



**City of Kingston
Report to Planning Committee
Report Number PC-16-007**

To: Chair and Members of Planning Committee
From: Lanie Hurdle, Commissioner, Community Services
Resource Staff: Paige Agnew, Director, Planning, Building & Licensing Services
Date of Meeting: February 4, 2016
Subject: Comprehensive Report
File Number D14-063-2014
720 Princess Street
Application for Zoning By-Law Amendment
Applicant – 1880551 Ontario Ltd.

Executive Summary:

The following is a comprehensive report recommending approval to the Planning Committee regarding an application for a zoning by-law amendment submitted by IBI Group on behalf of 1880551 Ontario Ltd. with respect to the property located at 720 Princess Street.

The purpose of the application is to permit the redevelopment of the property, including the existing two storey motel, to a four and five storey residential building. The proposed development will allow for the re-use of an existing motel and the intensification of an underutilized urban property while contributing toward revitalizing the neighbourhood in compliance with the policies of the Official Plan.

The applicant is proposing to complete the redevelopment in two phases. Phase 1 will involve the conversion of the existing two storey motel structure into 52 bachelor dwelling units. Phase 2 will involve additions to the existing structure to add 16 additional residential units for a total of 68 residential units. Additions to the existing structure will only occur along the western property line and along Princess Street in compliance with the existing provisions of the 'C4' Zone including the maximum permitted street wall height of 13.7 metres. No additions are proposed for the southern portion of the existing building. The proposal includes both internal common amenity areas such as a clubhouse, games room, gym, external patio and rooftop terrace.

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Recommendation:

That the application for zoning by-law amendment (File Number D14-063-2014) submitted by 1880551 Ontario Ltd., for the property located at 720 Princess Street, be approved; and

That the Council of the Corporation of the City of Kingston hereby enacts the amendments to By-Law Number 8499, as amended, of the City of Kingston, attached as Exhibit A (Draft By-Law and Schedule A to amend Zoning By-Law Number 8499) to Report Number PC-16-007; 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

Lanie Hurdle, Commissioner, Community Services

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Gerard Hunt, Chief Administrative Officer

Consultation with the following Members of the Corporate Management Team:

| | |
|--|--------------|
| Cynthia Beach, Corporate & Strategic Initiatives | Not required |
| Denis Leger, Transportation, Facilities & Emergency Services | Not required |
| Jim Keech, President and CEO, Utilities Kingston | Not required |
| Desiree Kennedy, Chief Financial Officer & City Treasurer | Not required |

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Options/Discussion:

On January 29, 2014, a zoning by-law amendment application was submitted by IBI Group on behalf of 1880551 Ontario Ltd., with respect to the property located at 720 Princess Street.

In accordance with By-Law Number 2007-43, a pre-application meeting between the applicant and various departments and agencies was conducted on November 7, 2013. On February 14, 2014, the zoning by-law amendment application was deemed complete, in accordance with the *Planning Act*. A Public Meeting with respect to this application was held on April 17, 2014.

Site Characteristics

The subject site is located along the southern side of Princess Street, between Victoria Street and Macdonnell Street within the Williamsville Main Street Corridor. The property has a lot area of approximately 2,360 square metres and is known municipally as 720 Princess Street (Exhibit B). The property is presently occupied by a two storey motel and has frontage on both Princess Street and Toronto Street. The following land uses surround the subject site:

- North – commercial, mixed-use commercial/residential and multiple-family dwellings
- West – commercial and single-family residential uses
- East – commercial uses
- South – single-family residential uses

Application

The purpose of the application is to permit the redevelopment of the property, which would include the existing two storey motel, to a four and five storey residential building, containing 68 residential units.

The applicant is proposing to complete the redevelopment in two phases. Phase 1 will involve the conversion of the existing motel structure into 52 bachelor dwelling units. Phase 2 will involve a four (4) storey addition to the existing building which will be constructed along the Princess Street frontage, as well as the construction of an additional three storeys above the eastern wing of the existing motel structure for a total of five storeys. A 32 square metre addition to the front of the motel along Princess Street will require relief from the floor to ceiling height requirements of the by-law due to the existing floor to ceiling height of the motel. All other additions to the existing structure are proposed to comply with the existing provisions of the 'C4' Zone and as such, will not require relief from the provisions of the zoning by-law.

The applicant is requesting an amendment to Zoning By-Law Number 8499 to place the property within a Special Exception 'C4' Zone to reduce the required setback for accessory structures, reduce the required number of parking spaces, as well as the parking space size, and to permit parking in a yard abutting a street (Toronto Street). The application also seeks to reduce the required amenity space with respect to the subject property. The proposed reduction in required amenity space will comply with the standards and definitions recommended by the Council endorsed Amenity Area Review Study. Along with reducing the amenity space requirement, the request also includes defining amenity space to be consistent with the Council endorsed study and not include indoor private space. The proposal would permit common exterior amenity space, common interior amenity space and require a minimum aggregate area

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for common amenity space so that the amenity space provided is functional for all users. In support of the application, the applicant has submitted the following:

- Site Plans, Floor Plans and Elevations
- Zoning Justification Report (prepared by IBI Group)
- Addendum to Zoning Justification Report (prepared by IBI Group)
- Servicing Brief (prepared by Josselyn Engineering Inc.)
- Phase 1 Environmental Site Assessment (prepared by Pinchin Environmental)
- Parking Study (prepared by Josselyn Engineering Inc.)

Provincial Policy Statement

The Provincial Policy Statement (2014) provides policy direction on matters of provincial interest related to land use planning and development which are complemented by local policies addressing local interests.

The proposal is consistent with the Provincial Policy Statement with respect to the following:

The proposed infill development is an intensification of the site within a settlement area which represents efficient development. This type of development helps to sustain the financial well-being of the municipality over the long term by promoting the efficient use of land and promoting cost-effective development that uses existing municipal services (Sections 1.1.1.a; 1.1.1.d - e; and Section 1.1.3.2.a)1. – 1.1.3.2.a)5.).

Upon completion of the project, the site will accommodate an appropriate mix of residential units including 49 bachelor and one-bedroom units, four (4) three-bedroom units, eight (8) four-bedroom units and seven (7) five-bedroom units (Section 1.1.1.b). The redevelopment of an existing motel to a higher density residential development that is designed to permit the future conversion of ground floor residential units to commercial units will also help to facilitate the regeneration of the Williamsville Corridor (Section 1.1.3.1; 1.1.3.2.b). The Williamsville Corridor is an area serviced by express transit, is in close proximity to employment, schools, and is intended to develop to meet the commercial needs of residents. These factors all contribute to promoting active transportation and alternative modes of transportation (Section 1.6.7.4).

The proposed zoning by-law amendment is consistent with the policies of the Provincial Policy Statement.

Official Plan

The subject property is designated as 'Main Street Commercial' in the City of Kingston Official Plan (Exhibit D) which is intended "to serve surrounding neighbourhoods with a broad range of uses". Permitted commercial uses include retail, service and office uses that are suitable for a main street pedestrian format, and are intended to serve the surrounding neighbourhoods. Residential uses are permitted and encouraged on upper floors. For properties that are located within the 'Main Street Commercial' designation, land use on the ground floor is required to be commercial, unless otherwise identified in a Special Policy Area.

This particular property is located in the Princess Street Corridor in Williamsville which has been identified as a Special Policy Area as shown on Schedule PS-1 in the Official Plan and as such,

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at-grade residential uses may be considered. The Williamsville Main Street is divided into three character areas. The subject property is located within the Community Destination area (Section 10E.1.8) which is intended to serve as a primary destination for local residents by allowing a mix of commercial/office and residential uses at-grade. Furthermore, ground floor residential uses may be permitted within this Special Policy Area where “the building design contributes to the pedestrian activity and amenity of the street and complements the commercial storefront design and character of the street”. The proposed ground floor residential units fronting on to Princess Street have been designed to have sufficient floor to ceiling height so that the option exists to convert them to a commercial uses at a later date.

The first phase of development involves the conversion of the existing motel into 52 residential units with no expansion to the existing building. Parking and loading for the first phase of the proposed development will remain where it is currently located. Phase 2 of the proposed development will see surface parking and loading areas shielded from Princess Street by the addition of the new four storey extension to the existing motel building along Princess Street, complying with Sections 10E.1.17 and 10E.1.18 of the Official Plan.

The façade and design articulation of the proposed development will comply with Section 10E.1.24 and 10E.1.26 of the Official Plan by providing for the use of a variety of materials including glass, brick and siding. The specific materials to be used for façade treatments will be regulated through a future Site Plan Control application.

The proposed development complies with the existing provisions of the ‘C4’ Zone with respect to height and massing as the proposed building is to be a total of four storeys along the Princess Street frontage and five storeys along the western property line with a maximum height of 13.7 metres. The existing structure has legal non-complying status with respect to the rear yard setback; any future additions through phase 2 will comply with the provisions of the existing zone and will not increase the degree of non-compliance in the rear yard. The proposal is compatible with the surrounding neighbourhood and meets the infill policies of the Official Plan (Section 3.3.7).

The proposed development is of a suitable scale and massing that respects the surrounding neighbourhood. This development also represents an efficient use of land and existing municipal services including transit. The Site Plan Control process will ensure the proposed development provides clearly defined and safe site access for pedestrians. The proposed development will meet the functional needs of residents (Section 2.7.7).

The proposed development is consistent with the general purpose and intent of the Official Plan and therefore an amendment to the Plan is not required.

Zoning

The subject property is zoned Williamsville Main Street Commercial ‘C4-H’ Zone in Zoning By-Law Number 8499, as amended (Exhibit F). The uses permitted in the ‘C4’ Zone include multiple family dwellings containing three or more dwelling units as well as a variety of commercial uses. The proposed residential use is permitted within the current zoning. However, in order to permit the proposed redevelopment into a multi-unit residential building a zoning by-law amendment application is required to reduce the required setback for accessory structures, reduce the required number of parking spaces, as well as the parking space size, and to permit

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parking in a yard abutting a street (Toronto Street). The application also requires relief from the zoning by-law with respect to amenity space. The applicant is proposing a standard and definition that implements the recommendations of the Council endorsed Amenity Area Review Study.

The amenity space requirements for a 68 unit residential building with 47 bachelor units, two, one bedroom units, four, three bedroom units, eight, four bedroom units and seven, five bedroom units in Zoning By-Law Number 8499 is 2,536 square metres. The applicant is proposing to provide 727 square metres in a variety of consolidated locations throughout the property. This represents a reduction of approximately 1,809 square metres or 71 percent of the required amenity space.

Drawing from the standards in the Council endorsed Amenity Area Review Study; the total required amenity area for this proposal would be 680 square metres. Although the requested reduction represents a 71 percent decrease over the requirement of the zoning by-law, the proposed 726.7 square metres of amenity space proposed by the applicant represents an increase over what is recommended in the Council endorsed Amenity Area Review Study. The amenity space is proposed to include an internal clubhouse, games room, gym and roof top terrace that combined, will provide a total common amenity area of 605.7 square metres. Additional private amenity area will be provided as balconies and a patio adding another 121 square metres.

Currently, the zoning by-law permits common and private outdoor and indoor amenity areas to be counted toward the required amenity space total. Examples of private indoor amenity areas include living rooms and dens. The applicant is proposing to implement the definition of amenity area as proposed in the Council endorsed Amenity Area Review Study which includes private and common exterior amenity space, as well as common interior amenity space only. Through this definition, private indoor amenity areas would no longer count towards the total required amenity area with respect to this property. Through this amendment, common amenity areas will be required to be designed and located so that the length does not exceed four (4) times the width and that they be grouped into areas of not less than 54 square metres. This was a key recommendation from the study to ensure amenity spaces are actually functional for users. It is noted that the recommendations of the Amenity Area Review Study are not the current standard or policy. However, the plans have been reviewed against the recommendations of this study to ensure that the amenity space to be provided is useable quality space for the intended residents.

The 'C4' Zone includes provisions related to development requirements along the frontage of the site. The subject property includes multiple frontages and the same development requirements along the Princess Street frontage would also apply to the Toronto Street frontage where they would not necessarily be appropriate. The site specific zone will define lot lines as they apply to this site so that the Toronto Street frontage will be assessed as a side lot line, as it is for the remainder of the eastern lot line. This will ensure that the provisions of the 'C4' Zone are interpreted as they were intended with respect to the subject site.

The parking needs of residents are proposed to be met by the provision of parking at grade at a rate of 0.5 parking spaces per dwelling unit with a parking space size of 2.6 metres wide by 5.2

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metres long. The applicant is proposing to provide 34 of the required 68 parking spaces for the proposed 68 residential units. The Parking Usage Study, provided by the applicant, indicates that based on parking space usage at the existing motel and at local area apartment complexes, a parking space rate of 0.5 spaces per dwelling unit is appropriate to provide parking needs for the proposed building. The applicant has proposed to reduce the commercial parking space requirements from one (1) parking space for every 28 square metres of gross leasable area to one (1) parking space for every 150 square metres of gross leasable floor area. The proposed parking stall dimensions have been used elsewhere within the City of Kingston and a parking space ratio of 0.5 spaces per dwelling unit and one (1) parking space for every 150 square metres of gross leasable area have been applied in the Williamsville Corridor. One covered bicycle parking space will be provided per residential unit, as per the requirements of Zoning By-Law Number 8499.

The applicant is also requesting a reduction in the required rear yard for accessory structures to 0 metres from the required 8 metres. The purpose of this reduction is to permit garbage storage facilities as well as covered bicycle parking adjacent to the existing building and abutting the Toronto Street frontage. The exact location and screening of the accessory structures will be addressed through a future Site Plan Control application and appropriate buffering from adjacent land uses will be examined at that time.

