



**City of Kingston
Report to Planning Committee
Report Number PC-17-106**

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: November 16, 2017
Subject: Comprehensive Report
File Number: D14-013-2017
Address: 102 and 104 Park Street
Application Type: Zoning By-Law Amendment
Owner: Robert Blasko and Benjamin James Blasko
Applicant: Robert Blasko, Sutton Group-Masters Realty Inc. and Nancy Cornish, IBI Group Incorporated

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 Robert Blasko, Sutton Group-Masters Realty Inc. and Nancy Cornish, IBI Group Incorporated, on behalf of Robert Blasko and Benjamin James Blasko, with respect to the subject properties located at 102 and 104 Park Street.

The subject properties are designated Residential in the City of Kingston Official Plan (2010) and are currently zoned One-Family Dwelling and Two-Family Dwelling Zone 'A' in Zoning By-Law Number 8499. Permitted uses in this zone are one and two unit residential dwellings and certain community facilities, such as schools, churches and community halls.

The applicant is proposing a zoning by-law amendment to permit the construction of two semi-detached dwellings on abutting lots located at 102 and 104 Park Street. The development would result in a total of four residential units across the two properties, with two units on each site. The two existing single detached dwellings would be demolished to accommodate the semi-

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detached dwellings. While the two units proposed for each lot are a permitted use in the zone, the lots do not meet the minimum lot area requirement for two units. The zoning by-law amendment has been applied for in order to seek relief from the minimum lot area requirement for two dwelling units, as well as a number of other zoning provisions, including: aggregate side yard setback; lot coverage; height of an exterior wall; projections into yards; access to parking; and habitable space in a cellar.

The two properties at 102 and 104 Park Street are also the subject of current applications for consent, to create easements that would permit the creation and use of a shared driveway (File Numbers D10-018-2017 and D10-019-2017). In addition, Site Plan Control will be required prior to construction to ensure details regarding access, parking, servicing and site grading are addressed.

Staff recommend approval of the application for the zoning by-law amendment for the property located at 102 and 104 Park Street. The proposed site-specific zone will permit moderate intensification of the properties in a way that is in keeping with the policies of the Official Plan (2010), and that will not cause adverse impacts to neighbouring properties. The proposal is consistent with the applicable policies of the Provincial Policy Statement and complies with the general intent of the City of Kingston Official Plan (2010).

Recommendation:

That it be recommended to Council that the application for a zoning by-law amendment (File Number D14-013-2017) submitted by Robert Blasko, Sutton Group-Masters Realty Inc. and Nancy Cornish, IBI Group Incorporated, on behalf of Robert Blasko and Benjamin James Blasko, for the properties municipally known as 102 and 104 Park Street, be approved; and

That By-Law Number 8499, entitled "Restricted Area (Zoning) By-Law of the Corporation of the City of Kingston", as amended, be further amended, as per Exhibit A (Draft By-Law and Schedule A to Amend Zoning By-Law Number 8499) to Report Number PC-17-106; 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:

Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required
Denis Leger, Commissioner, Corporate & Emergency Services	Not required
Mark Van Buren, Acting Commissioner, Transportation & Infrastructure Services	Not required

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

In accordance with By-Law Number 2007-43, this application was subject to a pre-application meeting held on December 20, 2016, with the Planning Division and various other departments and agencies. Following this, a formal submission was made by the applicant on May 1, 2017 and on July 5, 2017, this application was deemed complete in accordance with the *Planning Act*.

In accordance with the *Planning Act*, this application is subject to a decision by Council on or before November 2, 2017, 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 Municipal Board (OMB).

Application and Submission

The applicant is requesting a zoning by-law amendment to permit the construction of two semi-detached dwellings on abutting lots located at 102 and 104 Park Street. The development would result in a total of four residential units across the two properties, with two units on each site (Exhibit F – Proposed Site Plan). The proposed semi-detached dwellings would be two-and-a-half-storeys in height with a maximum height of 10.2 metres to the peak of the roof. Each unit would have six bedrooms. The two existing single detached dwellings would be demolished to accommodate the semi-detached dwellings. A zoning by-law amendment has been applied for in order to seek relief from the following zoning provisions:

- a. A reduction in minimum lot area to permit two dwelling units per lot;
- b. A decrease in the minimum aggregate side yard setback;
- c. An increase in lot coverage (for 102 Park Street only);
- d. An increase in the height of the exterior wall;
- e. Use of a shared easement for vehicle access;
- f. The projection of stairs into the front yard; and
- g. Permission for habitable space in a cellar.

