>Plan have been addressed within this exhibit.</p>
<p>9.3.2</p>	<p>Every application for amendment to this Plan will be evaluated on the basis of the following general considerations and any others that are pertinent to the particular application:</p> <ul style="list-style-type: none"> a. the conformity of the proposed amendment to the general intent and philosophy of this Plan, particularly the vision and planning principles, including sustainability, stability and compatibility outlined in Section 2, and consistency with provincial policy; b. the availability and suitability of land already designated for the proposed use, and the need for (or market feasibility of) the proposed use; c. the compatibility of the proposal, or the adequacy of proposed mechanisms for achieving compatibility, 	<p>Administration & Implementation – Official Plan Amendments - Criteria</p>	<p>The proposed official plan amendment, including the request for a Site-Specific Policy Area conforms to the general intent of the Official Plan from a sustainability, stability and compatibility perspective. The proposed amendment is consistent with the PPS (2020).</p> <p>Although both the Residential and Arterial Commercial land use designations permit high density residential, it is desired to remove the dual designation on the lands and consolidate it to one designation for ease of interpretation moving forward. It is desired to make better use of this serviced parcel that is located on Princess Street to add a type of housing that is currently absent in the Cataraqui North neighbourhood.</p>

Section	Policy	Category	Conformity with the Policy
	<p>with adjacent and planned uses, including cultural heritage resources and natural heritage features and areas;</p> <p>d. the potential of the proposal to cause instability within an area intended to remain stable;</p> <p>e. the ability of the City's infrastructure to accommodate the proposal without costly expansion, upgrading, or required deferral of other planned infrastructure improvements in other areas of the City;</p> <p>f. the financial implications (both costs and revenues) to the City;</p> <p>g. the degree to which approval of the amendment would establish an undesirable precedent; and,</p> <p>h. consistency with the Provincial Policy Statement and provincial legislation and guidelines.</p>		<p>The proposed development has been mitigated to achieve land use compatibility, including compatibility with adjacent cultural heritage resources and the surrounding neighbourhood.</p> <p>As the proposed development has been evaluated to be compatible, it is not expected to create any instability within the neighbourhood.</p> <p>There is existing water and road infrastructure to service the proposed development.</p> <p>There are no anticipated negative financial impacts of the proposed development.</p> <p>The OLT has affirmed on multiple occasions that land use planning decisions do not constitute precedent. The subject site is located in a Secondary Plan Area and there are no other comparable parcels of underutilized lands located on an arterial road within the Cataraqui North neighbourhood.</p> <p>The proposal has been assessed within Exhibit E as being consistent with</p>

Section	Policy	Category	Conformity with the Policy
			the Provincial Policy Statement (2020).
9.5.9(a)	<p>When considering an application to amend the zoning by-law, the Planning Committee and Council will have regard to such matters as:</p> <p>a. conformity of the proposal with the intent of the Official Plan policies and schedules;</p>	By-Laws	The proposed zoning by-law amendment conforms to the intent of the Official Plan policies and schedules as proposed to be amended through the concurrent application for official plan amendment.
9.5.9(b)	<p>b. compatibility of the proposal with existing uses and zones, sensitive uses, the natural heritage system, cultural heritage resources, and compatibility with future planned uses in accordance with this Plan;</p>	By-Laws	The proposed development includes elements of mitigation in terms of the fencing, landscaping requirements as well as the rear yard setback and height map to ensure that the built form will achieve compatibility with existing uses, zones and adjacent cultural heritage resources.
9.5.9(c)	<p>c. compatibility of proposed buildings or structures with existing buildings and structures, with zoning standards of adjacent sites, with any future planned standards as provided in this Plan, and with any urban design guidelines adopted by the City for the area;</p>	By-Laws	The proposal has been refined to lower the height and increase the setback at the rear of the site. The proposed building generally achieves a 45 degree angular plane (i.e., 47 degrees), which is one method of reducing compatibility concerns by creating built form transition and reducing shadowing impacts.

Section	Policy	Category	Conformity with the Policy
9.5.9(d)	d. the extent to which the proposal is warranted in this location and the extent to which areas zoned for the proposed use are available for development;	By-Laws	The subject site is located on the City's primary corridor, where residential intensification is desired. This development is a unique opportunity to add much needed variety in housing type and affordability within the Cataraqui North neighbourhood.
9.5.9(e)	e. the suitability of the site for the proposal, including its ability to meet all required standards of loading, parking, open space or amenity areas;	By-Laws	The propose density is desirable and suitable for its proposed location. The proposal meets requirements with respect to landscaped open space and amenity areas and parking for residents has been provided in accordance with the Zoning By-law while minor deviations in the car-share and visitor parking and bike spaces reflect the site's location along an active transit corridor.
9.5.9(f)	f. the suitability of the density relative to the neighbourhood and/or district, in terms of units per hectare, bedrooms per hectare, floor space index, and/or employees per hectare, as applicable;	By-Laws	As outlined throughout this Exhibit, the development is suitable for the neighbourhood.
9.5.9(g)	g. the impact on municipal	By-Laws	No negative impacts on municipal infrastructure

Section	Policy	Category	Conformity with the Policy
	infrastructure, services and traffic;		servicing or roads are expected as a result of this development.
9.5.9(h)	h. comments and submissions of staff, agencies and the public; and,	By-Laws	Comments from the public and comments from the technical review have resulted in successful revisions to the proposed design.
9.5.9(i)	i. the degree to which the proposal creates a precedent.	By-Laws	The OLT has affirmed on several occasions that Planning Act decisions do not create precedent.
10C.1.6	To promote excellence and innovation in urban and environmental design that is sensitive to, and scaled to, the natural and built environments.	Cataraqui North Secondary Plan - Objectives	The proposed development will make a positive urban design contribution to the streetscape and the building design has employed many strategies to ensure that it is scaled and sensitive to the surrounding built environment.
10C.1.7	To encourage the preservation of significant features of the natural environment, such as watercourses and stands of mature trees, and integrate such resources into proposed developments, wherever possible.	Cataraqui North Secondary Plan - Objectives	There are no significant natural heritage features on the site. Trees that are removed will be subject to compensation in a manner that is consistent with the City's Tree By-Law.
10C.1.8	To ensure that the safety and security of all neighbourhood residents is the prime consideration in all aspects of the	Cataraqui North Secondary Plan - Objectives	The safety and security of neighbourhood residents is not expected to be negatively impacted

Section	Policy	Category	Conformity with the Policy
	planning and development of the neighbourhood.		by the proposed development.
10C.1.9	To integrate compatible land uses in order to achieve a more cohesive and safe neighbourhood.	Cataraqui North Secondary Plan - Objectives	The proposed mid-rise apartment building represents compatible integration with the adjacent Walnut Grove neighbourhood. Adding more “eyes” on the area in terms of residents instead of a vacant, unlit parcel of land will increase the sense of cohesiveness and safety of the neighbourhood.
10C.1.11	To ensure that development and the provision of municipal services occurs in an efficient and economical manner, and provides an adequate supply of serviced land.	Cataraqui North Secondary Plan - Objectives	The proposed development will make efficient use of available and upcoming servicing.
10C.1.12	To ensure that proposed development complements adjoining existing land uses, including environmental and heritage resources.	Cataraqui North Secondary Plan - Objectives	The development has been designed to be compatible with the heritage resources on the property while design considerations have been developed to ensure compatibility with the abutting residential area.
10C.3.1	The Residential land use designation means that: the predominant use of land and buildings is for residential purposes; and, other uses which are complementary to and	Cataraqui North Secondary Plan – Residential Policies – General	The proposed development is a residential use and is therefore consistent with the Residential land use designation of the Cataraqui North Secondary Plan.

Section	Policy	Category	Conformity with the Policy
	serve principal residential uses such as elementary schools and parkettes are also permitted.	Residential Policies	
10C.3.2	A variety of compatible housing types and building styles are encouraged in order to accommodate the different and changing needs of the community.	Cataraqi North Secondary Plan – Residential Policies - General Residential Policies	The apartment rental units will add to the mix of housing types and building options to accommodate the different and changing needs of the community.
10C.3.3	Over-concentration of any one housing type or building design are discouraged.	Cataraqi North Secondary Plan – Residential Policies - General Residential Policies	The neighbourhood predominantly contains low density residential uses and therefore the proposed multi-unit development helps to diversify the housing options available in this neighbourhood.
10C.3.4	At least 25 percent of the approved residential units must be for affordable housing.	Cataraqi North Secondary Plan – Residential Policies - General Residential Policies	The proposed development adds to the degree of affordability of units within the neighbourhood.
10C.3.5	Residential areas must be designed to allow for convenient pedestrian movement incorporating universal design standards.	Cataraqi North Secondary Plan – Residential Policies - General Residential Policies	The future site plan control application will be reviewed to ensure that minimum universal design standards are achieved for exterior pedestrian areas of the site.

Section	Policy	Category	Conformity with the Policy
10C.3.6	An overall density of development, sufficient to foster a healthy and safe neighbourhood environment in which a wide range of services, amenities and employment opportunities can be provided in an efficient and financially-sustainable manner, is encouraged.	Cataraqui North Secondary Plan – Residential Policies - General Residential Policies	The proposed density is appropriate for the site, contributes to a healthy and safe neighbourhood and is located with ease of access to a wide range of services, amenities and employment opportunities.
10C.3.7	Varying densities of development, calculated on a net area basis, will be distributed throughout the neighbourhood to ensure that a high proportion of residents will live within a short walking distance of local facilities and services.	Cataraqui North Secondary Plan – Residential Policies - General Residential Policies	Permitting the proposed high density residential use on the subject site is consistent with this policy. Residents of the building will be able to enjoy short walks to local facilities and services.
10C.3.9	Every reasonable effort will be made to ensure that any proposed development is compatible with existing adjacent residential areas	Cataraqui North Secondary Plan – Residential Policies - General Residential Policies	Significant modifications have been made to the proposed development to strike a more appropriate balance between residential intensification and compatibility with existing adjacent residential areas.
10C.3.28	Any form of high density residential housing which conforms to the development, density and building height policies outlined below is permitted.	Cataraqui North Secondary Plan – High Density Residential Policies	The proposed high density development conforms to the high density residential policies of the Cataraqui North Secondary Plan, with the exception of density. A site-specific policy is proposed to permit a slight increase in

Section	Policy	Category	Conformity with the Policy
			density from 125 units per net hectare to 264.
10C.3.29	The density of development for high density residential housing is intended to range from 27 to 125 dwelling units per net hectare of land.	Cataraqui North Secondary Plan – High Density Residential Policies	The proposed density of the development is overall 209 units per net hectare, which exceeds the intended range within the Cataraqui North Secondary Plan Area. In the event of a severance of these lands, the resultant density would be 264 and 14 units per hectare but would allow an appropriate intensification of an under utilized site as well as the adaptive re-use of a heritage building. Overall, while there is an increase in the units per hectare, the site is within the height limit of eight storeys.
10C.3.30	The maximum building height in high density residential areas is eight storeys.	Cataraqui North Secondary Plan – High Density Residential Policies	The proposed height range between 3 and 6 storeys is well below the maximum of 8 storeys established through this policy.
10C.3.31	High density residential buildings must be oriented to the street in order to create a prominent building presence along the street and in a manner that is compatible with adjacent development.	Cataraqui North Secondary Plan – High Density Residential Policies	The proposed Site-Specific Policy Area includes a policy for the site to acknowledge it as an irregularly shaped parcel with limited frontage on Princess Street and that the implementing zoning by-law and site plan control

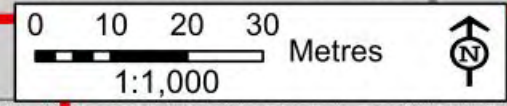
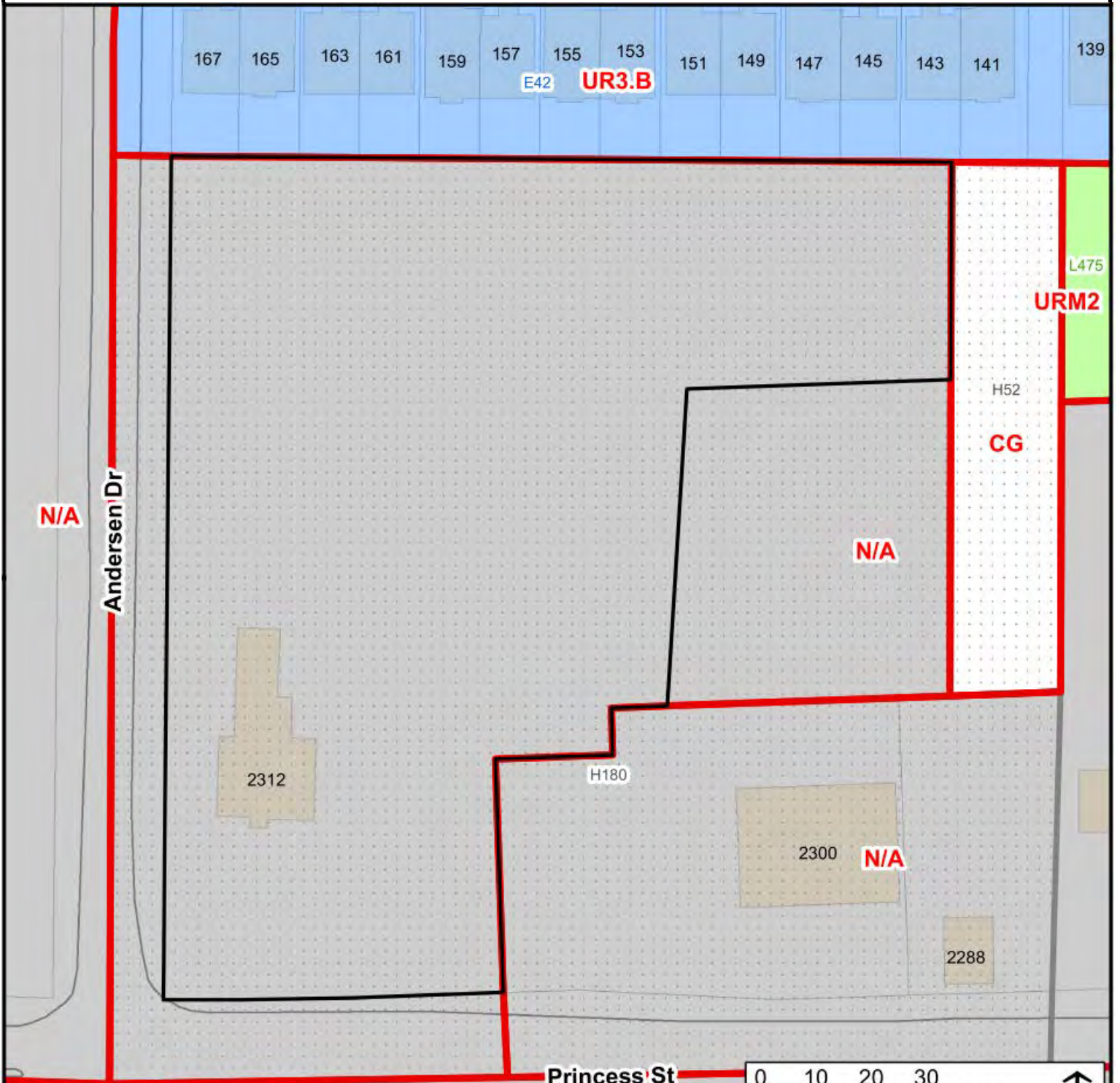
Section	Policy	Category	Conformity with the Policy
			will be used to orient the building to the street to greatest extent possible given the limitations of the parcel configuration.
10C.3.32	Integrating apartment buildings and other multiple dwelling housing forms with adjoining uses must be encouraged provided the clustering of such uses into isolated enclaves is avoided.	Catarqui North Secondary Plan – High Density Residential Policies	The proposed development is contiguous to the Walnut Grove neighbourhood and resident of the building will be located within walking distance of existing open space amenities of the Catarqui North neighbourhood.

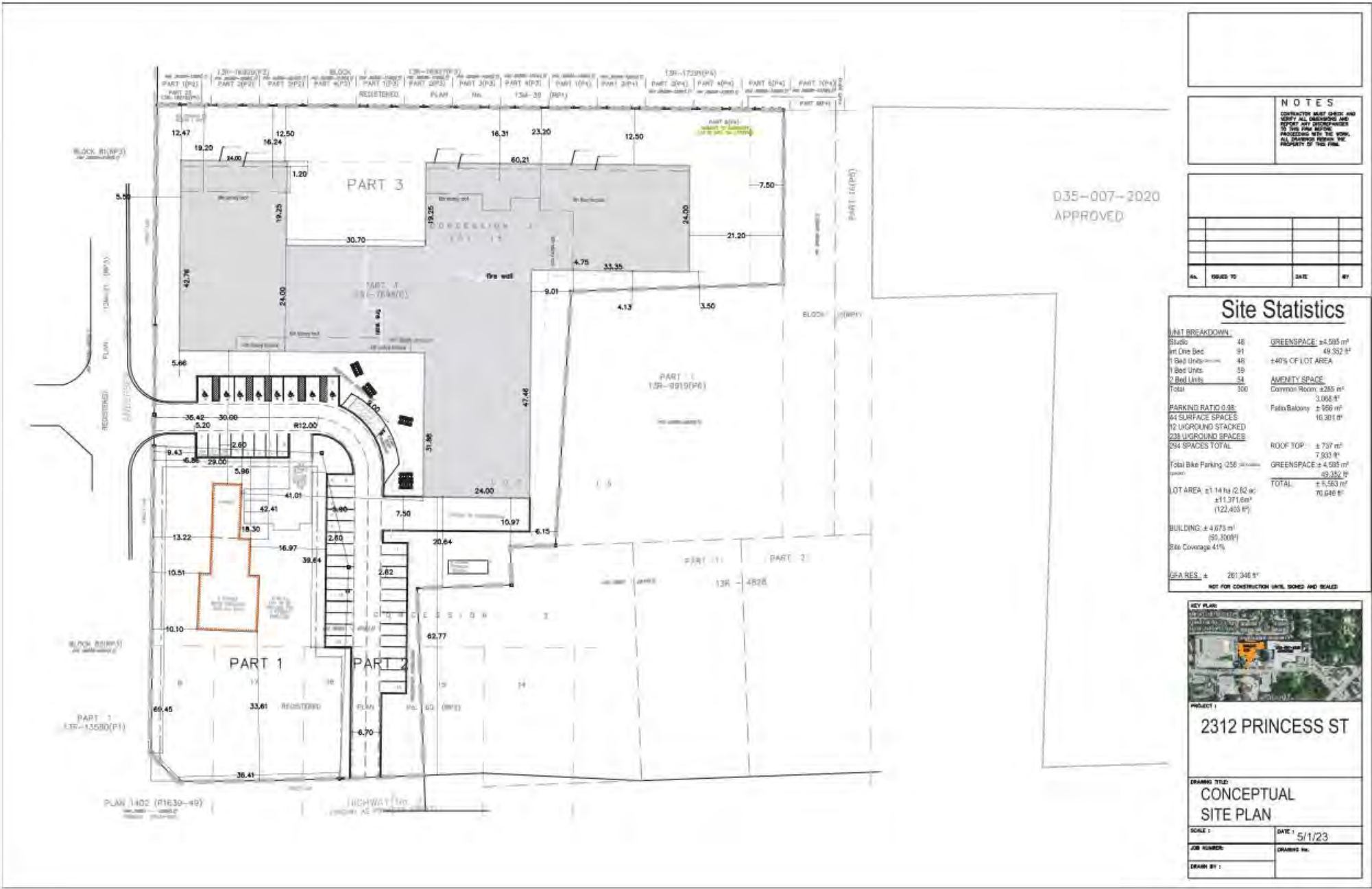


Planning Committee
Kingston Zoning By-Law 2022-62

Address: 2312 Princess St
 File Number: D35-004-2022

- Subject Lands
- Schedule 1 Zoning Map**
- Zone
- Not Subject to the Kingston Zoning By-law
- Schedule E - Exception Overlay**
- Legacy Exceptions (LXXX)
- Exceptions (EXXX)
- Schedule F - Holding Overlay**
- Holding Overlay (HXXX)