The multiple lot frontages (Princess Street and Toronto Street) results in challenges with respect to defining the lot lines as side or rear lot lines and determining the appropriate provisions with respect to the lot lines. The east and west lot lines will be defined as side lot lines, the lot line abutting Princess Street is the front lot line, and the lot line abutting the properties fronting onto Durham Street will be the rear lot line.

The proposed development will comply with the existing provisions of the 'C4' Zone with respect to height and massing of additions to the existing building in phase two. The amendments to reduce the required parking and amenity space to facilitate the proposed development represent appropriate relief for infill development of this type. The proposal is consistent in terms of a suitable scale and massing with respect to the existing built fabric along Princess Street. Site access is to be provided in a clearly defined and safe manner while the functional needs of residents will be met through parking provisions and the provision of appropriate amenity area. As such, the proposed zoning relief is considered appropriate.

Site Plan Control

In accordance with By-Law Number 2010-217, Site Plan Control is required for the proposed development. At this time, an application for Site Plan Control has not been submitted.

Technical Analysis

The zoning by-law amendment application was circulated to external agencies and internal departments for review and comment. No objections to the proposed zoning by-law amendment were received through the circulation of the application.

The applicant was informed that the initial proposal, which included additions to the rear of the existing building, would not comply with the intent of the Official Plan with respect to setback and angular plane provisions from a rear lot line. As such, the application was revised to comply with those provisions and eliminate the need for an Official Plan amendment.

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Specifically, the design of the building was adjusted to remove additions from the southern portion of the existing building and increase the height of the addition on the western wing of the existing building. As well, the height of the proposed building was increased along the Princess Street frontage. Both proposed increases in height comply with the intent of the Official Plan as well as the existing provisions of the 'C4' Zone and as such are permitted.

Public Comments

A Public Meeting was held on April 17, 2014 with respect to this application. At the meeting, feedback was received from members of the public and three (3) pieces of written correspondence were received at that time (Exhibit J). Any additional correspondence received after the publishing of this report will be provided as an addendum to the Planning Committee.

The following provides a summary of the public feedback received to date and a response to indicate how the questions have been, or will be addressed as part of the approval process for this proposal:

Are any accessible units planned?

Response: The proposed development will be required to meet the Ontario Building Code with respect to accessible units.

Concern with respect to overlook regarding upper story windows along the southern property line.

Response: The revised proposal no longer includes upper storeys along the southern property line. The windows located on the second storey of the building are an existing condition. As part of the second phase of development, a Site Plan Control application will be required and at that time additional measures can be examined such as glazed windows. The existing building is a legal non-complying structure. If the existing building is demolished at any time in the future, any new building would be required to comply with the provisions of the 'C4' Zone and the required minimum rear yard of 8 metres.

Concern with respect to drainage issues on the property.

Response: As part of the second phase of development a Site Plan Control application will be required and at that time storm water management for the site would be addressed. The phase 1 work will not alter current storm water management on-site.

Will offsite parking be provided with respect to this application?

Response: Offsite parking could not be secured for this application. A parking justification has been provided that indicates a parking ratio of 0.5 parking spaces is recommended for this site. Those parking spaces are proposed to be accommodated on site.

What are the timelines between phase 1 and phase 2?

Response: The applicant indicated that it is anticipated that the timing between phase 1 and phase 2 will be 12 to 36 months. However, should approval be granted, there is no obligation to meet a prescribed timeline.

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Concerns were raised with respect to the noise level from adjacent uses on the proposed residential uses.

Response: The requirement for a noise assessment will be examined as part of the requirements for a future Site Plan Control application.

Concern that the proposed building will block existing commercial signage on Princess Street.

Response: The height and massing of the proposed building will comply with the provisions of the 'C4' Zone which requires that 75% of the building frontage be built to the front property line. A four (4) metre access lane is proposed on the property, abutting the property to the south. This will aid in providing visibility to the existing commercial signage located on the property to the south.

Concerns that elevation drawings indicate an abundance of siding used for front façade.

Response: Revised elevation drawings indicate brick and glass with small amounts of siding used for the Princess Street façade. The materials used will be regulated through the Site Plan Control process and will adhere to the requirements for façade design as set out in Section 10E of the Official Plan.

Concerns with respect to the structural integrity of the existing building to support additional storeys.

Response: The structural integrity of the existing building will be further examined through the Building Permit Process as any construction must comply with the requirements of the Ontario Building Code. The proposed building complies with the existing provisions of the 'C4' Zone with respect to height, massing and setbacks. If the existing building is demolished, any new construction will be required to comply with the provisions of the 'C4' Zone.

Has a fire evacuation plan been considered?

Response: Future Site Plan Control applications and building permits will require that the building comply with all Ontario Building Code regulations and will be reviewed by both the Building Division and Fire and Rescue for compliance.

Will bicycle parking be covered?

Response: Zoning By-Law Number 8499 requires that bicycle parking be provided at a rate of one (1) bicycle parking space per residential unit. Each space is required to be not less than 1.8 metres long and 0.6 metres wide. All bicycle parking spaces are required to be covered with a minimum overhead clearance of 2.1 metres. The applicant is proposing to provide 68 bicycle parking spaces.

Concern with respect to garbage removal, recycling and snow storage.

Response: Garbage removal, recycling and snow storage will be addressed in detail as part of a future Site Plan Control application.

Previous and Current Applications

There are no previous or current planning applications on the subject property.

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Conclusion

The proposed development represents complementary infill with respect to the surrounding neighbourhood. The proposed residential development will be constructed in such a way that it will be able to be converted to a mixed-use commercial residential building at a later date in compliance with the policies of the Official Plan. The proposed additions to the existing building will comply with the existing provisions of the 'C4' Zone with respect to height, massing and setbacks. The site specific zone will implement the recommendations of the Council endorsed Amenity Area Review Study with respect to the provision of amenity area for the site. Mitigation measures from potential negative impacts with respect to adjacent low density residential uses will be further examined through the Site Plan Control process.

In conclusion, staff recommend approval of the application for this zoning by-law amendment for the property located at 720 Princess Street. Any specific concerns that were raised by external or internal agencies with respect to the zoning by-law amendment have been addressed through the technical review process. The application conforms to and is consistent with the applicable policies in the Provincial Policy Statement and complies with the general intent of the City of Kingston Official Plan.

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, 2014

Municipal

City of Kingston Official Plan

Zoning By-Law Number 8499

Notice Provisions:

A Public Meeting was held respecting these applications on April 17, 2014. Pursuant to the requirements of the *Planning Act*, a notice of the statutory Public Meeting was provided by advertisement in the form of signs posted on the subject site 20 days in advance of the Public Meeting. In addition, notices were sent by mail to 97 property owners (according to the latest Assessment Rolls) within 120 metres of the subject property and a courtesy notice was placed in *The Kingston Whig-Standard*. 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 the writing of this report, three (3) pieces of correspondence have been received and all have been addressed within this report. Any additional correspondence received after the publishing of this report will be included as an addendum to the Planning Committee Agenda.

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Accessibility Considerations:

Not applicable

Financial Considerations:

Not applicable

Contacts:

Paige Agnew, Director, Planning, Building & Licensing Services 613-546-4291 extension 3252

Stacey Forfar, Manager, Development Approvals 613-546-4291 extension 3253

Other City of Kingston Staff Consulted:

The application was circulated to the relevant internal departments and external agencies for review and comment. The responses to the technical circulation have been addressed in the technical review and included within this comprehensive report.

Exhibits Attached:

- Exhibit A Draft By-Law and Schedule A to Amend Zoning By-Law Number 8499
- Exhibit B Key Map
- Exhibit C Aerial Photograph
- Exhibit D Existing Official Plan Designation
- Exhibit E Schedule PS-1 Williamsville Main Street Special Policy Area
- Exhibit F Existing Zoning
- Exhibit G Conceptual Site Plan and Floor Plans
- Exhibit H Elevation Plans
- Exhibit I Updated Planning Justification
- Exhibit J Public Correspondence

By-Law Number 2016-XX

A By-Law to Amend By-Law Number 8499, “Restricted Area (Zoning) By-Law of the Corporation of the City of Kingston” (Zone Change from C4-H to C4.486, 720 Princess Street)

Passed: [Meeting date], 2016

Whereas by Order of the Minister of Municipal Affairs and Housing, The Corporation of the Township of Kingston, The Corporation of the Township of Pittsburgh and The Corporation of the City of Kingston were amalgamated on January 1, 1998 to form The Corporation of the City of Kingston as the successor municipal Corporation and pursuant to the Minister’s Order, any by-laws of the former municipality passed under the *Planning Act* continue as the by-laws covering the area of the former municipality now forming part of the new City;

And Whereas the Council of The Corporation of the City of Kingston deems it advisable to amend By-Law Number 8499, as amended, of the former City of Kingston;

Therefore be it resolved that the Council of the Corporation of the City of Kingston hereby enacts as follows:

- 1. By-Law Number 8499 of The Corporation of the City of Kingston, entitled “Restricted Area (Zoning) By-Law of The Corporation of the City of Kingston”, as amended, is hereby further amended as follows:
 - 1.1. Map 19 of Schedule “A”, as amended, is hereby further amended by changing the zone symbol of the subject site from C4-H to C4.486, as shown on Schedule “A” attached to and forming part of By-Law Number 2016-____.
 - 1.2. By **Adding** the following section 486 in Part VIII – Exceptions To Various Zone Classifications as follows:

“(486) C4.486 (720 Princess Street)

Notwithstanding the provisions of Section 4, Section 5 and Section 23C hereof to the contrary, the lands designated ‘C4.486’ on Schedule ‘A’ hereto, the following regulations shall apply:

- (a) Definitions:
 - (i) “Amenity Area” means an outdoor area exterior to the residential building, or interior area common to all residential units within a residential building, which is designed and

intended primarily for the leisure and recreation of the occupants of the building.

- (b) Lot Lines:
 - (i) Side Lot Lines:

The western and eastern lot lines shall be deemed side lot lines.
 - (ii) Rear Lot Line

The southern lot lines that abut the properties fronting on Durham Street shall be deemed rear lot lines.
- (c) Ground Floor Height (minimum): 4.5 metres.

A 32 square metre expansion at the northwest frontage of the property along Princess Street shall be permitted to have the same floor to ceiling height as the existing building.
- (d) Accessory Structures:
 - (i) Minimum Rear Yard: 0 metres;
- (e) Parking:
 - (i) Required Parking Spaces
 - (a) Residential
0.5 parking spaces per dwelling unit;
 - (b) Commercial
1 parking space for every 150 square metres of gross leasable area;
 - (ii) The minimum size of a parking space shall be 2.6 metres wide by 5.2 metres long;
 - (iii) Parking and loading is permitted in the yard abutting Toronto Street.
- (f) Amenity Area:
 - (i) Amenity areas shall be provided at a rate of 10 square metres per dwelling unit;

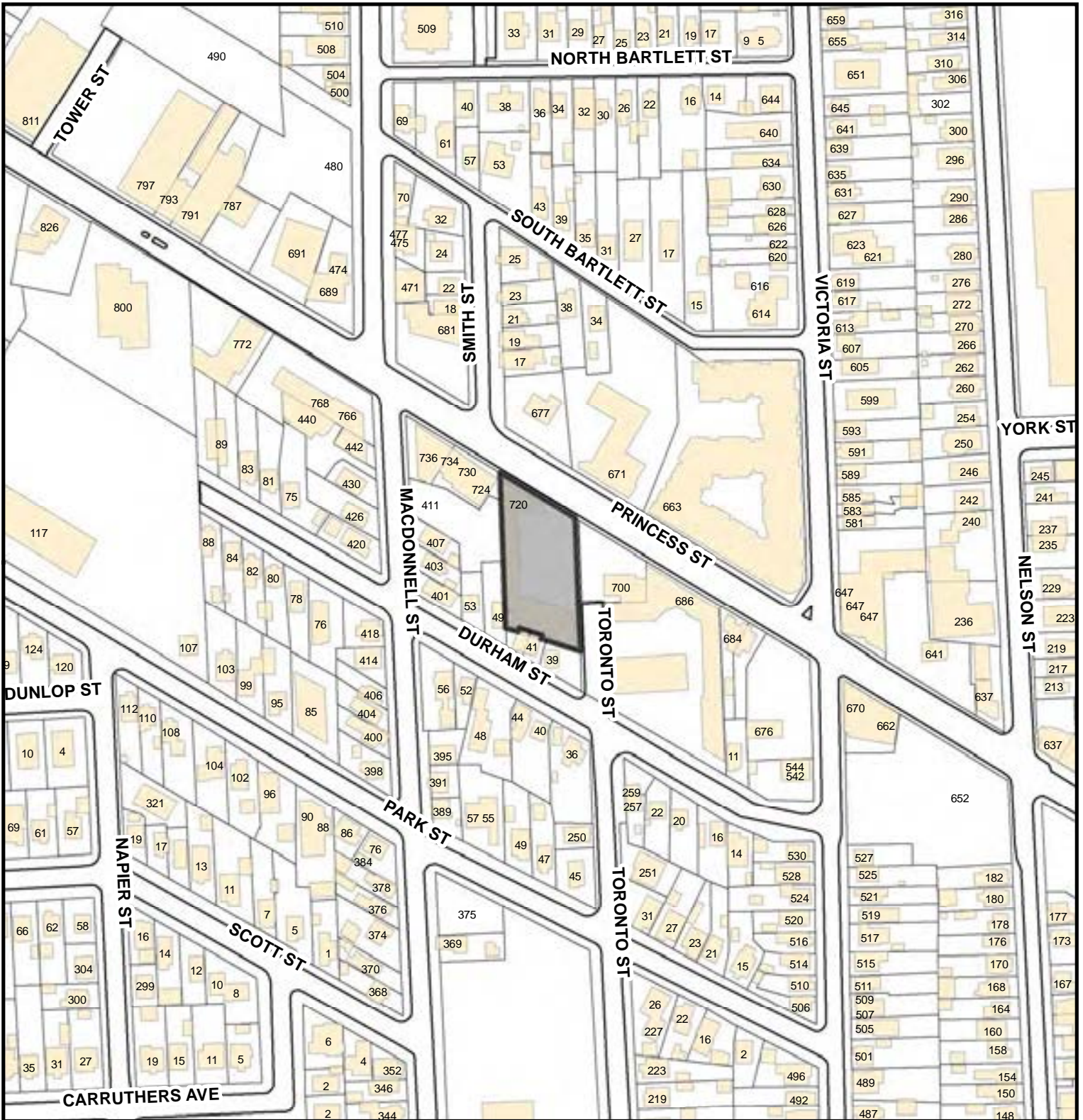
- (ii) Amenity areas, or any part thereof, shall be designed and located so that the length does not exceed four (4) times the width;
- (iii) Amenity areas, if provided as communal space, must be aggregated into one area or grouped into areas of not less than 54 square metres;
- (iv) No play space shall be required."