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

- Planning Justification Report
- Conceptual Site Plan
- Floor Plans and Architectural Elevations
- Archaeological Report
- Grading Plan
- Servicing Brief, including a stormwater management brief
- Tree Preservation Plan

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.

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Site Characteristics

The two properties are adjacent to each other on the south side of Park Street, between Napier and Macdonnell Streets in the Williamsville District (Exhibit B – Key Map). 102 Park Street has an area of 493 square metres with 15.7 metres of frontage, and 104 Park Street has an area of 575 square metres with 17.8 metres of frontage. Each lot currently contains a single detached dwelling.

The properties are located in a predominantly residential area, a short distance from the Williamsville Main Street portion of Princess Street that contains a variety of commercial uses. The local streets to the west, south and east generally contain residential dwellings that are one to two-storeys in height. This section of Park Street, where the subject properties are located, contain residential dwellings that vary in height and scale. To the west, at the corner of Park Street and Regent Street, are two high density residential buildings (11 and 13 storeys). The rest of Park Street between Regent Street and Macdonnell Street is occupied by a mix of single detached dwellings and multi-unit dwellings up to three-and-a-half-storeys in height (Exhibit C – Neighbourhood Context).

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 intended to be complemented by local policies addressing local interests. In accordance with Section 3 of the *Planning Act*, all decisions affecting local planning matters shall be consistent with the policies of the Provincial Policy Statement.

The subject properties are within the City of Kingston Urban Boundary, which is an area identified in the Official Plan for residential intensification. Applicable policies in the Provincial Policy Statement include, but are not limited to, policies that:

- a. Encourage development patterns that minimize land consumption and servicing costs and are transit-supportive (Sections 1.1.1 a, d and e; 1.1.3; and 1.1.3.2 a);
- b. Promote opportunities for intensification and redevelopment where this can be accommodated, taking into account existing building stock or areas (Sections 1.1.3.2 and 1.1.3.3);
- c. Encourage the efficient use and optimization of existing infrastructure (Sections 1.6.3 a and 1.6.6.1 a.1);
- d. Encourage active transportation and transit (Section 1.6.7.4); and
- e. Encourage an appropriate range and mix of housing options (Sections 1.1.1 b; 1.1.2; and 1.4).

The proposed zoning by-law amendment is consistent with the 2014 Provincial Policy Statement.

Official Plan Considerations

The subject property is designated 'Residential' in the City of Kingston Official Plan (Exhibit D – Official Plan, Land Use) (2010). The proposed zoning by-law amendment complies with the

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general intent of the City of Kingston Official Plan; therefore no Official Plan amendment is required.

The predominant use within the 'Residential' designation is residential dwellings, including detached, semi-detached or duplex dwellings, townhouses, and apartments of various types, tenure and density that respond to a wide range of housing needs. In addition to the various forms of housing, community facilities such as schools and places of worship are also permitted. Small-scale, convenience commercial uses that support residential neighbourhoods and are compatible with the residential setting may also be permitted in the designation.

Schedule 2 (City Structure) of the Official Plan (2010) identifies the subject lands within the urban boundary of the City. The urban boundary has been established to recognize areas of the City where major sewer, water and transportation infrastructure have been planned. Sustainable growth is an integral part of the Official Plan and one of the goals is to reduce land consumption through intensification and by increasing residential intensification (Sections 2.3 and 2.4).

The proposed redevelopment will increase the density on the subject properties from 17.5 dwelling units per net hectare (102 Park Street) and 17 dwelling units per net hectare (104 Park Street) to a density of 40 and 33 dwelling units per net hectare respectively. The Official Plan (2010) identifies that the range for medium density residential is 30 dwelling units per net hectare up to 75 dwelling units per net hectare; therefore, the proposal is considered a medium density residential use under the Official Plan (2010). It is noted that the recently updated Official Plan (2017) increased the density range of low density residential up to 37.5 dwelling units per net hectare.

Typical medium density residential building types are identified in the Official Plan to include townhouses, multiple dwelling conversions, walk-up or small-scale apartments, and mixed use buildings. The proposed densities exceed 30 dwelling units per net hectare classifying the sites as a medium density residential use; however, the built form (i.e. semi-detached dwellings) and intensity of use are generally consistent with low density residential development.