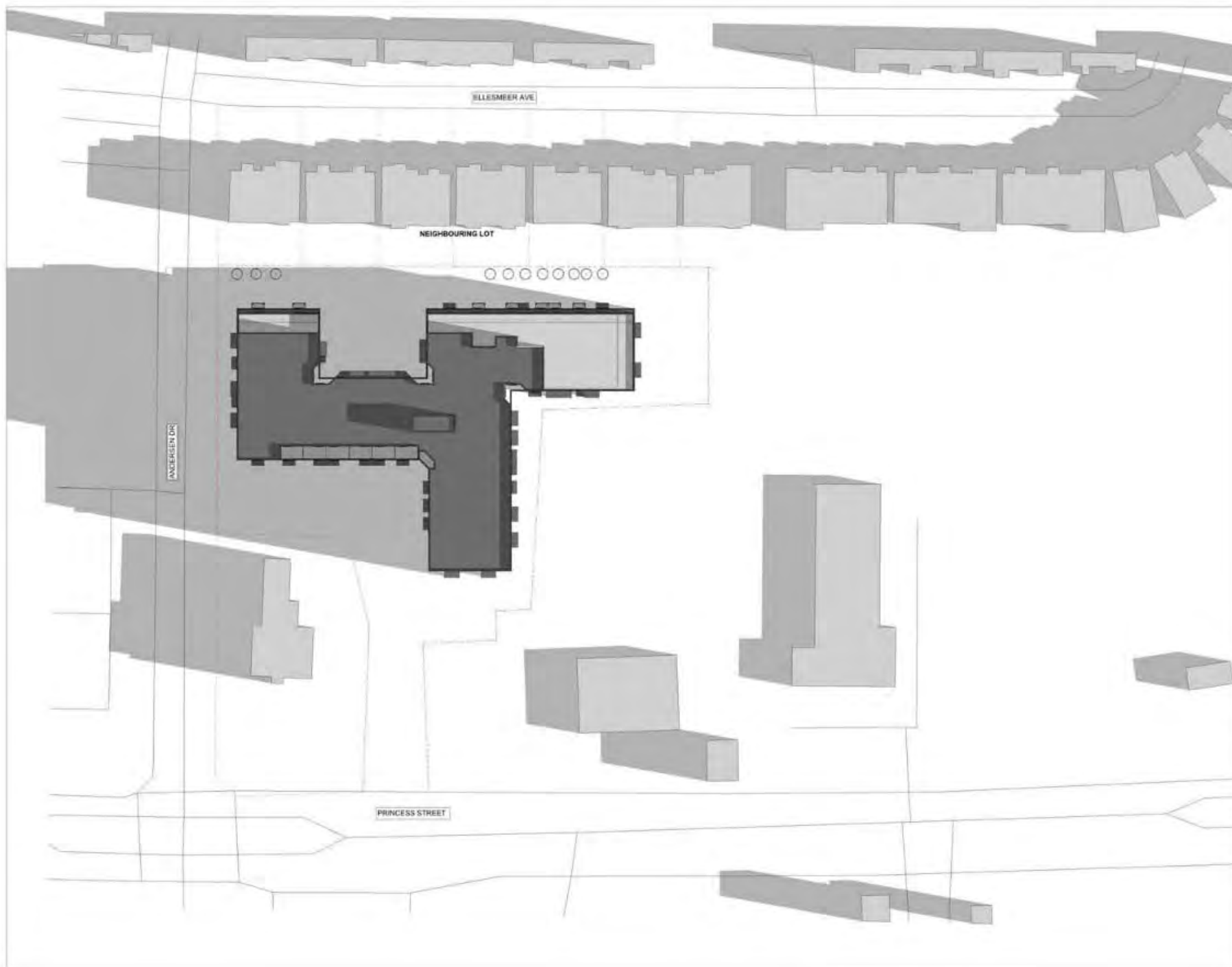


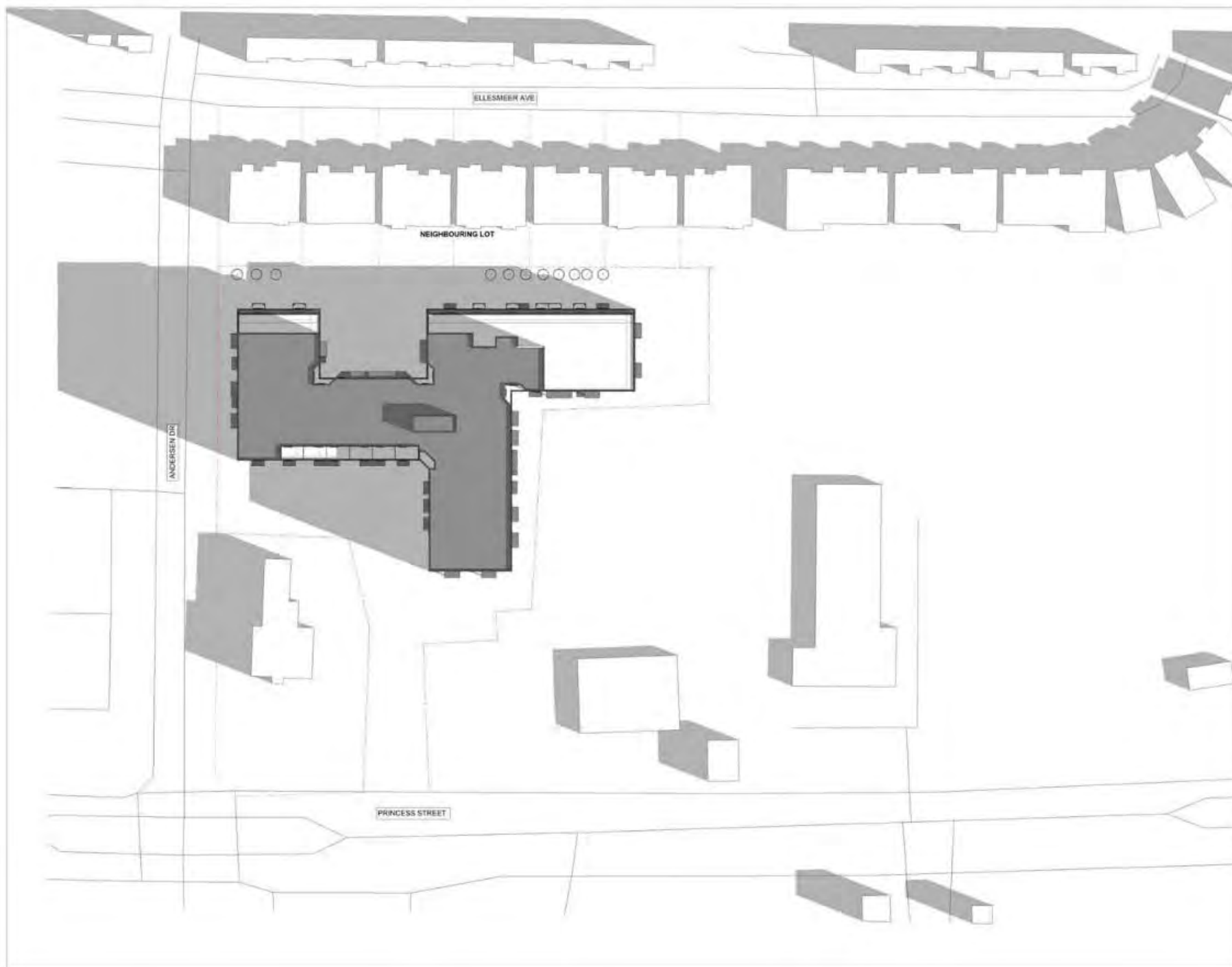






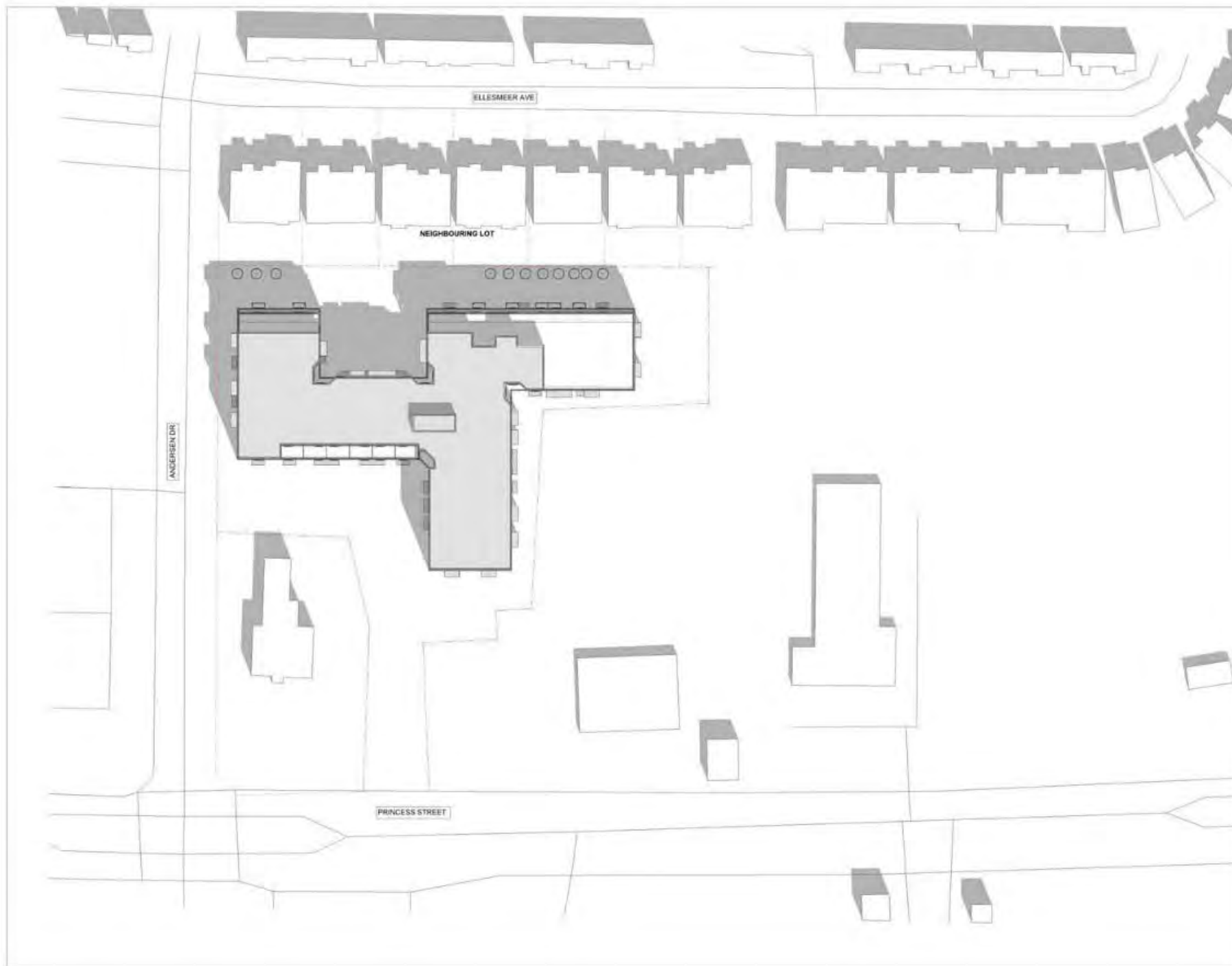


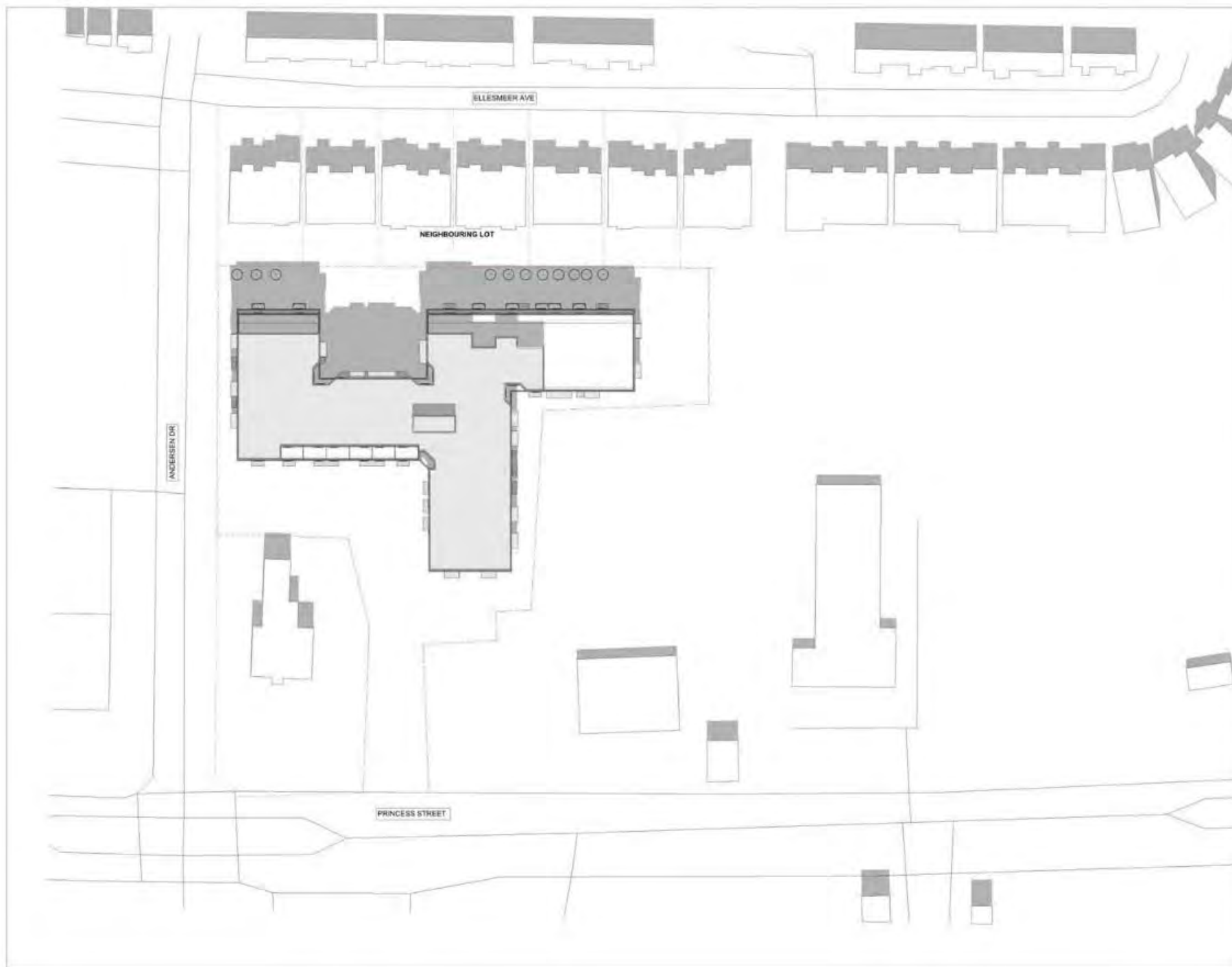


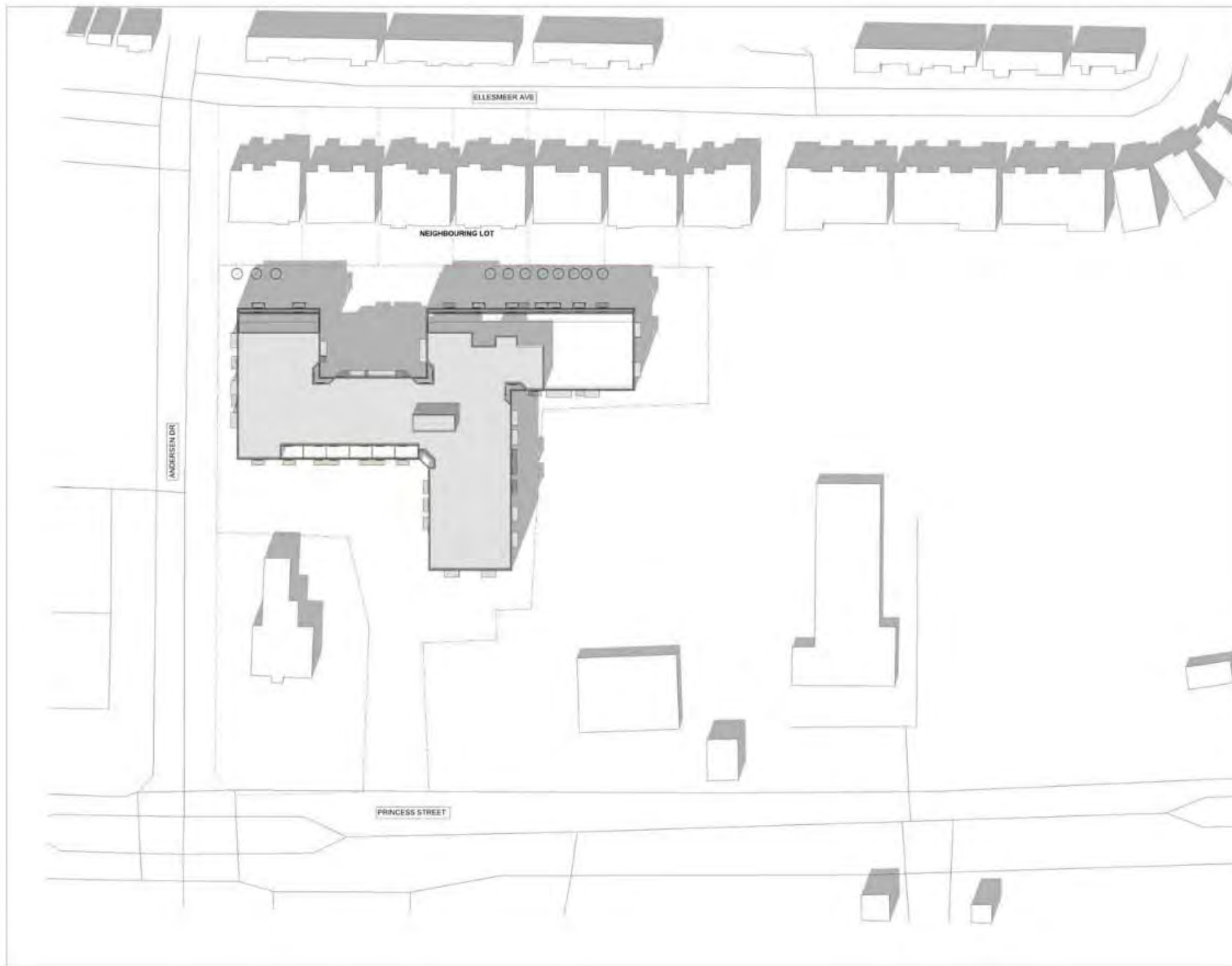


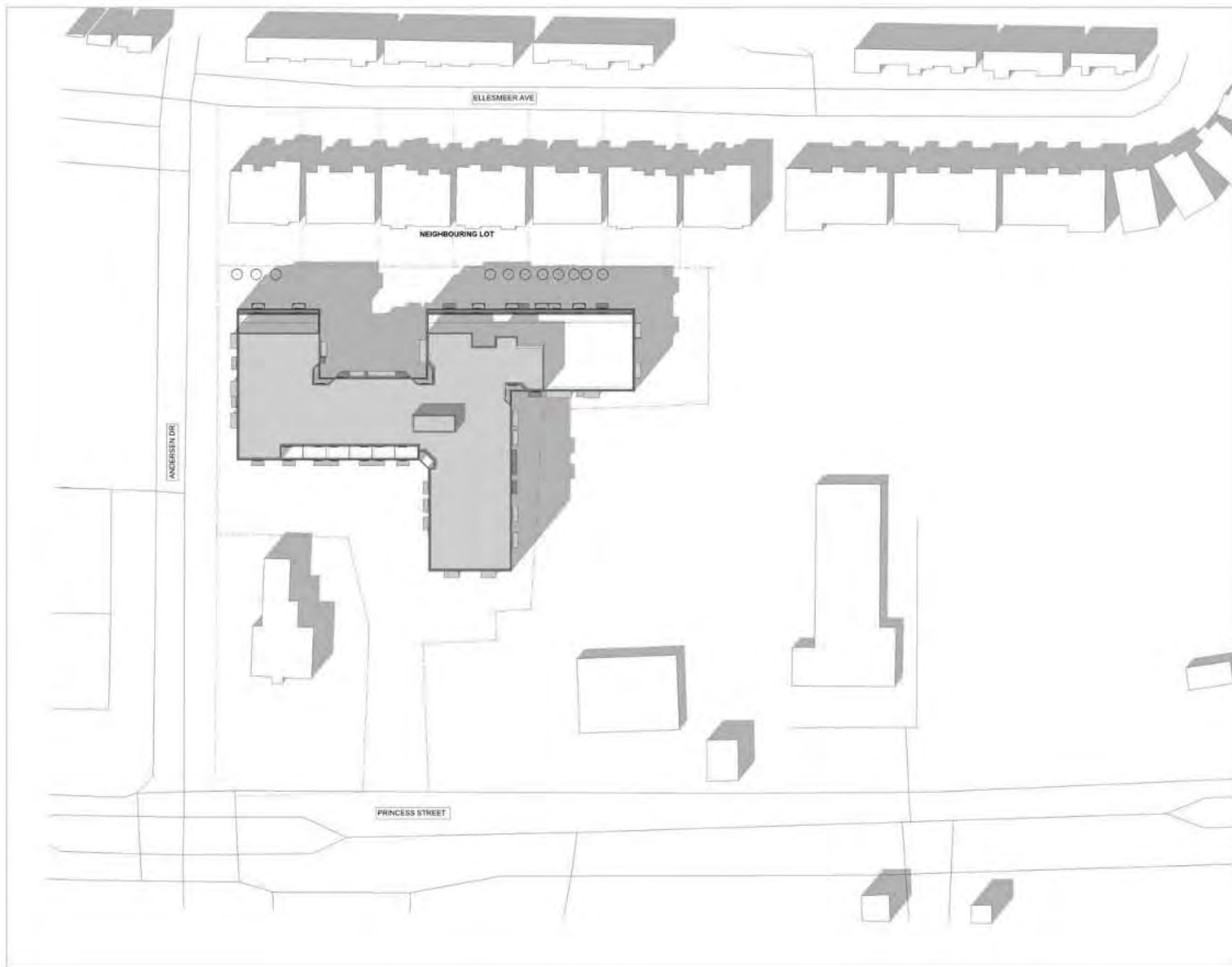




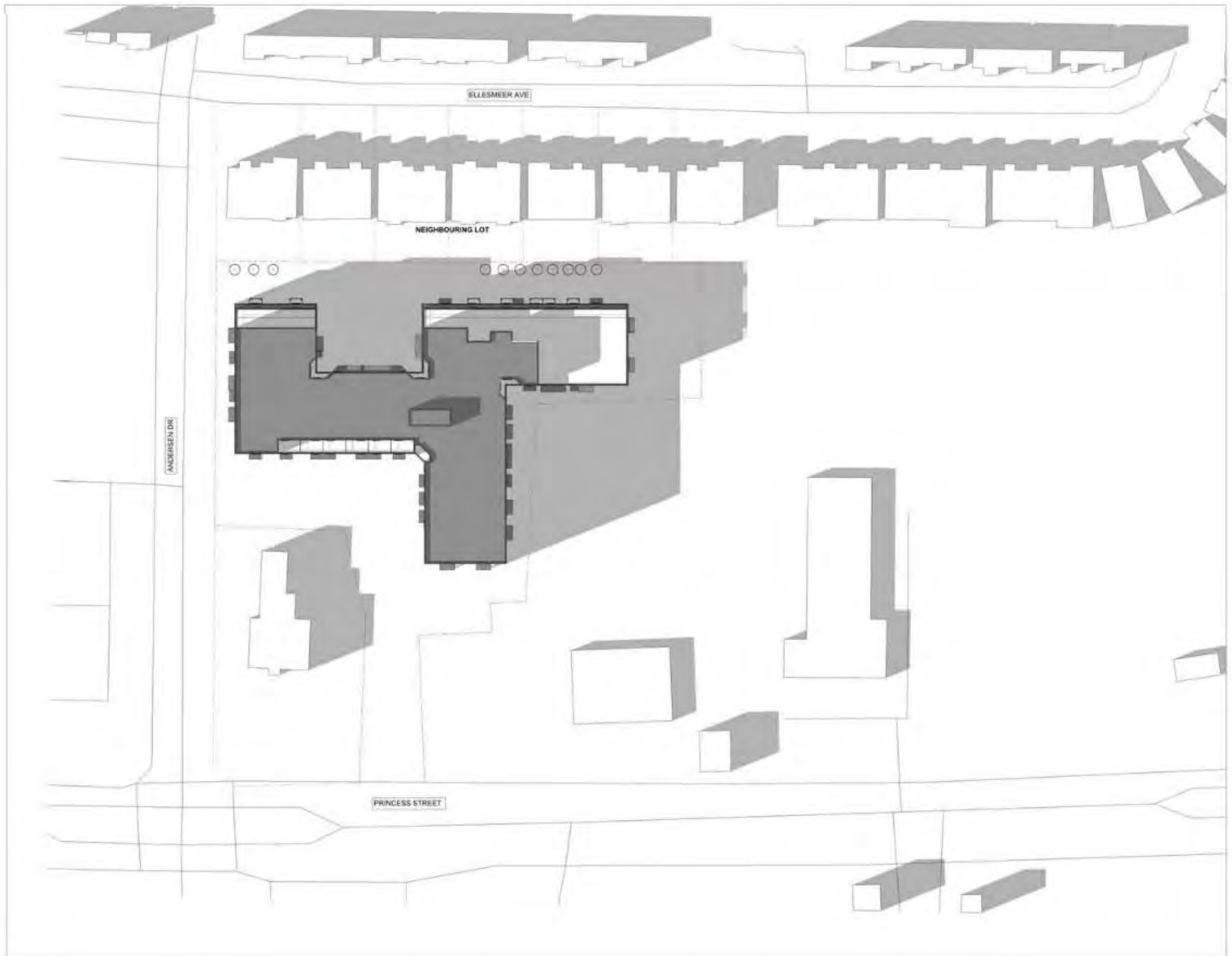


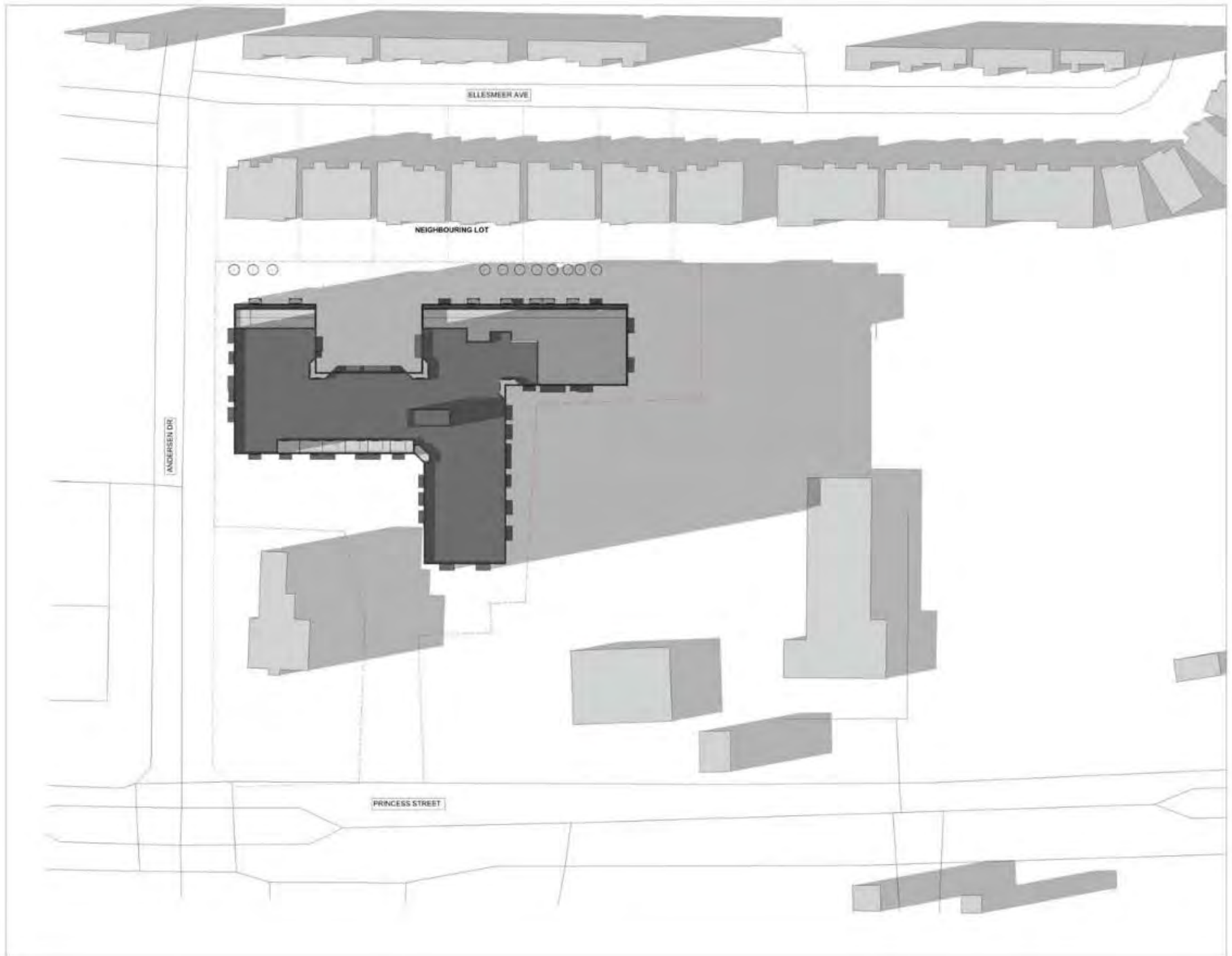






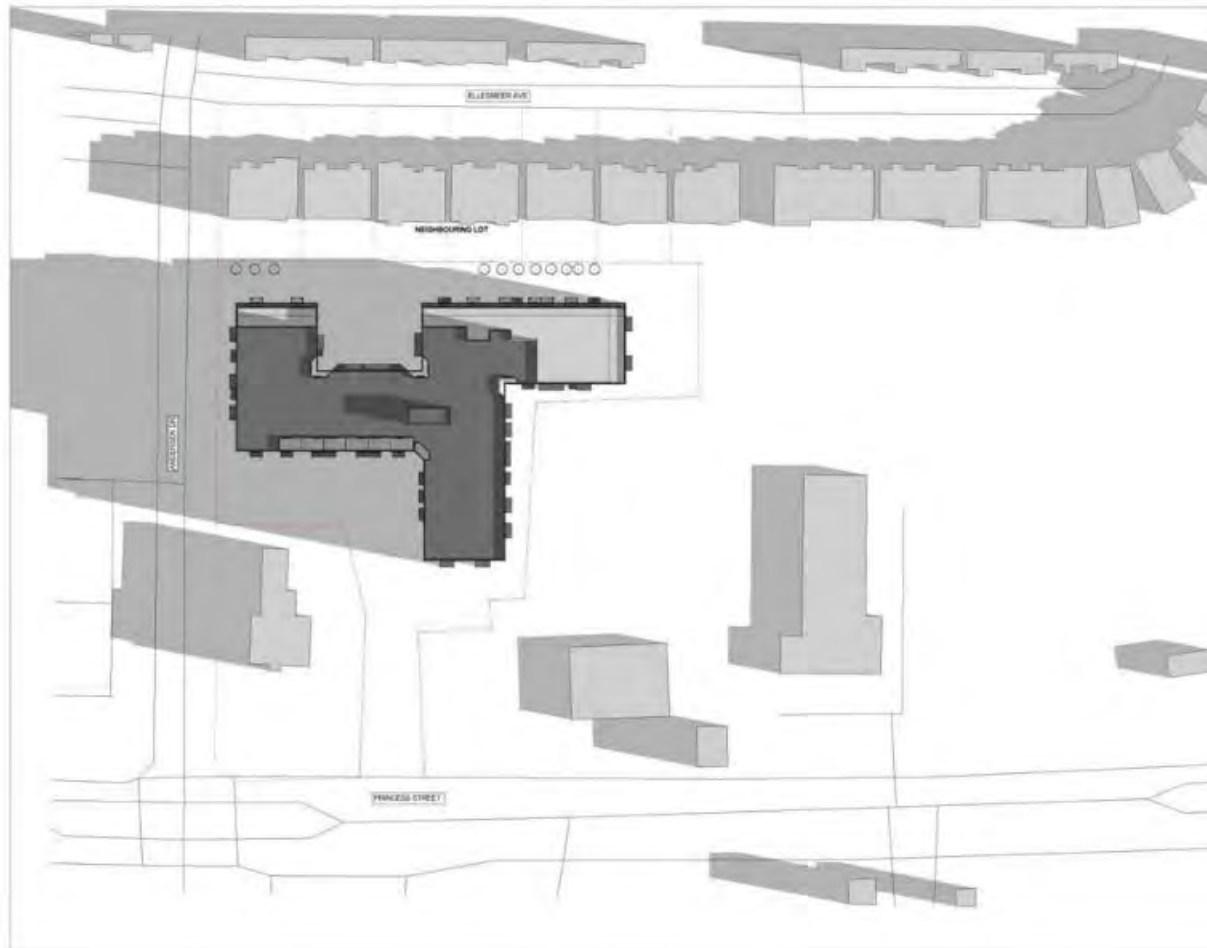


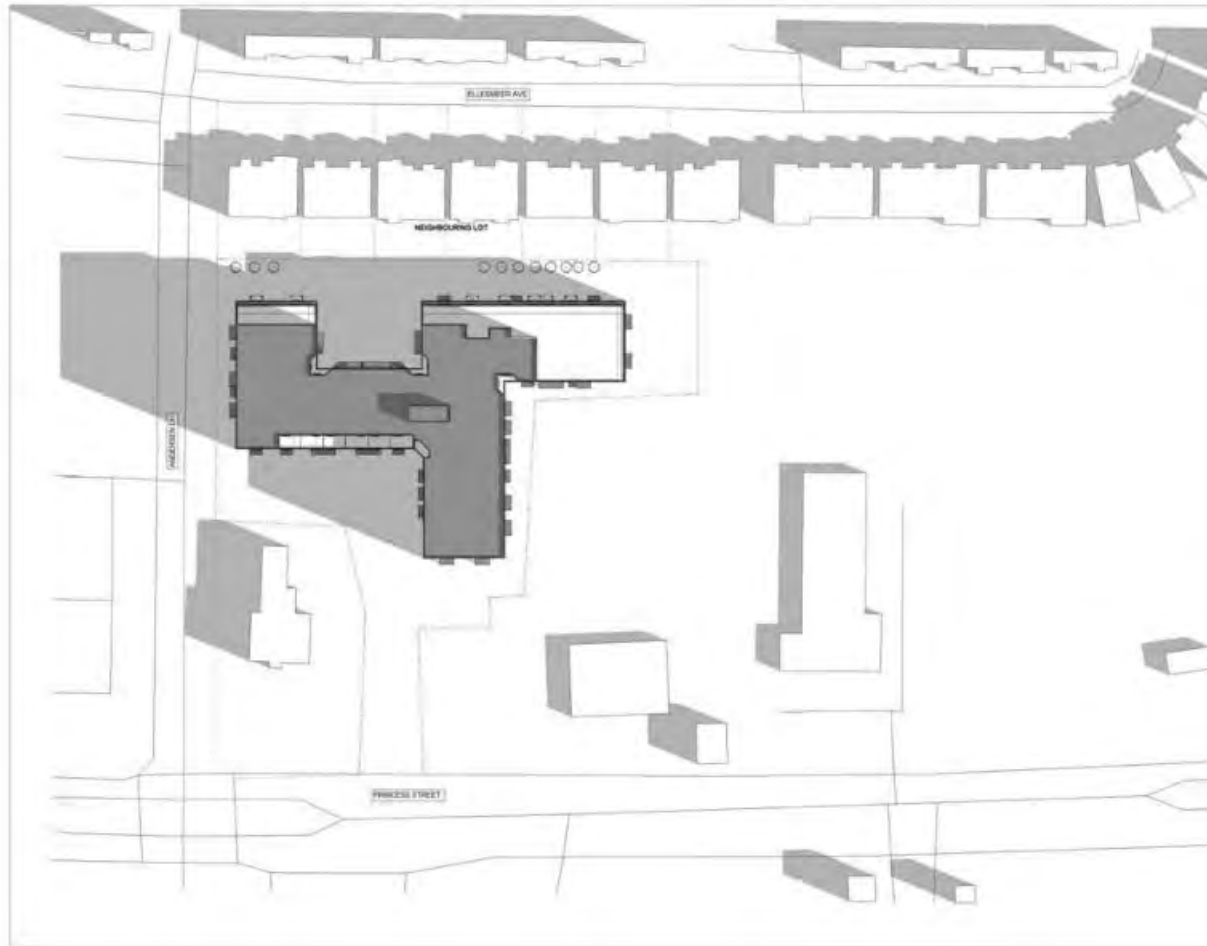


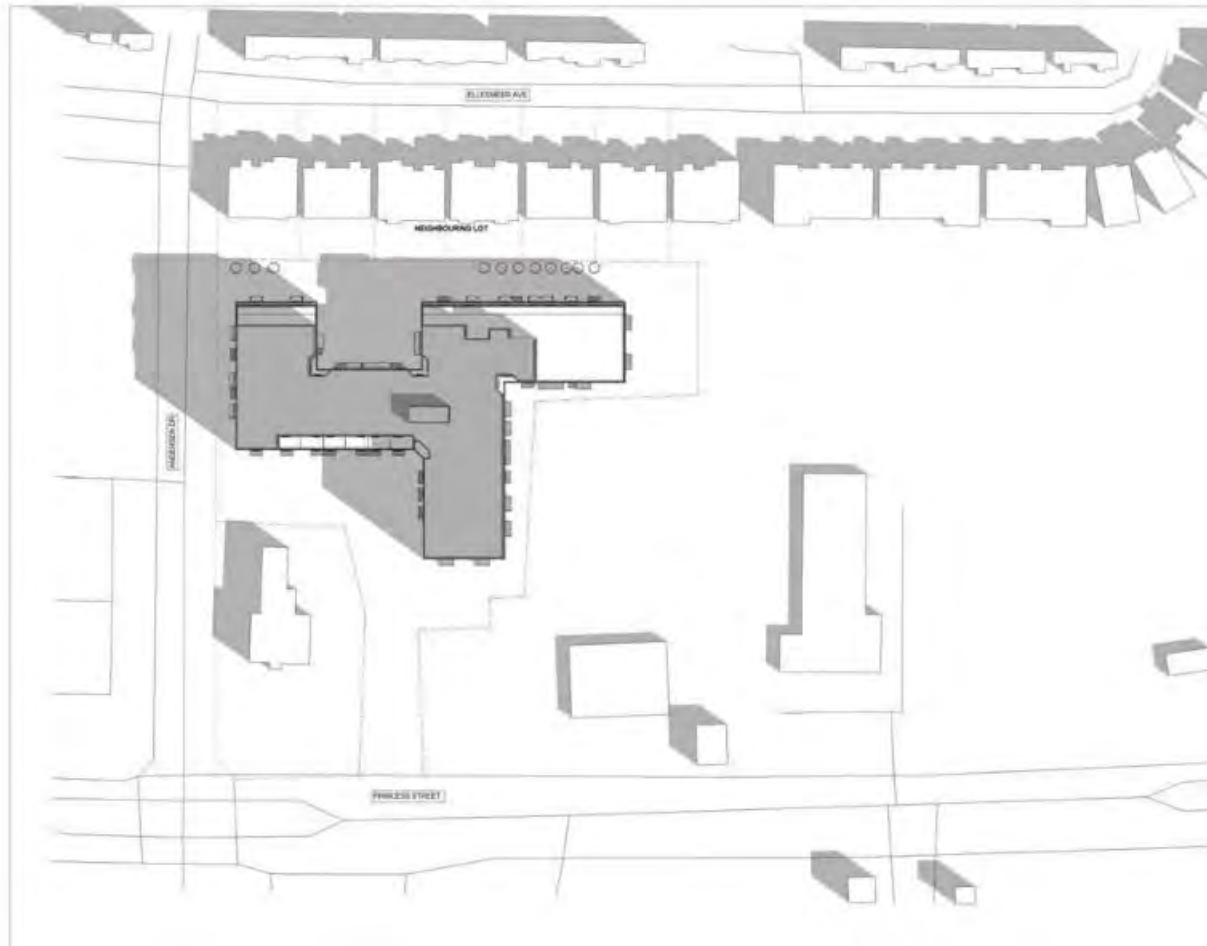


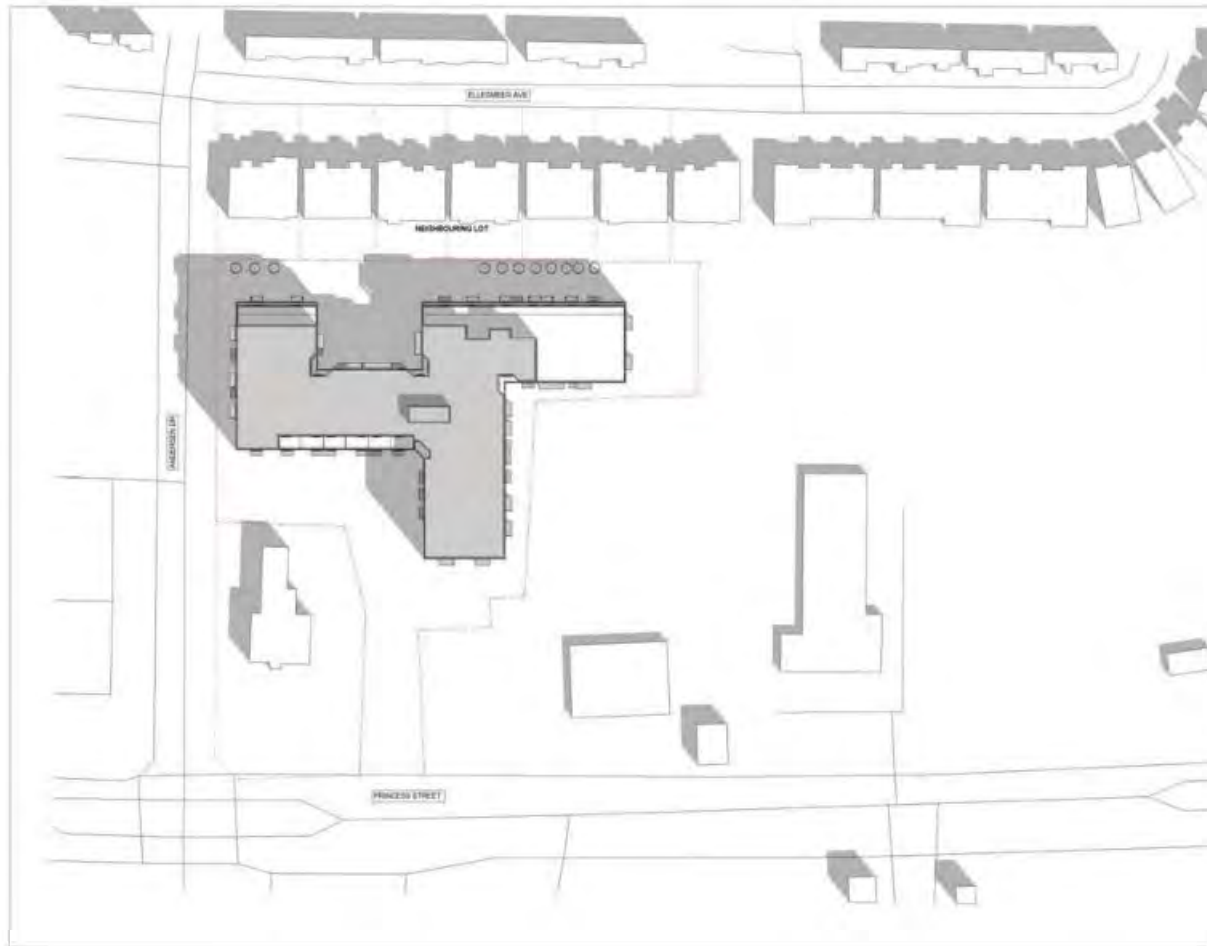


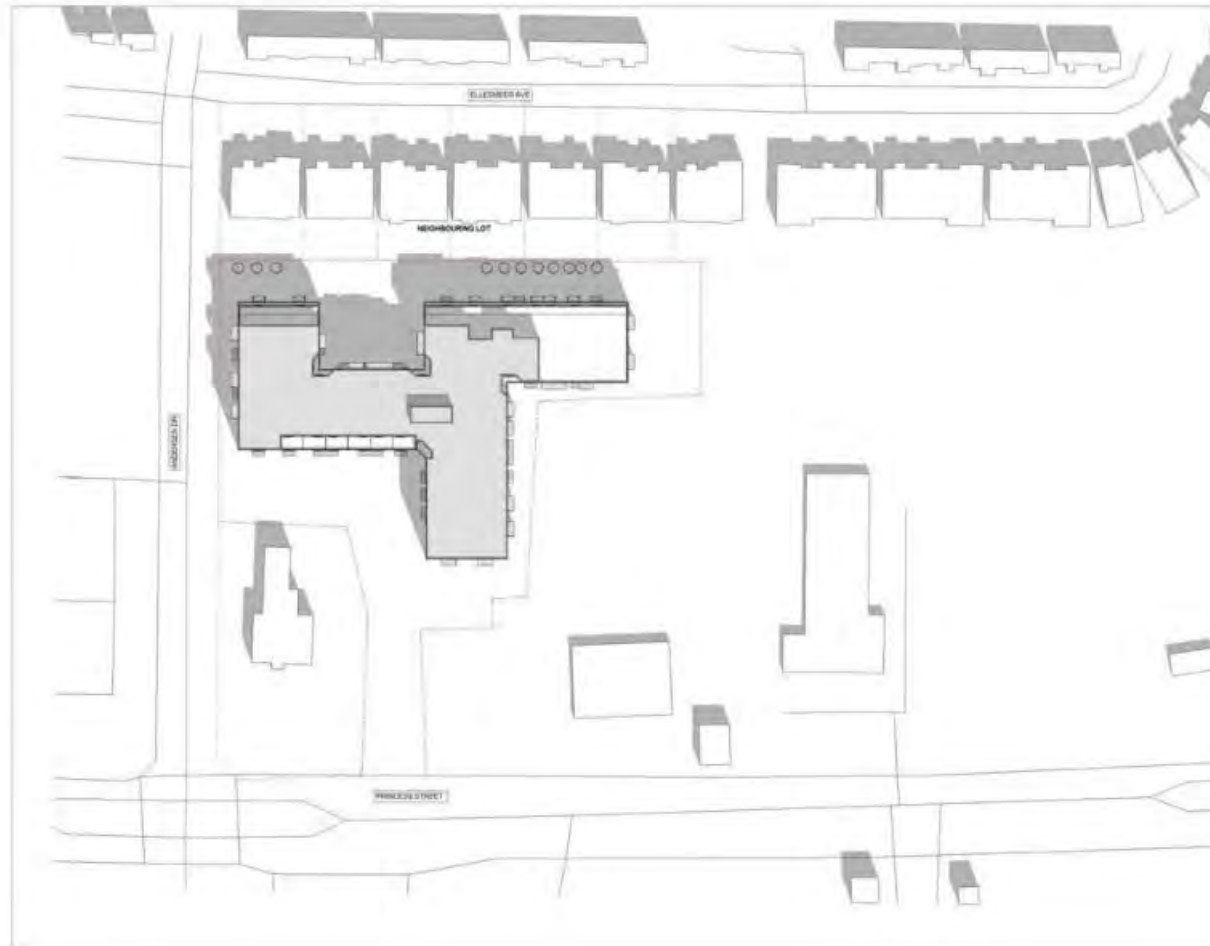


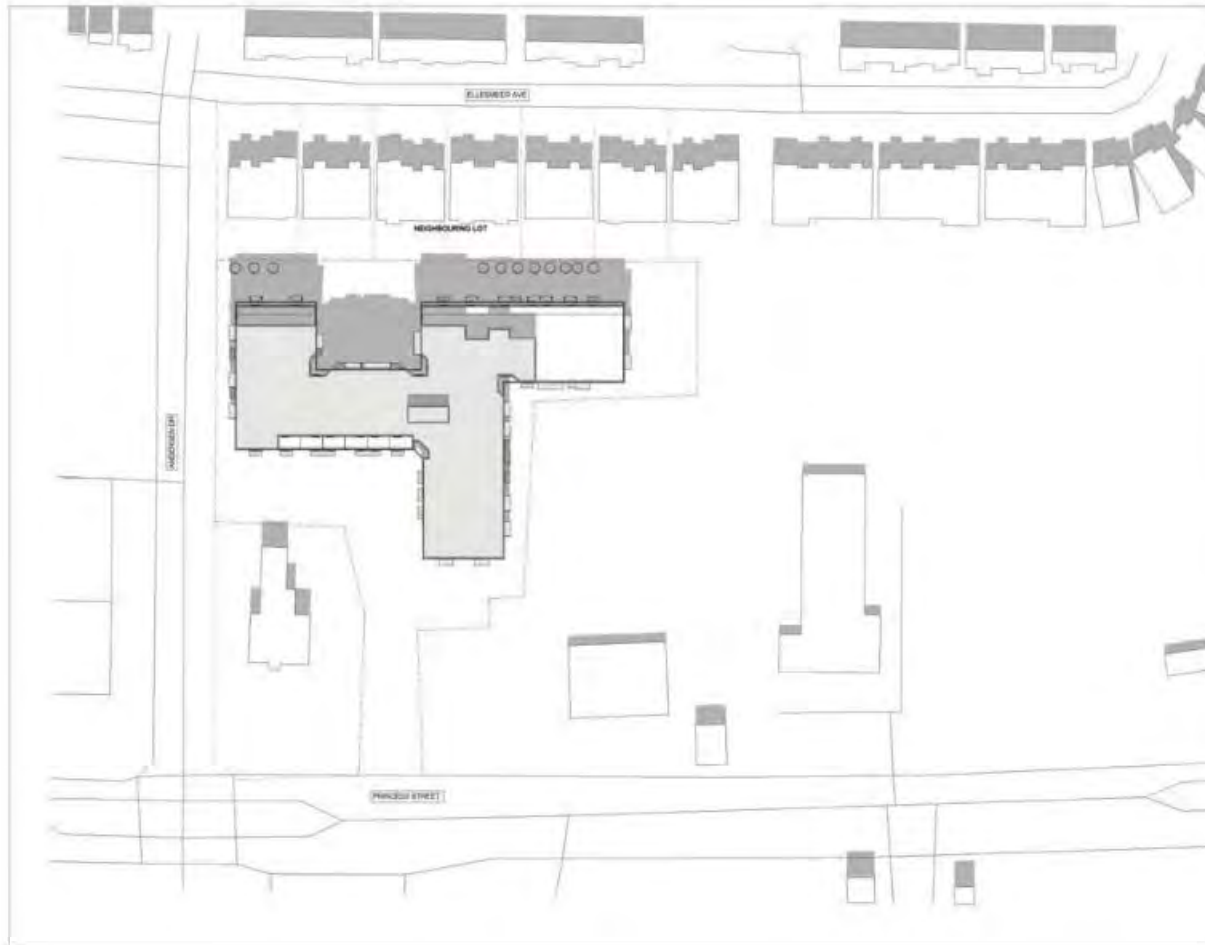


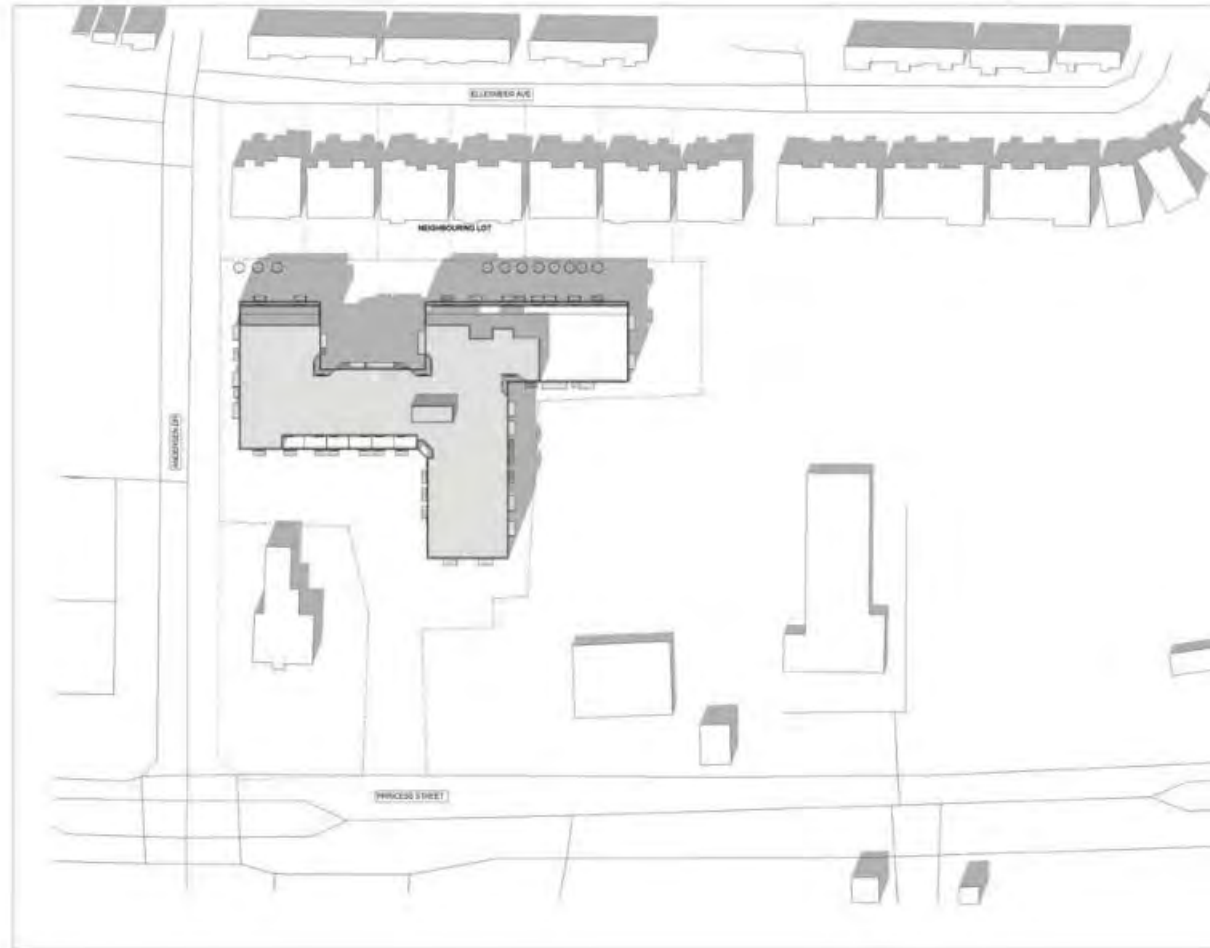


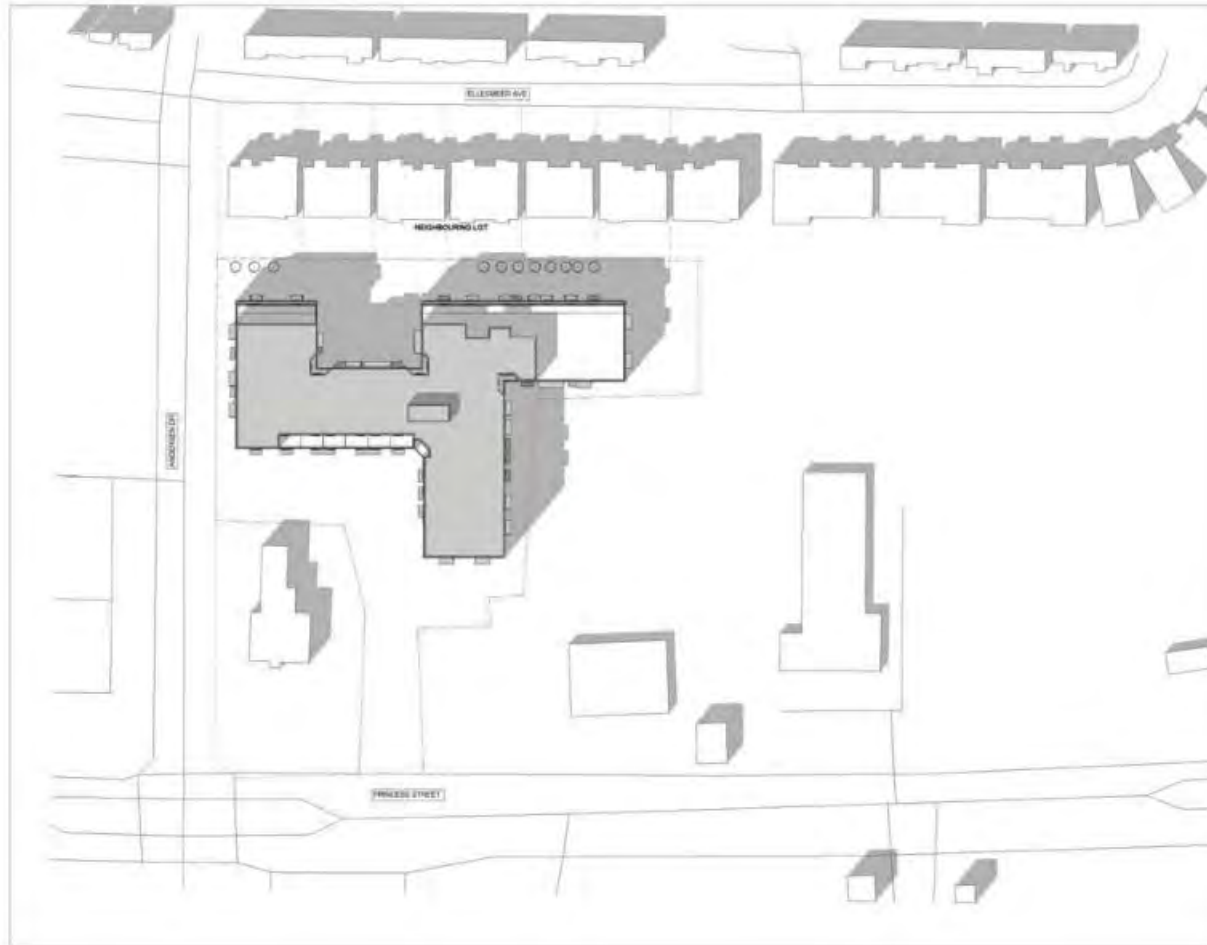


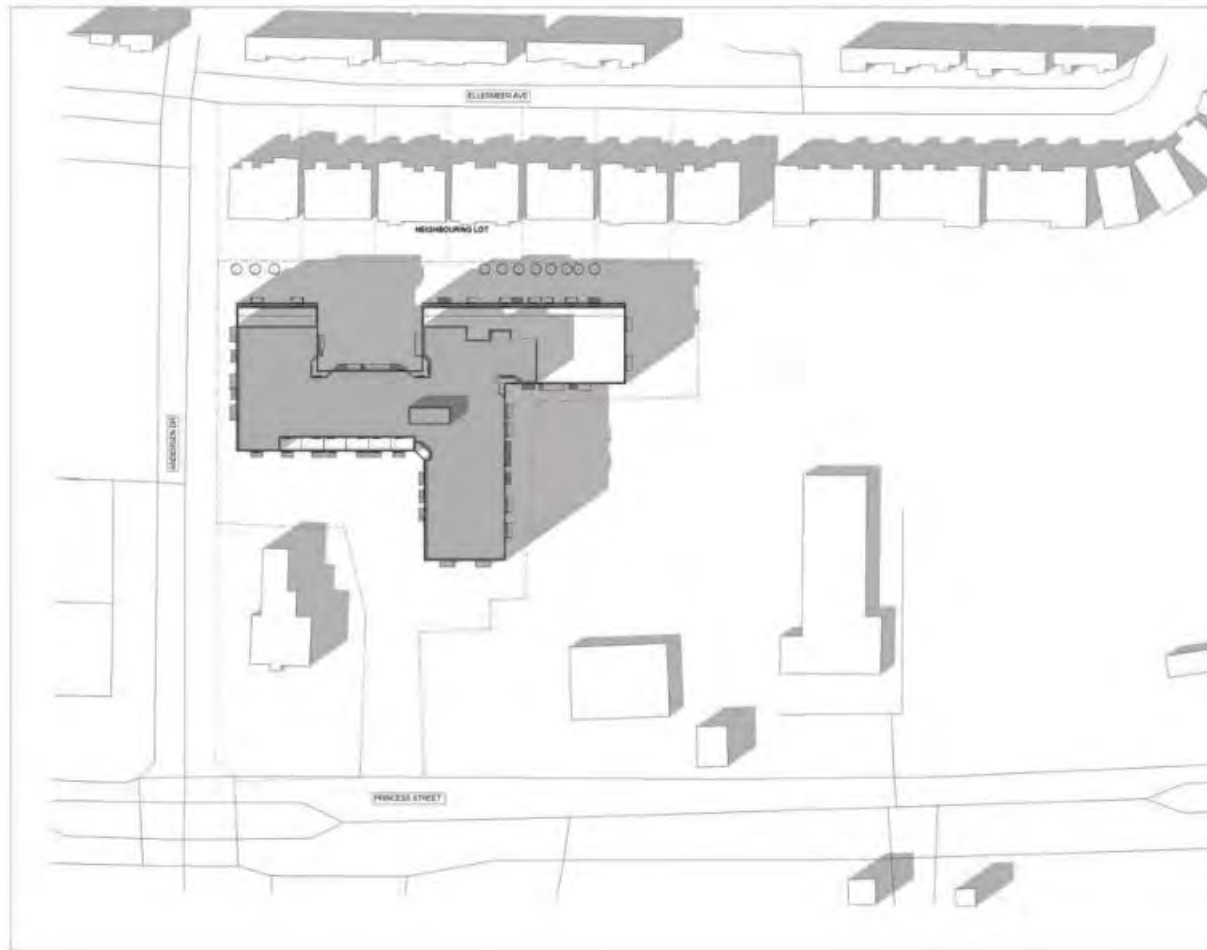


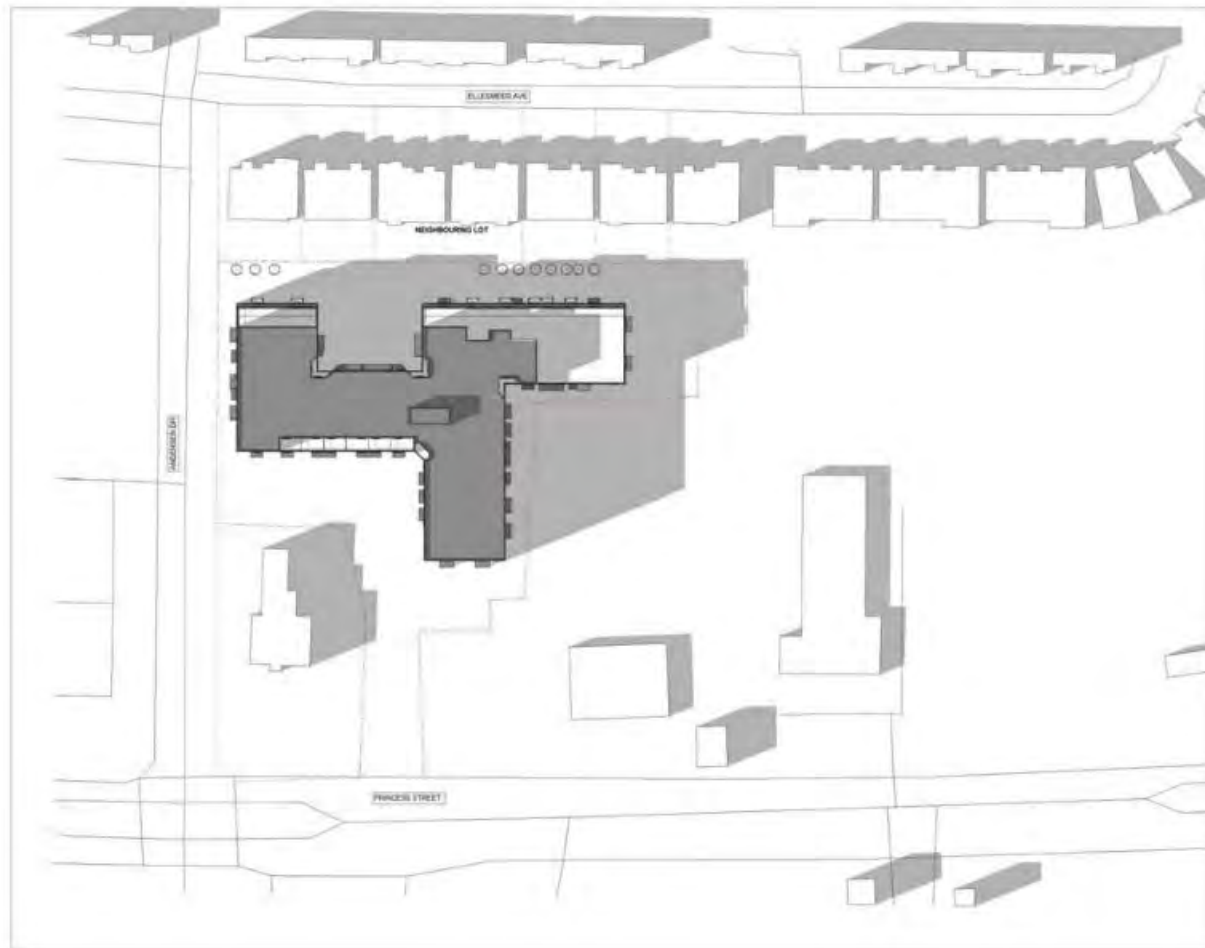


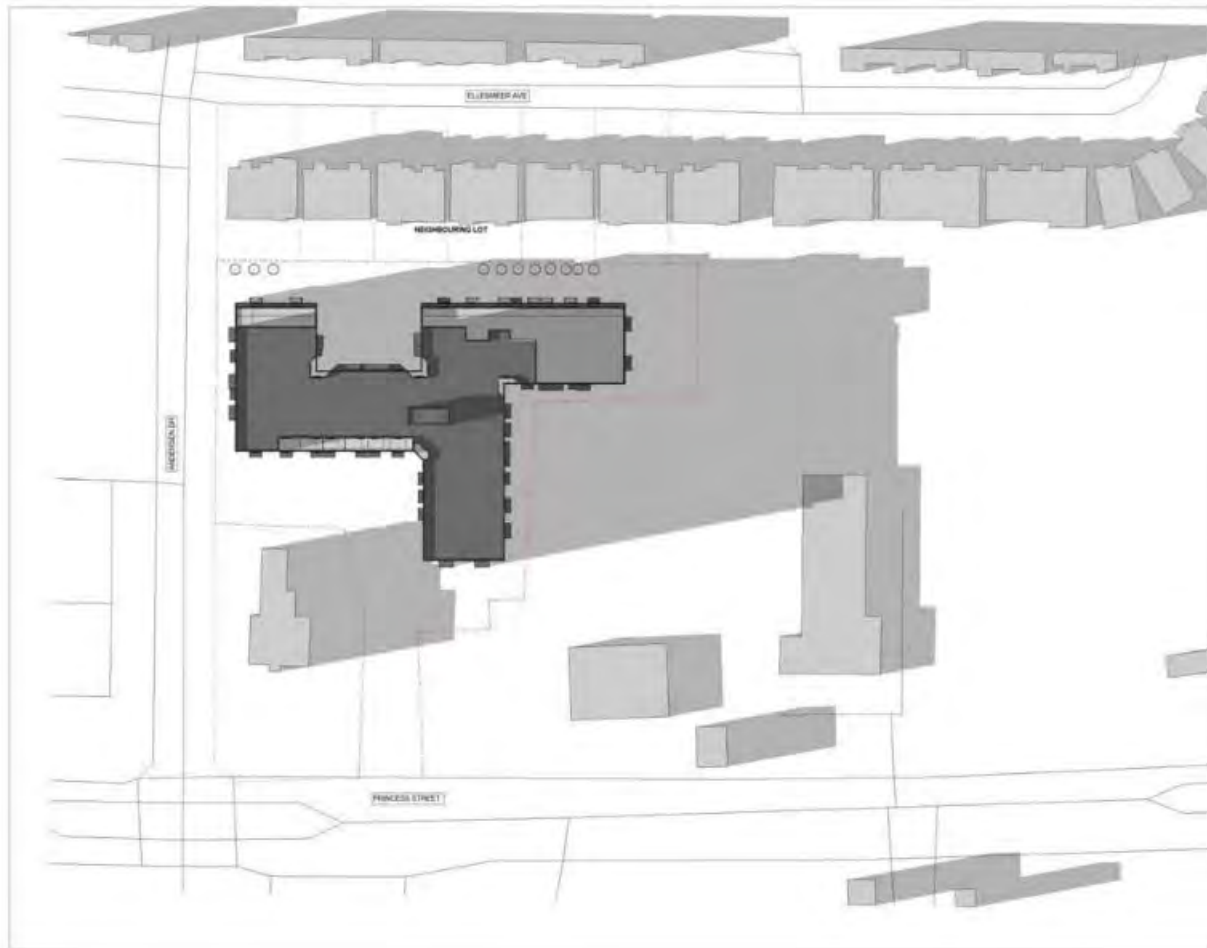


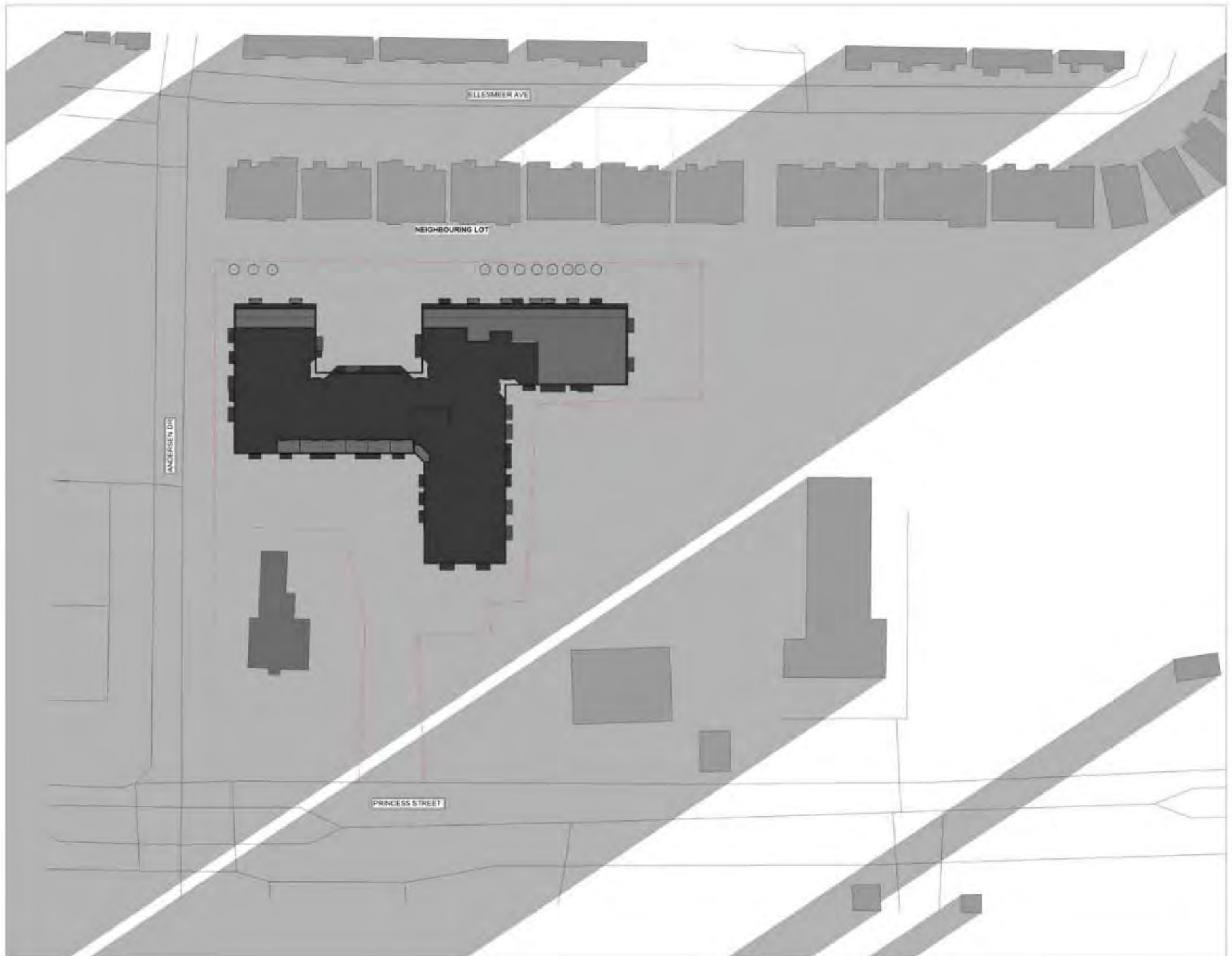


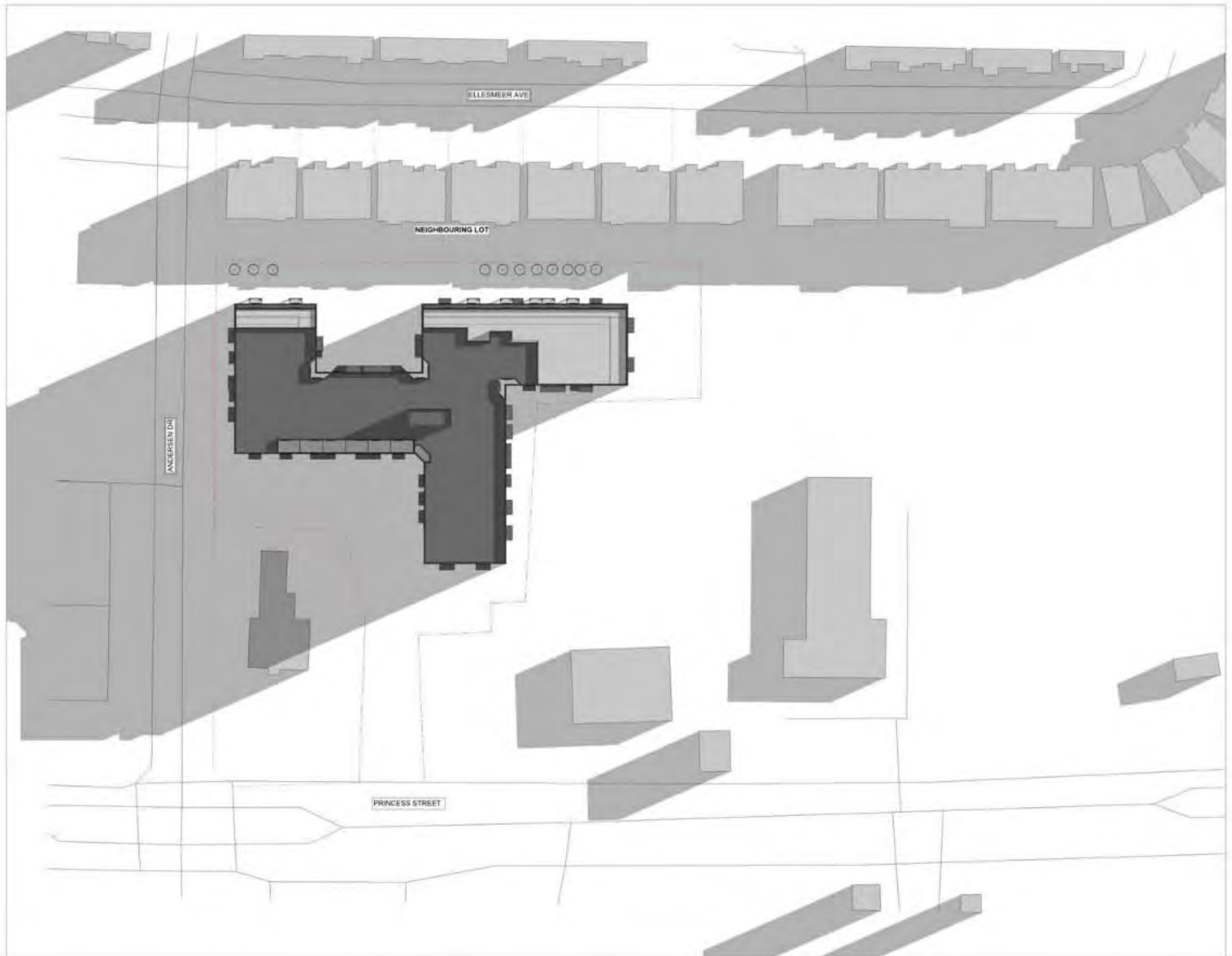


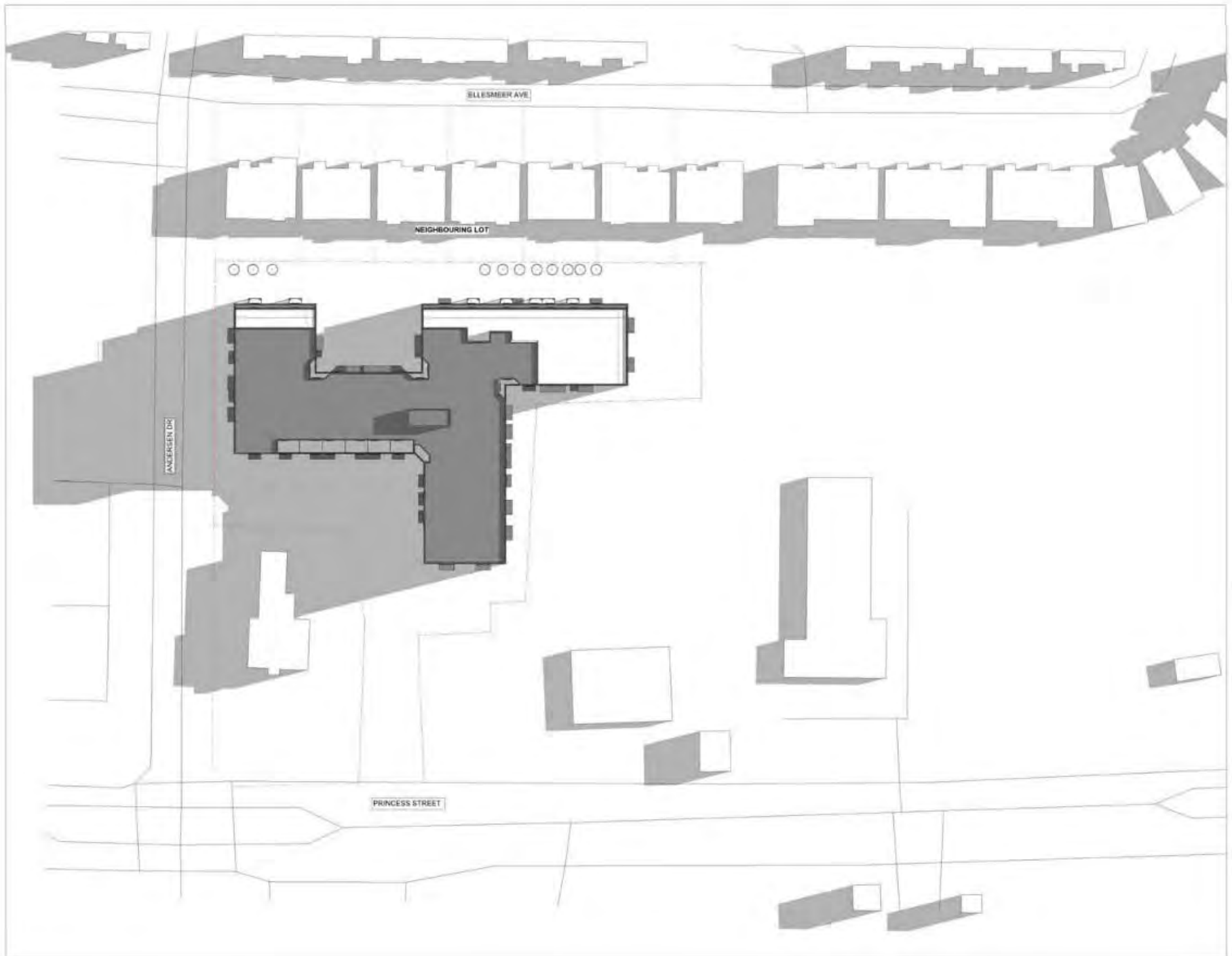


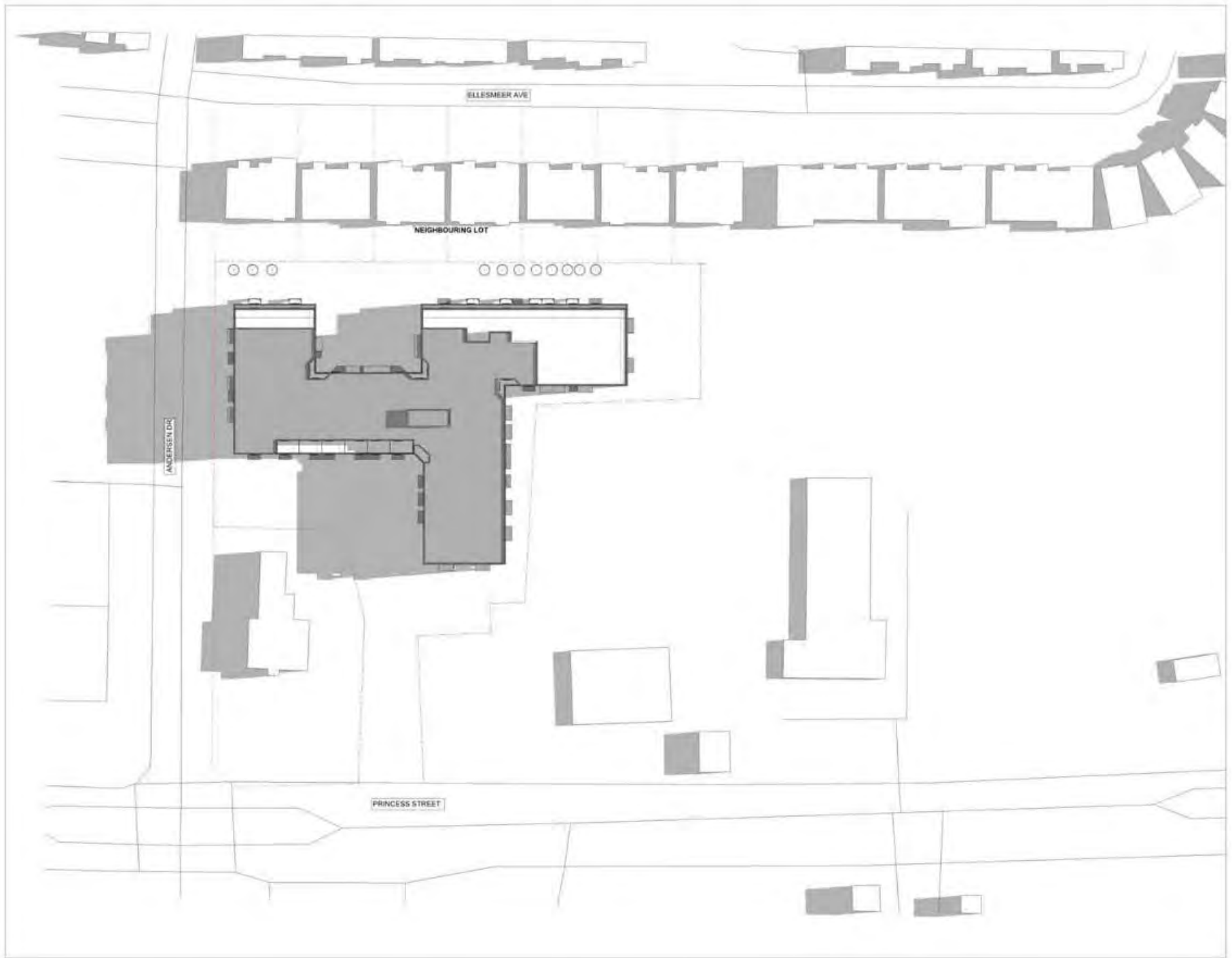


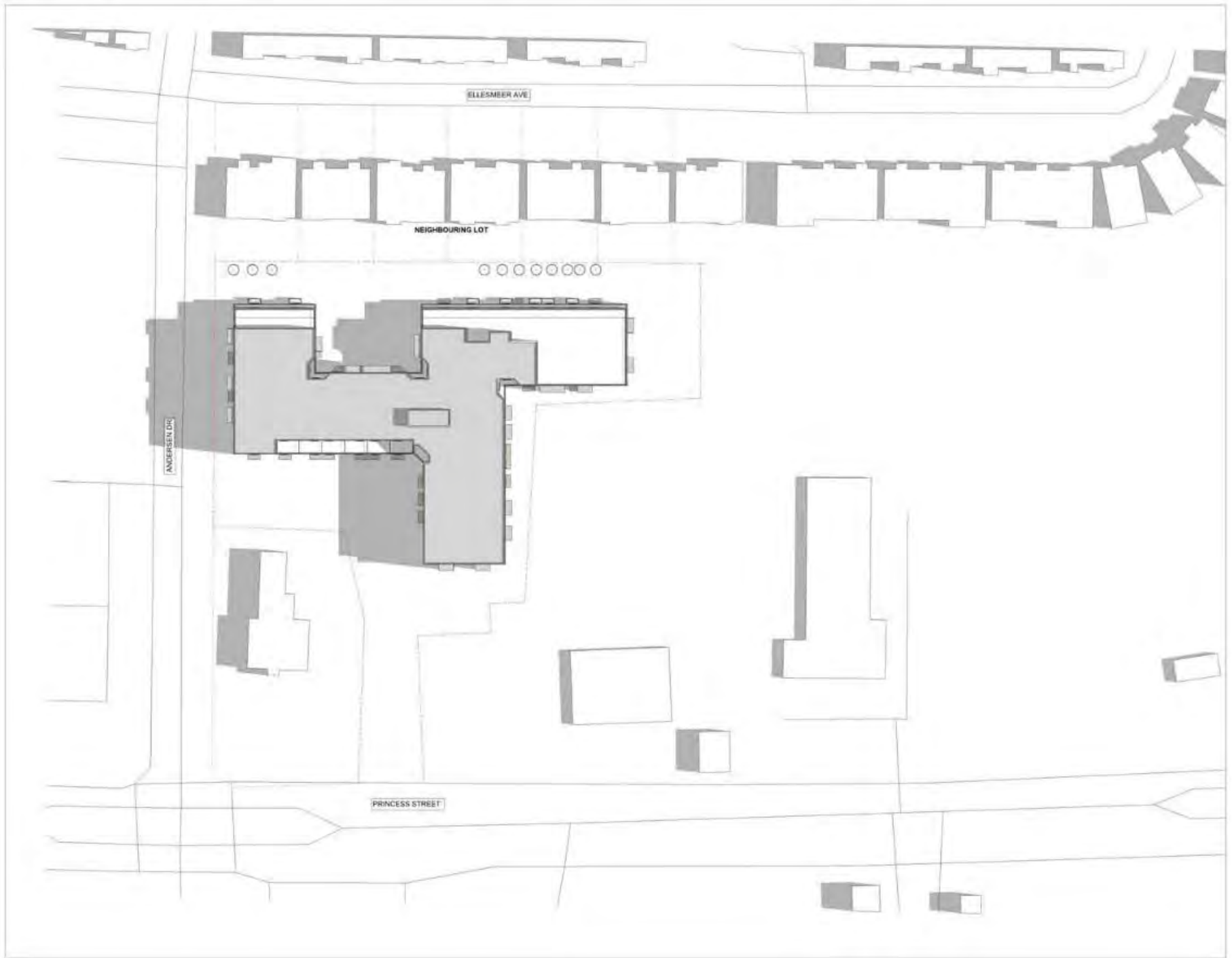


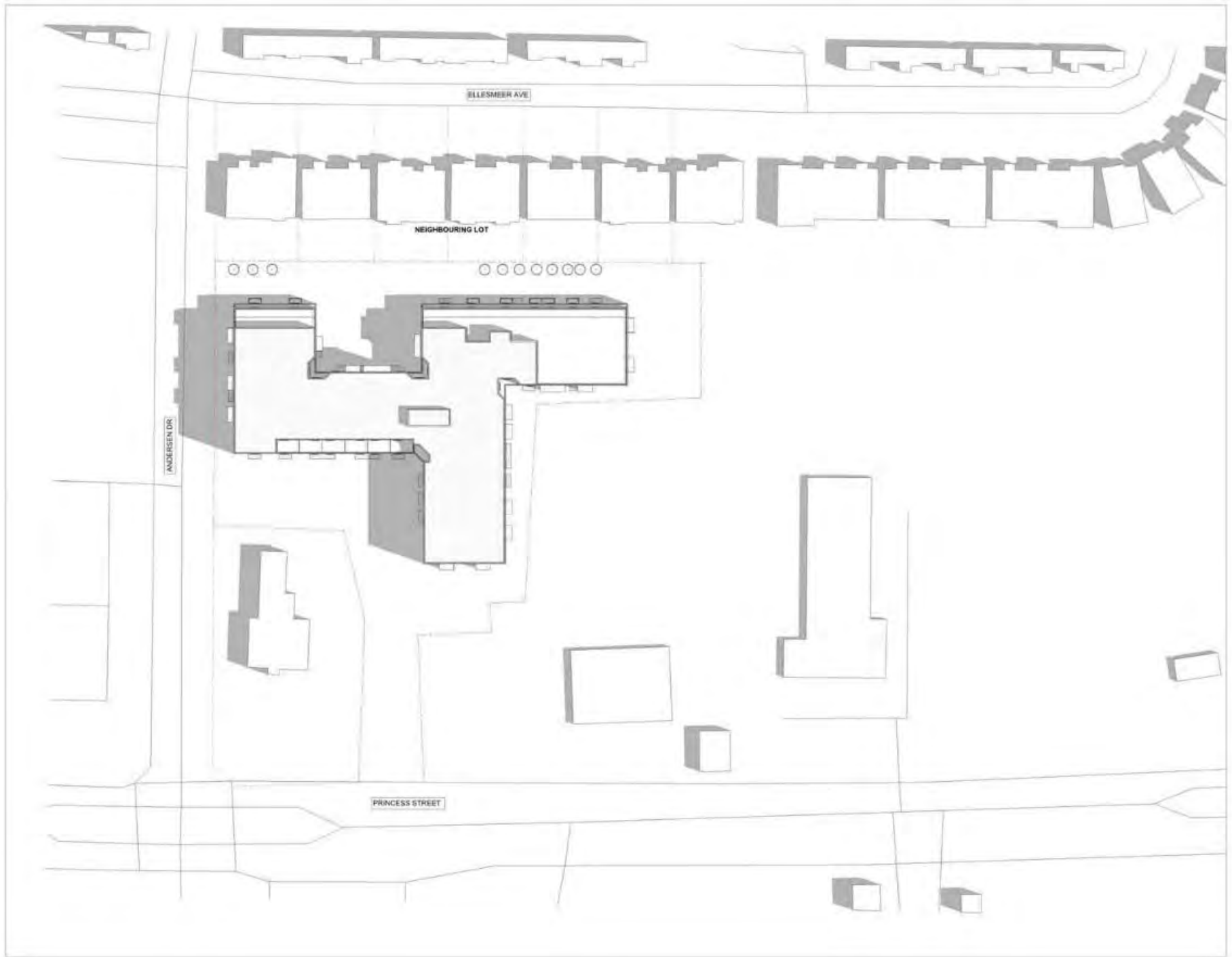


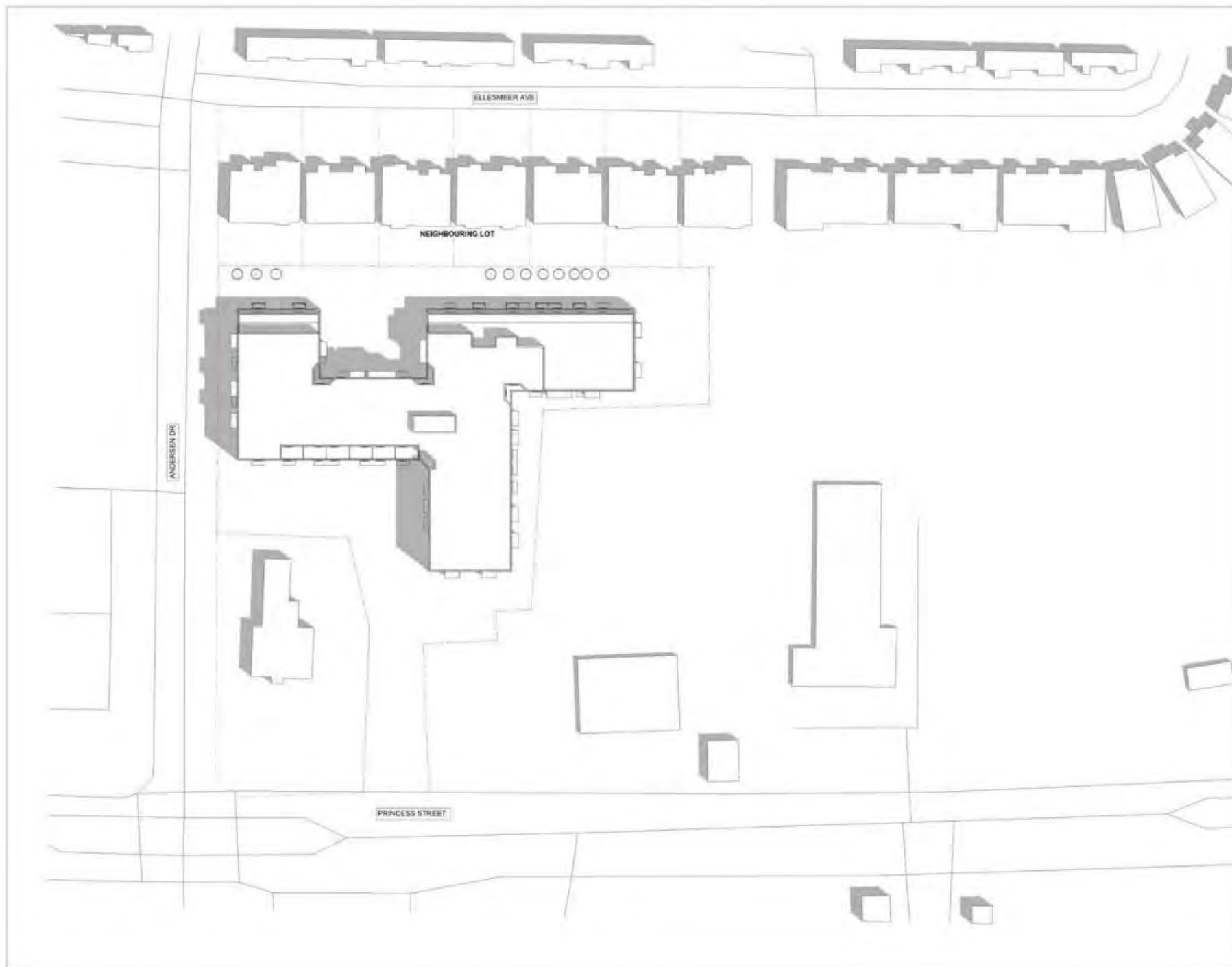


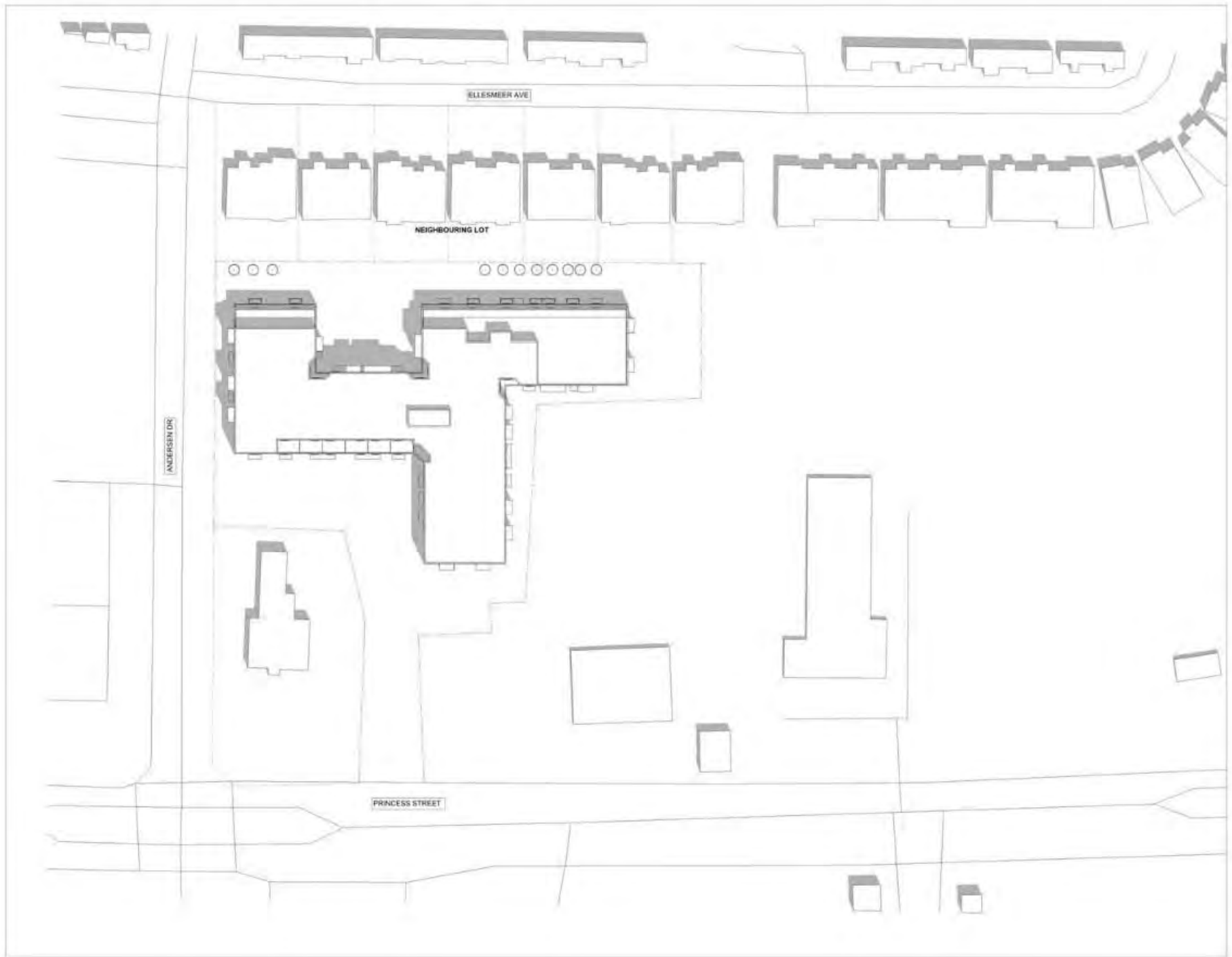


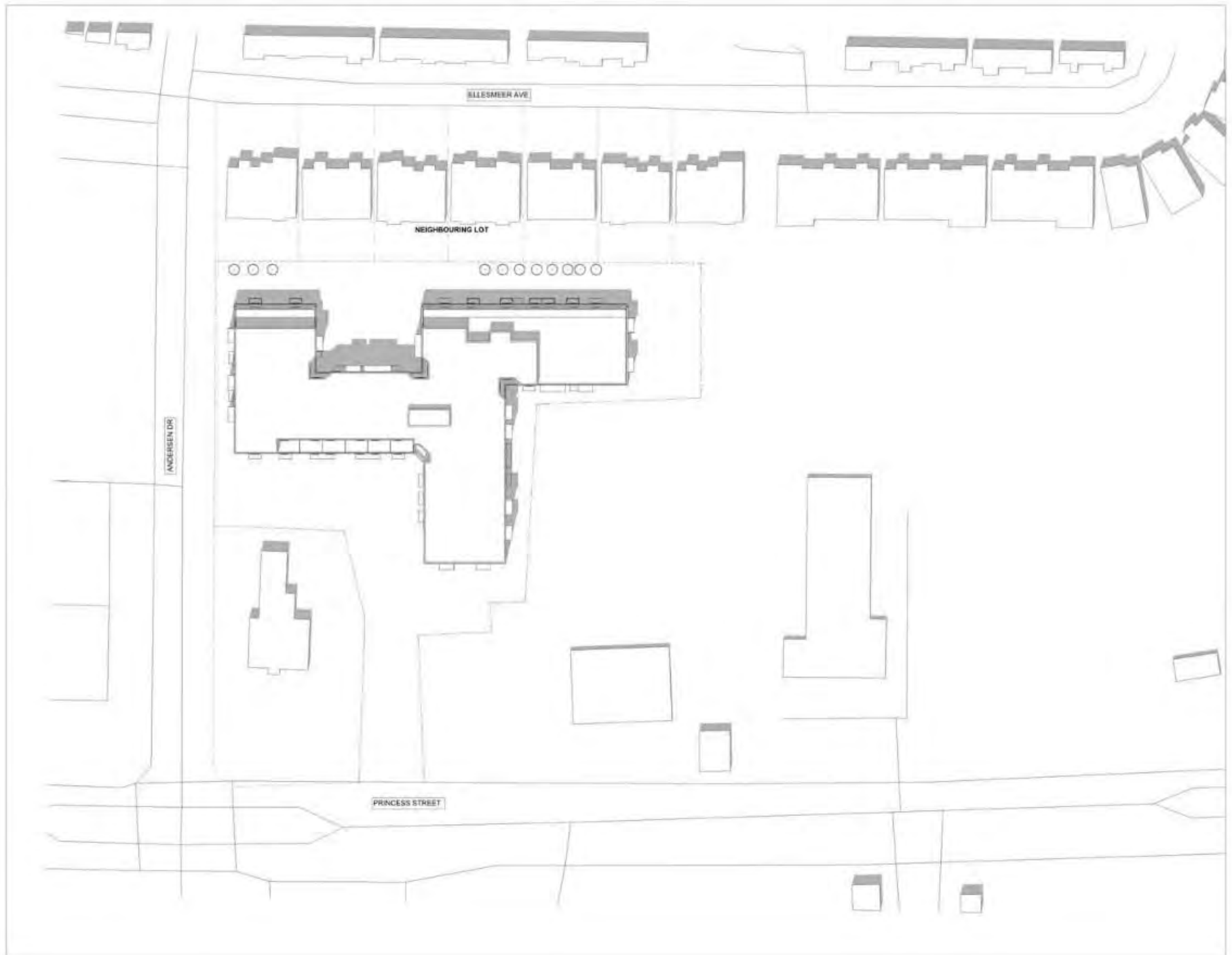


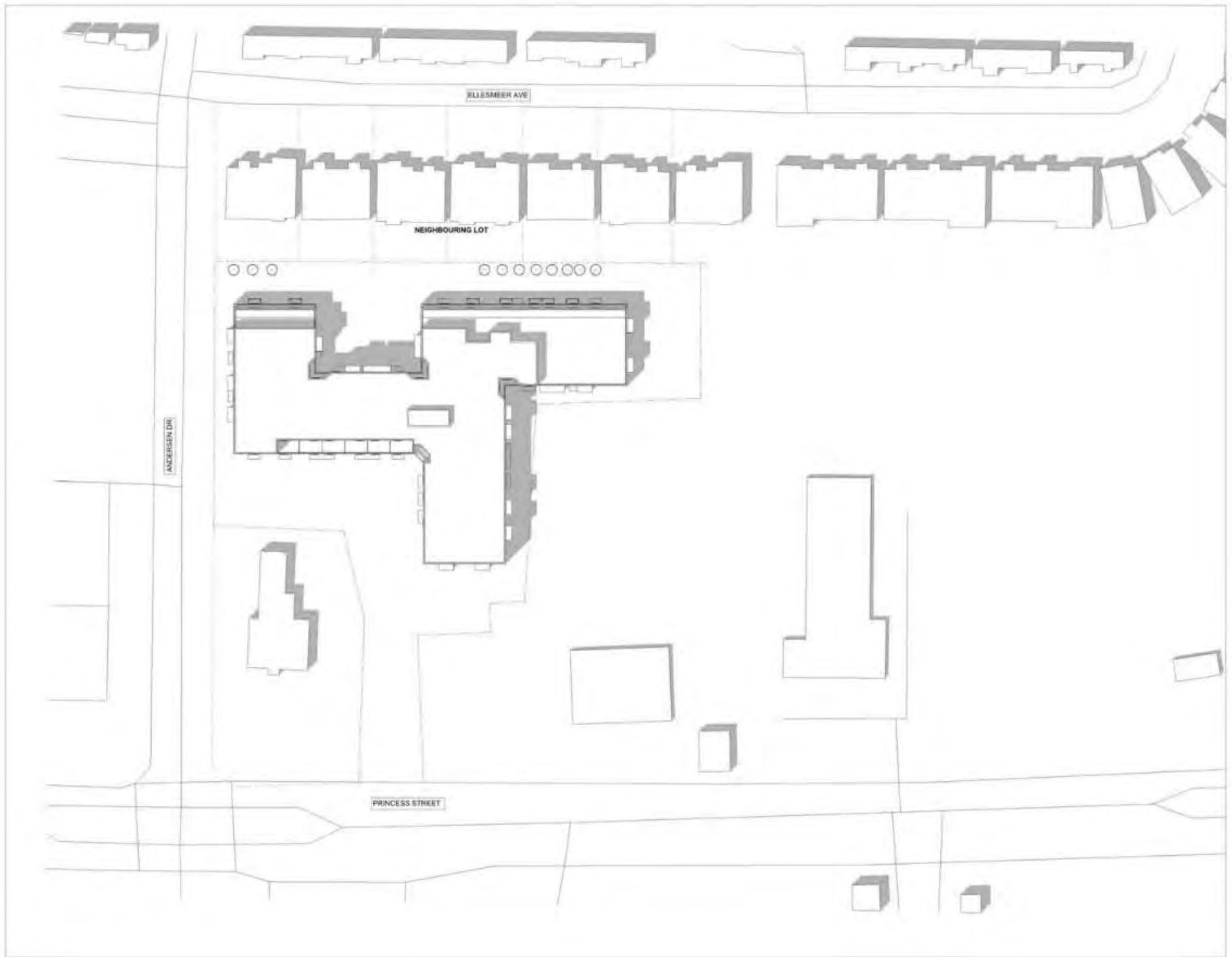


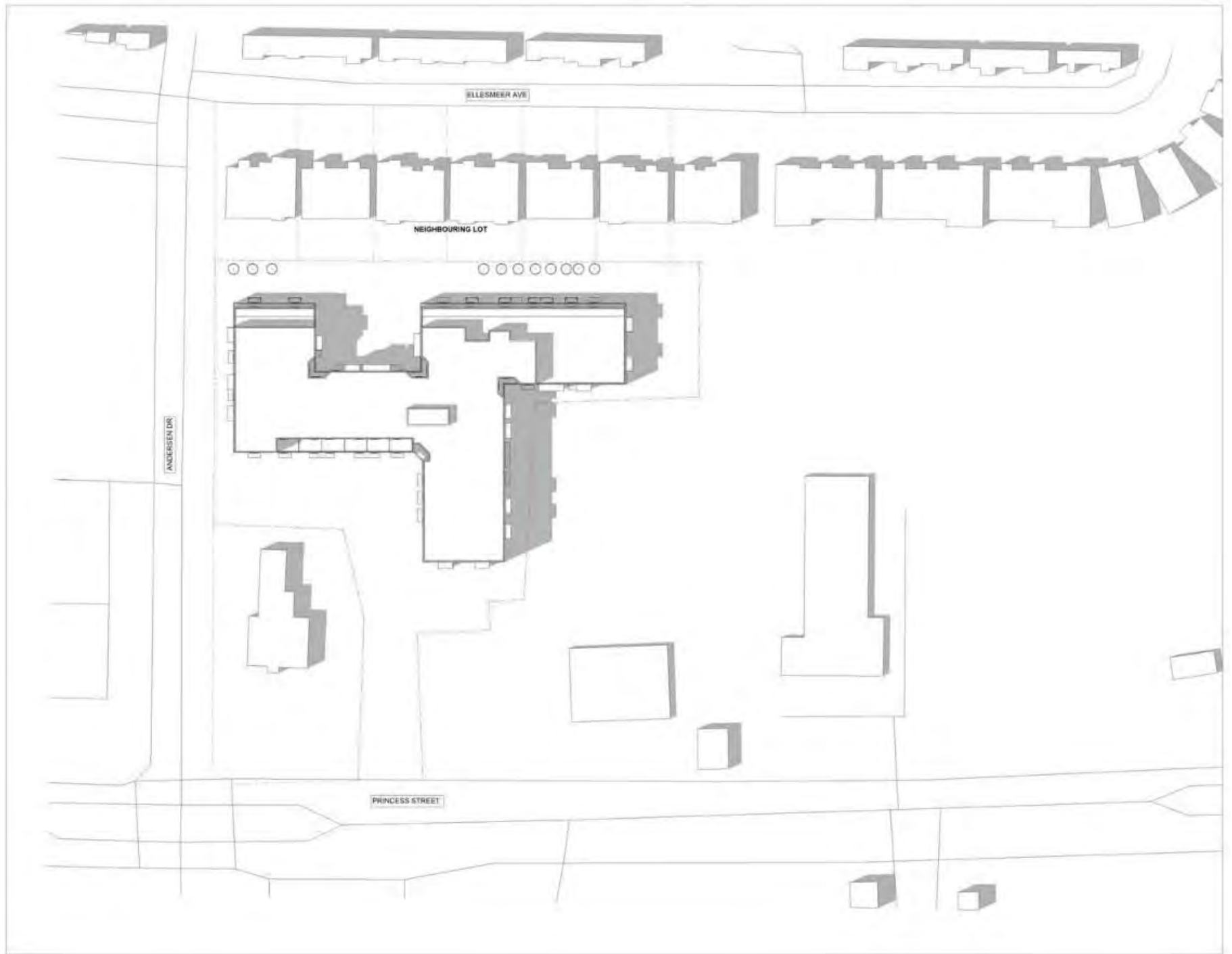


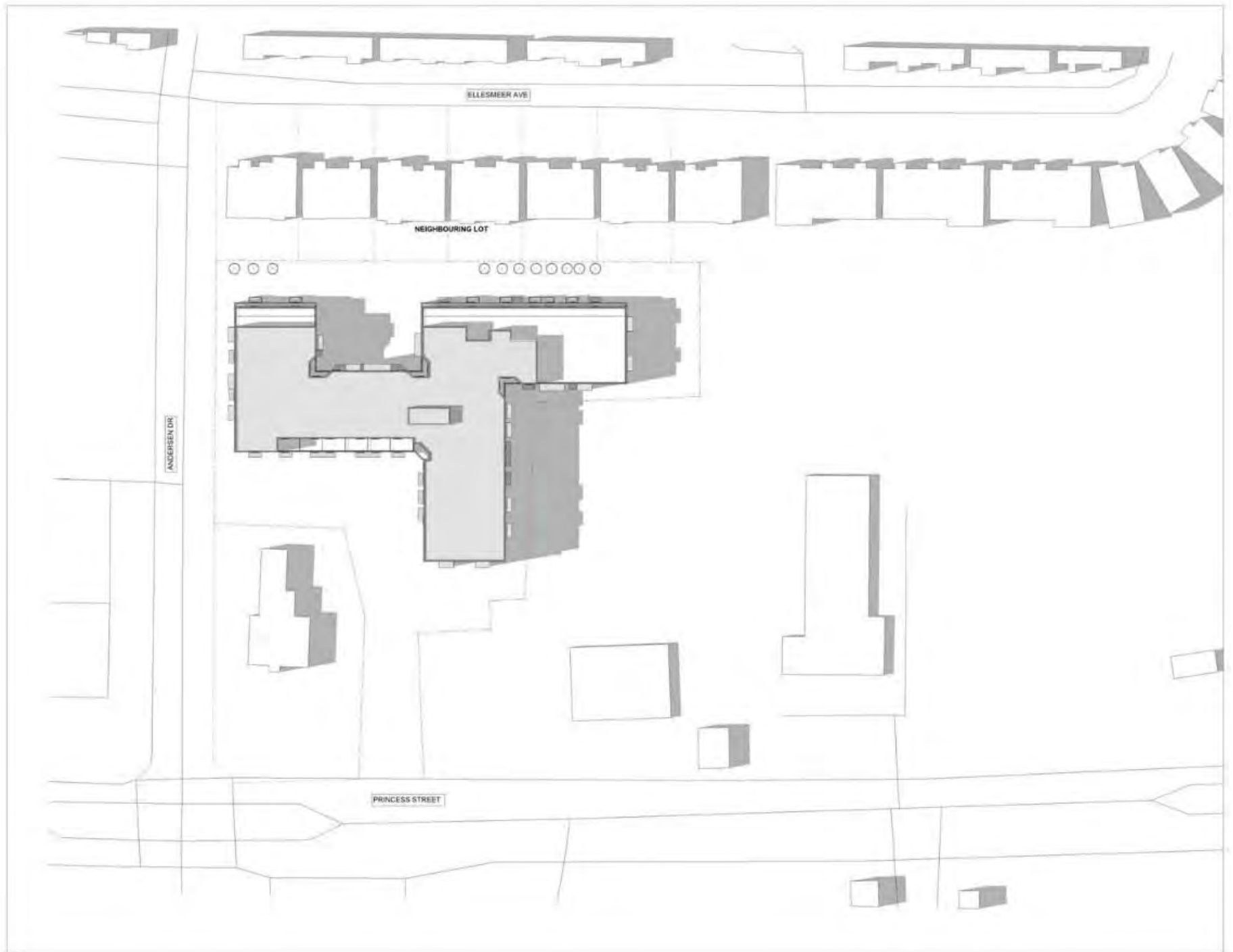


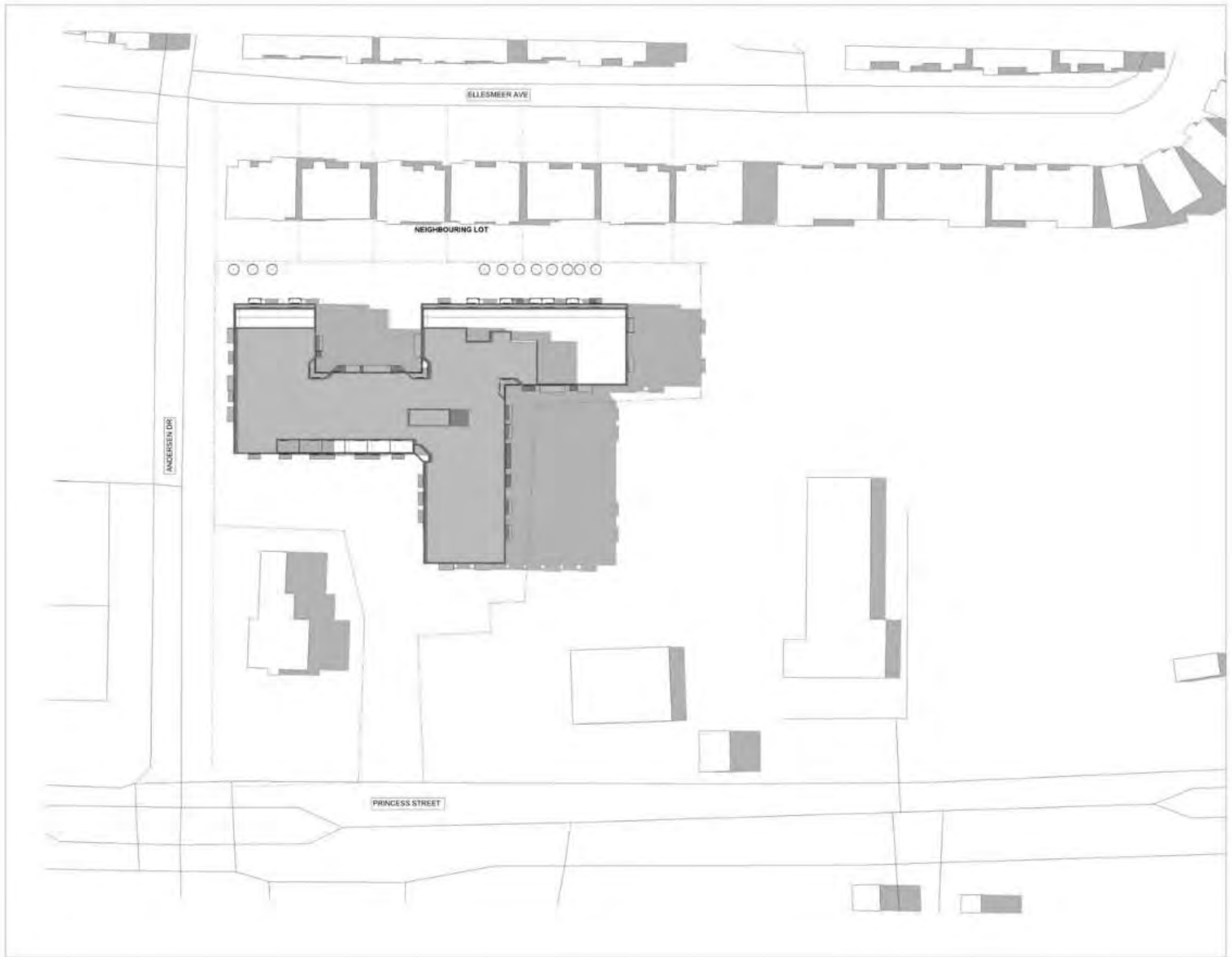




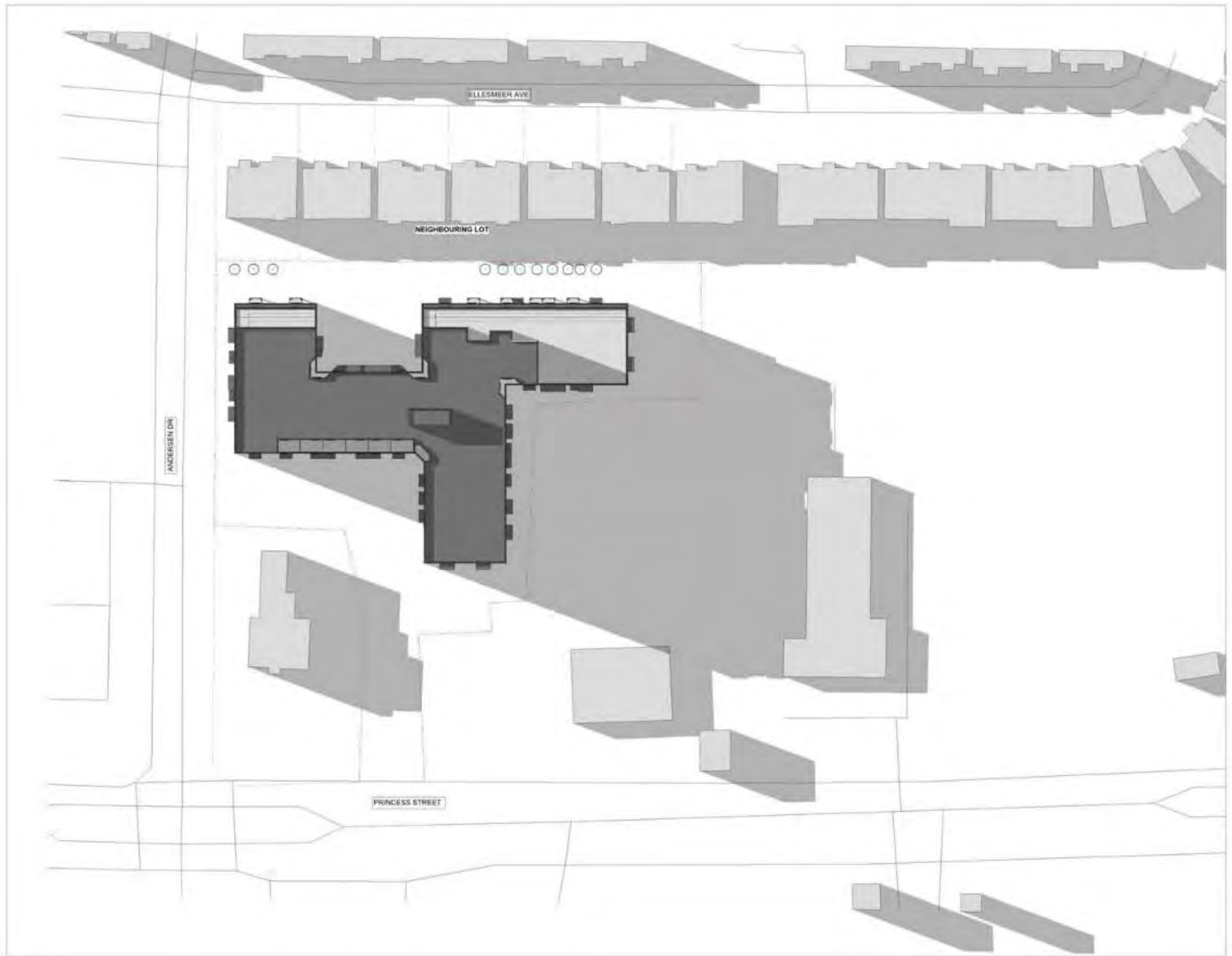


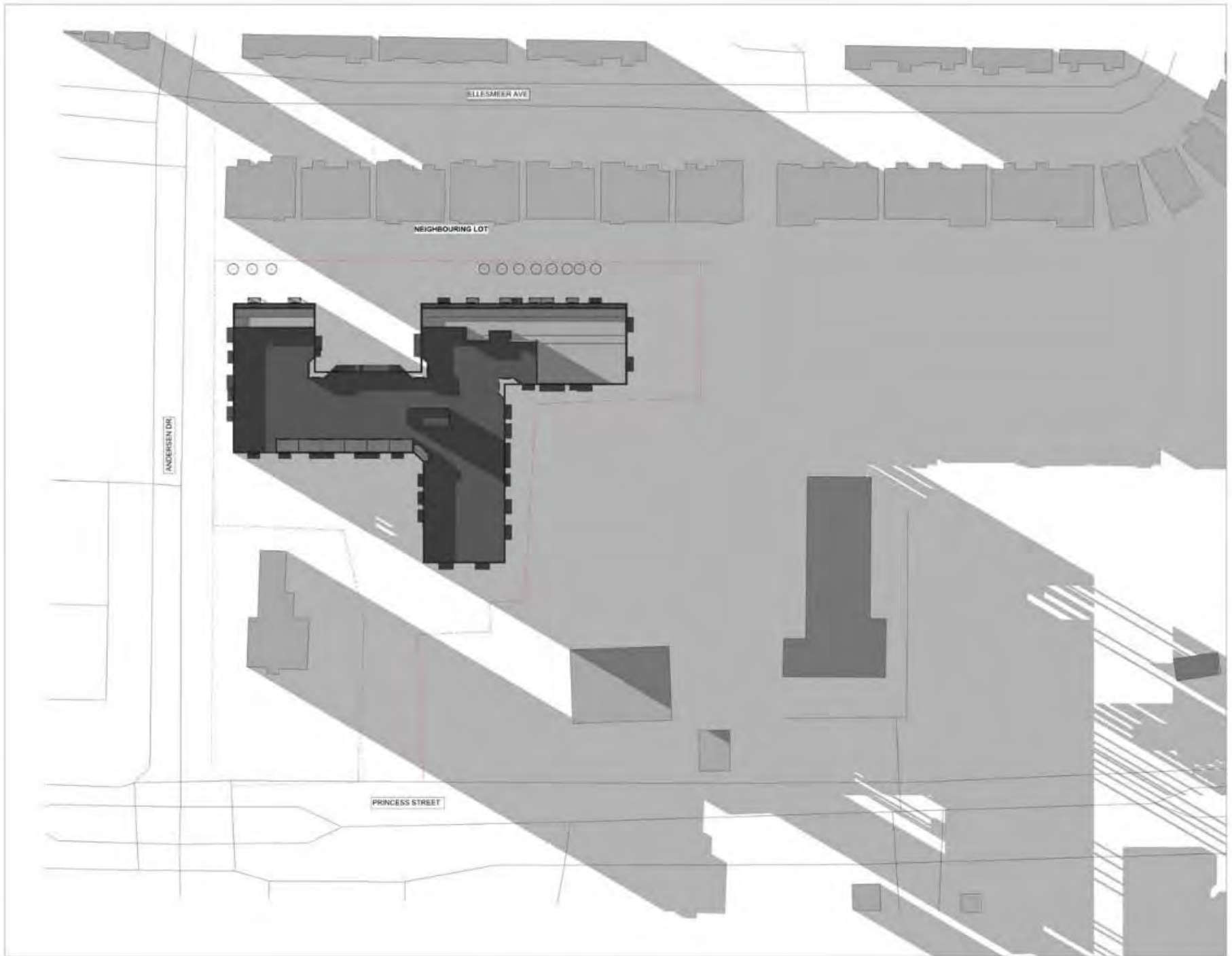


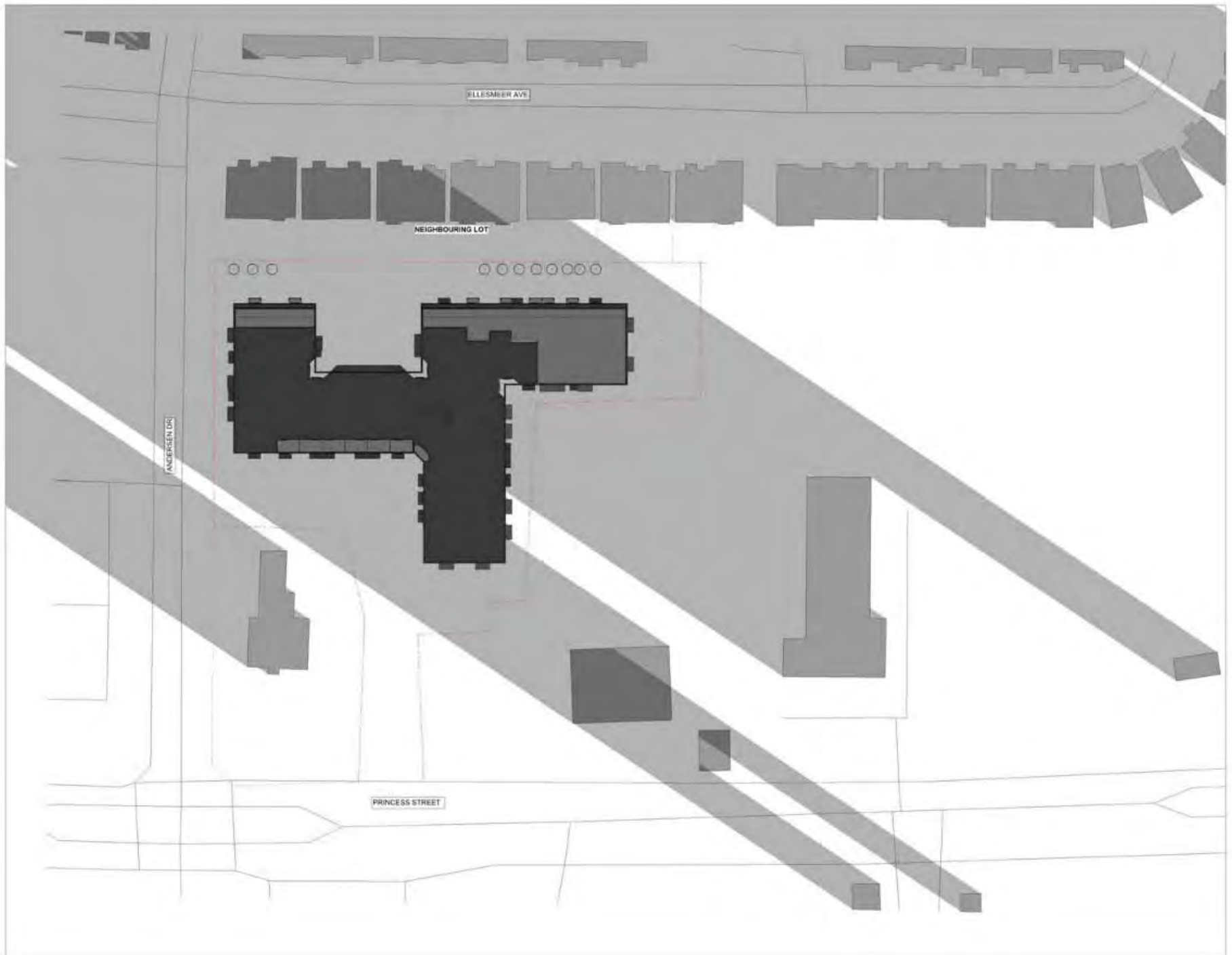


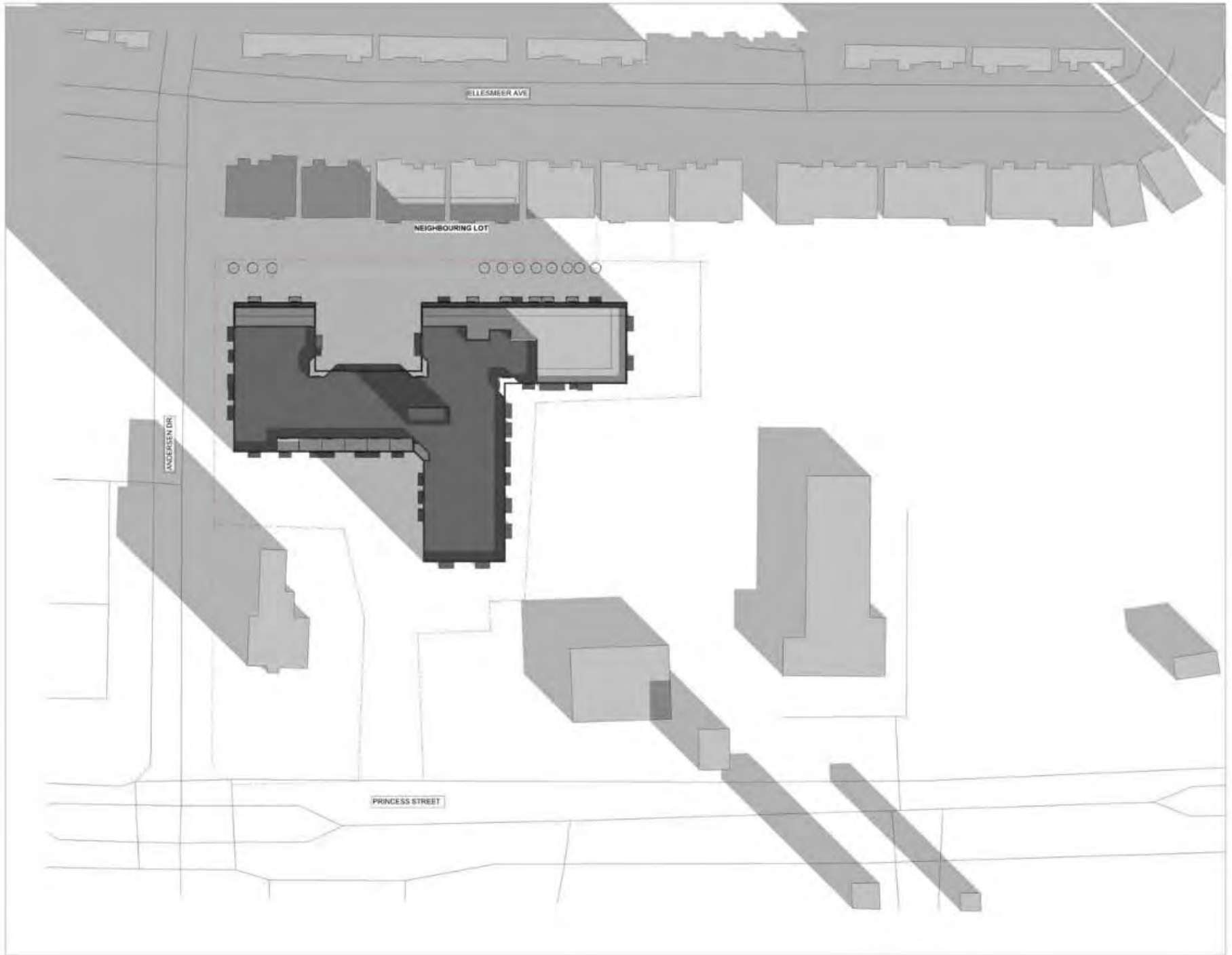


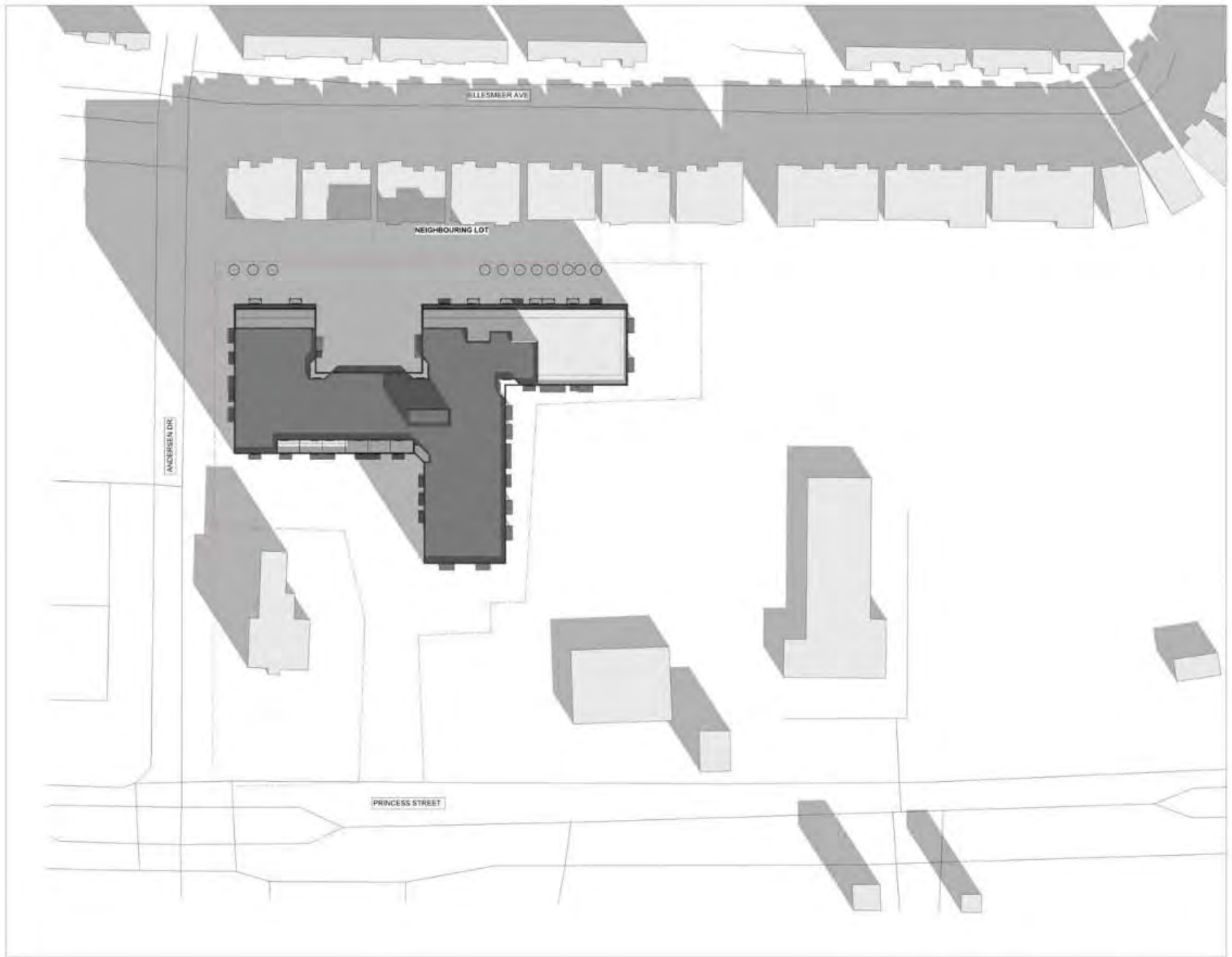


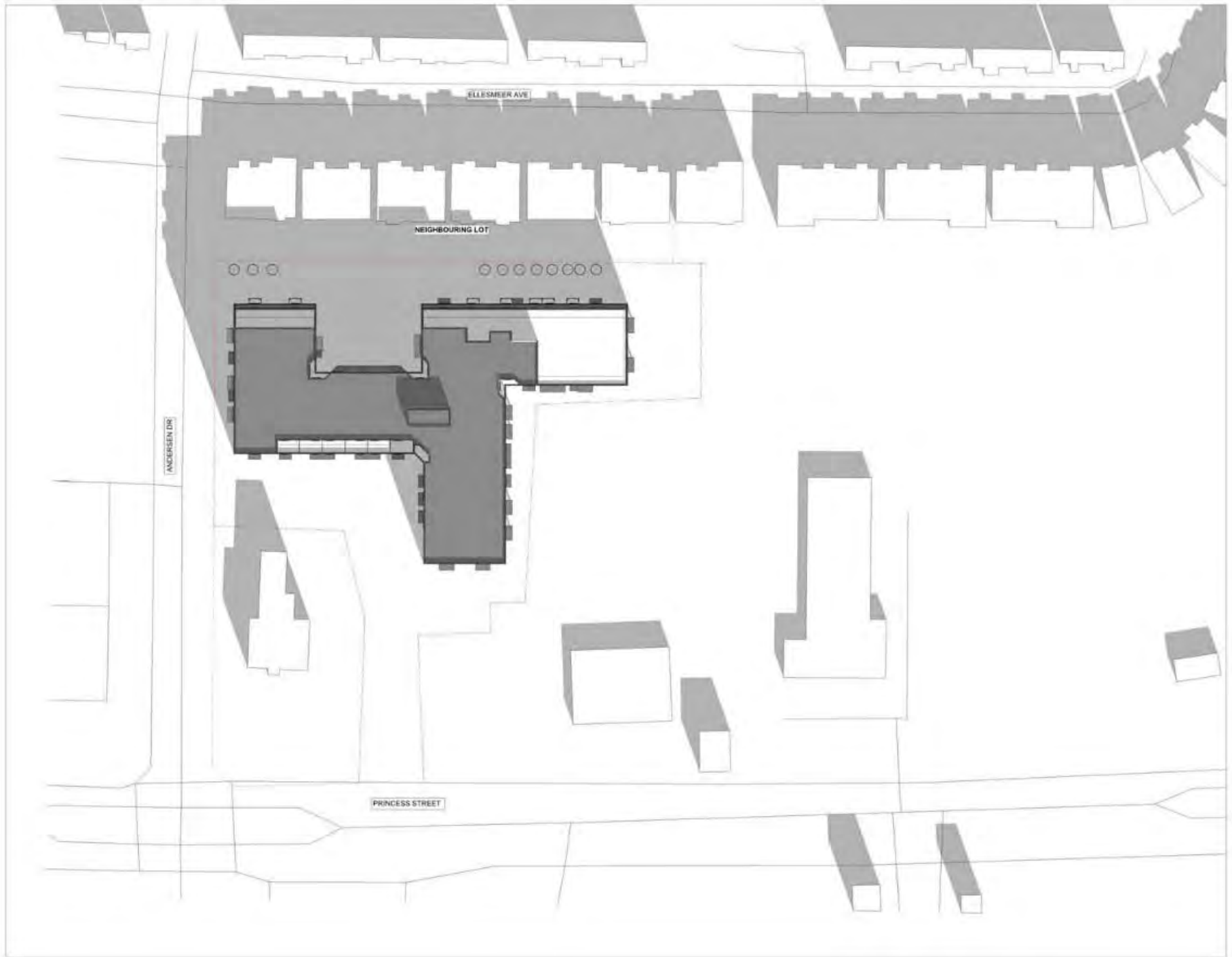


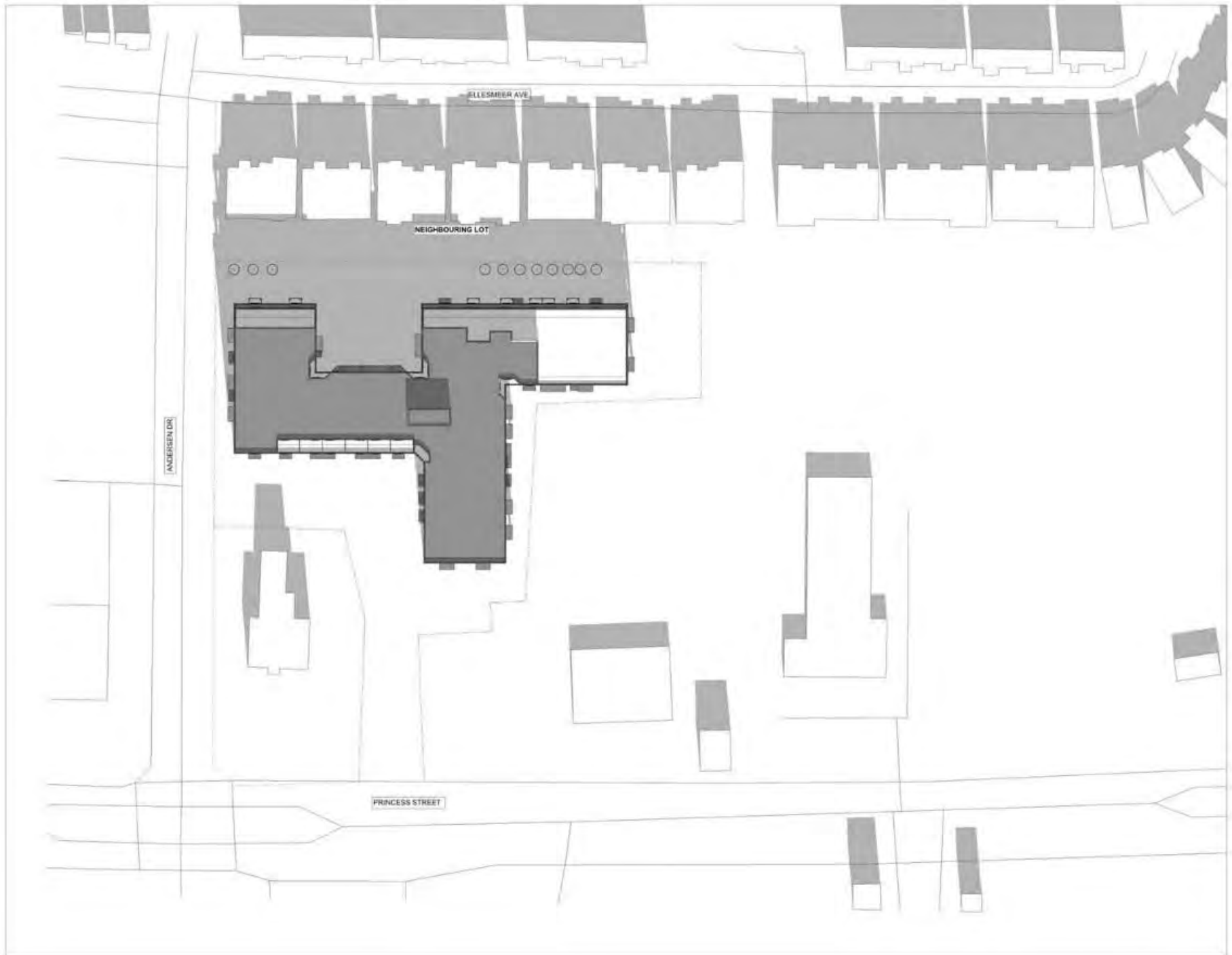




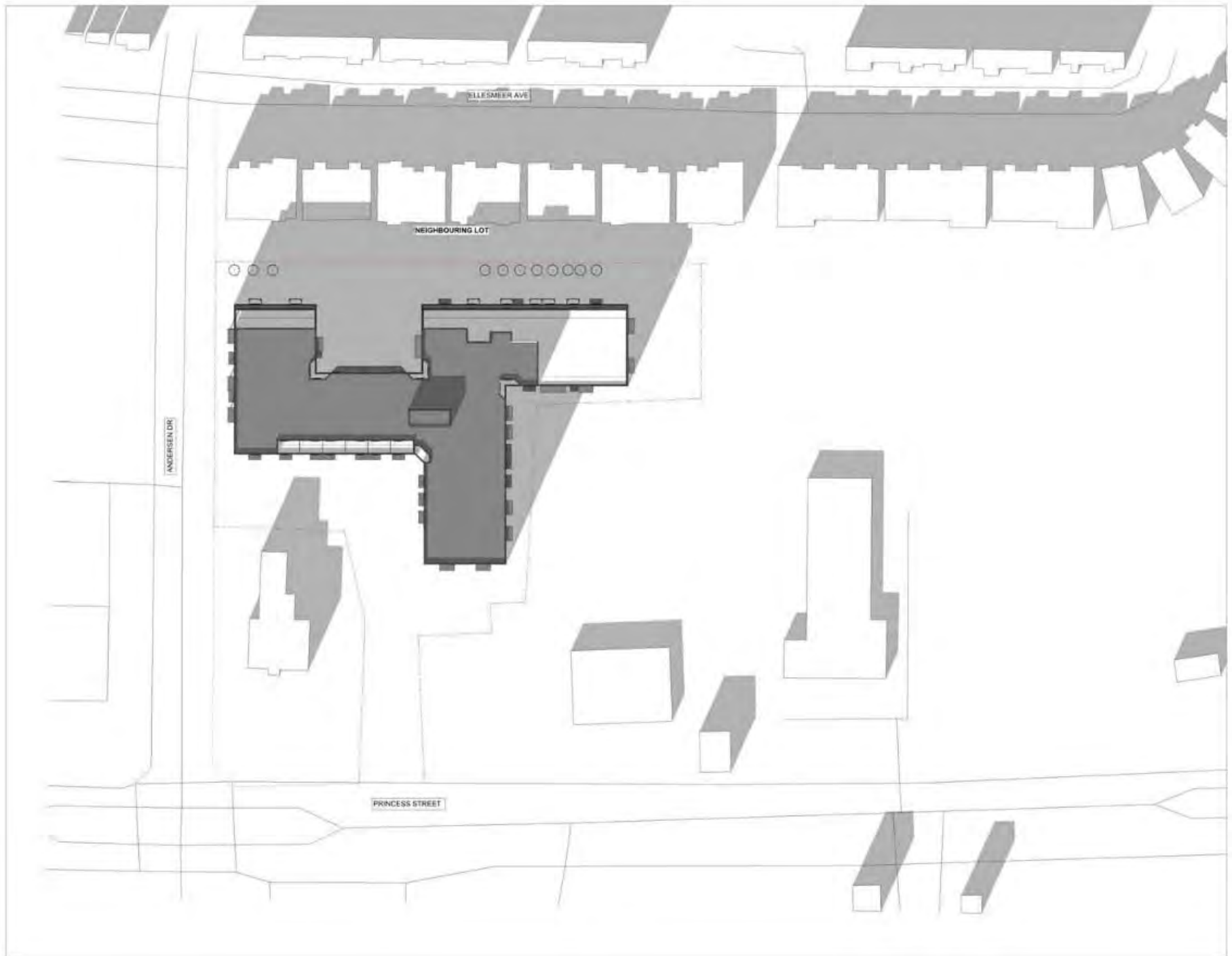


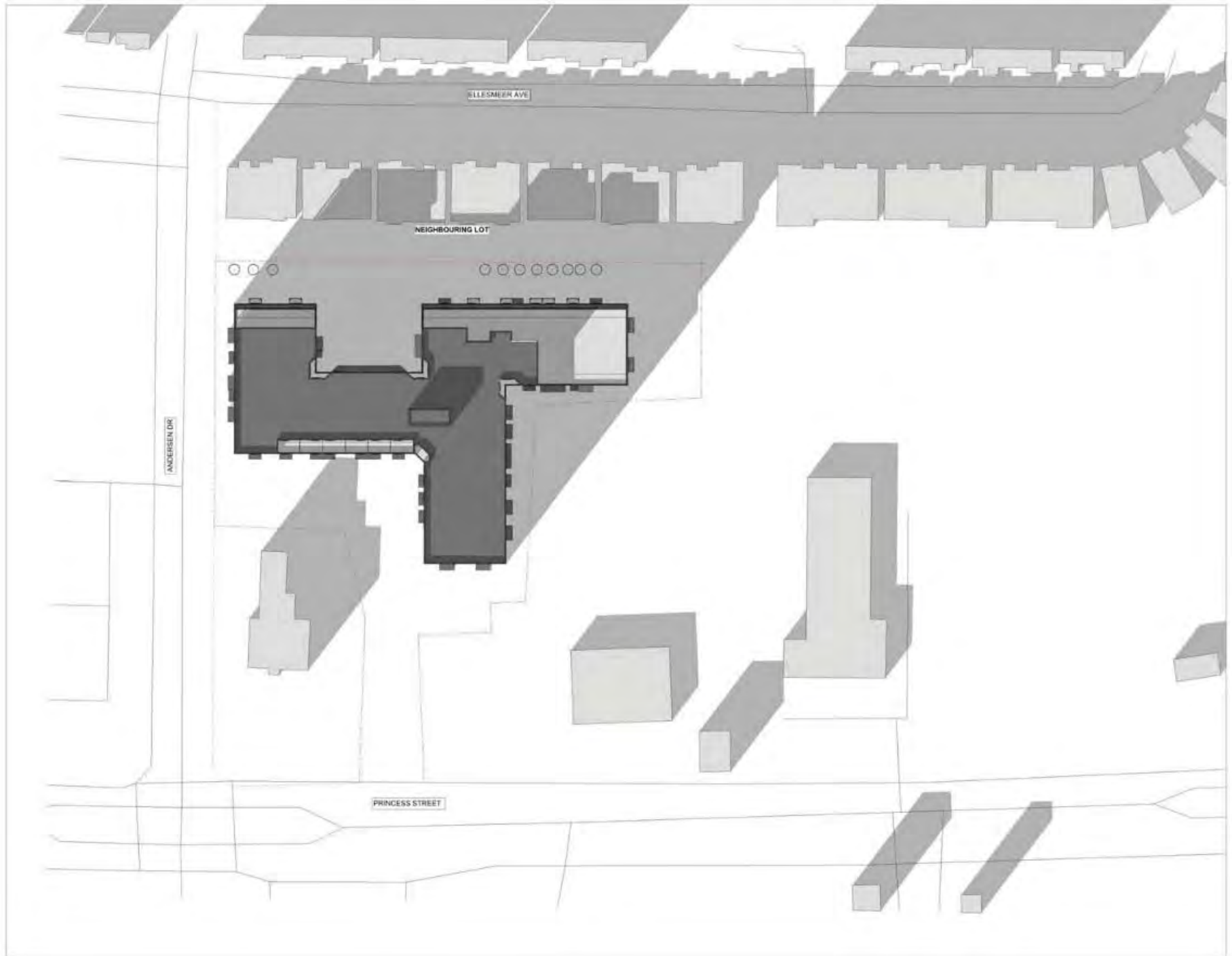


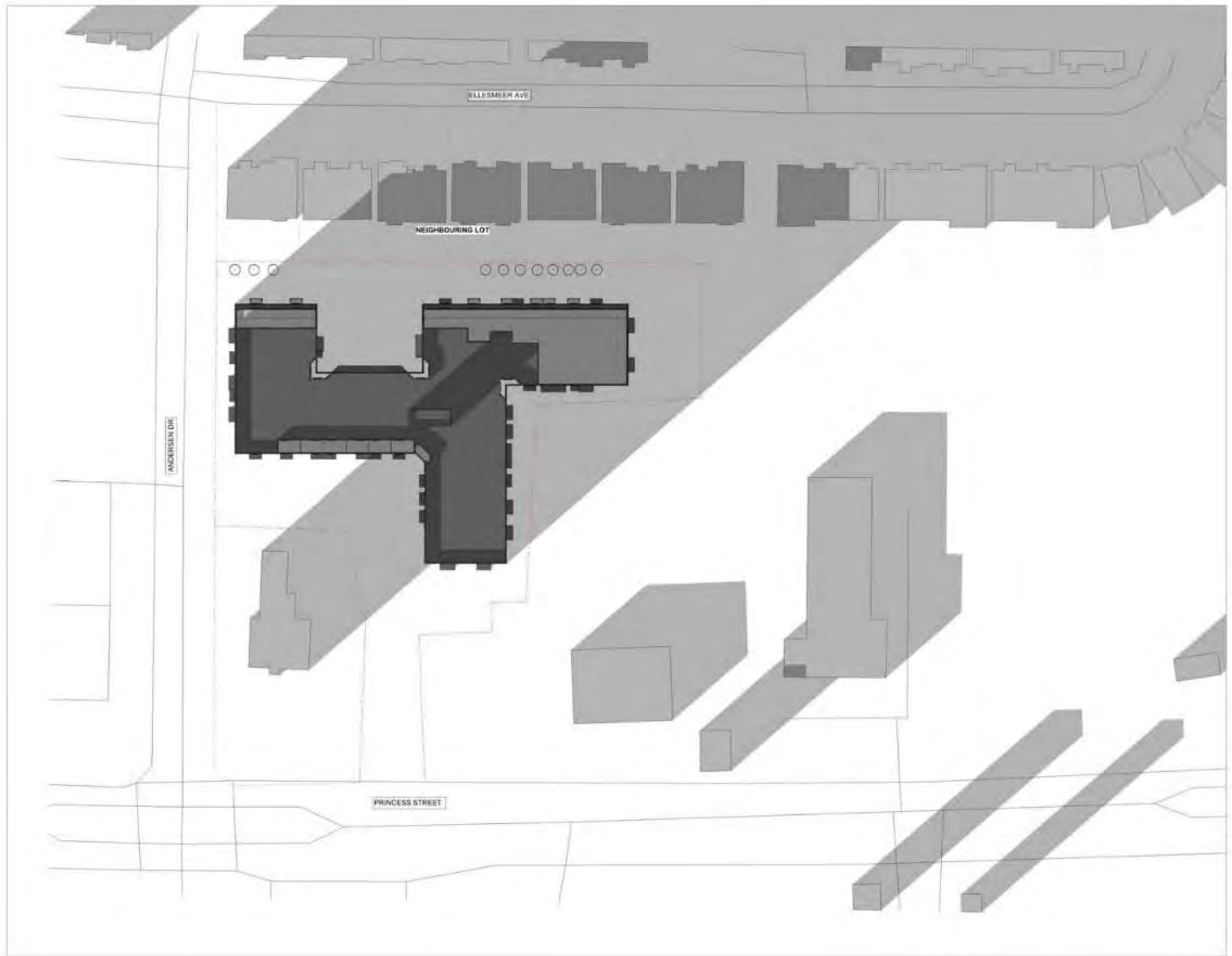












Site Photos

View from Princess Street & Anderson Drive looking north



Image Courtesy of Google Streetview

View from Ellesmeer Avenue & Anderson Drive looking southwest



Image Courtesy of Google Streetview

View from western side of Subject Lands looking north-northeast



View from Ellesmeer Avenue looking South



View from Anderson Drive at rear Entrance of RONA looking northwest



View from mid section of Subject Lands looking north



Comparison – 2274 Princess Street as viewed from Ellesmeer Avenue



Comparison – 2274 Princess Street as viewed from Ellesmeer Avenue



Comparison – 2274 Princess Street as viewed from Ellesmeer Avenue



Comparison – 2274 Princess Street as viewed from Ellesmeer Avenue

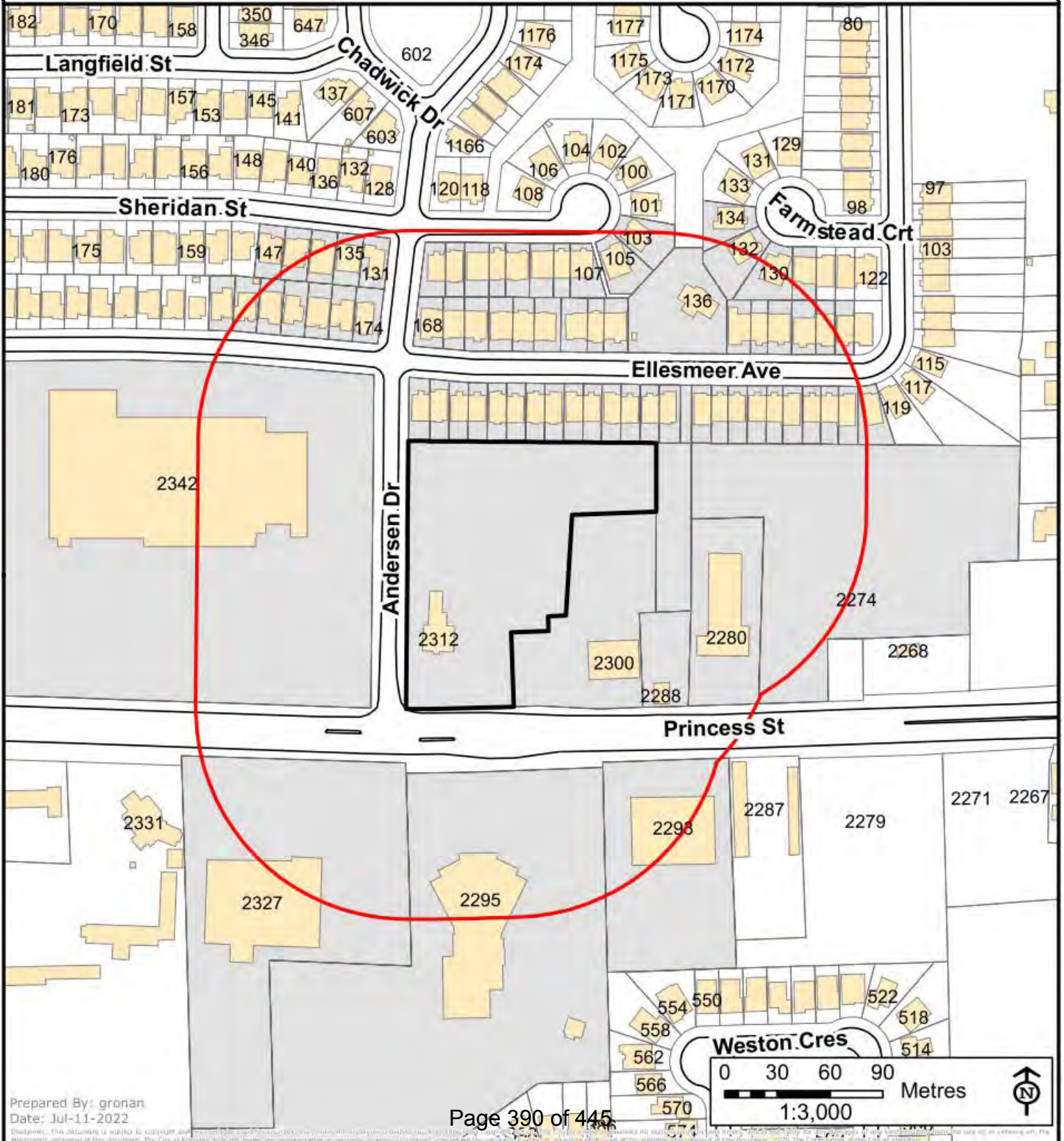




CITY OF KINGSTON Public Notice Notification Map

Address: 2312 Princess St
File Number: D35-004-2022

- Subject Lands
- Property Boundaries
- 120m Public Notice Boundary
- 77 Properties in Receipt of Public Notice



Clendening, Ian

From: mobrien [REDACTED] >
Sent: October 17, 2023 1:14 PM
To: Clendening, Ian
Subject: Re: Revised Submission - D35-004-2022 (2312 Princess Street)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Ian,

Sorry for the delay in getting back to you regarding some questions I have re: the latest news and DASH postings for the 2312 Princess St. development.

After having some quiet time to examine the newest reports submitted by the developer, as well as your own added comments, there still are a few questions remaining, if you don't mind answering.