2. This By-Law shall come into force and take effect on the day it is passed subject to and in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P. 13 as amended from time to time.

Given all Three Readings and Passed: [Meeting date], 2016

John Bolognone
City Clerk

Bryan Paterson
Mayor



Planning, Building
& Licensing Services
a department of
Community
Services

**SCHEDULE 'A'
TO BY-LAW NUMBER**

Applicant: 1880551 Ontario Ltd.
File Number: D14-063-2014
Address: 720 Princess Street
Legal Description: PLAN A7 PT LOTS 3,11
B285 RP;13R13665 PARTS 1 & 2

LEGEND

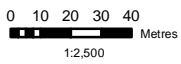
Reference By-Law 8499, Map 19

 Rezoned from C4-H to C4.486

Certificate of Authentication

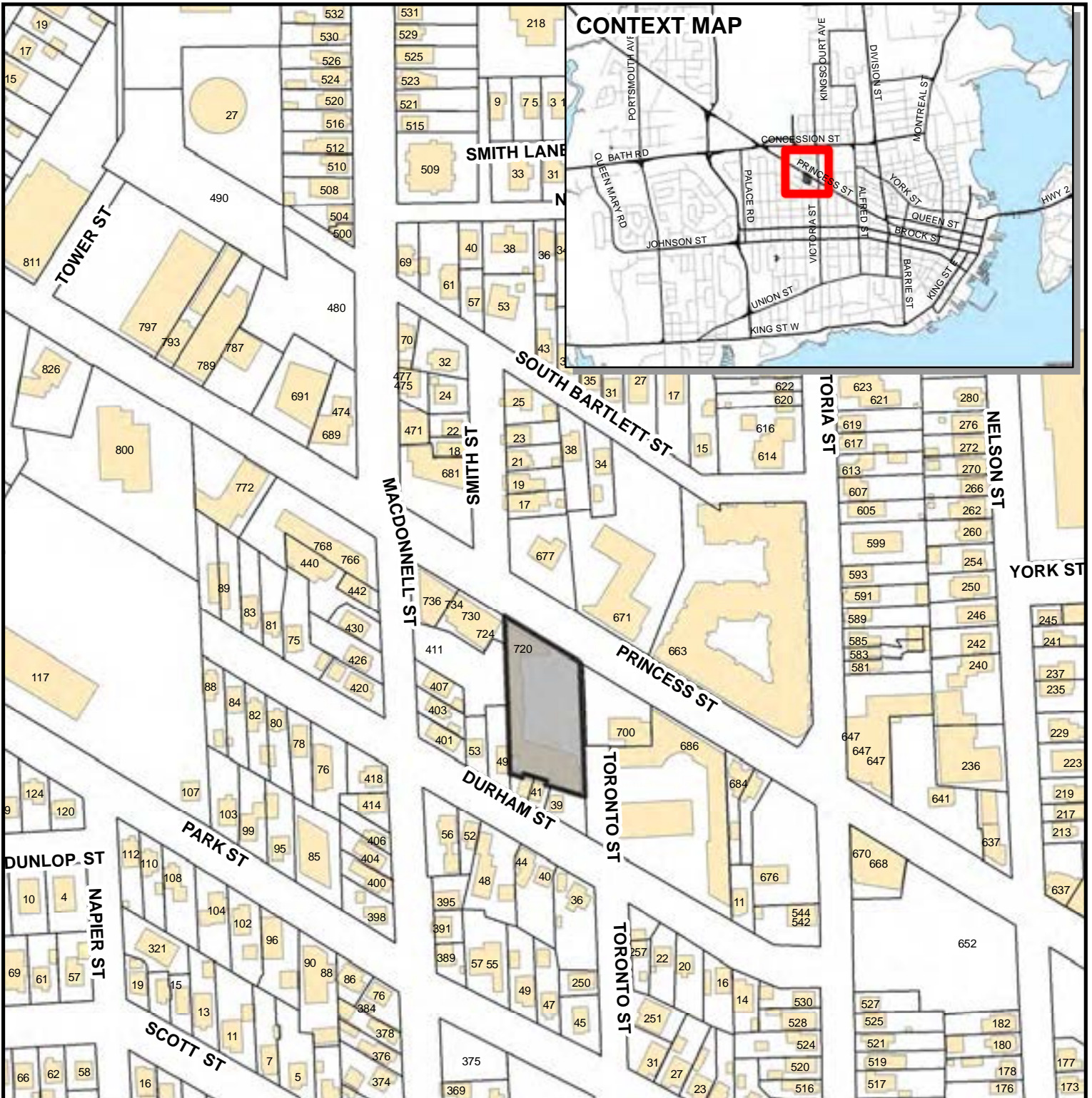
This is Schedule 'A' to By-Law Number _____,
passed this _____ day of _____ 2016.

PREPARED BY: J.Partridge
DATE: 12/23/2015



Mayor

Clerk



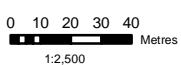
CONTEXT MAP





Planning, Building & Licensing Services
a department of
Community Services

PLANNING COMMITTEE
KEY MAP

Applicant: 1880551 Ontario Ltd.
File Number: D14-063-2014
Address: 720 Princess Street
Legal Description: PLAN A7 PT LOTS 3,11
B285 RP;13R13665 PARTS 1 & 2



LEGEND

-  Subject Property
-  Property Boundaries

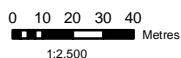




Planning, Building & Licensing Services
 a department of
 Community Services

PLANNING COMMITTEE
NEIGHBOURHOOD CONTEXT (2015)

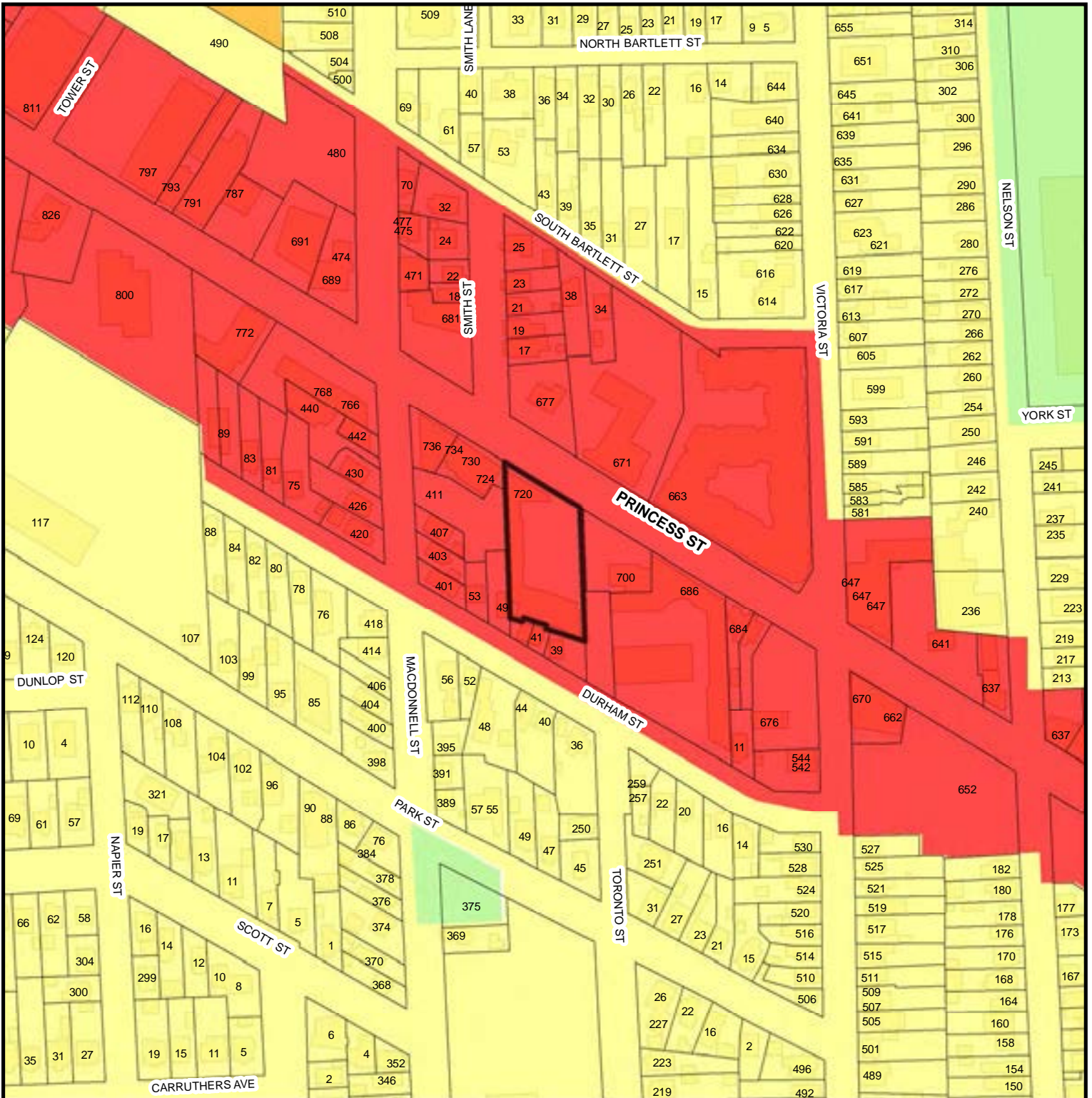
Applicant: 1880551 Ontario Ltd.
 File Number: D14-063-2014
 Address: 720 Princess Street
 Legal Description: PLAN A7 PT LOTS 3,11
 B285 RP;13R13665 PARTS 1 & 2



LEGEND

- Subject Property
- Property Boundaries

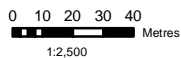




Planning, Building & Licensing Services
a department of
Community Services

PLANNING COMMITTEE
OFFICIAL PLAN, Existing Land Use

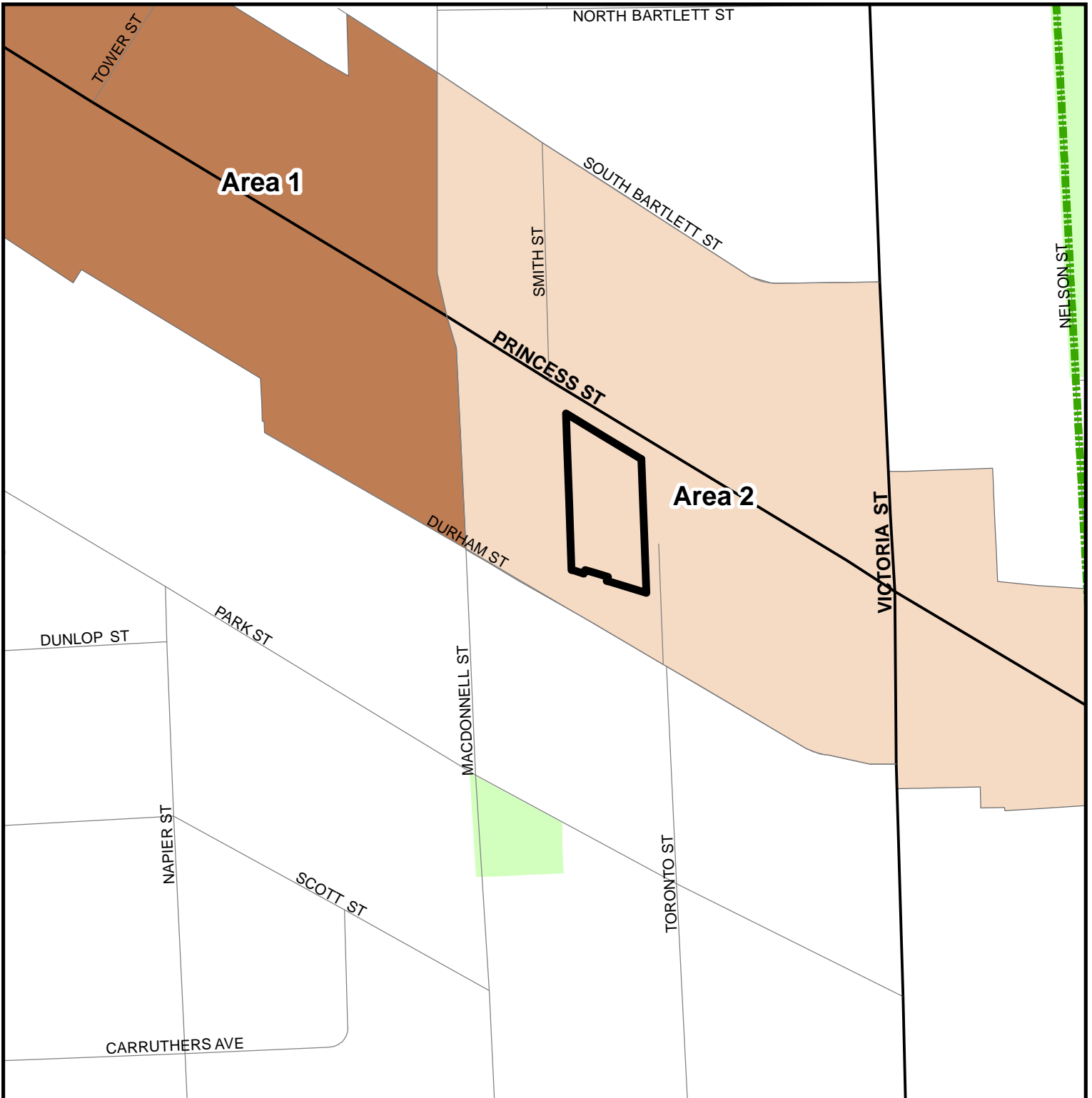
Applicant: 1880551 Ontario Ltd.
File Number: D14-063-2014
Address: 720 Princess Street
Legal Description: PLAN A7 PT LOTS 3,11
B285 RP;13R13665 PARTS 1 & 2