Nonetheless, in general, medium density residential land uses should be supported by locational criteria including: the context of surrounding land uses; proximity to commercial areas; access to public transit; and proximity to parkland or open space (Section 3.3.B.4 – 2010 Official Plan). The subject properties are in a residential area, where one and two unit dwellings are permitted as per the existing zoning. Development along Park Street is varied and includes a mix of housing types and densities. The properties are located two blocks south of Princess Street and are in proximity to the Williamsville Main Street and the Kingston Centre. The site is served by Kingston Transit, with the nearest stop located 250 metres away at the corner of Regent Street and Dunlop Street. Rideau Public School Park is located at the corner of Park Street and Macdonnell Street, approximately 50 metres from the subject properties.

Section 2.2 of the Official Plan states that the City is divided into broad, structural elements that are intended to remain stable for the duration of the plan. The subject property is within a Housing District. Housing Districts are generally planned to remain stable, but it is stated that

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they will continue to mature and adapt as the City evolves (Section 2.2.5). Re-investment and upgrading are encouraged through minor infilling and development that compatibly integrate with the prevailing built form found in the neighbourhood. The immediate neighbourhood accommodates a mix of residential dwelling types and densities, including single detached dwellings and multi-family dwellings of varying built forms. The proposed development is within the range of densities for the existing development along Park Street and is supported by the proximity of the subject properties to services and recreation amenities.

Policy 3.3.7 of the Official Plan outlines criteria to evaluate 'infill' development, which is defined as "development or redevelopment of a vacant or underutilized lot, or a consolidated number of lots". Infill proposals must satisfactorily address the following criteria:

a. Adequate municipal services can be provided:

Full municipal services are available, and will be provided in accordance with the applicable by-laws, including By-Law Number 2008-192 ("A By-Law to Provide for the Regulation of Waste Water Services and Discharges to Municipal Sewers for the City of Kingston") and By-Law Number 2006-122 ("A By-Law to Provide for the Regulation of Water Supply for the City of Kingston").

b. Compatibility with the general pattern of adjacent sites in terms of gradation of building heights:

Park Street contains a mix of residential building heights. The proposed semi-detached dwellings are two-and-a-half-storeys in height and comply with the maximum height provision of the zoning by-law (i.e. 10.7 metres). Minor relief (i.e. 0.04 metres) from the maximum exterior wall height of 7.0 metres is requested. The immediately adjacent properties to the east and west accommodate single detached dwellings that are one-storey in height; however, there are other two-and-a-half-storey dwellings elsewhere on the block and within the neighbourhood, as well as a number of three-storey walk-up style apartment buildings. The proposed height is compatible with the surrounding neighbourhood, which include buildings that range between one and three-storeys.

c. Suitability of dwelling type, lot size, building height and massing, building materials and exterior design:

The 'A' Zone permits one-unit and two-unit dwellings. Although the proposed building form is a "semi-detached dwelling" as per the definitions of the zoning by-law, the whole of the semi-detached dwelling will be located on one lot, and will therefore function the same way as a two-unit dwelling. The proposed semi-detached dwellings are two-and-a-half-storeys in height and comply with the maximum height provision of the zoning by-law (i.e. 10.7 metres). The proposed development is generally consistent with the scale and massing permitted by the existing zoning, with minor relief requested from performance provisions such as lot coverage and aggregate side yards as noted below in the section on zoning considerations.

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- d. Compliance with setbacks, location of private open space, distance between buildings, driveways and parking areas, location of entranceways, landscape treatment or other built form elements:

All minimum individual side, front and rear yards are satisfied, resulting in appropriate distances between abutting buildings. Relief from the aggregate side yard setback is required, which is not anticipated to result in any adverse effects as noted below in the section of this report that addresses the compatibility policies of Section 2.7 of the Official Plan. Independent entrances for each of the units will be provided on Park Street. Access to the rear yard parking will be provided via a shared driveway with a minimum width of 3.0 metres. Appropriate green space will be provided on each of the subject properties.

- e. Minimal adverse effects in terms of privacy, access to sunlight or shadowing:

The proposed semi-detached dwellings are two-and-a-half-storeys in height and comply with the maximum height provision of the zoning by-law (i.e. 10.7 metres). Minor relief (i.e. 0.04 metres) from the maximum exterior wall height is requested. Due to the positioning of the property on the south side of Park Street, shadows will project primarily to the north onto Park Street. The shadowing impacts are anticipated to be minimal and similar to what is commonly found in this or any other residential neighbourhood. There are no windows proposed along the east or west elevations, where the dwellings abut adjacent residential development. Loss of privacy due to intrusive overlook is not anticipated.