1. You have stated that "only juliet balconies are permitted ABOVE the 2nd floor for those units facing towards Ellesmeer Avenue.". Am I correct in assuming then that the balconies on the north wall for levels 1 and 2 inclusive will definitely be regular, deep balconies?

2. Under the Sept. 26th submission titled "4th Submission ZBA-OPA Tracker, no. 17 - there is still reference to u-turns being permitted at the intersection of Andersen and Princess Sts. for those exiting and wanting to go east on Princess St. to the downtown area. Is that correct? As most know who travel through that intersection on a daily basis, that intersection is already rife with heavy traffic issues (barely safe for pedestrians to cross, super speeding cars through that intersection, heavy load of automobiles) and the thought of having u-turns allowed at that spot suggests even worse traffic issues. It is hard to be reassured that that intersection can tolerate further sudden, unpredictable and heavier flow of traffic with travellers deciding to do u-turns. Perhaps we are not understanding that correctly and would appreciate clarification.

3. The solar/shadowing study from May 23, 2023 remains very troublesome as it continues to demonstrate that at certain times of year (especially Dec. and surrounding weeks) precious daylight will definitely be obstructed for many who live to the north of the building. Thus we are still asking that the height of the building be reduced to remain the same as 2274 Princess Street - ie. max. 4 floors on the north side. This was an adjustment that was granted to those involved in the 2274 project in the planning stages and we feel we should be offered the same concession. As you are aware, 2312 is a much larger building on a much smaller piece of property and its overstated size continues to be clearly problematic to abutting residents.

If you can address any of these concerns or clarify any points, I would greatly appreciate it. I am organizing a meeting in Nov. with Walnut Grove residents who are gravely concerned and I would like to be able to clarify some of these points. And it would just be good that we have the same understanding of proposals when working with your Planning Services department.

With thanks,
Mary O'Brien

Clendening, Ian

From: nancy lovell [REDACTED] >
Sent: October 2, 2023 9:35 AM
To: Clendening, Ian
Cc: Chaves, Paul
Subject: Re: Revised Submission - D35-004-2022 (2312 Princess Street)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Ian,

I thank you for the latest updates to the 2312 Princess St. Patry Property Development. I am very pleased and thankful to see the amendment by zoning department to prohibit the proposed road along the back of our properties.

Unfortunately, I see little else has been changed or addressed by the developer.

The apartment development is 'still ' a mere 12.4 meters from my fenceline. Given our back gardens are not deep in lot size, that is incredibly close for a building that will tower above. It's enough that I have lost any pleasing view but now I will be staring right into the second floor apartments from my livingroom where I spend 90% of my time. This is the main reason I 'seriously' request the adoption of julliette balconies ONLY on the north east and north west wings of the apartment unit. There is no reason why this cannot be adopted. It's planned on all other floors. Only the developer will gain from the balconies as they can charge a premium for an apartment with a balcony. I would like to hope your department and the city will adopt this proposal. I feel since the zoning was changed for this plot of land my voice has been lost with its development.