LEGEND

- Subject Property
- Residential
- Main Street Commercial
- Arterial Commercial
- Open Space

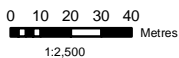




Planning, Building & Licensing Services
 a department of
 Community Services

PLANNING COMMITTEE
Official Plan for the City of Kingston
Schedule PS-1

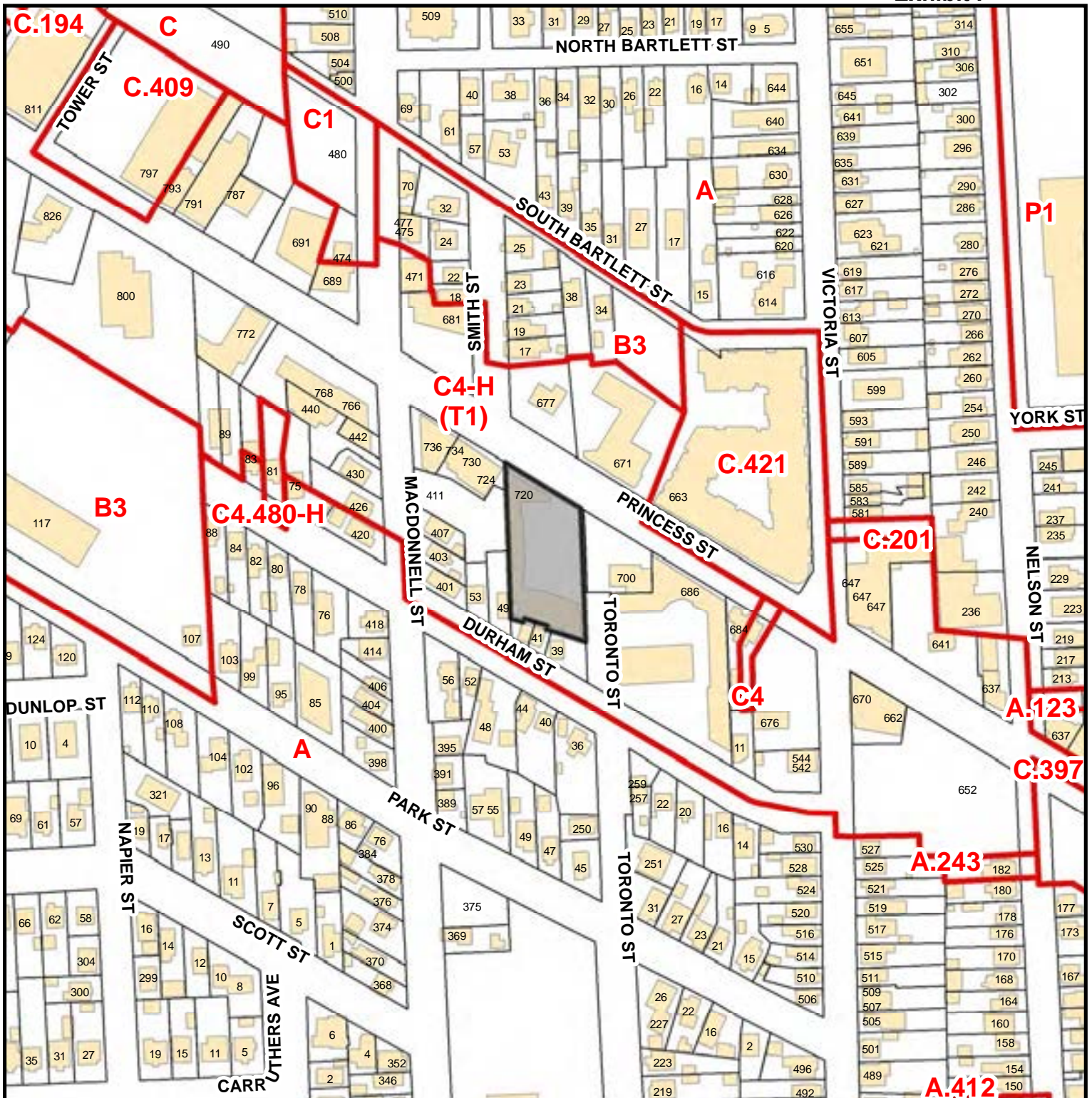
Applicant: 1880551 Ontario Ltd.
 File Number: D14-063-2014
 Address: 720 Princess Street
 Legal Description: PLAN A7 PT LOTS 3,11
 B285 RP;13R13665 PARTS 1 & 2



LEGEND

- SECONDARY PRIORITY
- 1 - CITY DESTINATION
- 2 - COMMUNITY DESTINATION
- OPEN SPACE

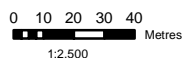







Planning, Building & Licensing Services
a department of Community Services

PLANNING COMMITTEE
ZONING BY-LAW 8499, Map 19

Applicant: 1880551 Ontario Ltd.
File Number: D14-063-2014
Address: 720 Princess Street
Legal Description: PLAN A7 PT LOTS 3,11
B285 RP;13R13665 PARTS 1 & 2

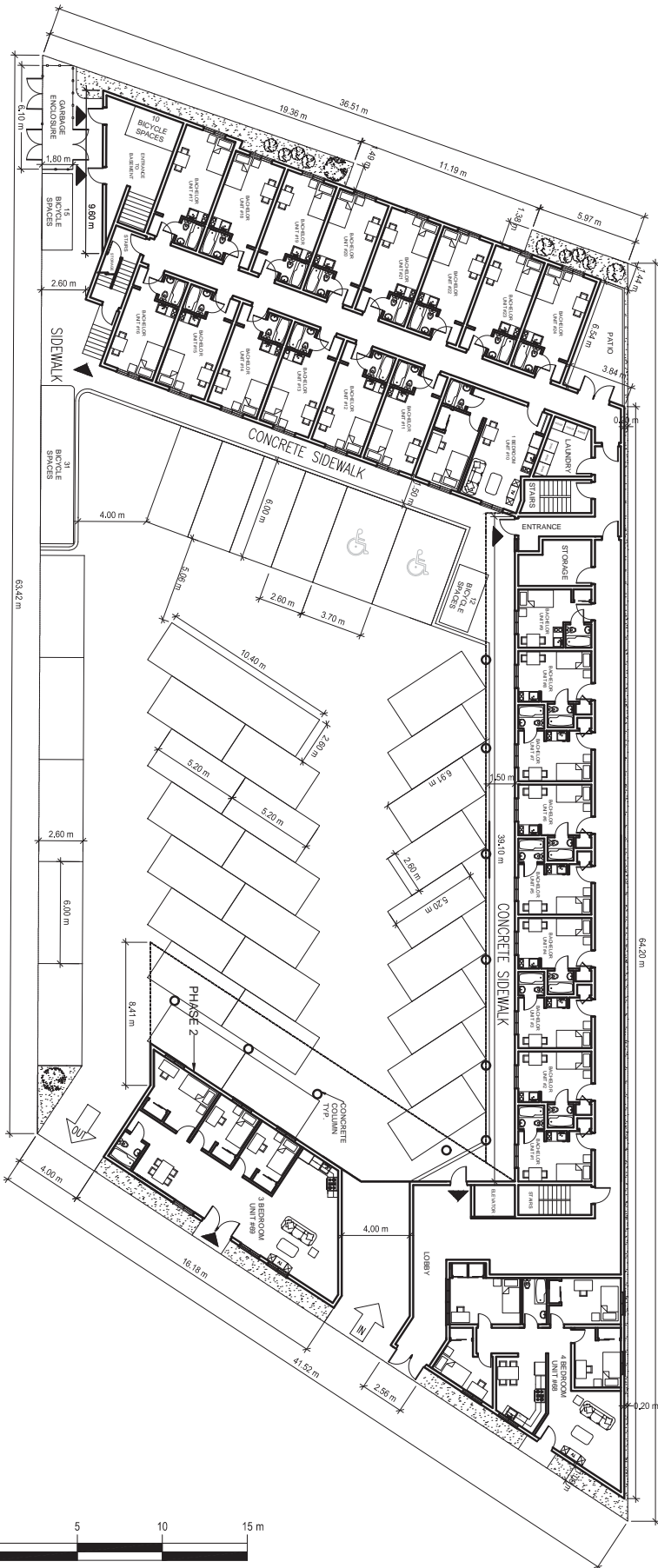


LEGEND

-  Subject Property
-  Consolidated Zoning
-  Property Boundaries



| PHASE 2 - SITE DATA | |
|--|--|
| ADDRESS: | 770 PRINCESS STREET KINGSTON, ONTARIO |
| PROPOSED GROUP C (APARTMENTS) PROPOSED 68 UNITS | |
| LOT AREA: | 2862.4m ² |
| BUILDING FOOTPRINT: | 1037.4 |
| LANDSCAPED OPEN SPACE: | 74.7 |
| PAVED SURFACE: | 1250.3 |
| OTHER: | |
| GROUPS FLOOR AREA: | 5190.8 |
| GROUPS FLOOR (TOTAL): | 5190.8 |
| PARKING (RATIO): | 34 SPACES (0.50) |



1 SITE PLAN / FIRST FLOOR PLAN (PHASE 2)
A1 SCALE: 1:250

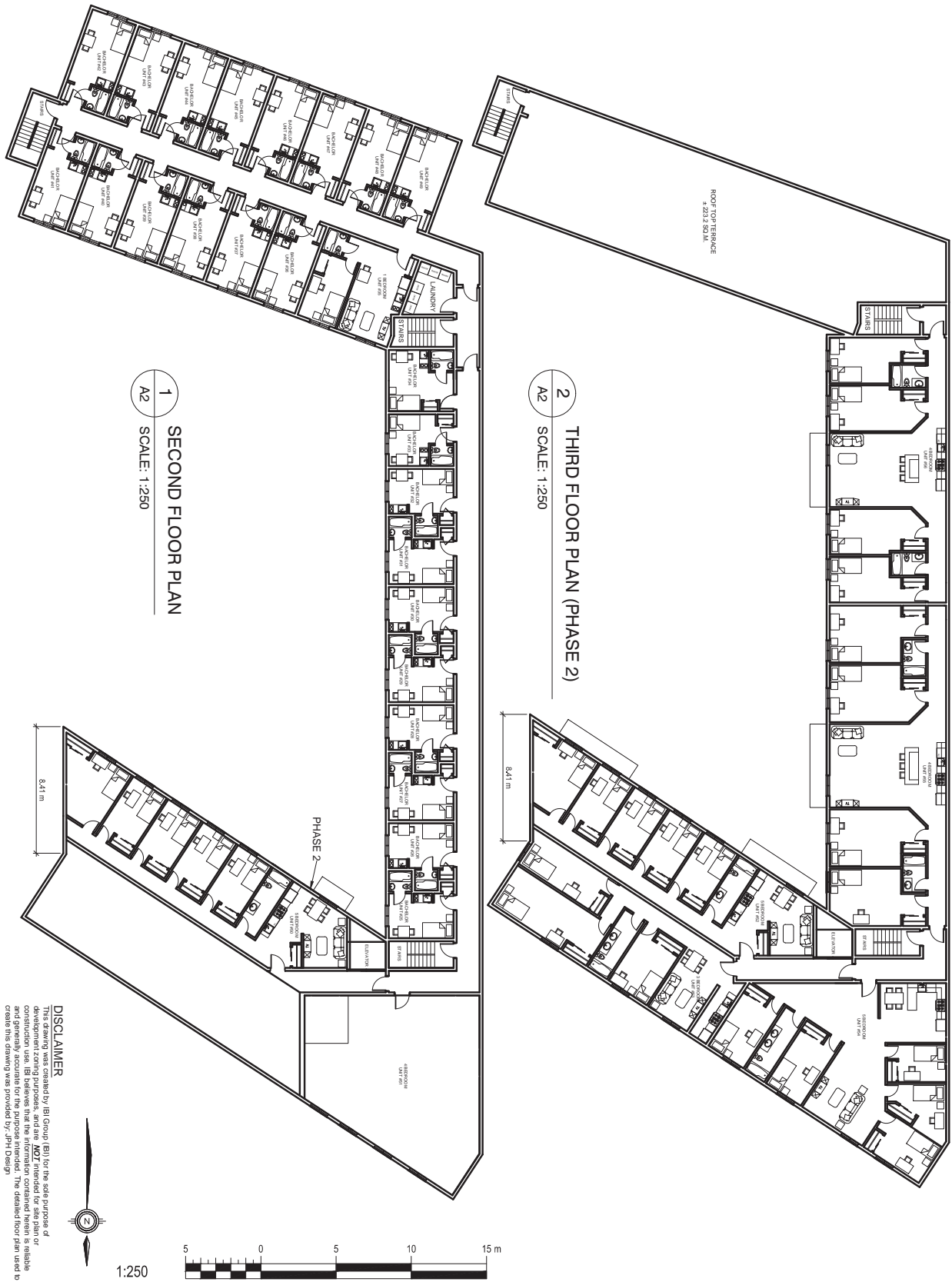
DISCLAIMER
This drawing was created by IBI Group (IBI) for the sole purpose of development zoning purposes, and are NOT intended for site plan or construction use. IBI believes that the information contained therein is reliable and generally accurate for the purposes intended. The detailed floor plan used to create this drawing was provided by JPH Design