- f. Ensuring that increases in vehicular traffic are manageable:

Increased traffic levels beyond those normally associated with the existing development in the area are not anticipated. Two parking spaces per property are proposed, as required under the zoning by-law. Given the sites' proximity to the downtown core and Williamsville Main Street, as well as employment and institutional uses such as Queen's University and Kingston General Hospital, there is opportunity for residents to make use of active transportation modes and Kingston Transit services. Kingston Transit Route 12 serves the subject properties with the nearest stop located 250 metres away at the corner of Dunlop Street and Regent Street. Kingston Route 12 provides direct access to downtown as well as the Kingston Centre. The subject properties are also within walking distance (400 metres) of Kingston Transit Express Route 501/502, with the nearest stop located at 800 Princess Street, across from the Giant Tiger.

- g. Compliance with Section 7.1.7 which requires a Heritage Impact Statement where deemed necessary by the City:

A Heritage Impact Statement is not required as there are no identified heritage resources on or abutting the subject properties.

Section 2.7.2 of the OP states that only proposed land use changes that are compatible, or can be made compatible with surrounding sites and land use designations, will be approved.

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Residential development along Park Street is varied in form and density. The proposed two-and-a-half-storey semi-detached dwellings, while larger than the directly abutting single storey dwellings, are consistent with the permitted building height in the 'A' Zone and the variety of existing development along Park Street.

Compatible development must successfully address potential adverse effects, as noted in Section 2.7.3 of the Official Plan:

a. Shadowing:

The proposed semi-detached dwellings are two-and-a-half-storeys in height, or 10.2 metres, and comply with the maximum height provision of the zoning by-law (i.e. 10.7 metres). Minor relief (i.e. 0.04 metres) from the maximum exterior wall height of 7.0 metres is requested. Due to the positioning of the property on the south side of Park Street, shadows will project primarily to the north onto Park Street. The shadowing impacts are anticipated to be minimal and similar to what is commonly found in this or any other residential neighbourhood.

b. Loss of privacy due to intrusive overlook:

There are no windows proposed along the east or west elevations, where the dwellings abut adjacent residential development. The proposed semi-detached dwellings are two-and-a-half-storeys in height and comply with the maximum height provision of the zoning by-law (i.e. 10.7 metres). The buildings are also proposed to be located closer to the street, which will reduce the intrusion into private rear yard spaces. Loss of privacy due to intrusive overlook is not anticipated.

c. Increased levels of noise, odour, dust or vibration:

Adverse effects due to the generation of increased levels of noise, odour, dust or vibration is not expected due to the type and scale of use (i.e. residential).

d. Increased and uncomfortable wind speed:

The proposed development is not anticipated to have appreciable or negative impacts on wind speed in the area.

e. Increased levels of traffic that can disrupt the intended function or amenity use of an area:

As required by the zoning by-law, one parking space per dwelling unit is proposed. A total of four parking spaces will be provided; two spaces per lot. Increased traffic levels are not anticipated beyond normal residential levels given the type of use and scale proposed. Given the sites' proximity to the downtown core, as well as employment and institutional uses such as Queen's University and Kingston General Hospital, there is an opportunity for residents to make use of transit and active transportation modes. The parking spaces will be provided at the rear of the dwelling, accessed via a shared driveway.

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f. Environmental damage or degradation:

The subject properties are currently developed. Environmental damage or degradation is not anticipated as a result of the proposed residential redevelopment.

g. Diminished service levels because social or physical infrastructure necessary to support a use or area are overloaded:

The City undertakes evaluations of the capacity/adequacy of its infrastructure and uses of tax dollars, impost and development charges, parkland fees, etc. to ensure that acceptable service levels are maintained. The proposed development is not anticipated to diminish existing service levels.

h. Reduction in the ability to enjoy a property, or the normal amenity associated with it, including safety, access, outdoor areas, historic quality or setting:

The proposed development is compatible with the mix of existing residential development in the surrounding area. Parking will be provided at the rear and accessed via a shared driveway with a minimum width of 3.0 metres. Outdoor amenity space will be provided in the rear yard and each unit will have an independent deck located off the rear wall of the house. Access to the rear yards will be provided from the deck at the rear of the dwellings. Access to each of the units will be provided by individual entrances on Park Street.

i. Visual intrusion that disrupts the streetscape, building or cultural heritage resource:

The immediate neighbourhood accommodates a mix of residential dwelling types and densities, including single detached dwellings and multi-family dwellings of varying built forms. The subject properties are not adjacent to or in proximity to any cultural heritage resources or buildings, so no impacts are anticipated as a result of the proposed development.

j. Architectural incompatibility in terms of scale, style, massing and colour:

Park Street contains a mix of residential dwelling types and forms, from high rise to single storey residential. The proposed dwellings are compatible in terms of scale, style, massing and colour along Park Street and within this mixed neighbourhood. The proposed development is generally consistent with the scale and massing permitted by the existing zoning, with minor relief requested from performance provisions, such as lot coverage and aggregate side yards, as noted below in the section on zoning considerations.

k. The loss or impairment of significant views of cultural heritage resources and natural features and areas to residents:

The proposed development will not impact any significant views.