The increased volume of residents in this development and that of the unit to the east will have an immediate impact on myself and fellow residents along Ellesmeer, and surrounding neighborhood. None of which will be remotely positive in nature.

Therefore I respectfully desire the city, and planning department to support us in many of these requests moving ahead in the next phase.

Kindest regards,
Nancy Lovell
[REDACTED]
[REDACTED] Ellesmeer Ave

[Sent from Yahoo Mail on Android](#)

On Thu, Sept 28, 2023 at 4:22 p.m., Clendening, Ian
<iclendening@cityofkingston.ca> wrote:

By way of this e-mail, I wanted to keep you up-to-date regarding the proposed Official Plan & Zoning By-law amendment for the property at 2312 Princess Street (Our file D35-004-2022) which you have previously provided comment on.

Through the review of the last submission referenced in the correspondence of May 15, the applicant has made further revisions to the proposal. The full submission is available on the City's DASH portal.

Some of the key revisions to the proposal include:

- In response to concerns over traffic safety, access to Princess Street would be limited to a 'right-in only' entrance.
- In response to concerns that a private road could be placed along the north lot line in the future, an additional provision has been added to the proposed Zoning By-law Amendment which specifically prohibits such. A landscape buffer is also required along this property line.

The latest submission maintains the building setbacks, including step backs at various heights, which were put forward during the last submission, and described more particularly as:

- 1st – 3rd storey: setback 12.4 metres
- 4th storey: setback 13.6 metres
- 5th – 6th storey: setback 19.2 metres

Only juliet balconies are permitted above the 2nd floor for those units facing towards Ellesmeer Avenue.

At this time, City staff are reviewing the material and invite the public to review the proposal as revised. I can confirm that future correspondence will be sent at such time as a Public Meeting has been scheduled.

All comments put forward to date will form a part of the public record and put before the Planning Committee at the time of the Public Meeting, and I invite any comment you may have on the application as revised which would be afforded the same benefit as well as consideration during the current staff review.

Kindly,



Ian Clendening (he/him/his)

Senior Planner

Planning Services

City of Kingston

Located at: 1211 John Counter Boulevard,



216 Ontario Street Kingston, ON K7L 2Z3

613-546-4291 extension 3126

iclendening@cityofkingston.ca

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

From: Clendening, Ian
Sent: Monday, May 15, 2023 2:05 PM
Subject: Revised Submission - D35-004-2022 (2312 Princess Street)

Further to your interest in the application for Official Plan & Zoning By-law amendment for the property at 2312 Princess Street (Our file D35-004-2022), I wanted to advise you that the applicant has provided revisions to the proposal.