A1 - SITE PLAN / FIRST FLOOR PLAN (PHASE 2)

DWELLING UNITS
720 PRINCESS ST. KINGSTON, ON
Drawn By: EM/NA
Date: FEB 2014

IBI GROUP
650 Dalton Avenue
Kingston, Ontario
Canada K7M 8N7
Tel: (613) 551-4440
Fax: (613) 551-7789

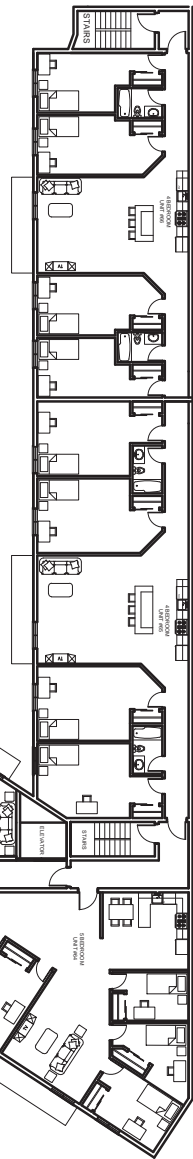
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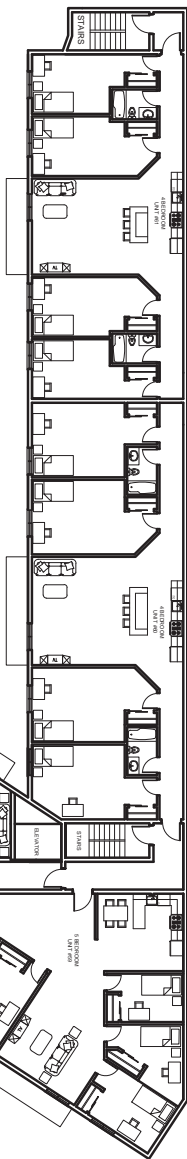
A2 - SECOND & THIRD FLOOR PLAN

DWELLING UNITS
720 PRINCESS ST. KINGSTON, ON
Drawn By: EM/NA
Date: FEB 2014
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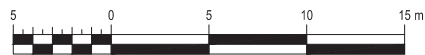
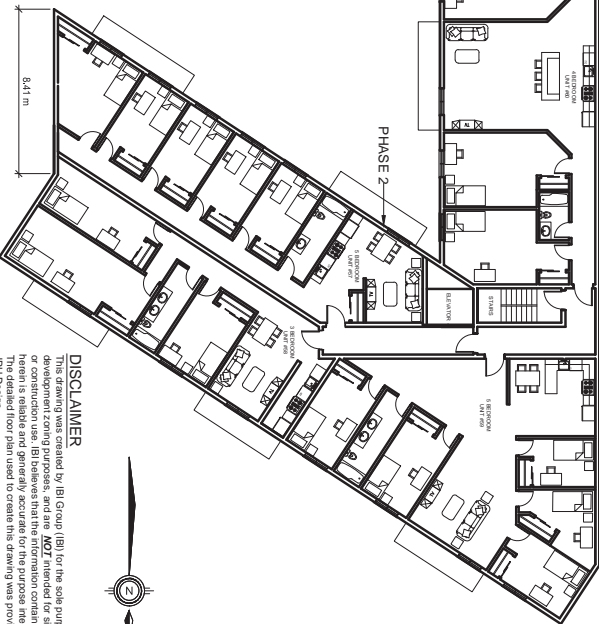
IBI GROUP
650 Dalton Avenue
Kingston, Ontario
Canada K7M 6N7
Tel: (613) 551-4440
Fax: (613) 551-7789



2 FIFTH FLOOR PLAN (PHASE 2)
A3 SCALE: 1:250



1 FOURTH FLOOR PLAN (PHASE 2)
A3 SCALE: 1:250



DISCLAIMER
This drawing was created by IBI Group (IBI) for the sole purpose of development zoning purposes, and are NOT intended for site plan or construction use. IBI does not warrant the information contained herein, and shall not be held liable for any errors or omissions. The detailed floor plan used to create this drawing was provided by JPH Design.

A3 - FOURTH FLOOR & ROOF PLAN (PHASE 2)

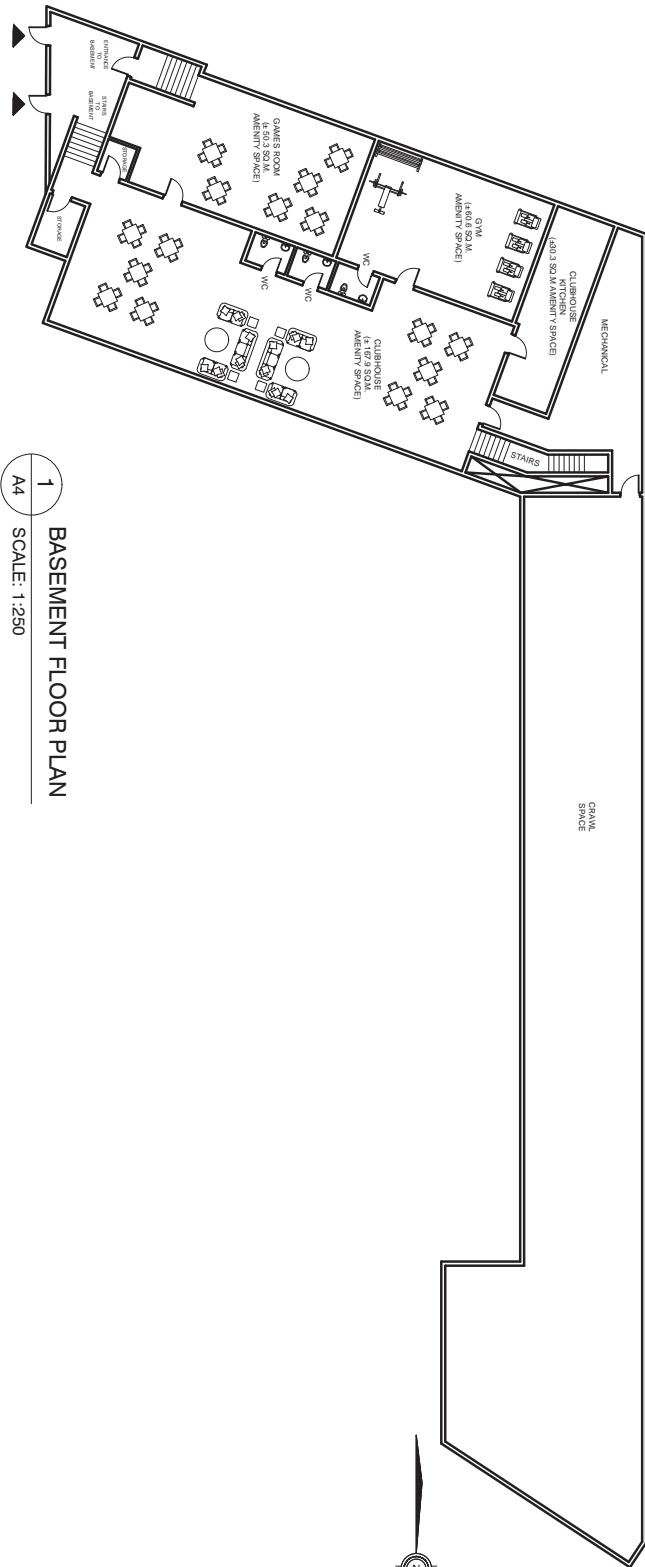
DWELLING UNITS
720 PRINCESS ST. KINGSTON, ON

Drawn By: EM/NA

Date: FEB 2014

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IBI GROUP
650 Dalton Avenue
Kingston, Ontario
Canada K7M 6N7
Tel: (613) 551-4440
Fax: (613) 551-7789



1 BASEMENT FLOOR PLAN
A4 SCALE: 1:250

AMENITY SPACE:

**PHASE 1
REQUIRED:**
51 - BACHELOR UNITS: 714 SQ.M.
1 - 1 BEDROOM UNIT: 18.5 SQ.M.
TOTAL REQUIRED: 732.5 SQ.M

PROPOSED:
ROOF TOP TERRACE: ± 298.6 SQ.M.
CLUBHOUSE: ± 167.9 SQ.M.
GAMES ROOM: ± 50.3 SQ.M.
GYM: ± 60.6 SQ.M.
CLUBHOUSE KITCHEN: ± 30.3 SQ.M.
(1) PATIO: ± 16.5 SQ.M.
LANDSCAPED OPEN SPACE: ± 87.8 SQ.M.
TOTAL PROPOSED: ± 710.0 SQ.M.

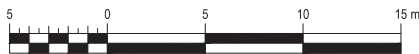
AMENITY SPACE + PLAY SPACE:

**PHASE 2
REQUIRED:**
(47) BACHELOR UNITS = 658 SQ.M.
(2) 1 BEDROOM UNIT = 37.0 SQ.M.
(4) 3 BEDROOM UNITS = 289.2 SQ.M.
(8) 4 BEDROOM UNITS = 728.4 SQ.M.
(7) 5 BEDROOM UNITS = 877.1 SQ.M.
TOTAL REQUIRED = 2,579.7 SQ.M.

PROPOSED:
CLUBHOUSE: ± 167.9 SQ.M.
GAMES ROOM: ± 50.3 SQ.M.
GYM: ± 60.6 SQ.M.
CLUBHOUSE KITCHEN: ± 30.3 SQ.M.
ROOF TOP TERRACE: ± 298.6 SQ.M.
(1) PATIO: ± 16.5 SQ.M.
(19) BALCONY: ± 104.3 SQ.M.
TOTAL PROPOSED: ± 726.7 SQ.M.

DISCLAIMER
This drawing is prepared by IBI Group (IBI) for the sole purpose of development zoning purpose, and not intended for site plan or construction use. IBI believes that the information contained herein is reliable and generally accurate for the purpose intended. The detailed floor plan used to create this drawing was provided by JPH Design

1:250



A5 - BASEMENT FLOOR PLAN

DWELLING UNITS
720 PRINCESS ST. KINGSTON, ON

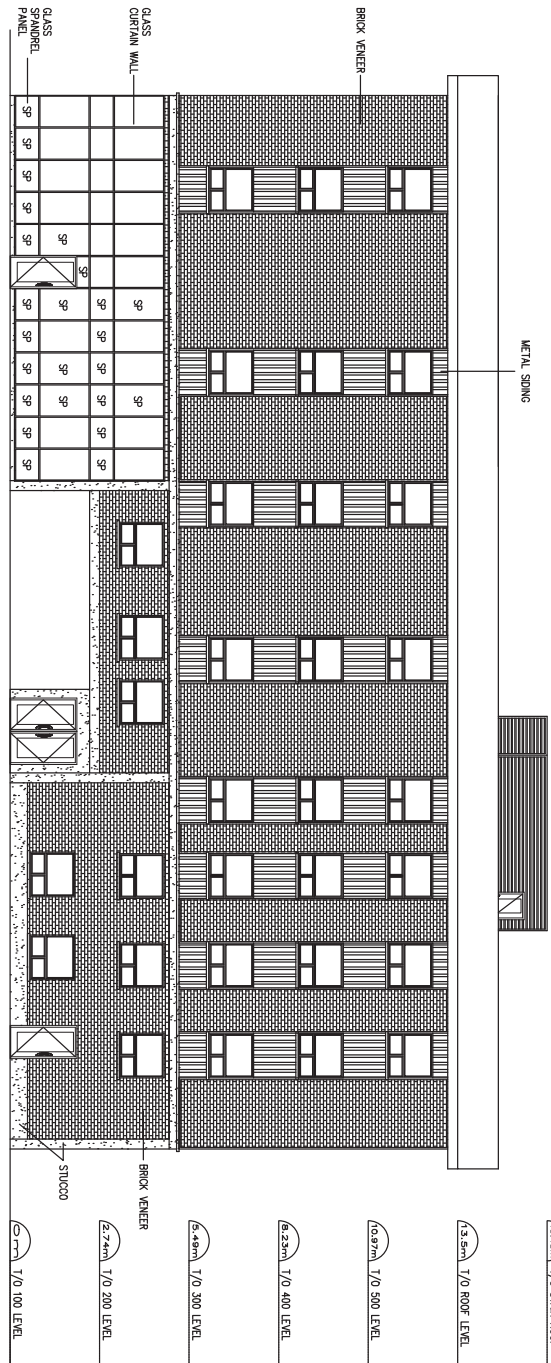
Drawn By: EM/NA

Date: FEB 2014

File: J:\36031_DavidKay\5.9 Drawings\59c\IBI Drawings\720_FLOOR PLANS_metic_2015.10.16.dwg



| | |
|-------------------------------|----------------------|
| PHASE 2 - SITE DATA | |
| ADDRESS: | 720 PRINCESS STREET |
| PROPOSED GROUP C (APARTMENTS) | KINGSTON, ONTARIO |
| PROPOSED 68 UNITS | |
| LOT AREA: | 2892.4m ² |
| BUILDING FOOTPRINT: | 1097.4m ² |
| LANDSCAPED OPEN SPACE: | 174.0m ² |
| PAVED SPACE: | 1230.0m ² |
| OTHER: | |
| GROSS FLOOR AREA: | 5990.8m ² |
| AMENITY SPACE (TOTAL): | 726.0m ² |
| PARKING: | 34 SPACES (0.50) |