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New developments must also demonstrate that they can meet the functional needs (Section 2.7.7.) of the intended site users. This means that the development should provide the following:

a. Suitable scale, massing and density:

The proposed semi-detached dwellings are two-and-a-half-storeys in height and comply with the maximum height provision of the zoning by-law (i.e. 10.7 metres). The proposed change from single unit dwellings to two-unit dwellings will increase the density of each property from approximately 17 dwelling units per net hectare to an average of approximately 36 dwelling units per net hectare. This intensification is supported by the subject properties' proximity to services and recreational amenities and commercial/retail areas, the availability of pedestrian and cycling infrastructure, and public transit facilities. The proposed development is generally consistent with the scale and massing permitted by the existing zoning, with minor relief requested from performance provisions such as lot coverage and aggregate side yards as noted below in the zoning considerations section of the report.

b. Appropriate landscaping:

As per the conceptual site plan (Exhibit F), the proposed development will have appropriate landscaping and an appropriate amount of green space on the site. This will be further reviewed through the Site Plan Control process.

c. Adequate land area and appropriate site configuration:

Relief from lot area and lot coverage provisions has been requested. The requested areas of relief are not anticipated to impact the functionality of the lot. The land area is appropriate for the proposed development as there is an appropriate amount of green space, safe pedestrian and vehicular access, and appropriate parking and site circulation can be provided. The shared driveway will have a minimum width of 3.0 metres and there is sufficient area to accommodate vehicles turning around within the rear yard of each property.

d. Efficient use of municipal services, including transit:

The proposed development does not require the expansion of municipal services, given it will connect to the existing water and sanitary service. A number of existing transit services and public open spaces are located within walking distance of the site.

e. Appropriate infill of vacant or under-utilized land:

This development is an appropriate infill of under-utilized land as it provides additional housing options in an area of varying residential densities, located within proximity to amenities and employment uses.

f. Clearly defined and safe site access, pedestrian access to the building and parking, amenity and play space, and bicycle facilities:

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Site access, including pedestrian access to the dwellings, parking areas and amenity spaces for each property have been clearly defined on the conceptual site plan. Independent entrances for each of the units will be provided on Park Street. Access to the rear yard parking will be provided via a shared driveway with a minimum width of 3.0 metres. Occupants of the units will be able to access the rear yard, including parking, from a rear entrance in each unit. Private interior and private exterior amenity space will be provided in addition to communal outdoor amenity space. Site Plan Control will be required for this site and all of these details will be further reviewed through this process.

Section 9.5.9 of the Official Plan (2010) requires that the Planning Committee and Council have regard for the following matters when reviewing an application for a zoning by-law amendment:

- a. Conformity of the proposal with the intent of the Official Plan policies and schedules:

As noted above, Sections 2.3 and 2.4 of the Official Plan support growth through intensification and an increase in residential densities.

- 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 the Official Plan:

The land use compatibility principles of the Official Plan (2010) are met as no adverse effects are anticipated (Section 2.7.3) and the functional needs of the site and users will be met (Section 2.7.7).

- 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 the Official Plan, and with any urban design guidelines adopted by the City for the area:

The proposed re-zoning to allow additional residential uses is compatible with existing development on adjacent properties, and conforms to the policies of both the Official Plan (2010) and updated Official Plan (2017). The proposal is generally in keeping with the City's Design Guidelines for Residential Lots with respect to built form, height, access, building features and details, and parking and driveways.

- 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:

This is a site-specific request for development that meets the general intent of the Official Plan, especially with respect to the policies that support intensification.

- 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:

As noted above, the proposal includes adequate space for parking and amenity areas.

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f. The impact on municipal infrastructure, services and traffic:

The proposed zoning by-law amendment is not anticipated to have an adverse impact on municipal infrastructure, services or traffic.

g. Comments and submissions of staff, agencies and the public:

Comments and submissions of staff, agencies and the public are addressed below in the report.

h. The degree to which the proposal creates a precedent:

As the proposal conforms to the general intent of the Official Plan, it is not anticipated that it will create a precedent with respect to redevelopment in the neighbourhood.