At this time, Staff are undertaking a review of the material submitted, and by way of this correspondence, I wanted to afford you an early opportunity to review the proposal as revised.

Further notice will be provided once a Public Meeting has been scheduled.

All material can be accessed at the following link: <https://aca-prodca.accela.com/KINGSTON/Cap/CapDetail.aspx?Module=Planning&TabName=Planning&capID1=REC22&capid2=00000&capid3=000VM&agencycode=kingston&IsToShowInspection>

Once you click through the hyperlink click the “Record Info” drop down menu to select “Supporting Information” as illustrated below. This will bring you to a list of all documents available.



[Home](#) [Permits](#) [Planning](#)

Search for Development Applications

Record D35-004-2022:
OPA, ZBA, DPC, DPS
Record Status: In Technical Review

Record Info ▾

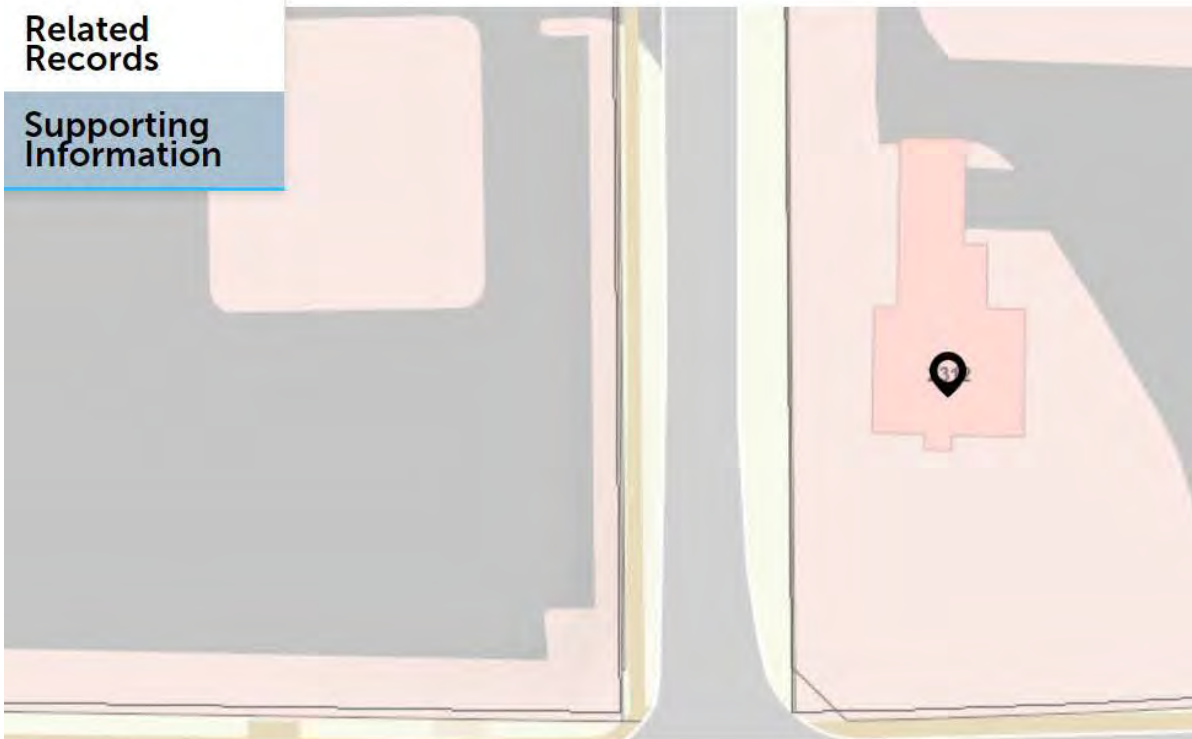
Record
Details

Processing
Status

Related
Records

Supporting
Information

Application



Kindly,



Ian Clendening (he/him/his)

Senior Planner

Planning Services

City of Kingston

Located at: 1211 John Counter Boulevard,

216 Ontario Street Kingston, ON K7L 2Z3

613-546-4291 extension 3126

iclendening@cityofkingston.ca



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Clendening, Ian

From: Virginia Jones [REDACTED] >
Sent: July 1, 2023 4:32 PM
To: Clendening, Ian
Subject: 2312 Princess St. Kingston

Follow Up Flag: Follow up
Flag Status: Flagged

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Mr. Clendening

I am a resident of Walnut Grove backing onto the proposed apartment building at 2312 Princess St.

I would like to address my concerns regarding this proposal.

* The property is too small to build a six storey apartment building. Where is the green space going to be & will there be room for trees.?

*Two levels of underground parking means a lot of blasting which potentially could result in large cracks in the foundations of all the homes backing onto this area, not to mention the cracking of interior walls.

*Traffic congestion and accidents are bound to occur. Princess St. at Andersen is busy now and the 1st. apartment building is not even occupied yet.

Did the traffic studies take into account peak hours of traffic along Princess St.? Traffic along Princess at the Sydenham rd intersection is already heavily congested with traffic lineups all the way back to the former Ambassador hotel from Sydenham rd. Is putting hundreds of more housing in this area supposed to make this traffic problem better?

Emergency vehicles Ambulance and Fire go along Princess St. on a daily basis. Princess St. being a main artery for them to get to a lot of other areas . With added traffic & congestion could mean delay in these emergency vehicles , which delay could lead to a life & death situation .Please take this Traffic concern seriously when considering YOUR DECISION .

*Privacy for residents is a major concern as well for the homes backing onto the property. A towering building will overtake the back yards, there will be no privacy. There will be increased noise , no sun getting to the yards . Trees will be gone .It will be a wood and concrete jungle behind the homes.

** Please consider these concerns and leave the property as Low Density.

Regards Virginia Jones

Sent from my iPad

Clendening, Ian

From: Diane Anderson [REDACTED] >
Sent: June 14, 2023 1:06 PM
To: Clendening, Ian