1 - ELEVATION
A1 SCALE: 1:150



1:250



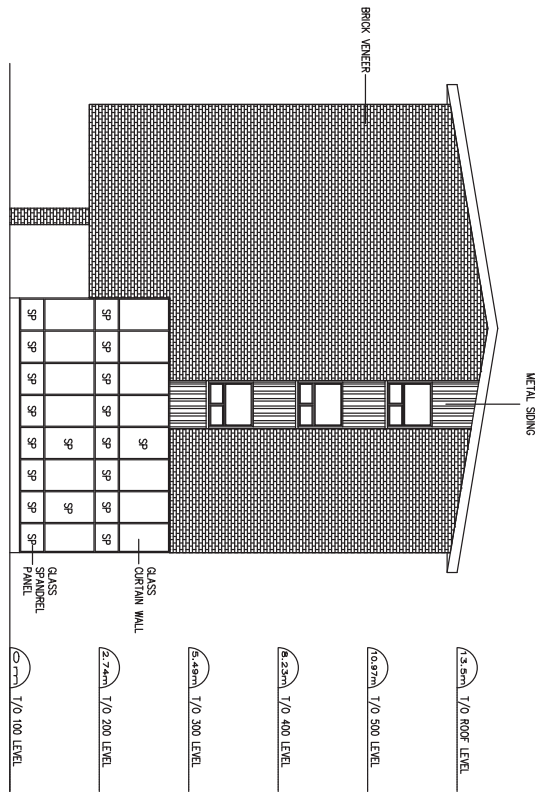
A5 - SOUTH ELEVATION

DWELLING UNITS
720 PRINCESS ST. KINGSTON, ON

Drawn By: AG
Date: OCTOBER 2015

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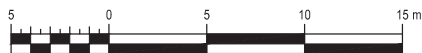
| PHASE 2 - SITE DATA | |
|-------------------------------|----------------------|
| ADDRESS: | 720 PRINCESS STREET |
| PROPOSED GROUP C (APARTMENTS) | KINGSTON, ONTARIO |
| PROPOSED 88 UNITS | |
| LOT AREA: | 2382.4m ² |
| BUILDING FOOTPRINT: | 1037.4m ² |
| LANDSCAPED OPEN SPACE: | 74.7m ² |
| PAVED SURFACE: | 1250.3m ² |
| OTHER: | |
| GROSS FLOOR AREA: | 5190.9m ² |
| AMENITY SPACE (TOTAL): | 726.7m ² |
| PARKING: | 34 SPACES (0.50) |



1 - ELEVATION
A1 SCALE: 1:150



1:250



A6 - WEST ELEVATION 1

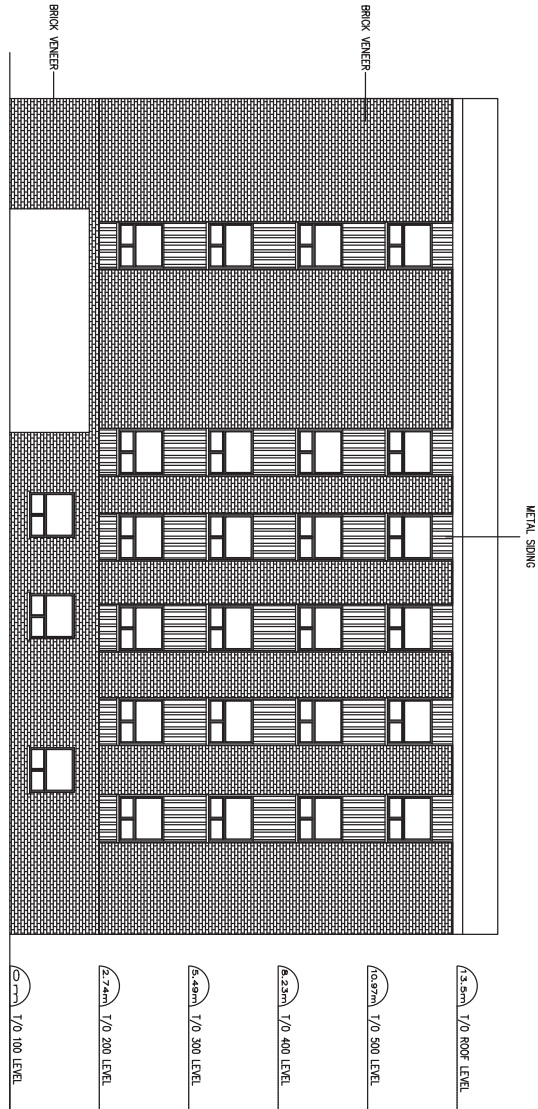
DWELLING UNITS
720 PRINCESS ST. KINGSTON, ON

Drawn By: AG

Date: OCTOBER 2015

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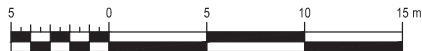
| PHASE 2 - SITE DATA | |
|-------------------------------|----------------------|
| ADDRESS: | 720 PRINCESS STREET |
| PROPOSED GROUP C (APARTMENTS) | KINGSTON, ONTARIO |
| PROPOSED UNITS | |
| LOT AREA: | 2362.4m ² |
| BUILDING FOOTPRINT: | 1037.4m ² |
| LANDSCAPED OPEN SPACE: | 714.7m ² |
| PAVED SURFACE: | 620.3m ² |
| OTHER: | |
| GROSS FLOOR AREA: | 5900.8m ² |
| AGENCY SPACE (TOTAL): | 178.7m ² |
| PARKING: | 34 SPACES (0.50) |



1 - ELEVATION
A1 SCALE: 1:150



1:250



A7 - NORTH ELEVATION

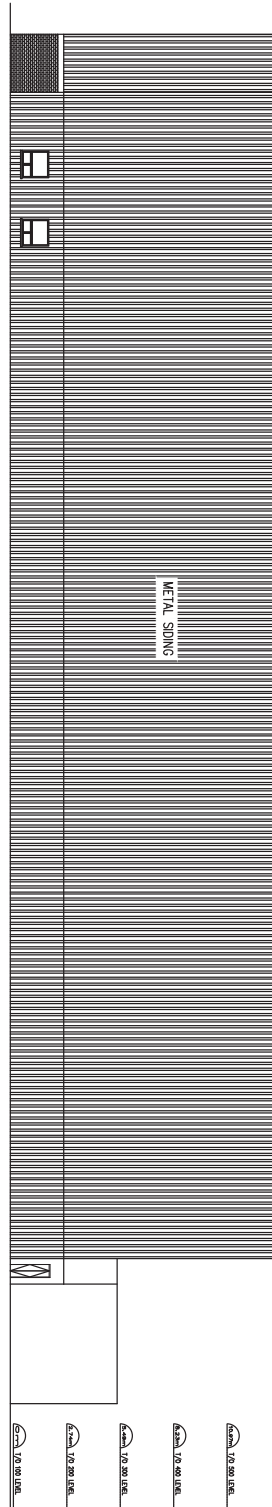
DWELLING UNITS
720 PRINCESS ST. KINGSTON, ON

Drawn By: AG

Date: OCTOBER 2015

File: B:\Dropbox\DAVE KAY\720_FLOOR PLANS_ELEVATION OPTIONS 5 floors_metric_2015.06.20.dwg

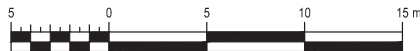
| PHASE 2 - SITE DATA | |
|-----------------------------|--|
| ADDRESS: | 720 PRINCESS STREET KINGSTON, ONTARIO |
| PROPOSED GROUP (APARTMENTS) | PROPOSED 68 UNITS |
| LOT AREA: | 2862.4m ² |
| BUILDING FOOTPRINT: | 8037.4m ² |
| LANDSCAPED OPEN SPACE: | 74.7m ² |
| PAVED SURFACE: | 1250.3m ² |
| OTHER: | |
| GROSS FLOOR AREA: | 1500.8m ² |
| AMENITY SPACE (TOTAL): | 706.7m ² |
| PARKING: | 34 SPACES (0.50) |



1
A1 - ELEVATION
SCALE: 1:200



1:250



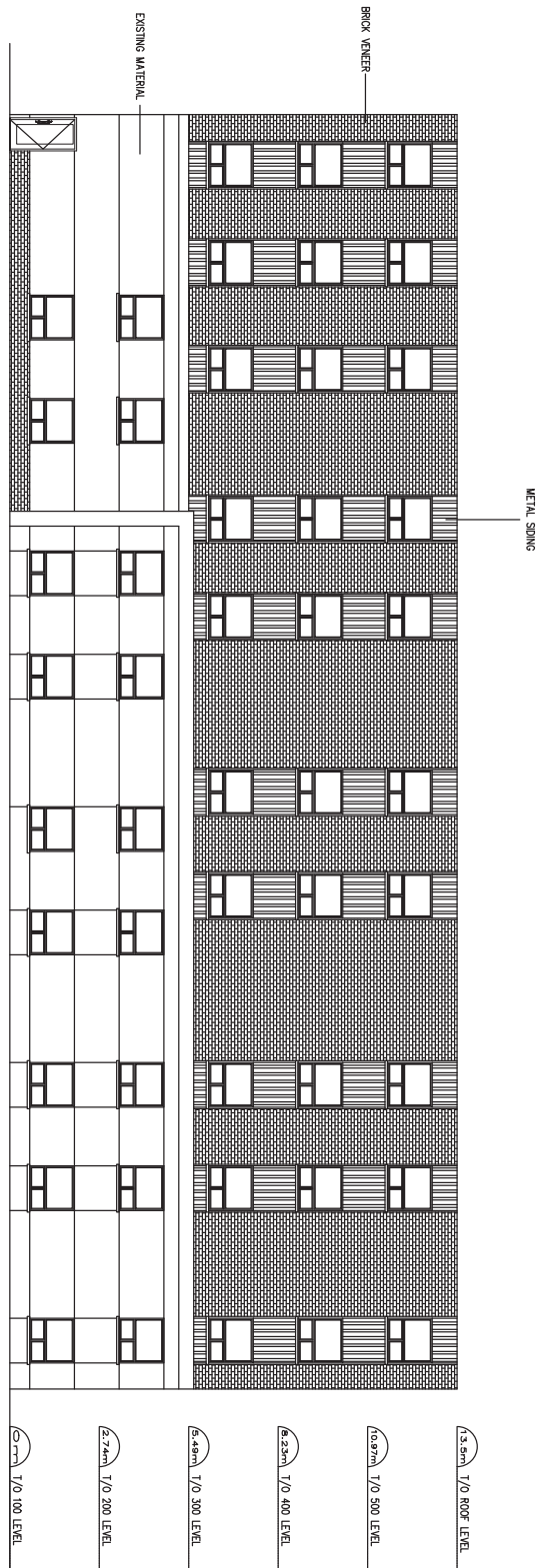
A8 - WEST ELEVATION 2

DWELLING UNITS
720 PRINCESS ST. KINGSTON, ON

Drawn By: AG
Date: OCTOBER 2015

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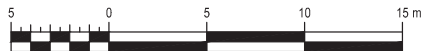
| PHASE 2 - SITE DATA | |
|-------------------------------|----------------------|
| ADDRESS: | 720 PRINCESS STREET |
| PROPOSED GROUP C (APARTMENTS) | KINGSTON, ONTARIO |
| LOT AREA: | 2382.4m ² |
| BUILDING FOOTPRINT: | 1037.4m ² |
| LANDSCAPED OPEN SPACE: | 74.7m ² |
| PAVED SURFACE: | 1250.3m ² |
| OTHER: | |
| GROSS FLOOR AREA: | 5900.8m ² |
| AMENITY SPACE (TOTAL): | 726.7m ² |
| PARKING: | 34 SPACES (0.50) |



1 - ELEVATION
A1 SCALE: 1:150



1:250



A9 - EAST ELEVATION

DWELLING UNITS
720 PRINCESS ST. KINGSTON, ON

Drawn By: AG
Date: OCTOBER 2015

F:\j\B:\Dropbox\DAVE KAY\720_FLOOR PLANS_ELEVATION OPTIONS 5 floors_metric_2015.06.20.dwg



IBI GROUP
650 Dalton Avenue
Kingston ON K7M 8N7 Canada
tel 613 531 4440 fax 613 531 7789
ibigroup.com

October 16, 2015

Mr. Tony Gkotsis
Intermediate Planner
Planning and Development Division
Community Services
City of Kingston
1211 John Counter Blvd.
Kingston, ON K7K 6C7

Dear Mr. Gkotsis:

**720 PRINCESS STREET - ADDENDUM TO MARCH 2014 PLANNING REPORT
OFFICIAL REQUEST FOR AMENDMENTS TO APPLICATION FOR ZONING BY-LAW
AMENDMENT
IBI GROUP PROJECT NO. 36031
CITY FILE NO. D14-071-2014**

Further to our recent meeting of September 16, 2015, this letter and supporting enclosures comprise a request for amendments to the subject application as well as the requested addendum to the March 2014 Planning Report in support of the subject zoning by-law amendment application.

Please find enclosed the following in support of our amendment request and response to comments:

1. Five (5) copies of this addendum letter;
2. Ten (10) full size copies of the updated conceptual site plans;
3. Ten (10) full size copies of the updated conceptual floor plans;
4. Five (5) full size copies of the Vehicle Turning Plan;
5. One (1) set of reduced plans;
6. One (1) CD containing electronic copies of all revised plans and reports in pdf format.

Note that updated elevations plans are forthcoming and will be submitted separately.