The proposed zoning by-law amendment is consistent with the policies of the Official Plan.

Zoning By-Law Considerations

The subject properties are currently zoned One-Family Dwelling and Two-Family Dwelling Zone 'A' in Zoning By-Law Number 8499 (Exhibit E – Zoning). While the two units proposed for each lot are a permitted use in this zone, the lots do not meet the minimum lot area requirement for two units. A zoning by-law amendment has been applied for in order to seek relief from the minimum lot area requirement for two dwelling units, as well as relief from the following additional zoning provisions:

a. A reduction in minimum lot area to permit two dwelling units per lot:

While two dwelling units are a permitted use in the A Zone, the lots do not meet the minimum lot area requirement for two units. A minimum of 740 metres squared (370 metres squared per unit) is currently required by the zoning and a minimum of 490 metres squared (245 metres squared per unit) is proposed for 102 Park Street and 570 metres squared (285 metres squared per unit) is proposed for 104 Park Street.

b. A decrease in the minimum aggregate side yard setback:

A minimum aggregate side yard setback of 3.6 metres is required for the A Zone. A minimum of 2.4 metres is proposed for 102 Park Street and a minimum of 3.3 metres is proposed for 104 Park Street. Both measurements include half of the width of the right-of-way that is proposed to be created for the shared driveway.

c. An increase in lot coverage (for 102 Park Street only):

Minimum lot coverage in the A Zone is 33.3%. A variance in the zoning is required for 102 Park Street where the lot coverage is proposed to be 38%. The lot coverage for 104 Park Street is proposed to be 31%; therefore, no change in the zoning is required.

d. An increase in the height of the exterior wall:

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The proposed semi-detached dwellings are two-and-a-half-storeys in height and comply with the maximum height provision of the zoning by-law (i.e. 10.7 metres). Minor relief (i.e. 0.04 metres) from the maximum exterior wall height is requested.

e. Use of a shared easement for vehicle access:

The site-specific zoning will recognize that access to the four parking spaces in the rear yards will be by way of a shared driveway that will be a minimum of 3.0 metres wide.

f. The projection of stairs into the front yard:

The projection of the uncovered stairs leading to the main entry of residential units may project into the required front yard, but no closer than 1.0 metre to the property line.

g. Permission for habitable space in a cellar:

The site-specific zone will recognize the inclusion of habitable space in a cellar, which in Zoning By-Law Number 8499 is defined as having less than 50% of its height above the finished grade of land.

Based on the review of the proposed development, the fact that it meets the general intent of the Official Plan, and that the variations to the zoning provisions that are being requested are minor in nature, the requested site-specific zoning for the two properties is considered appropriate.

Other Applications

The two properties at 102 and 104 Park Street are also the subject of current applications for consent for easements that would permit the creation and use of a shared driveway (File Numbers D10-018-2017 and D10-019-2017). In addition, given that the recommended zoning will permit 4 units within the zone, an application for Site Plan Control will be required. This will allow staff to review the technical design prior to any building permit issuance.

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 technical issues with this application remain at this time.

Public Comments

The following is a summary of all of the public input received to date, including the public submissions received at the Public Meeting held on August 29, 2017 and the additional public submissions received since this time. All original public comments are available in Exhibit J of this report.

- **Question/Comment # 1:** Concerns were expressed by a number of residents about the flooding that currently occurs in the backyards of the lots between Park Street and Scott Street in the spring and after major rain events. The residents want to know that this new

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development will not make the current drainage situation worse. The concern is that with larger buildings on the site, plus parking, there will be less room for snow storage and more water will drain off onto adjacent properties.

Response: Staff have reviewed the site grading plan and stormwater management brief that were prepared by the applicant's consultant as part of the overall Servicing Brief for the properties (Exhibits G and H). There is existing underground stormwater infrastructure along Park Street, so a stormwater connection for the proposed development can be provided. Since the proposed site grading consists of split lot drainage, the majority of the overland flow will be directed towards the rear of the lots, where underground storage is proposed in order to reduce the stormwater runoff from the property. The water would then flow from the storage units along an underground pipe that will be located under the proposed shared driveway to the stormwater infrastructure that exists along Park Street.