Subject: Development at 2312 Princess St. (File No. D35-004-2022)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To the City of Kingston Planning committee,

This is a follow-up to my original letter sent to you on August 2 2022.

I oppose that the zoning for this area be changed to allow a high-density residential building to be constructed. The proposed 6 storey building will not "blend in" with the surrounding buildings.

I am not against the land being developed but it should not overshadow the surrounding houses, including the heritage house that is on the property.

From the shadow report it looks like the houses to the north of the proposed building will be in the dark for most of December. The way these houses were designed means that most of us spend the majority of our waking hours on the south side of our houses. We all have walk-out basements to a very small backyard. We also have large windows on the south wall of our houses and a balcony on the main level. I just moved into my house 2.5 years ago and the main reason I chose this house was because of the south facing windows and doors. I know I have a choice and can move but moving is not in-expensive and not a pleasant task for a retired senior.

I do pay a significant amount of property tax to live in my moderate house here on Ellesmeer. I also currently feel safe and secure here.

I am also concerned about the impact that a 300 plus unit residential building will have on the vehicular traffic in the area. Andersen Drive at that end is relatively busy as it is. It is sometimes difficult to safely cross Andersen on foot at Ellesmeer. Princess Street(Hwy 2) is also currently a very busy thoroughfare. I think a new traffic study should be done after the new building at 2274 Princess St. is occupied. Where 2274 exits onto Princess St is a tricky spot with it being just beyond the curve going up the hill and past Tim Hortons. And this is just west of two busy intersections at Counter Blvd. and Sydenham Rd. And with there being a right hand turn only when exiting 2274 will greatly affect the traffic heading west on Princess St. It will also increase the traffic on Andersen as people head North on it to get to the 401, Sydenham Rd. Cataraqui Woods Drive and other areas to the north.

I would like to see some kind of development at 2312 Princess St. but a 6 storey residential building with 302 units and two floors underground for parking is just too much.

I hope the planning committee will work with the residents in the area and hopefully something can be built that will not have a huge adverse impact on anyone. We would like to maintain our peaceful park-like community as much as possible.

Thank you for your consideration,
Diane Anderson
161 Ellesmeer Ave.
Kingston, ON
[REDACTED]

From: [REDACTED]
To: [Clendening, Ian](#)
Cc: [Glenn, Conny](#); [Oosterhof, Gary](#); [McLaren, Jeff](#); [Osanic, Lisa](#); [Cinanni, Vincent](#)
Subject: Re: 2312 Princess St. Application
Date: June 12, 2023 1:04:09 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Ian and Planning Committee Members,

We are writing to you with a summary of concerns that we still have as residents directly abutting the building proposal listed below. They are regarding proposals for changes to both the Official Plan and Zoning By-laws Amendment. (We have already sent a letter to Councillor Paul Chaves, who we know is not only our district representative, but also a Planning Committee member.)