OVERVIEW OF REVISED PROPOSAL

Our March 12, 2015 submission in support of this application for zoning by-law amendment made a number of requests for amendment to the original and previously-amended application for a mixed-use redevelopment/intensification project on this site. As described in previous submissions, the proposal consists of two phases, with Phase 1 being the conversion of an existing motel to short- and long-term stay residential and up to one ground floor commercial unit. Phase 2 consists of a four-story addition along the Princess Street frontage and a two-story addition on top of the existing 2-story west and south wings of the building. The proposal includes a request for up to 68 dwelling units or 66 dwelling units with 2 ground floor commercial units on Princess Street (or a combination thereof). This submission proposes a number of changes to the existing application, as amended. Changes of particular note include:

Phase 1:

- 1. Reconfiguration of parking lot to allow for a loading space (maintaining minimum of 0.50 spaces per dwelling unit), as supported by the enclosed Vehicle Turning Plan;
- 2. Addition of roof-top terrace on northern half of south wing roof to provide increased amenity space for users.

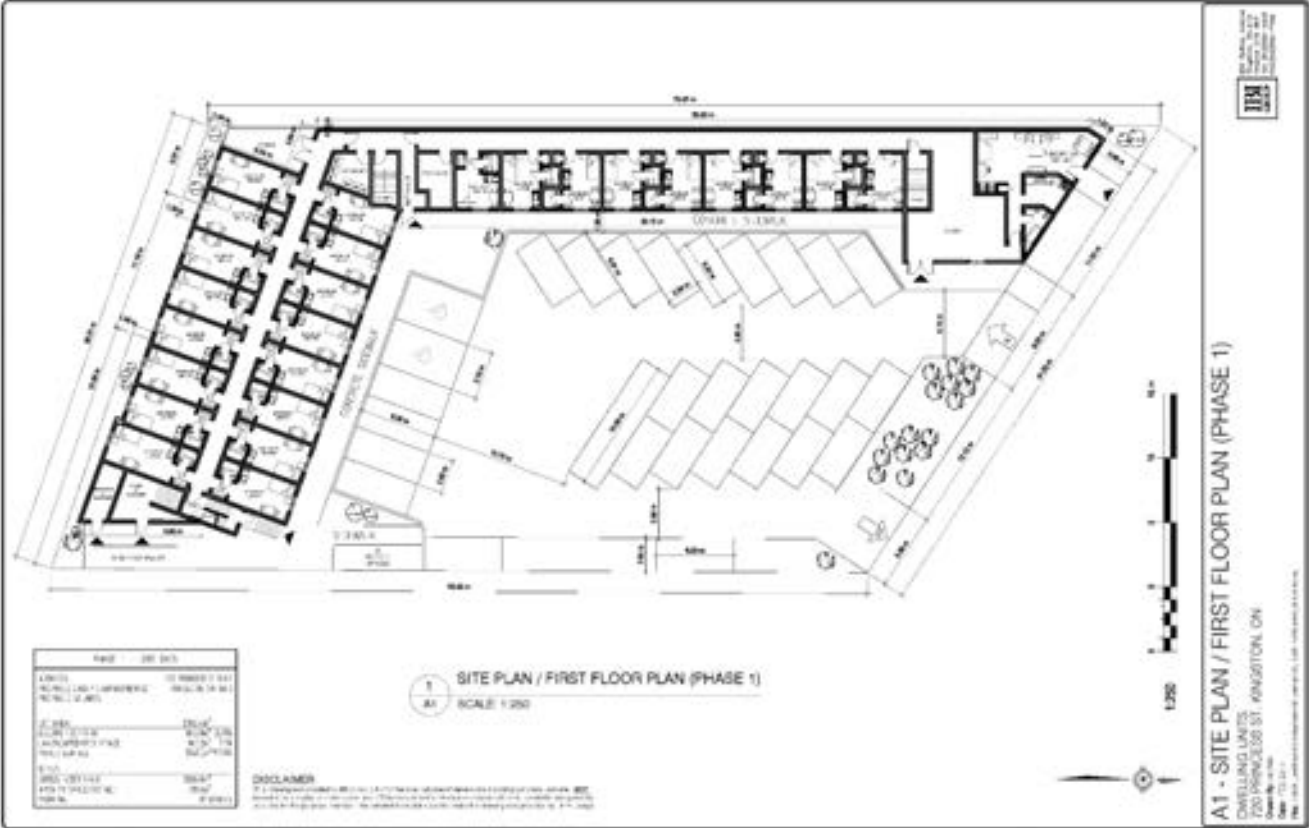


Figure 1: Phase 1 Conceptual Site Plan

Phase 2:

- 1. Deletion of proposed 2-storey addition to existing south wing;
- 2. Relocation of roof-top terrace from top of fourth floor on west wing to northern half of south wing roof;
- 3. Addition of a 5th floor on top of proposed fourth floors on west and north wings, increasing maximum streetwall height to 13.5 meters and maximum building height to approximately 15 metres;
- 4. Reconfiguration of parking lot to allow for a loading space (maintaining minimum of 0.50 spaces per dwelling unit), as supported by the enclosed Vehicle Turning Plan;
- 5. Change of front façade to provide a minimum of 80% occupation of the frontage at the ground floor along Princess Street;

- 6. Provision of a ground floor unit fronting Princess Street in the Phase 2 portion of the building with a minimum floor-to-floor height of 4.5 m; and
- 7. Reduction in total number of residential units to a maximum of 68, or 66 with 2 commercial units, or a combination thereof.

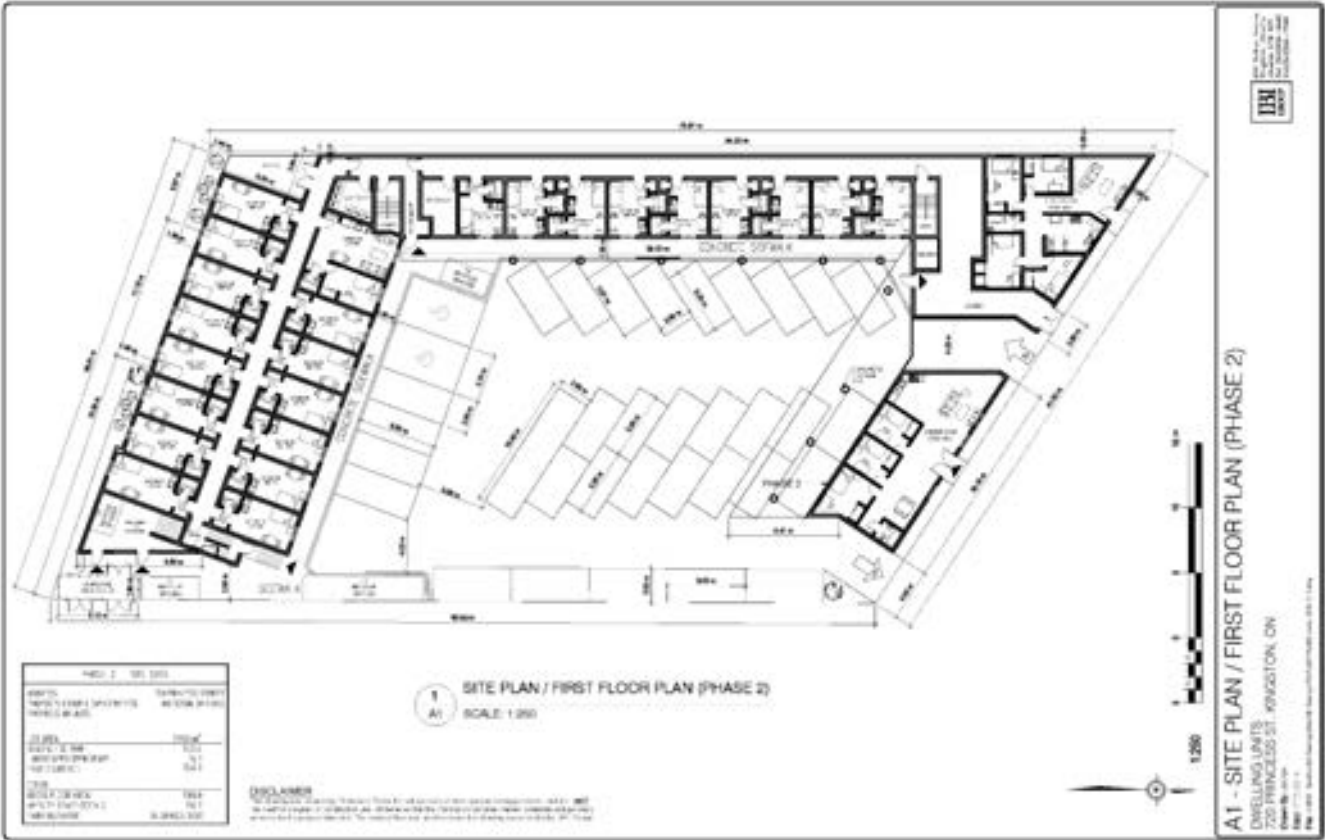


Figure 2: Phase 2 Conceptual Site Plan

CITY OF KINGSTON OFFICIAL PLAN

Overall, the proposed development has been amended to provide increased consistency with the policies of the Official Plan, including those associated with the Williamsville Special Policy Area. In particular, we note the following:

Section 2.7.3 Adverse Effects addresses issues of shadowing, privacy, noise, wind, traffic, environmental damage, infrastructure, visual intrusion, ability to enjoy an area, architectural compatibility and views. The proposed changes, particularly the removal of the proposed 2-storey addition on the south wing, will reduce the probability of adverse effects on the existing neighbourhood to the south. The proposed rooftop amenity area on the northern portion of the south wing will be appropriately screened such that no adverse effects result due to things such as noise, lighting, or views. Details regarding mitigation measures can be implemented through the site plan control process.

Specific provisions related to Functional Needs of the site users and occupants are outlined in Section 2.7.7. The proposed development, as revised, is anticipated to more fully satisfy the needs

of site users through the provision of a more clearly defined front entrance and an on-site loading space.

Section 3.4.C.9 requires that redevelopment projects in the Williamsville Main Street corridor be consistent with the Williamsville Main Street Study and conform to the Williamsville Main Street (WMS) special policy area policies (10E.1). The revised proposal more fully satisfies the WMS policies through the provision of:

- A ground floor of at least 4.5 meters in the commercial unit in the new build portion under Phase 2 (10E.1.40);
- Reduced width of vehicular access lanes to and from the site and garbage pick-up from side street (Toronto Street) (10E.1.18);
- One on-site loading space in the internal courtyard (10E.1.18);
- A continuous streetwall for a minimum of 80% of the frontage along Princess Street under Phase 2 (10E.1.31).

We are of the opinion that the proposed development, as proposed to be implemented through the revised zoning by-law amendment application, conforms with the policies of the Official Plan.

CITY OF KINGSTON ZONING BY-LAW NO. 8499

Below is a summary of the proposed development as it relates to the applicable provisions of the C4 Zone and General Provisions of Zoning By-law No. 8499. It identifies those provisions which are requested to be amended through the application (and in some cases, updated by this submission). Note that the proposed relief requests are with respect to both Phase 1 and Phase 2, and that the need for relief may vary depending on the Phase.

1. Building height, yard, and frontage requirements as they relate to the Toronto Street frontage:

Section 23C.2(a)(i): Minimum Streetwall Height

| REQUIRED | PHASE 1 | | PHASE 2 | |
|----------|---------------------------------|--------|---------------------------------|---------|
| | Proposed | Relief | Proposed | Relief |
| 10.5 m | Existing 1 storey: +/- 3.5 m | -7.0 m | Existing 1 storey: +/- 3.5 m | - 7.0 m |

Section 23C.2(a)(ii): Maximum Streetwall Height

| PERMITTED | PHASE 1 | | PHASE 2 | |
|-----------|---------------------------------|--------|---------------------------------|--------|
| | Proposed | Relief | Proposed | Relief |
| 13.5 m | Existing 1 storey: +/- 3.5 m | None | Existing 1 storey: +/- 3.5 m | None |

Section 23C.2(a)(iv): Angular Plane

| PERMITTED | PHASE 1 | | PHASE 2 | |
|--|---------------------------------|--------|---------------------------------|--------|
| | Proposed | Relief | Proposed | Relief |
| Height above 13.5 m at the streetline of a | Existing 2-storey: +/- 7.0 m | None | Existing 2-storey: +/- 7.0 m | None |

| | | | | |
|---|--|--|--|--|
| building abutting the streetline shall fit within a 45 degree angular plane | | | | |
|---|--|--|--|--|

Section 23C.2(a)(v): Angular Plane from Rear Property Line

| PERMITTED | PHASE 1 | | PHASE 2 | |
|--|--|--|--|--|
| | Proposed | Relief | Proposed | Relief |
| All buildings shall fit within a 45 degree angular plane from rear property line | Existing 1 st & 2 nd floors: Vertical encroachment: 7.0 m Horizontal encroachment: 7.0 m | Development existing as of the date of passage of this by-law is permitted. All new development must meet 45 degree angular plane from rear property line. | Existing 1 st & 2 nd floors: Vertical encroachment: 7.0 m Horizontal encroachment: 7.0 m | Development existing as of the date of passage of this by-law is permitted. All new development must meet 45 degree angular plane from rear property line. |

Section 23C.2(a)(vii): Minimum Ground floor height

| REQUIRED | PHASE 1 | | PHASE 2 | |
|--------------------------|-----------|---------|----------|---------|
| | Proposed | Relief | Proposed | Relief |
| 4.5 m (floor to ceiling) | +/- 2.3 m | - 2.2 m | 2.3 m | - 2.2 m |

Section 23C.2(b)(i): Minimum Front Yard

| PERMITTED | PHASE 1 | | PHASE 2 | |
|-----------|----------|--------|----------|--------|
| | Proposed | Relief | Proposed | Relief |
| 1.0 m | 2.6 m | None | 2.6 m | None |