The stormwater management brief also reviewed the pre-development versus post development stormwater runoff for the proposed redevelopment to ensure that at a minimum, the post-development runoff would be no greater than the existing/pre-development flows. The report concluded that with the proposed additional onsite stormwater infrastructure, the post-development stormwater runoff would be approximately 30% less than the existing/pre-development flows. Staff recognize that the neighbourhood does have challenges with stormwater runoff, especially in the spring and after major storm events. However, the redevelopment of these two properties on their own cannot solve all of the area drainage concerns, and extreme storm events will continue to challenge and stress municipal infrastructure in all areas of the City. The Servicing Brief submitted for 102-104 Park Street has demonstrated that the proposed development will not compound existing drainage issues, and through the installation of on-site underground stormwater infrastructure, may assist in elevating at least some of the runoff from the rear of the properties.

The stormwater report will be implemented through Site Plan Control.

- **Question/Comment #2:** Concerns were expressed about the size and scale of the development that is proposed for the two lots. It was noted that this would destroy two perfectly good houses that could provide homes for seniors.

Response: The proposed semi-detached dwellings are two-and-a-half-storeys in height and comply with the maximum height provision of the zoning by-law (i.e. 10.7 metres). The proposed change from single unit dwellings to two-unit dwellings will increase the density of each property from approximately 17 dwelling units per net hectare to an average of approximately 36 dwelling units per net hectare. This intensification is supported by the subject properties' proximity to services and recreational amenities and commercial/retail areas, the availability of pedestrian and cycling infrastructure, and public transit facilities. The proposed development is generally consistent with the scale and massing permitted by the existing zoning, with minor relief requested from

November 16, 2017

Page 16 of 19

performance provisions, such as lot coverage and aggregate side yards, as noted above in the zoning considerations section of the report.

While the City supports having a variety of housing formats, it also supports residential intensification within the urban boundary, as outlined above in the review of the Official Plan policies. The land use compatibility principles of the Official Plan (2010) are met as no adverse effects are anticipated (Section 2.7.3) and the functional needs of the site and users will be met (Section 2.7.7). The proposed re-zoning to allow additional residential uses is compatible with existing development on adjacent properties, and conforms to the policies of both the Official Plan (2010) and updated Official Plan (2017). The proposal is generally in keeping with the City's Design Guidelines for Residential Lots with respect to built form, height, access, building features and details, and parking and driveways.

- **Question/Comment #3:** Concerns were expressed that since the new units are going to have six bedrooms that they will be rented to students. It was noted by some residents that there is a need to have families in the area to support local parks and schools.

Response: Provincial and municipal land use planning policy and legislation do not include parameters to determine or limit tenancy or occupants, and strive towards the creation of inclusive communities that provide housing opportunities for all. Section 34 of the *Planning Act* sets out the powers of municipalities to pass zoning by-laws to regulate matters including the use of land (i.e. residential, commercial, industrial) and standards associated with land uses such as yards, height and parking requirements. The zoning by-law cannot “people zone”.

- **Question/Comment #4:** Concerns were expressed by area residents that the four parking spaces are inadequate for the four dwelling units of six bedrooms each. It was noted that on-street parking and speeding on the residential streets are already a problem for the area, especially with the school down the road. Is there more space in the rear yard to provide additional parking spaces?

Response: Relief from the parking provisions of the zoning by-law are not being sought as part of this application. The applicant is able to provide one parking space per dwelling, which is what the zoning requires. The location of the site will allow for residents to utilize transit and active transportation modes as well. On-street parking is currently being monitored in that area of the City. This area has been identified through the City's on-street permit parking program as Area G – Williamsville South Neighbourhood. This neighbourhood has been identified as a potential future area for an on-street parking program but the detailed analysis and a timeline for consultation has not been identified at this time.

- **Question/Comment #5:** It was noted by one resident that there were no floor plans included with the Public Meeting report. They asked about the date of construction of the existing homes and whether there is any heritage value. It was also noted that there were no design aspects in the Public Meeting report.

November 16, 2017

Page 17 of 19

Response: Records indicate that both houses were built in the 1940s. The subject properties are not listed or designated under the *Ontario Heritage Act*, and are not adjacent to a listed or designated property. Therefore, there are no built heritage concerns. Design comments from the applicant's consultant are available in the submission package on DASH. A copy of the elevations and floor plans have been included with the site plan in Exhibit F. Staff comments regarding design and other land use planning issues are detailed in the comprehensive report in the sections above.

- **Question/Comment #6:** A resident indicated that the planning justification noted that one of the two City-owned trees in the boulevard may be able to be retained, and they asked for clarification on whether it would be retained, and if it was possible to retain both trees.