Re: Development at 2312 Princess St. (File No. D35-004-2022) J. Patry Inc.

After having read the most recently posted reports (April -May 2023) on DASH, we appreciate some changes made by the developer regarding this address. However, we do ask that you seriously consider our position on the following:

As voiced at the first Public Meeting, in general, we are not in favour of changes made to the Official Plan or Zoning By-laws due its impending overcrowding of this neighbourhood in general, and, of our small retirement community of Walnut Grove in particular. We understand the current need for housing, but this small area of the Loyalist-Catarqui District is already greatly impacted with the elevated density imposed by the new building currently underway at 2374 Princess Street.

1. The height of the building is still a problem. It remains largely at 6 storeys, with the realization that parts have now been stepped back or removed from the top floor to make way for extremely expanded rooftop terraces (totally over 7000 sq. ft.) on the north and northeast sides. Much skepticism is invited about there not being any noise disturbance issues for abutting neighbours.
2. This number of storeys will drastically overpower our (and our neighbours') bungalows and shadowing will STILL be a issue. Even with the reduced height in parts of the stepped building (north side), the shadow (solar) study still shows that we will not get sunlight for a large part of the day during the months of Dec. and the months of either side of this. This is unacceptable to us, as we rely very heavily on light from the south due to the layout design of our houses. The property at 2374 Princess St. had the agreement from the developer to cap it at 4 storeys on the north side for this very reason.
3. While it is evident that, thankfully, the location of the building's

footprint has been moved 2 metres farther south from our property lines, this overgrown structure is still larger than the first building at 2274 Princess St. and we believe it is on a smaller piece of land. Its crowding of abutting property lines does not comply with land use compatibility. In fact, it just adds to the dense, overcrowded congestion in this small community of well-established bungalow homes.

4. The dark colour of the exterior cladding on the bottom 3 storeys emphasizes the immensity of this large structure. Could the developer consider a lighter cladding colour that could be added to the lower floors as well?

For these reasons, we urgently ask that you consider our meaningful concerns. The enjoyment of our homes will be hugely compromised. The element of "balance", found to be an integral part of being "compatible", is drastically lacking.

Thank you for your attention in considering our concerns.

Kind regards,

Mary O'Brien and Grant MacDonald
163 Ellesmeer Avenue

Clendening, Ian

From: Clendening, Ian
Sent: May 29, 2023 9:12 AM
To: M Jones
Subject: RE: D35-004-2022 (2312 Princess Street)

Hi Marc,

Firstly, I wanted to thank you for providing comments and confirm their receipt.

In regards to the comment about the renderings, the omission of these documents has been passed along to the applicant, and I expect to have additional site renderings in the near future.

In regards to your other comments, these concerns are noted and will be passed along to the applicant and will form a part of the public record and put before the Planning Committee for consideration.

As you are aware, no Public Meeting has been scheduled at this time. At such time as a Public Meeting is scheduled, I will ensure you are advised of such.

Kindly,



Ian Clendening (he/him/his)

Senior Planner
Planning Services

City of Kingston
Located at: 1211 John Counter Boulevard,
216 Ontario Street Kingston, ON K7L 2Z3
613-546-4291 extension 3126
iclendening@cityofkingston.ca

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

From: M Jones [REDACTED] >
Sent: Saturday, May 27, 2023 2:44 PM
To: Clendening, Ian <iclendening@cityofkingston.ca>
Subject: D35-004-2022 (2312 Princess Street)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Ian,

I wanted to write to you with my thoughts and concerns regarding 2312 Princess St.

Residents in this area purchased property with rear privacy which will now be eliminated by two apartment buildings. This will overload a small neighbourhood, significantly reducing property values. Current residents near by will experience a large increase in noise and traffic in an area that already has traffic problems.

What also needs to be considered traffic wise is all the building that is going on along Taylor Kidd behind Best Buy area. Which will also add significant traffic volumes to the intersection at Princess and Taylor Kidd that is already overloaded. Anyone who frequently drives in this area doesn't need a study to tell them that.

There are several renderings of the proposed building, however they have left out renderings of the rear (north side) of the building that current residents will have to live with.

Andersen Dr, already a heavily travelled street with frequent speeding will be significantly worse. I'd like to propose the speed limit on Andersen Dr be reduced to 40 KM.

The current west bound Princess St bus stop in front of Rona causes a lot of traffic problems by backing traffic through the intersection and preventing right hand turns off Andersen Dr. A pullout should be created at this bus stop so it can completely move off the road when stopping. Or move the bus stop further down the road to the west.

We understand more housing is needed but it should not be done in a way that is a major burden to residents that have already lived there for years and years. Noise levels will increase significantly from current levels due to AC units and exhaust fans.

If the planning committee and developer would take our concerns seriously and keep the property as low density housing with no balconies on the north side.

Marc Jones
155 Ellesmeer Ave Kingston

159 Ellesmeer Avenue
Kingston, ON
K7P 3H6

Ian Clendening, Senior Planner
Planning Services, City of Kingston
216 Ontario St.
Kingston, ON K7L 2Z3

May 22, 2023

Re: 2312 Princess St. – Official Plan and Zoning By-law Amendment, File D35-004-2022

Dear Mr. Clendening:

We are writing to you in response to the recently updated reports posted on the DASH site for the above site.

There are many concerns that we have and we feel that the application for the amendments should not be granted because of them. Here is a summary of the problems that this proposal brings to us as residents of Ellesmeer Avenue:

- Lack of privacy remains an issue– the large building so very close to our property contravenes our right to privacy. It is not compatible with existing neighbours' rights to privacy.
- Lack of light – shadowing, we presume, will remain a problem. There is no revised shadow study to confirm this but the 6-storey height segments will still cast darkness on residents' homes.
- This predominantly all-wood construction brings fear of a fire hazard should such an occurrence happen.
- Properties, especially ones along Ellesmeer Avenue, will bear the cost of devaluation due to the crowding of such a massive building which is so very close to neighbours' property lines.
- This high-density building is an addition to the other high-density one already under construction near Tim Horton's. A second such massive building will completely overload our small neighbourhood. Why must one neighbourhood bear the brunt of so much overbuilding?

We would appreciate if you, the Planning Committee and the developer take these issues into consideration in all future review of the proposal to have the Official Plan and Zoning By-Law amendments changed.

Regards,

Nancy Emily Jean Berga
Andy Berga

Nancy Berga and Andy Berga

159 Ellesmeer Avenue

RECEIVED

2 2023

PLANNING DIVISION
CITY OF KINGSTON

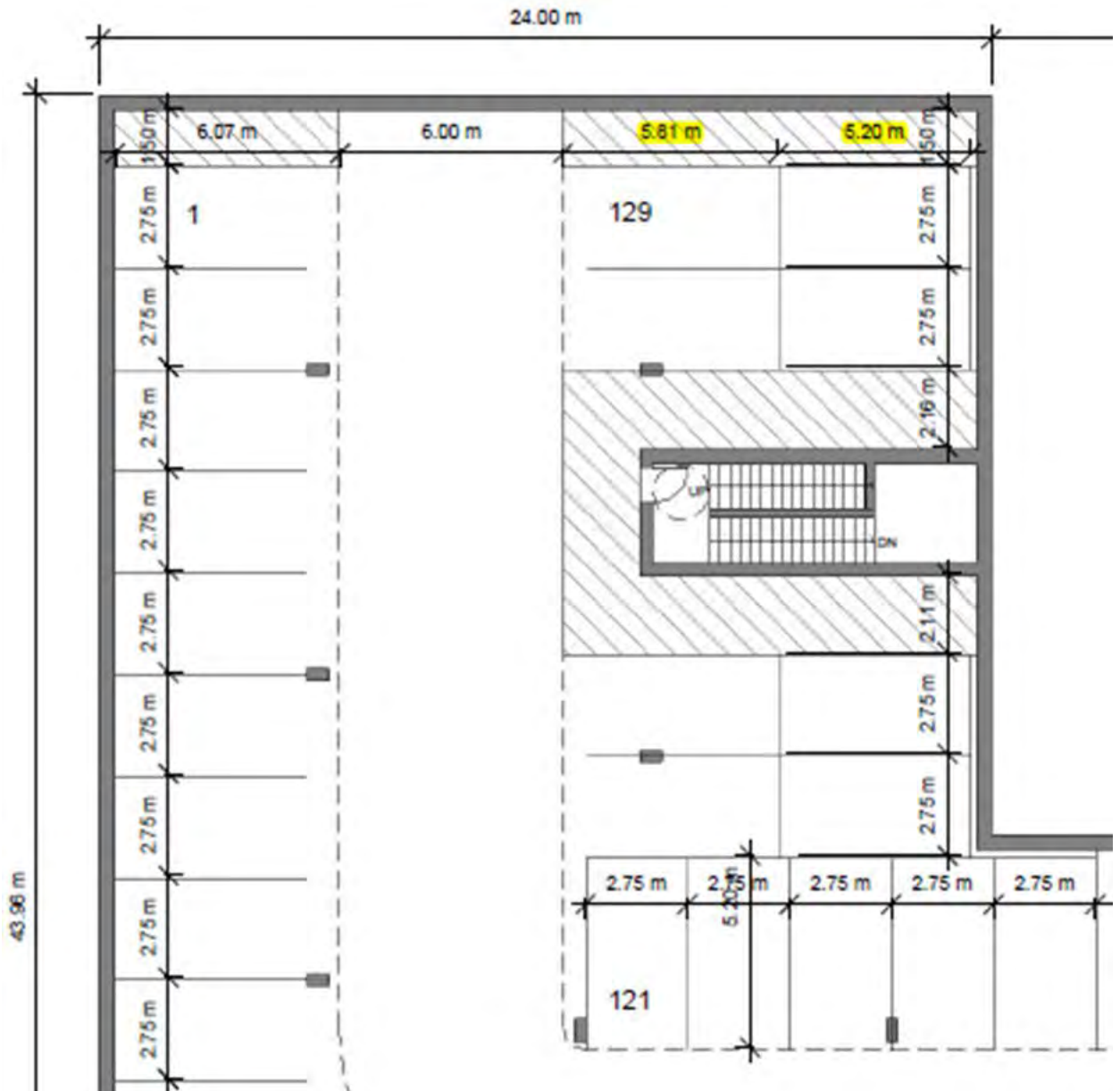
Clendening, Ian

From: Clendening, Ian
Sent: May 25, 2023 10:16 AM
To: [REDACTED]
Subject: RE: Ian: Re: Revised Submission - D35-004-2022 (2312 Princess Street)

Hi Marry,

Many thanks for your comments and questions. I would like to offer the following:

1. With changes made to the location of the building on the site, terraces, etc., can we have a look at the NEW and accurate shadow study for this? As shadowing is a major concern, we feel it is crucial to have a revised shadowing study to review as well.
 - a. **This item was missed in the initial resubmission. I have reached out to the applicant and it is now available on DASH (you can organize material by date such that it will populate at the top of the list, unfortunately due to file size I am hesitant to attach to this e-mail).**
2. We are wondering why the Conceptual Rendering (3-D concept, not the elevation drawing) has been omitted for the view that residents would see looking south from their properties at the north end of the new building.
 - a. I have reached out to the applicant to provide this modeling.
3. As the proximity of the large structure is so close to adjacent properties on Ellesmeer Ave., it is very important to get a view comparable to all the views from the east and south, which are of less consequence to residents?
 - a. **As noted in (2), I have reached out to the applicant requesting this imagery.**
4. It is confusing that on both slide 1 and slide 2 of the Floor Plans (posted on April 26th) they are labelled "Parking Level 2". They contain slightly different numbers of spaces. Is it possible that this plan is mislabelled and that one of them is actually "Parking Level 1"?
 - a. **This appears to have been a mistake in the labeling of this document with Page 2 of the document intending to read "Parking Level 1" with the floor level correctly labelled at the bottom right of the PDF.**
5. Finally, can you confirm the meaning of "stacked" parking? Does this infer parking with one vehicle 'stacked' horizontally, as opposed to vertically? (This poses the curious question of how those vehicles that are on the interior of the 'stack' remove their vehicles when desired.)
 - a. **That is a great observation, as the underground parking area does in fact consist of a number of parking stalls which are designed one in front of another ("stacked parking" or "tandem parking"). Presumably the two stalls are intended to be allocated to a single unit and I look forward to clarifying some of the details of these ~42 stalls with the applicant. I have provided a small screenshot of the garage plan illustrating an example (stalls immediately below the yellow highlights)**



I will note that there is vertically stacked bike parking so you may need to be attentive as to what is being referred to in a given report/note in the submission

Kindly,

Ian Clendening (he/him/his)
 Senior Planner
 Planning Services

City of Kingston
 Located at: 1211 John Counter Boulevard,
 216 Ontario Street Kingston, ON K7L 2Z3
 613-546-4291 extension 3126
 iclendening@cityofkingston.ca

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-----Original Message-----

From: mobrien [REDACTED] t>
Sent: Monday, May 22, 2023 7:35 PM
To: Clendening, Ian <iclendening@cityofkingston.ca>
Subject: Ian: Re: Revised Submission - D35-004-2022 (2312 Princess Street)

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Hello Ian,

Thank you again for the alert and the opportunity to review the new reports posted on DASH re: the Proposed changes to the Official Plan & Zoning By-law amendment for 2312 Princess Street.

I have now had a chance to look at this in detail, with a few other eyes joining in, and there are four important questions I would like to ask you to answer, if possible.

1. With changes made to the location of the building on the site, terraces, etc., can we have a look at the NEW and accurate shadow study for this? As shadowing is a major concern, we feel it is crucial to have a revised shadowing study to review as well.
2. We are wondering why the Conceptual Rendering (3-D concept, not the elevation drawing) has been omitted for the view that residents would see looking south from their properties at the north end of the new building. As the proximity of the large structure is so close to adjacent properties on Ellesmeer Ave., it is very important to get a view comparable to all the views from the east and south, which are of less consequence to residents?
3. It is confusing that on both slide 1 and slide 2 of the Floor Plans (posted on April 26th) they are labelled "Parking Level 2". They contain slightly different numbers of spaces. Is it possible that this plan is mislabelled and that one of them is actually "Parking Level 1"?
4. Finally, can you confirm the meaning of "stacked" parking? Does this infer parking with one vehicle 'stacked' horizontally, as opposed to vertically? (This poses the curious question of how those vehicles that are on the interior of the 'stack' remove their vehicles when desired.)

Thank you for your time in clarifying these concerns. I would greatly appreciate if you could alert me, too, before the next Public Meeting is announced so as to have a bit more time to organize those wishing to respond.

Kind regards,
Mary

- > Further to your interest in the application for Official Plan & Zoning By-law amendment for the property at 2312 Princess Street (Our file D35-004-2022), I wanted to advise you that the applicant has provided revisions to the proposal.
- > At this time, Staff are undertaking a review of the material
- > submitted,

and by way of this correspondence, I wanted to afford you an early opportunity to review the proposal as revised.

> Further notice will be provided once a Public Meeting has been scheduled.

> All material can be accessed at the following link:

> https://linkprotect.cudasvc.com/url?a=https%3a%2f%2faca-prodca.accela.com%2fKINGSTON%2fCap%2fCapDetail.aspx%3fModule%3dPlanning%26TabName%3dPlanning%26capID1%3dREC22%26capid2%3d00000%26capid3%3d000VM%26agencycode%3d%3d%26IsToShowInspection&c=E,1,VsucE4II2gh_zxSB8J9mtjhJAK-Q-EGiNu0DZKfACDHUUCiKmjdoz6i2Mee4qwNrliH_7BEM0Yuj2pwL-cZQQY9qRno1LUXTSG2IX3bqEJM,&typo=1

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> IX3bqEJM,&typo=1

Once you click through the hyperlink click the "Record Info" drop down menu to select "Supporting Information" as illustrated below. This will bring you to a list of all documents available.

Clendening,Ian

From: nancy lovell [REDACTED] >
Sent: May 18, 2023 5:58 PM
To: Clendening,Ian
Subject: Revisions to 2312 Princess St plan

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Ian,

I thank you for supplying the supporting information links in order for me to view the proposed revisions. I look forward to zooming into the future meeting.

After I reviewed such, I must say, I was somewhat disappointed with some of the proposed revisions. I see very little changes with regard to the citizens of the north on Ellesmeer Ave and their concerns. Certainly no height or basic size of the apartment unit has dramatically changed. That has been lost. Setbacks from our fencelines appears to be of no concern either. The one to two meters increase is barely relevant given the astounding proximity of the apartment to begin, in the initial plan.

However, I am pleased to see Juliette balconies installed on northeast and northwest wings above the second floor but strongly ask the planning committee, council and developer to consider the Walnut Grove residents and PLEASE insist that the second floor outdoor apartment balconies in these locations be *changed* to Juliette style as well. This will at the very least will minimize the intrusiveness of the building in our backyards and our indoor living space.

I can appreciate the consultations and studies engaged by the developer, et all, to move forward, but I do feel a lost battle with my concerns. I am not objectionable to an apartment unit either. However, more effort appears to be made to ensure the on site heritage building and its surroundings look nice, and that the view from Princess and Anderson Streets is pleasing to the public passerby, which in reality is shocking given both face busy roads, commercial structures and not residential homes which really face the biggest impact. At the end of the day I will be staring into a block- wall of windows and any reasonable view of open sky without shadowing.

In the past, I have lived in apartments and homes, both which have backed onto apartment units in major Canadian cities, even overseas in Paris and London. Never have I encountered a neighbouring apartment so close to my residence.

If this is a sign of the future planning directive in our fair city I am dismayed. Providing quick affordable housing (that is yet to be seen in this development) and changing planning zones to do so, appears to be the major agenda of our city. By jamming every square inch of openspace with slap up Lego box buildings, is not a reason to compromise on the importance of our long term commitment to the environment, well being of people, neighborhoods and the historical value and future of our beautiful city. I just hope a bit more of the latter will be taken into account, as the city moves ahead with future development.

I thank you for addressing my concerns and will be most interested in next steps forward.

With kindest regards

Nancy Lovell
153 Ellesmeer Ave

[Sent from Yahoo Mail on Android](#)

Clendening, Ian

From: nancy lovell [REDACTED] >
Sent: March 1, 2023 11:21 AM
To: Clendening, Ian
Subject: RE: 2312 Princess Street Development

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Ian,

Thank you kindly for the update.

I have such serious concerns about 10 meters from my fenceline. That is exceptionally close!! I trust the planning department will consider this when the next submission is presented by Patry Development and that we can provide feedback before final decisions are made.

A compromise at the 'very' least would be to reduce the unit to five stories with the setback from Ellesmeer fenceline (property) to begin at 20-30 meters. We still will have a building towering over our back windows of which in my case, all of my living takes place as does most of my neighbours. I miss the tree and natural field views already. As I am handicapped and housebound 90% of the time, the loss of sun light for work and art endeavours is worrisome and disheartening.

I see already how the apartment unit east of us is already beginning to tower above. The larger setbacks should be considered for our homes as opposed to Princess Street entrance area.

Maybe the Patry team will reconfigure a more suitable plan.

I can only hope.

Again my thanks to you for following up so promptly and hearing my concerns.

Regards

Nancy Lovell
[REDACTED] Ellesmeer Ave
[REDACTED]

[Sent from Yahoo Mail on Android](#)

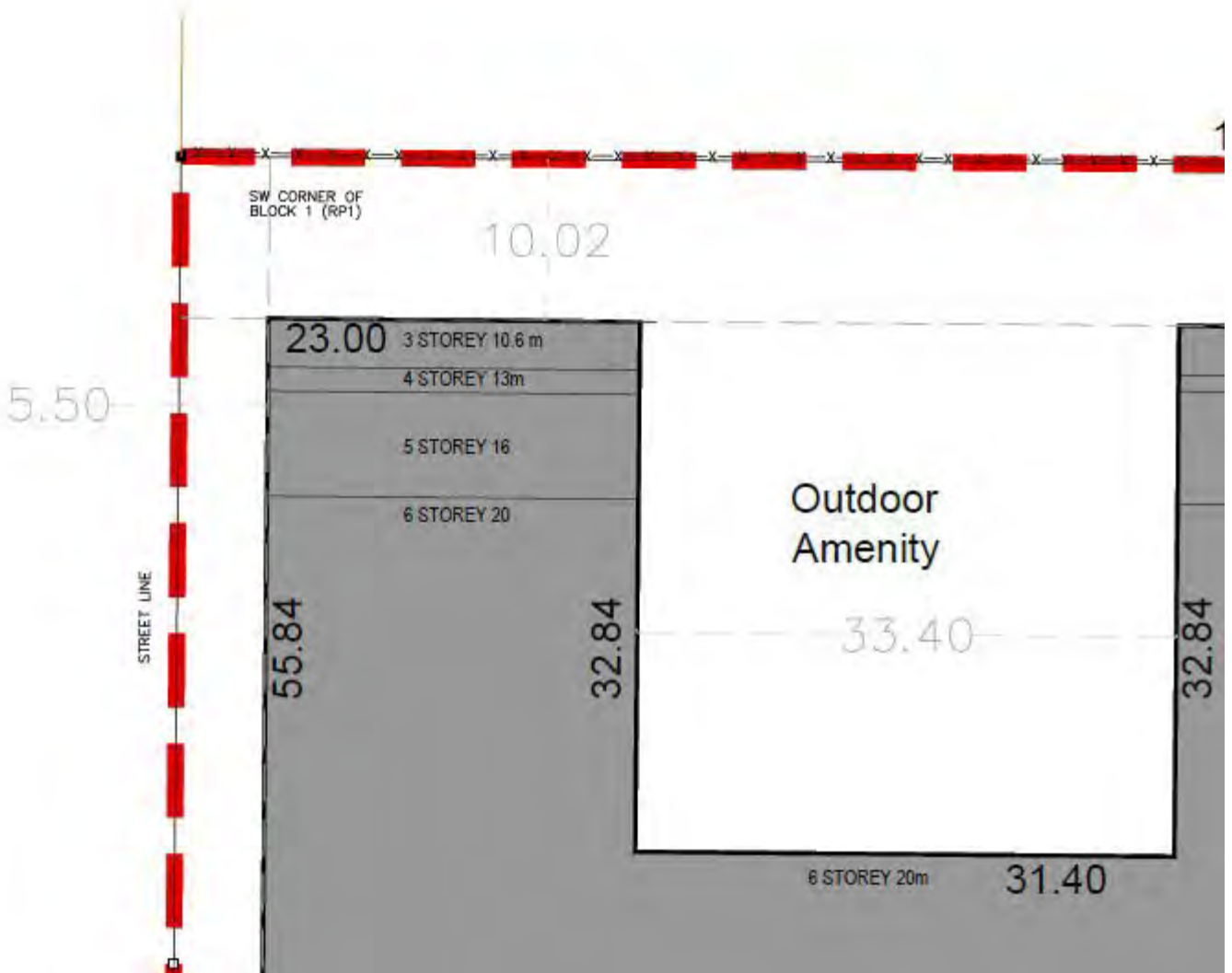
On Wed, Mar 1, 2023 at 9:11 a.m., Clendening, Ian
<iclendening@cityofkingston.ca> wrote:

Hi Nancy,

It is true we have not received a 2nd submission.

Based on my rough measurement from the back of your house to the edge of your property line (11.3 metres) plus the distance stated in the first submission (10.28 metres) the distance to the rear of the building to the edge of your dwelling (again, rough estimate) would be 21.58 metres.\

For ease of reference, I have provided a screenshot of the rear of the building. The building as initially proposed had a 3 storey building face extend to the 10.28 metre setback at which point various step-backs were incorporated on the 4th and 5th storeys. A patio feature was intended to be on the top of the 5th storey with access from the 6th story units.



Kindly,



Ian Clendening (he/him/his)

Senior Planner

Planning Services

City of Kingston

Located at: 1211 John Counter Boulevard,



216 Ontario Street Kingston, ON K7L 2Z3

613-546-4291 extension 3126

iclendening@cityofkingston.ca

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

From: nancy lovell [REDACTED] >
Sent: February 28, 2023 1:41 PM
To: Clendening, Ian <iclendening@cityofkingston.ca>
Subject: 2312 Princess Street Development

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As a homeowner backing on this apartment development I have a question based on the information I have received to date.

I understand height approval and design revisions have not yet been submitted.

Could you please provide me with distance from my back fence line at 153 to the proposed apartment construction. There was discussion of 32' back but that was for a roof terrace I believe.

Could you confirm actual dimensions at this point?

Regards

Nancy Lovell

[Sent from Yahoo Mail on Android](#)

Clendening, Ian

From: mobrien [REDACTED] >
Sent: August 15, 2022 2:50 PM
To: Clendening, Ian; Neill, Jim; Osanic, Lisa; Hutchison, Rob; Kiley, Robert; Simon Chapelle; Hill, Wayne
Subject: Clarifications re: 2312 Princess St. Proposal

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Good Afternoon,

After having attended (and spoken at) the Planning Committee Meeting on Thurs. Aug. 11th re: the 2312 Princess St. proposal (File no. D35-004-2022), I feel compelled to make a few brief comments re: some things that were not quite clear, nor possibly correct, in the information shared by Mr. Mark Touw.

In an effort for us to work most effectively with the City's Planning Services and the Planning Committee, I think it is prudent to have clear and accurate information to think about.

Some points that I think need some clarification are:

1. By my count, there are 13 black walnut trees (nos. 11-21 inclusive, and no. 30 and no. 44) that are slated for removal off of this site and only some of them are near the heritage building. See the chart in the "Tree Inventory Report" on DASH.
2. I believe (as do many others) that the "school" (Lakeshore) has already moved out of the heritage property at the end of this school year and has relocated to Sydenham Road. Unless there is some other school lined up to take up residency in a future construction zone, this information could be seen as incorrect.
3. Regarding my comments about loud speaker and amplified sound, there is a legitimate reason for concern. And, contrary to Mr. Touw's comment, DASH does contain that level of detail within reports from J.E. Coulter in the "Noise Impact Study". This can be read on the report's page numbers 9, 10 and 13. There is, indeed, reference to the threshold of noise coming from terraces and balconies, in part through the existence of these 2 electronic sources. While I recognize that it is not a given that the building's management would permit this, the mere fact that it is mentioned gives great cause for concern. This would be in addition to noise from (also on the report's page 9) the capacity of 120 people (60 people on each of the two terraces) potentially overlooking our property.

I look forward to working with Planning Services and the Planning Committee when viewing new proposed changes that will allay concerns for those of us living in very close proximity to the development site.

Thank you for your diligent work.

Mary O'Brien

August 11, 2022

Planning Services

City of Kingston

216 Ontario St.

Kingston, ON K7L 2Z3

Re: 2312 Princess St. (File No. D35-004-2022)

Dear Planning Committee:

As a homeowner directly abutting the north side of 2274 Princess St. I am writing to express my concern to the project at 2312 Princess St. All the objections RAID tabled in 2021 are now currently evolving into real time issues.

The developer is seeking changes to the zoning bylaws from Arterial Commercial and Low Density Residential to High Density Residential.

My question to Planning Services:

Has the City of Kingston conducted comprehensive traffic studies outlining the impacts that a 302-unit building will have on the intersection of Princess and Andersen? Access to the building at 2312 Princess St. should be analyzed before this application is approved.

With 242 residential units at 2274 Princess St coupled with 302 residential units at 2312 Princess St the impacts will be extraordinary and this needs to be thoroughly examined. Traffic along the referenced corridor is already precarious without the additional 544 residential units.

Although I support the need for housing in our community, I respectfully ask that careful consideration to be given to the impacts on vehicular and pedestrian traffic this proposal will have.

Regards,

Wendy Kleywegt-Bowen

121 Ellesmeer Ave, Kingston, ON

K7P 3H9

Clendening, Ian

From: Bob Heintz [REDACTED] >
Sent: August 10, 2022 10:43 AM
To: Clendening, Ian
Subject: 2312 Princess Street (file # D35-004-2022) from Patry Inc.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

From: Robert Heintz
141 Ellesmeer Ave.
Kingston ON K7P 3H6

I want to register my strong objection to changing the official plan to allow this development. When we purchased our homes on Ellesmeer Avenue, this land was zoned, by the city, for low density housing. If the zoning is changed to allow this development, the resale value of houses on the south side of Ellesmeer Avenue will be reduced by a considerable amount, and due to shading in the winter, our heating bills will be increased significantly. There will be increased traffic, increased noise, increased shadowing and a loss of privacy in our backyards. I know these problems have been pointed out in other letters, but I want to emphasize what it will cost us to see this project built. I expect our winter heating cost to increase ten to twenty percent and our resale value to drop up to 100 thousand dollars. This would apply to all the homes on the south side of the street from 117 to 167 Ellesmeer. If the zoning change is approved, we all deserve to be compensated for these unexpected expenses. How could this compensation be done? Will the city negotiate a settlement with each property owner or will it insist that Patry Inc. does this?

Get [Outlook for iOS](#)

August 9, 2022

Dear Mr. Clendening:

Re: City File No. D35-004-2022 – 2312 Princess Street – Patry Inc.

I am writing to you to express my concern about some aspects of the application for 2312 Princess Street. In particular, I am concerned with the impact of this proposed building that results in unacceptable intrusive overlook, excessive shadowing, and negative impact on the neighbouring residents' ability to enjoy their properties.

Specifically, I refer to the:

1. length of the wall facing Walnut Grove;
2. height of the wall facing Walnut Grove;
3. proposed outdoor amenity spaces all of which overlook Walnut Grove
4. minimal setback from the property line shared with Walnut Grove.

Once again, this developer is intent on erecting a building that is oversized for the lot on which it will be situated resulting in the following unacceptable impacts on neighbouring properties:

1. There will be an unacceptable amount of shadowing during the winter months. The shadow study shows that on December 25, (which means for several weeks both before and after this date), the houses will be in shadow for the entire day. This is the same impact that was going to be felt by the residents behind this developer's neighbouring building at 2274 Princess St. To resolve this, the length of the wall abutting neighbouring properties needs to be reduced, the top storey of the north wall removed, the building's proximity to the property line increased, and any additional steps necessary to significantly reduce the amount of shadowing to an acceptable level.
2. The design of the building results in an unacceptable level of intrusive overlook. The impact of the height and length of the north wall is compounded by the location of ALL of the outdoor amenity space along the same wall. While the developer may argue that this was done to break up the north wall and reduce its impact on the Walnut Grove properties, the reduction in privacy and increase in noise levels negates this supposed benefit and, in fact, worsens the intrusive overlook. It is imperative that the outdoor amenity areas be relocated to areas that do not overlook residential properties. There are three other sides available for this purpose.
3. Once again, this developer is unnecessarily removing mature trees from a property. Although I appreciate that the trees to the south of the building will be left standing, all of the remaining trees will be clear cut. I hope that, in the time since decisions were made regarding 2274 Princess Street which allowed the clear cutting of that valuable urban tree canopy, the City has become more environmentally aware of the importance of mature trees to fight our climate emergency and will insist that more trees are retained.

It IS possible to increase and diversify our housing, to design apartment buildings that are compatible with their adjacent neighbourhoods, and to retain our urban tree canopy. Please let your decisions reflect this.

Respectfully submitted,

June Blackburn

131 Ellesmeer Avenue

Email: [REDACTED]

Mr. Ian Clendening
Senior Planner City of Kingston
1121 John Counter Boulevard
Kingston, Ontario K7K 6C7

Dear Mr. Clendening,

As a resident of Walnut Grove (a community of single story homes) I am writing this to express my concern about the applications by Patry Inc. for amendments to the Zoning By-laws governing the 2312 Princess Street property. While we realize the need for housing in the city, my husband and I strongly object to the requested increase in density. There already is an apartment building presently being built by Patry at 2274 Princess Street with fewer units on a bigger piece of land. Because this building is not yet completed, no one knows what the impact will be of this construction regarding traffic, noise, safety, light pollution, privacy, etc. for our community. Patry's request to amend the Zoning By-laws for the 2312 Princess Street property will compound these affects should a six story, 302 unit apartment building be allowed. It is just too big!

Catherine and Claude Regis
160 Ellesmeer Avenue
Kingston, Ontario K7P 3H6



Clendening, Ian

From: Bob Fulford [REDACTED] >
Sent: August 6, 2022 10:44 AM
To: Clendening, Ian
Subject: Proposed Official Plan Amendment 2312 Princess Street

Follow Up Flag: Follow up
Flag Status: Flagged

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This note is to file our objection to yet another zoning amendment in order to allow a 6 storey building to be erected adjacent to our community of Walnut Grove. Traffic in this area is already at a maximum with several commercial sites and Princess Street and Andersen as the main access routes.