Section 23C.2(b)(ii): Minimum building frontage built to the front property line or applicable setback line for height of the streetwall

| REQUIRED | PHASE 1 | | PHASE 2 | |
|----------|----------|--------|----------|--------|
| | Proposed | Relief | Proposed | Relief |
| | | | | |

| | | | | |
|-----|----|------|----|------|
| 75% | 0% | -75% | 0% | -75% |
|-----|----|------|----|------|

2. **Building heights as they relate to the Princess Street frontage:**

Section 23C.2(a)(i): Minimum Streetwall Height

| REQUIRED | PHASE 1 | | PHASE 2 | |
|----------|-------------------------------|----------------------------------|----------|--------|
| | Proposed | Relief | Proposed | Relief |
| 10.5 m | Existing 1 storey: +/- 2.7 | To Existing 1 storey: +/- 2.7 | 13.5 m | None |

Section 23C.2(a)(ii): Maximum Streetwall Height

| PERMITTED | PHASE 1 | | PHASE 2 | |
|-----------|-------------------------------|----------------------------------|----------|--------|
| | Proposed | Relief | Proposed | Relief |
| 13.5 m | Existing 1 storey: +/- 2.7 | To Existing 1 storey: +/- 2.7 | 13.5 m | None |

Section 23C.2(a)(iii): Maximum Height

| PERMITTED | PHASE 1 | | PHASE 2 | |
|-----------|---------------------------------|--------|----------|--------|
| | Proposed | Relief | Proposed | Relief |
| 20 m | Existing (2 storey): +/- 7 m | None | +/- 15 m | None |

Section 23C.2(a)(iv): Angular Plane

| PERMITTED | PHASE 1 | | PHASE 2 | |
|--|---------------------------------|--------|--|--------|
| | Proposed | Relief | Proposed | Relief |
| Height above 13.5 m at the streetline of a building abutting the streetline shall fit within a 45 degree angular plane | Existing (2 storey): +/- 7 m | None | +/- 15 m maximum height to fit within 45 degree angular plane | None |

Section 23C.2(a)(vii): Minimum Ground Floor Height

| REQUIRED | PHASE 1 | | PHASE 2 | |
|-----------------------------|----------|---------|---|--------------------|
| | Proposed | Relief | Proposed | Relief |
| 4.5 m (floor to ceiling) | 2.3 m | - 2.2 m | Existing Easterly unit: 2.3 m New Westerly unit: 4.5 m | - 2.2m None |

3. Other Provisions Related to Building Envelope, Parking, Amenity Area, and Units

Section 23C.2(b)(i): Minimum Front Yard

| REQUIRED | PHASE 1 | | PHASE 2 | |
|----------|----------|--------|----------|--------|
| | Proposed | Relief | Proposed | Relief |
| 1.0 m | 3 m | None | 1 m | None |

Section 23C.2(b)(ii): Minimum building frontage built to the front property line or applicable setback line for height of the streetwall

| REQUIRED | PHASE 1 | | PHASE 2 | |
|----------|---------------|--------|----------|--------|
| | Proposed | Relief | Proposed | Relief |
| 75% | Existing: 27% | - 48% | 80% | None |

Section 23C.2(b)(iii): Minimum Rear Yard

| REQUIRED | PHASE 1 | | PHASE 2 | |
|----------|-------------------------|---------|-------------------------|---------|
| | Proposed | Relief | Proposed | Relief |
| 8.0 m | Existing condition: 0 m | - 8.0 m | Existing condition: 0 m | - 8.0 m |

NOTE: This relief is also required for the proposed “garbage enclosure” and bicycle parking enclosures shown in the southeast corner of the subject property abutting the Toronto Street frontage.

Section 23C.2(d)(i): Vehicle parking spaces (as per Sections 5.3 and 5.4)

| REQUIRED | PHASE 1 | | PHASE 2 | |
|----------------------------|--------------|--------|--------------|--------|
| | Proposed | Relief | Proposed | Relief |
| 1 space/unit | 0.62 (32/51) | - 0.38 | 0.50 (34/68) | -0.50 |
| Barrier Free - 4 spaces | 2 | -2 | 2 | -2 |

| | | | | |
|--|-------------|-----------------------------------|-------------|-----------------------------------|
| Parking Space dimensions - Standard: (2.7 m x 6.0 m) | 2.6 x 5.2 m | Width = -0.1 m Length = -0.5 m | 2.6 x 5.2 m | Width = -0.1 m Length = -0.5 m |
| - Barrier Free: (3.7 m x 6.0 m) | 3.7 x 6.0 m | None | 3.7 x 6.0 m | None |
| Loading Spaces - 1 space | 1 | None | 1 | None |

Section 23C.2(d)(ii): Location of Parking and Loading Spaces

| REQUIRED | PHASE 1 | | PHASE 2 | |
|---|---|--------------------------------|---|--------------------------------|
| | Proposed | Relief | Proposed | Relief |
| Not permitted in a yard abutting a streetline | Existing: parking in yard abutting Princess Street and Toronto Street | Permit in yard abutting street | Existing: parking in yard abutting Toronto Street | Permit in yard abutting street |

Section 23C.2(e)(i): Amenity Area (as per Section 5.27)

| REQUIRED | PHASE 1 | | |
|--|----------------------------------|--------------------|-----------------------|
| | Required | Proposed | Relief |
| - Bachelor 14 m ² / unit | 714 m ² (51 units) | 710 m ² | - 22.5 m ² |
| - 1-bedroom unit 18.5 m ² / unit | 18.5 m ² (1 unit) | | |
| TOTAL | 732.5 m ² | 710 m ² | - 22.5 m ² |

| REQUIRED | PHASE 2 | | |
|--|-----------------------------------|----------------------|-------------------------|
| | Required | Proposed | Relief |
| - Bachelor 14 m ² / unit | 658 m ² (47 units) | 726.7 m ² | -1,731.3 m ² |
| - 1-bedroom unit 18.5 m ² / unit | 37 m ² (2 units) | | |
| - 3-bedroom unit 65 m ² / unit | 269.2 m ² (4 units) | | |
| - 4-bedroom unit 90 m ² / unit | 738.4 m ² (8 units) | | |
| - 5-bedroom unit 123 m ² / unit | 877.1 m ² (7 units) | | |
| TOTAL | 2,458 m ² | 726.7 m ² | -1,731.3 m ² |

NOTE: the amenity area target for this development is a minimum of 10 m² per dwelling unit, consistent with the City-commissioned study by Dillon Consulting Ltd. ("City of

Kingston Amenity Area Review Study Final Report”, January 2015), which recommended a minimum standard of 10 m² per unit for developments in the CBD and along Corridors. Contrary to the “Amenity Area” definition in Section 23C.3(a), the Study recommended that “private amenity areas” such as living rooms not be included when calculating total amenity space. The amenity area proposed for each phase of this development (710 m² and 726.7 m², respectively) does not include private amenity area within each unit, consistent with the recommendations of the Study. As such, it may be necessary to include a revised “Amenity Area” definition as part of the site-specific zone for this property.

The proposed location and total size of each proposed amenity area for the respective phases is as follows:

| AMENITY AREA | PHASE 1 | | PHASE 2 | |
|-----------------------|--------------------------------|----------------------|---|----------------------|
| | Location | Size | Location | Size |
| Clubhouse | Basement of South wing | 167.9 m ² | Basement of South Wing | 167.9 m ² |
| Games Room | Basement of South wing | 50.3 m ² | Basement of South Wing | 50.3 m ² |
| Gym | Basement of South wing | 60.6 m ² | Basement of South Wing | 60.6 m ² |
| Clubhouse Kitchen | Basement of South wing | 30.3 m ² | Basement of South Wing | 30.3 m ² |
| Patio | Southwest corner of building | 16.5 m ² | Southwest corner of building | 16.5 m ² |
| Landscaped Open Space | At street | 87.8 m ² | n/a | n/a |
| Roof Top Terrace | Northern portion of South wing | 296.6 m ² | Northern portion of South wing | 296.6 m ² |
| Balcony | n/a | n/a | Some 3 rd , 4 th & 5 th floor units (19 total) | 104.5 m ² |
| TOTAL | | 710 m ² | | 726.7 m ² |

The proposed development, as revised, is consistent with the intent of the Provincial Policy Statement and conforms to the policies of the Official Plan. The proposed uses are also permitted under the existing C4 zoning, but an amendment is needed to recognize the existing and proposed building envelope and to address a number of site-specific performance provisions.

We understand that Staff have targeted the December 3rd Planning Committee meeting for bringing forward their Comprehensive Report and recommendation. Should you have any queries or need anything further, please do not hesitate to contact us.

Sincerely,
IBI Group

Mark Touw MCIP, RPP
Planner

Gkotsis, Tony

From: Donny Fletcher <[REDACTED]>
Sent: Wednesday, April 09, 2014 9:10 AM
To: Adams,Alex
Subject: auto maxx

Alex this is in responce to rezoning of super eight motel @ 720 Princess st.concerns I have are wall height change set back from front property line will block my big sign @ front corner near side walk also reduction in parking spaces and loading spaces we have trouble now with people blocking lot and using ours for parking not sure what my options are if you could let me know ---Thanks' Don



This email is free from viruses and malware because [avast! Antivirus](#) protection is active.

To The Chair and Members of the Planning Committee

My name is Jennifer Bird and I own and reside at ■■■ Durham Street which is located on the corner of Durham and Toronto Streets, and directly behind the property at 720 Princess Street. I have a number of questions and concerns about the proposed construction and renovation to the existing building at 720 Princess.

My property at ■■■ Durham can be seen in a number of the arial, and street maps provided in the report to The Planning Committee. The current building at 720 Princess is built directly on the existing property line, meaning that the side and back yard at ■■■ Durham directly abut 720 Princess Street Building with zero setback from my property. In the 3D renderings provided in the same document, it appears as though there is space behind the building as though there is a walkway. Is some part of the existing building at the rear of 720 Princess property being demolished to allow for a set back from the property line? If not than this space is actually my back yard.

I am also concerned with the units proposed in the report on the first floor at the back of the 720 Princess Building. If there is no demolition being done to provide a set back from the property line, these windows will sitting right at the property line and be looking directly into my back yard and the back of my house, which are located 6 feet and 13 feet respectively from the existing brick wall of 720 Princess. I believe this adversely impacts my ability to quietly and privately enjoy my property. I also believe that if the building is remodeled this way it will drastically affect the resale value of my property due to a significant lack of privacy. Are these 3D renderings an accurate representation of how the property will be built at the rear? Where in these drawings are the property lines?

My other concerns involve the actual construction of the remodel and additions to 720 Princess Street. I am a registered nurse at KGH in the ICU and in being a shift worker I am worried about the noise from the construction while I will be attempting to sleep after working a 12 hour night shift. Property damage from the proposed construction is also a concern. From what I can tell the construction crews will require significant access to my property to complete the renovations and additions to 720 Princess Street. This is likely to cause considerable damage to my lawn, gardens and deck. At this point in time I have not been approached or contacted by the owners of 720 Princess street about the plans for construction.

It is also stated in the report that there have been no complaints against the previous Super 8 Motel. This is incorrect. Although perhaps undisclosed by the previous owners, there is a significant water drainage problem at the back of 720 Princess Street of which the previous hotel manager and myself were in discussions over, and in which an attempt was made to fix. However there is still a significant amount of water which drains off the back flat section of 720 Princess Street and onto my property.

I believe greater consideration of the surrounding neighbors properties and privacy needs to be taken into account when designing the remodel and additions to the 720 Princess Street building, especially those who share a property line.

Thank you for your time and consideration in this matter
Jennifer Bird

Gkotsis, Tony

From: [REDACTED]
Sent: Thursday, April 17, 2014 8:25 PM
To: Adams, Alex
Subject: RE: PROPOSED ZONING BY-LAW AMENDMENT 720 PRINCESS STREET BY APPLICANT 1880551 ONRAIO LTD (#D14-063-20140)

To Whom It May Be Of Concern:

Although delighted to hear that the 720 Princess Street site is being considered for conversion into a mixed use and residential building, I have concerns about this proposal.

These are they:

- 1) I trust that it will conform the the Williamsville Main Street Study.
- 2) I trust that the structure will only be four storeys, due to the residential nature of Durham Street.
- 3) I do not support reductions in the number of required parking spaces, because of the possible intrusion of cars associated with this building spilling onto Durham Street affecting the residential nature of Durham Street.
- 4) I do not support reductions in the required barrier free parking spaces because of the possible intrusion of vehicles onto Durham Street, which is in a residential area.
- 5) I do not support reductions in the dimensions of a parking space, again because of a possible spillover of vehicles onto Durham Street, which is a residential Street.
- 6) I do not support permission being given for parking in a yard abutting a streetline which is unnamed, because of the possible intrusion of vehicles onto Durham Street, which is a residential Street.

Converting 720 Princess Street into a mixed use and residential building is acceptable to me as long as the above are taken into consideration. If, however, the Applicant is not capable of supporting the denizens of the 64 Units with the appropriate number of parking spots of already stipulated dimensions, perhaps the applicant should consider reducing the number of units in order that he/she might be able to do so in a self contained way so that the applicant does not impose upon the residents and the good will of the residents of Durham Street.

I trust that Planning has also taken into account garbage and recycling matters which should be collected from Princess Street in order to not impose upon the residents of Durham Street. I trust that snow removal and storage, as well a access to good fire routes have also been considered.

Again, I am not opposed in theory to the idea of this proposal as long as there is no imposition on the residents of Durham Street.

Thank you for this opportunity to speak to this proposed zoning and by-law amendment.

Sharon E. Deline
[REDACTED] Durham Street
Kingston, ON
K7L [REDACTED]
613- [REDACTED]