The City is offering residents young trees to be planted to grow the green canopy and protect the environment and at the same time allowing developers to cut down the mature trees that are already there. It would make sense to do an impact study after the current building has been completed and occupied to determine what effect it will have on traffic & noise pollution before allowing another high density building to be constructed and another presumed 348 vehicles attempting to navigate on these already congested streets.

These decisions should not be based on tax dollars but on the comfort and enjoyment of the residents of this City. We live on Sheridan Street here in Walnut Grove and it is already very difficult and dangerous to access Andersen Street due to high density traffic coming south and north.

Robert & Lynne Fulford
111 Sheridan Street

Sent from my iPad

Clendening, Ian

From: Phyllis Langridge [REDACTED] >
Sent: August 7, 2022 4:00 PM
To: Clendening, Ian
Cc: Chapelle, Simon
Subject: 2312 Princess Street (File No. D35-004-2022) from Patry Inc.
Attachments: ED836A18-1C9B-4C4B-A965-B5D08317974A.tiff

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To: The City Planners and all Members of the Planning Committee:

I, Phyllis Langridge, (143 Ellesmeer Ave) am opposed to the proposed Patry Development at 2312 Princess Street.

Although I knew that someday this property would be developed, I believed it would be development suitably for the size of the subject property. The Official Plan and Zoning By-Laws are being challenged by Patry Inc. once again. Changing this property from arterial Commercial/Low density residential to high density residential contradicts the City's own plan. This issue has already been dealt with in the decision given for 2274 Princess St. and the current proposal considerably exceeds the previous decision. This is totally unacceptable for the size of this property.

I would like to register my strong objection to the project due to the size of the building on such a small parcel of land providing such a high population density. Our area will be strained by the addition of 230 units on the larger property to the east (2274 Princess) soon. Building this large building with such high density will further impact this entire neighbourhood immensely (and in particular the homes on the south of Ellesmeer in Walnut Grove which back onto the said property) for the following reasons:

- **Size** - The proximity to our fence line especially when our residential units backing on this property all have living rooms (great rooms) facing the building.
- **Traffic** - The traffic on Princess St is already heavy and with the additional traffic from 2274 Princess it will be further challenged.
- **Noise and lighting** - The impact on the enjoyment of our backyards by the increased noise level of the pool and terraces especially the roof top terraces with loud speakers will be considerable and the nighttime lighting of these areas will be invasive. The lighting of the area is already bad enough with the existing businesses.
- **Overlook** - The overlook into our homes and backyards from the terraces, balconies and windows along the north and east sides of the building is terrible given the proximity to our homes. The balconies reduce the already small distance between the building and our homes and should be eliminated or at least only French balconies.
- **Overshadowing** - The overshadowing that will occur in the winter months will affect our lovely south exposure at a time of year when it is most desirable.
- **Fencing** - Suitable fencing is required to provide increased security, safety and privacy and must be aesthetically suitable.

If the project was restricted to four stories with a suitable setback of the fourth floor, there would be less traffic congestion and impact of overlook and overshadowing. Also, there should be an increased setback from our property line as even the set

back from the heritage house is twice that of the planned 10 meter set back on the north side. How is this restriction more necessary for a business establishment than our homes?

Another concern I have is that the storm drain that is located in the south west corner of my backyard is about 4' lower than the subject property which has caused issues for the existing fence. This was brought to the attention of the City in the past. City councillor, Simon Chapelle, and City staff visited the site and agreed it was illegal for the ground water to run onto my property. Attempts to contact the owner by all parties went unanswered and were abandoned by the City leaving me with a fence that is stressed and could fail at any time. I have attached a picture of the runoff at its worst and the fence as it leans today. **I am concerned that this fence and runoff issue will not be addressed properly and the City will not do anything to help based on my past experience in dealing with the past developer and the City.** As an aging senior, I feel very vulnerable in the City of Kingston.

Proper fencing at the expense of the developer is necessary along the length of the Walnut Grove property at the very minimum. Also, careful attention to the drainage of the property is necessary.

Unfortunately, I am unable to make verbal comments on the 11th so must rely on this method of communication. I am available to discuss any of these issues at 613-547-4062.

I would like to receive written notification of the decision by the City of Kingston regarding the proposed Official Plan Amendment or proposed zoning by-law amendment.

Respectfully,
Phyllis Langridge
143 Ellesmeer Ave







Clendening, Ian

From: lucy pelletier [REDACTED] >
Sent: August 7, 2022 4:20 PM
To: Clendening, Ian
Subject: 2312 Princess St. Patry Inc. - File #D35-004-2022

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To: The City Planners and all Members of the Planning Committee:

I, Lucie Pelletier, (149 Ellesmeer Ave) am opposed to the proposed Patry Development at 2312 Princess Street.

It do not oppose suitable development of the subject property but oppose development of this size on such a small property. The Official Plan and Zoning By-Laws were challenged by Patry Inc. with 2274 Princess but this request far exceeds the limits set for 2274. Changing this property to high density residential contradicts the City's own plan. This is totally unacceptable for this culturally significant area.

I strongly objection to the project because of the size of the building and its high population density. This area will be strained by the addition of 230 units on the larger property to the east (2274 Princess). Building such a large building with such high density will impact this entire neighbourhood immensely (and in particular the homes on the south of Ellesmeer in Walnut Grove which back onto the said property) for the following reasons:

- **Size** - The proximity to our fence line especially when our residential units backing on this property all have living rooms (great rooms) facing the building.
- **Traffic** - The traffic on Princess St is already heavy and with the additional traffic from 2274 Princess it will be further challenged.
- **Noise and lighting** - The impact on the enjoyment of our backyards by the increased noise level of the pool and terraces especially with loud speakers on the rooftop terraces will be considerable and the nighttime lighting of these areas will be invasive as the lighting of the area is already bad enough.
- **Overlook** - The overlook into our homes and backyards from the terraces, balconies and windows along the north and east sides of the building is terrible given the proximity to our homes. The balconies reduce the already small distance between the building and our homes and should be illuminated.

- **Overshadowing** - The overshadowing that will occur in the fall/winter months will affect our lovely south exposure at a time of year when it is most enjoyable.
- **Fencing** - Suitable fencing is required to provide increased security, safety and privacy in a way that is suitably aesthetic.

The project must be restricted to a more suitable size with larger setbacks from property lines especially those backing on residential properties. This would mean less traffic congestion and a lower impact of noise, lighting, overlook and overshadowing. Proper fencing at the expense of the developer is necessary for privacy and security of our homes. Careful attention must be paid to the drainage of the property to reduce the impact on our property as I have a drainage swale running near the back fence of my property.

We are paying high taxes for our adult lifestyle residences and this should be considered by the City of Kingston in dealing with this request.

I would like to receive written notification of the decision by the City of Kingston regarding the proposed Official Plan Amendment or proposed zoning by-law amendment.

Respectfully,
Lucie Pelletier
149 Ellesmeer Ave

Clendening, Ian

From: Grant Smith [REDACTED] >
Sent: August 5, 2022 12:12 PM
To: Clendening, Ian
Subject: Official Plan Amendment and Zoning By-Law Amendment, City File Number D35-004-2022

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I would like to comment on Patry Inc. request to amend the city planning bylaw. As found on the city website the application has minimal information to form a complete opinion. The city notice to area residents indicates an amendment to rezone the property for an increase in height and a reduction in parking, setback and unit size.

Requesting the building not exceed current zoning height rules and / or not exceed Patry Inc. other new building height located east of this property. The additional height would reduce the enjoyment of local residence. The bylaw was in existence before the building plans were started. This is the same for set backs to the property line to provide privacy and additional green space. A high density building only creates more conflicts to the citizens of Kingston.

The building layout appears to have been designed to upset current residences. It is jambed into an odd shape property. The design talks about 3 stories high before set backs start. This appears intended to modify local residence as the upper floor set back starts at a minimal distance. Requesting no upper floors but at a minimum better set backs.

Walnut Grove owns the property on the east end of this new development. Concern the new building residence will use the property as a short cut to the existing Tim Hortons. Requesting the builder install a fence to prevent this from happening.

Thank you

Grant Smith

Clendening, Ian

From: harry toy [REDACTED] >
Sent: August 5, 2022 11:34 AM
To: Clendening, Ian
Subject: 2312 princess street development

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From;
Harry toy
165 ellesmeer ave.
Kingston, on. K7P3H6

August 5, 2022

To;
Planning Services
City of Kingston
216 Ontario St.
Kingston, On K7L2Z3

RE: 2312 Princess Street (FileNo. D35-004-2022) from Patry Inc.

Dear Planning Committee

My wife and I are residents at 165 Ellesmeer Ave. which directly abuts the north side of the above proposal by Patry Inc. at 2312 Princess St.

I would like to register my strong objection to the project due to the detrimental effect it will have on our standard of living.

This proposed development would change the existing Official Plan and Zoning from Arterial Commercial and low density residential to high density residential, which contradicts the city's plan.

The proposed building is too large, too high (6 stories) for the property . It is even larger than the unit under construction at 2274 Princess St., which is on a larger property.

One of the reason we chose to spend our retirement days in this community was due to the quiet, low density residential nature of not only our own subdivision but of all the surrounding area.

This proposed development would completely destroy this atmosphere.

Please consider the negative impact this development will have on our enjoyment of our residence and deny the proposed amendment to the current zoning.

Please provide written notification of the decision by the City of Kingston re: any proposed Official Plan Amendment or proposed zoning by-law amendments.

Regards,
Harry Toy
165 Ellesmeer Ave
Kingston, On., k7P3H6

Sent from my iPad

Clendening, Ian

From: M Jones [REDACTED] >
Sent: August 4, 2022 7:33 PM
To: Clendening, Ian
Subject: 2312 Princess Street (File No. D35-004-2022)

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Marc Jones
155 Ellesmeer Ave
Kingston, ON
K7P3H6

August 04, 2022

Planning Services
City of Kingston
Kingston, ON

Dear Planning Committee:

I am writing regarding the proposed development at 2312 Princess Street (File No. D35-004-2022).

I think everyone knew something would eventually be built at this location. However many residents feel the proposed plan does not fit the size of the property or show any respect to existing property owners nearby.

Location of building

A big concern of mine is the building of a 6 story apartment 32 metres from Ellesmeer Ave's back fence. It might block the sun out completely during certain times of the year. Having a building so close by would significantly affect property values of Ellesmeer Ave that we should be compensated for through a significant drop in property taxes. The building should be pushed to at least 60 meters from the back lots of Ellesmeer Ave properties.

Fencing

The development at the other apartment just down the road by the same developer appears like it may eventually cause the backyard fences to start collapsing for those units behind the development. The developer for 2312 should put up a new fence at least 8 ft high behind the apartment and Ellesmeer Ave units.

Size of building

The apartment should be much smaller than 6 stories, perhaps 4 stories at most and left as a low density zone, not changed to high density.

Noise/nuisance

The proposal also has an outdoor pool. This should be moved to a rooftop or indoor pool to limit noise caused by 300 units that might have access to the pool.

Garbage Locations

If there are garbage dumpsters outside, I'd request they be kept away from the property lines. The garbage from this apartment should not become a burden to everyone else around

Traffic

The intersection at Princess St and Sydenham Rd road is already a disaster for traffic. Nobody needs a traffic study to tell them that. Vehicles can be lined up from the traffic lights at Sydenham Rd to the top of the overpass on Princess above the train tracks. The last thing this area of Kingston needs is 242 more units at 2274 Princess and 302 more at 2312 Princess.

I would like written notification of the decision by the City of Kingston regarding any proposed Official Plan Amendment or proposed zoning bylaw amendments.

Marc Jones
155 Ellesmeer Ave
Kingston
K7P3H6

Diane Anderson
161 Ellesmeer Ave.
Kingston ON
K7P 3H6

August 4, 2022

RE: 2312 Princess Street (File No. D35-004-2022) from Patry Inc.

Dear City of Kingston Planning Committee:

I live in one of the houses that backs on to this proposed development. The size(height), design and total number of units overlooking my property will seriously impact the use of my property both inside and outside as most of my living space faces the north side of the proposed building.

The land currently is zoned for arterial commercial and low-density Residential housing. I object to it being re-zoned to high density Residential.

I am not against that this land be developed but it should be developed with a building(s) more suitable to the location of the lot. Together with the development being constructed on 2274 Princess St the amount of people and vehicles will severely impact the traffic flows in this area. There will be even more back ups and fender benders along Princess St. from Sydenham and Andersen. The amount of traffic along Andersen has increased significantly over the last few years with the addition of new houses at the north end and the lights installed at Catarauqui Woods and Sydenham St. People are now using Andersen to access the 401 via Sydenham and thereby avoiding the intersection of Sydenham and Princess. As well when there is an accident on the 401 locally many of the transport truck/trailers detour on to this stretch of Princess St. rather than using the indicated EDR.

Changes to the proposed building that should be considered:

1. Reducing the height from 6 stories to a maximum of 4 stories. According to the shadow study, the proposed building will shadow my house all day in the late fall and winter. Most of my living space with large windows face south. My living room/dining room, my master bedroom and my recreation room. The sunlight is important to me, without it my heating bills will significantly increase, and my overall mental health will be impacted.
2. The building should be setback more from the north side of the lot. I feel there will be a significant increase in noise produced by the proposed building. My house lines up directly with the proposed swimming pool. The terraces will overlook my property and they are planning to install loudspeakers?
3. A 10-foot wall or fence should be installed along the north border. I understand that a 10-foot fence is being build at the development at 2274 Princess St. A row of evergreen trees should also be planted inside this fence to help block the noise that will be coming from the new development. This would also be environmentally friendly and provide an area that would be suitable for birds to utilize. We currently have a good variety and numbers of birds in the area. Robins, nuthatches, blue jays, cardinals, chickadees, doves etc.
4. Re-locate the pool to either the east or south side (Princess St.) of the building. Re-locate the terraces as well.

5. Use of the strip of land between the north wall of the building and the fence should be kept to a minimum. No vehicular traffic and no garbage dumpster. The emptying of these dumpster creates a large amount of noise and attracts wildlife such a raccoons, rats and mice, which are currently a problem in the area.
6. Reduce the number of units overall. The number of units for this development is greater than the number of units being built at 2274 Princess St., yet the lot is smaller.

Please take into consideration that just north of the proposed development is an area of senior housing. Significantly increasing the population density adjacent to us will affect us greatly. Vehicular (including bicycles) and pedestrian (including dogs) traffic will increase. Our vulnerability to break-ins will increase as well. Our area will be used for walks and as a shortcut to access Sydenham as there is a walkway thru the old Sydenham United Church cemetery. I also hope the increased traffic will not impede emergency vehicles from speedy access to our area.

Please send me the decisions made by the City of Kingston on the proposed Official Plan Amendment or the proposed zoning by-law amendment by email or by regular mail.

Regards,

Diane Anderson

[REDACTED]

[REDACTED]

Clendening, Ian

From: Dalton Sproule <[REDACTED]>
Sent: August 4, 2022 12:52 PM
To: Clendening, Ian
Cc: Dalton Sproule; Kas; Chapelle, Simon; Osanic, Lisa
Subject: City File Number D35-004-2022 (Official Objection)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please consider this our official objection to the proposed official plan amendment and zoning by-law amendment for 2312 Princess Street.

We own and reside at 103 Sheridan St in the Walnut Grove community and object to any further development of Apartment buildings in the near vicinity. As you are well aware the city just made amendments to the zoning by-laws to accommodate another very large apartment building of 240 or so units.

Making additional changes to allow for another over sized building of 302 units, will over populate the neighborhood, crowding store's, buses, parks and intersections. Allowing this amendment should be denied especially until the already approved unit being built has been established and further studies of the effects of that can be analyzed.

This shouldn't be all about making money for a contactor and gaining tax revenue for the city, it should be about building a community that fits with the surroundings and amenities.

Therefore we're asking the planning department to deny approving any amendments. Our for fathers or previous planners put regulations in place for a reason, please respect their ideals.

Dalton Sproule
[REDACTED]

Sent from [Mail](#) for Windows

From: Linda Kemp
Sent: August 3, 2022 11:32 AM
To: Fawcett,Elizabeth <EFAWCETT@cityofkingston.ca>
Subject: 2312 Princess Street (File D35-004-2022) Patry Inc

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To: Planning Committee

We live at 167 Ellesmeer Ave, which directly abuts the north side of the proposed new development by Patry Inc. at 2312 Princess St. We would like to state our strong objections to a number of issues with regard to this proposal.

1. The size and density of the proposed building is too large for the parcel of land. The Official Plan currently allows Arterial Commercial and low density Residential. We were aware of this when we purchased our home five years ago. The developer at that time builds lovely bungalows and we thought this would be compatible with the surrounding residences. Patry Inc. then purchased this property and is planning to build a large and intrusive apartment complex which will directly affect those living on the north side of the building. The City must rein in these developers and finally say “no” to the requests to have the Official Plan amended to such a large extent. What is the use of an Official Plan if a developer can come along and ask for unreasonable amendments without taking into account adjacent residences.
2. The building will be too close to our property line and the building is too high. Our living space in our home is at the back, i.e. living room, dining room, master bedroom, plus our backyard decks. Looking at a brick wall from our living room window will not be a pleasant view and sitting on our deck with people looking down on us will adversely affect the enjoyment of our property.
3. The footprint of the building does not take into account the residences on the north side. The pool area will be disruptive to the enjoyment of backyards and the extra lighting required around the pool area and around the perimeter of the building will cause light pollution to those close by. The current street lights and the high intensity lights on the Rona property already light up our house at night. I can't imagine what it will be like with additional lighting. The noise (and possibly music) on the north side of the building will be another disruption.
4. Shadowing: It is completely unacceptable for our homes to be in partial or complete shadow from November to January. We will be in complete shadow during the month of December, during the bleakest part of the winter. As previously stated our living is done in the back portion of our homes and this shadowing will adversely affect our living conditions.
5. The blasting and the dust generated by this for two levels of underground parking will disrupt our lives for months. The other building at 2274 Princess Street required about two months of blasting, which was loud and there was a lot of vibration. Perhaps if the building is smaller with fewer units then only one level of parking would be required or if the building is smaller then some of the parking could be surface parking.
6. We, the residents, of Ellesmeer Avenue would like to see a new fence installed by the

developer. The blasting, digging, and removal of trees along the fence line will do irreparable damage to the existing fence, which is close to 20 years old. A new, higher, fence (at least 10 feet) would be reasonable.

7. We didn't see any access roads on the map for emergency vehicles, such as fire trucks, etc. Is this not a requirement?

These are our major concerns about this proposal and hope that the Planning Committee will take them into consideration.

Thank you.

Sincerely,

Terry and Linda Kemp
167 Ellesmeer Ave.

Mary O'Brien
163 Ellesmeer Avenue
Kingston, ON K7P 3H6

August 2, 2022

Planning Services
City of Kingston
216 Ontario St.
Kingston, ON K7L 2Z3

RE: 2312 Princess Street (File No. D35-004-2022) from Patry Inc.

Dear Planning Committee:

As two residents of a home directly abutting the north side of the above proposal by Patry Inc. (File No. D35-004-2022) at 2312 Princess Street, we would like to register our strong objections to the project due to the highly detrimental impact this 6-storey building would have on the enjoyment of our residence.

Before offering specific points, we want to first underline that this property (2312 Princess St.) was purchased by Patry Inc. knowing full well what the City's Official Plan entailed and what that parcel of property was zoned for. His continuous requests for exceptions without any convincing and clear consideration for land use compatibility within the existing neighbourhoods is, in our estimation, very troublesome at the very least. Like many others, we have to ask "What is the OPA for if developers can have it changed by influencing the Planning Dept. at the City?"

When purchased, we were aware of the current zoning and foresaw any future construction on that vacant lot as falling into the parameters of those restraints (Arterial Commercial and low density Residential). We are not prepared to support the amendments to the Official Plan and Zoning By-Laws to allow for such an intrusive, possibly untenably noisy and definitely obstructive structure to be erected.

More specifically, in regard to the proposal for 2312 Princess St.:

Put most simply, the proposal's land use compatibility is at an alarming low level. And, as the Official Plan references, consideration for the right to the peaceful enjoyment of surrounding residences must be given. (See Official Plan – Land Use Compatibility Matters 2.7.3 and Functional Needs 2.7.6). Frankly, the Patry plan, as stated, provides for a vastly inflated density in population, creating a myriad of problems for existing home owners like ourselves.

Our main concerns are as follows:

1. The size is too large. And the **height (6 storeys) is too tall**. This is higher than his current property under construction at 2274 Princess St. (4 storeys) which also abuts similar houses to ours on our street. A 6 storey building would increasingly dwarf the row of consistent bungalows on Ellesmeer Avenue.

There is an inherent unfairness for Patry to use the height of existing buildings (eg. Knightsbridge at 7 storeys, Lasalle Hotel at 4 storeys and the Braebury property at 2395 Princess at 4 storeys) as justification for proposing this 6 storey building as none of these properties closely abut existing residences.

2. It is a **much larger building on a smaller piece of land** than his nearby build currently under construction (2274 Princess St. is 1.72 hectares and 2312 Princess is 1.45 hectares).

3. **Shadowing** will be big problems for us. During the entire month of December (and parts of months on either side) we will have absolutely NO SUNLIGHT coming into the entire south side of our house. Please note that 81% of our entire sunlight into our homes comes through the windows at the back of our house (south side). Out of 10 rooms in our entire home, 6 of them are completely on that south wall.

Most people who do not live here do not realize the innate design of the majority of the houses on Ellesmeer Ave.. The design involves the majority of rooms used most frequently (livingroom, diningroom, bedroom and some kitchens), and possible recreation room and bedroom in finished basements all rely on that south wall of windows for sunlight. In most houses, only a guest bedroom with bathroom and a main entrance door and hallway are located on the north side of our houses. This is something that homeowners on this street cannot change to compensate for light lost due to a tall, obstructing building.

Overlook and noise – The proposal has the building much too close to our property line. It needs to be moved south by at least the amount that 2274 Princess St. was moved (an additional 2 metres). Any balconies on the north side of the new build should be Juliet ones (or none at all) to mitigate noise and disruption to the enjoyment of our backyard. It is noted that any artist's renderings of what that north wall would look like as Ellesmeer residents looked out their back windows seems to be averted in the proposal.

The **large pool area**, with no wall on the north to stop noise from travelling into our backyards is completely unacceptable to us. How that can be compatible with many peoples' backyards just metres away from their property line is quite beyond us. Additionally, mention of possible **amplified music** and **loud speakers** on terraces is also a totally unacceptable intrusion into the quiet enjoyment of our backyard. It would be advantageous if the "U" shape of the pool area could be flipped 180 degrees and face Princess St., not the backyards of multiple residences. Noise from the pool area would then most likely not be as evident. While we recognize preserving the heritage property at the corner is of importance, why is the pool noise directed at us instead of an already noisy Princess St. and a vacant heritage property?

We also are concerned about the actual noise from the individual air conditioning units to be attached outdoors to each unit.

4. **Two levels of underground parking** would mean a longer period of very disrupting noise and startling vibration while construction is underway. (We jumped in our seats during the blasts from the construction at his 2274 Princess St. property!) With a smaller number of units (ie. fewer storeys), perhaps one level of underground parking would suffice.
5. **Fencing** – Like the site at 2274 Princess St., we would like to have, as a minimum, an attractive taller fence built (8 feet min.) by Patry Inc. and the removal of the standing one done and paid for by his company as well. And, not unlike the 2274 Princess St. property, having a fence along the east end of the Patry property would ensure that foot traffic would not be possible across into property owned by Walnut Grove (Block 11 and Block 12).

These are the main objections we have to the proposal as it relates to the immediate impact it will have on living in our own home.

We would like to hereby request in writing that we receive the decision of the City re: the above proposed Official Plan Amendment and Zoning By-law Amendment.

Respectfully yours,

Mary O'Brien and Grant MacDonald (163 Ellesmeer Avenue)
Page 440 of 445

Clendening,Ian

From: Andy Nancy Berga <[REDACTED]>
Sent: August 3, 2022 3:09 PM
To: Clendening,Ian
Subject: RE:2312 Princess Street (file No. D34-004-2022) Patry Inc.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Andy and Nancy Berga
159 Ellesmeer Avenue
Kingston ON K7P3H6

We are residents of a home which will abutt the north side of the proposed development by Patry Inc. We would like to strongly object to this proposal as it will have a high detrimental effect on the enjoyment and of our retirement in our residences

This proposal has Patry Inc. trying to change the zoning from Arterial Commercial and Low Density Residential to High Density Residential which contradicts the City's Plan.

CONCERNS

! The size is too large and the height is too high (6 Stories) We would propose 4 stories as 2274 Princess which also abuts Ellesmeer Ave. and has similar bungalows

This is a much larger building than 2274 Princess which is on a much larger lot.

2.Traffic. With 242 units at 2274 and 302 at 3212 Princess there will be more traffic on Princess and also on Anderson which will impact our safety and impair our ability to access arterial streets. A shift in the plans to 200 units with a lower profile would eliminate some of the traffic problems at both entrances.

3.Fencing We would ask Patry Inc to put up a new 8 to 10 foot fence for security , safety and aesthetics.

4. Noise. We seniors who live on Ellesmeer Ave, which is pretty well all of us, are aware of a pool in the amenities area is in close proximity to our living area which faces south would impact our enjoyment of our homes. We propose the pool be placed on the Princess street side. We are also concerned about air conditioner noise and placement of the dumpsters which are noisy when emptied. This could be mitigated by having them emptied later in the day.

5. Shadowing. As 6 of our 7 large windows of our house face south, the building would obscure the light and take away sunlight and enjoyment. Fewer stories and a smaller footprint would allow fewer shadows.

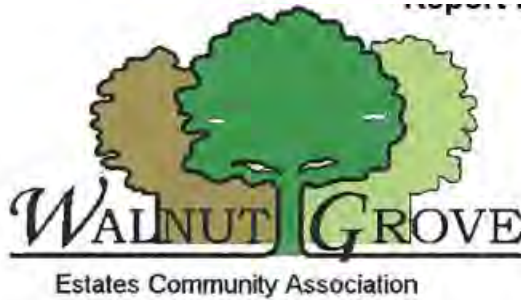
6. Footprint We propose the building be moved at least another 4 Metres from our property line. We would also like to see the fewest number of windows facing north and also terraces move to the south.

We would also ask for a written notification of the decision by the City of Kingston

Thank you,

Regards

Andy and Nancy Berga
159 Ellesmeer Ave. K7P3H6



RECEIVED

JUL 28 2022

PLANNING DIVISION
CITY OF KINGSTON

Mr. Ian Clendening,
Senior Planner
City of Kingston
1121 John Counter Boulevard
Kingston, Ontario K7K 6C7

July 21st, 2022

Dear Mr. Clendening,

Re: 2312 Princess Street, Kingston, Ontario
City File: D35-004-2022

The Walnut Grove Estates Community Association, as owners of property adjacent to the proposed development at 2312 Princess Street, City of Kingston, must formally express its opinions and requests to the City Planners and to all members of the Planning Committee concerning the current application for Official Plan Amendment and Zoning By-Law Amendment by Patry Inc.

The Association has in the recent past, addressed a similar application in respect to the development at 2274 Princess Street and with some degree of success made City Planners and Councillors aware of the many issues that could have adversely affected the surrounding community. These areas of serious concern, raised in detail, are not that different from those currently being seen in the initial planning documents submitted in support of the 2312 Princess St. amendment application.

It is not the responsibility of this Association or the community at large to critique or challenge the architectural documentation or the detailed engineering reports and studies supporting the application but simply to raise awareness of concerns surrounding fundamental project objectives and design principles that shape the form and function of the proposed development. In this case, as it was with 2274 Princess St., the fundamental objectionable principle that controls most aspects of the proposed design is the requested amendment to increase significantly the allowable building density.

The site specific allowable density passed by Council earlier this year on the recommendation of the Planning Committee for 2274 Princess St. was 74sqm of lot area/dwelling unit. This was a decrease from the 80sq m of lot/dwelling unit prescribed in the Residential Type 5 Zoning area. The current requested density

amendment for this site is 48sqm of lot area/dwelling unit. This is a requested adjustment of staggering 40% reduction in land area requirement to accommodate the 302 unit mix being proposed.

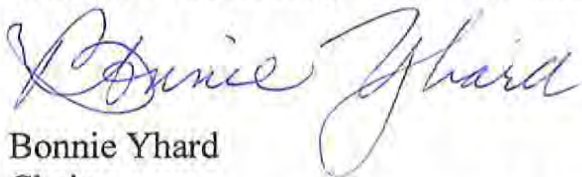
Noting that the initial request for reduction in lot size requirements at 2274 Princess St. was 71sqm/dwelling unit and approved at 74sqm /dwelling unit it is difficult to understand how an adjacent proposed development could be viewed differently. Applying the 71sqm of lot size to the available land at 2312 Princess St., the maximum number of dwelling units would equate to a maximum of 196 units or 106 units less than proposed.

The Association and the community group of concerned citizens known as RAID spent a great deal of time and effort in indentifying and demonstrating the shortfalls of the 2274 Princess St. development, while not trying to reject development outright. It is hoped that a similar approach might be found when dealing with this current proposed development. However the sheer enormity of the density issue and the impact it potentially would cause on the community cannot be understated and must be addressed before other issues such as traffic, security, noise, setbacks, screening, sight lines, privacy, etc. can be debated.

An agreement frequently used in support of the 2274 Princess St. development was that it was consistent with the City's objectives in providing affordable housing or as the developer indicated providing housing that was more affordable due to the size of dwelling units being offered. The Association recognizes the needs for more housing and generally is supportive of the City's initiatives in this regard. However when the approach to satisfying housing shortages is not in balance or even close to compliance with the most recent comparable example of high density housing then it must be challenged.

The Association therefore requests that the City Planners and all members of the Planning Committee critically and diligently resolve the density issue before contemplating and debating subsequent planning issues.

With due respect for your consideration,



Bonnie Yhard
Chair

Walnut Grove Estates Community Association

Clendening,Ian

From: nancy lovell <[REDACTED]>
Sent: July 28, 2022 7:51 PM
To: Clendening,Ian
Subject: Proposed Official Plan Amendment and Zoning 2312 Princess Street

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Planning Committee Members,

As a homeowner for over 12 years, (153 Ellesmeer Ave) backing onto the proposed Patry Apartment Development Project at the above said address, I have serious concerns and object to the direction this project is moving .

Prior to purchasing my property, I looked extensively at the ownership and zoning of the said vacant land. Residential with low rise up to a max 2-3 story, that might include a commercial property like a bank, school, small plaza business was the said zoning. Arterial commercial and Residential. This seemed to be in keeping with the Residential area to the north, and I this found acceptable.

Now the proposed six story apartment not only presents a serious density issue in our neighborhood but also towers over our properties.

Princess/ Anderson is an extremely busy traffic corner now. With an additional 302 unit building(with more persons per household) this will seriously increase traffic flow on both streets, presenting serious safety and noise concerns just for starters.

Additionally, the lovely wooded area to our east has already been stripped bare in recent months, leaving zero greenspace and increasing the density. Two high rise buildings are not welcomed. This rezone proposal certainly appears to be neglectful in maintaining eco friendly zones which cities of the future claim to tout, Kingston included. Why are we stripping bare of vegetation an already said zone, which instead should be an opportunity for user friendly greenspace with appropriate housing if that's a goal. This new proposal is certainly not in keeping with the neighborhood and I find it interesting that city officials can so easily rezone such.

I am also very interested in the actual building design and how Patry Development has chosen to situate the building on the property. Can it be provided for interest? As a homeowner, I do not wish to have a large building towering over my back garden blocking my sun and view, and subsequently have to stare into homeowners balconies. It may sound selfish but I wonder if, as members of the said building/ planning committee you would accept the same in your backyard? If this is an approach to the so called housing issue in town it really is an bandaid on a much larger issue.

Surely if an apartment is the only option then half the size(max 3 stories) (original zoning height) with appropriate space from our fence line is what should be maintained.

I would also like to suggest the builder be required to provide greenspace, in the development, maybe including a berm of evergreen trees along the Ellesmeer Ave fence line.

In closing I am registering my complete disapproval of allowing for the rezoning of this track of land and increasing the living density of this project.

With kindest regards,

Nancy Lovell
153 Ellesmeer Ave

[Sent from Yahoo Mail on Android](#)