Response: The applicant has confirmed that both City-owned trees in the boulevard can be retained, and has provided a tree preservation plan for them. The tree preservation plan has been reviewed by the City's tree inspector. All tree preservation measures found within the plan shall be complied with during the entire project, specifically Section 5.0 (Recommendations) of the plan. Modular fencing or 2.0 metre high plywood hoarding or combination of both shall be used to establish the Tree Protection Zone (TPZ) as outlined in the tree preservation plan. Hand digging shall be used for any works that need to be performed within the TPZ. Directional boring for installation or upgrading of infrastructure shall be used where feasible and with minimal impact to the existing root systems. Any movement or removal of the TPZ shall not be performed without approval by Public Works Forestry staff.

Appraisals of both trees have been calculated using the Trunk Formula Method as outlined in Schedule 'C' of the current Tree By-Law. The appraised values of both are \$2,630.00 for the silver maple and \$1,750.00 for the blue spruce. Should the TPZ be breached during the course of the development and the tree(s) or root system(s) damaged by machinery, or should either tree be in a poor condition or dead state at the time of the occupancy permit(s) being issued, this will constitute a violation of the Tree By-Law. The owner/applicant will be responsible for the removal cost of the tree(s), including the stump(s), and the City shall require re-planting and/or other compensation in accordance with the provisions of the Tree By-Law.

Effect of Public Input on Draft By-Law

There were a number of pieces of correspondence received for the file (Exhibit J – Public Comments) and a number of people spoke at the Public Meeting on August 29, 2017. Staff considered all of the concerns addressed above in the section on "Public Comments". A tree preservation plan has been submitted by the applicant that will see both City-owned trees in the boulevard retained as part of the development. Staff reviewed the additional information submitted by the applicant regarding servicing and stormwater management and are satisfied that the post-development flows will not compound existing drainage issues, and through the installation of on-site underground stormwater infrastructure, may assist in elevating at least some of the runoff to the rear of the properties.

November 16, 2017

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Conclusion

Staff recommend approval of the application for the zoning by-law amendment for the property located at 102 and 104 Park Street. The proposed site-specific zone will permit moderate intensification of the properties in a way that is in keeping with the policies of the Official Plan (2010), and that will not cause adverse impacts to neighbouring properties. The proposal is consistent with the applicable policies of the Provincial Policy Statement and complies with the general intent of the City of Kingston Official Plan (2010).

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 this application on August 29, 2017. 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 99 property owners (according to the latest Assessment Rolls) within 120 metres of the subject property (Exhibit I – Public Notice Notification Map) and a courtesy notice was placed in The Kingston Whig-Standard on August 22, 2017.

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, four pieces of written correspondence have been received and all planning related matters have been addressed within the body of this report. Any correspondence received after the publishing of this report will be included as an addendum to the Planning Committee agenda.

Accessibility Considerations:

Not applicable

November 16, 2017

Page 19 of 19

Financial Considerations:

Not applicable

Contacts:

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

Marnie Venditti, Manager, Development Approvals 613-546-4291 extension 3256

Sonya Bolton, Senior Planner 613-546-4291 extension 3237

Other City of Kingston Staff Consulted:

Not applicable

Exhibits Attached:

Exhibit A Draft By-Law and Schedule A to Amend Zoning By-Law Number 8499

Exhibit B Key Map

Exhibit C Neighbourhood Context (2015)

Exhibit D Official Plan, Land Use

Exhibit E Zoning By-Law Number 8499, Map 20

Exhibit F Site Plan, Elevations & Floor Plans

Exhibit G Servicing Plan

Exhibit H Grading Plan

Exhibit I Public Notice Notification Map

Exhibit J Public Comments

By-Law Number 2017-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 ‘A’ Zone to Site-Specific ‘A.540’ Zone, 102 and 104 Park Street)

Passed: [Meeting Date]

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 20 of Schedule “A”, as amended, is hereby further amended by changing the zone symbol of the subject site from ‘A’ to ‘A.540’, as shown on Schedule “A” attached to and forming part of By-Law Number 2017-XX.
 - 1.2. By **Adding** the following section 540 in Part VIII – Exceptions To Various Zone Classifications as follows:

“540. 102 and 104 Park Street

Notwithstanding the provisions of Sections 5 and 6 hereof to the contrary, the lands designated ‘A.540’ on Schedule ‘A’ hereto, the following regulations shall apply:

- a) Additional Permitted Uses: semi-detached dwelling
- b) Habitable space is permitted in a cellar
- c) Front Yard (minimum): 2.0 metres

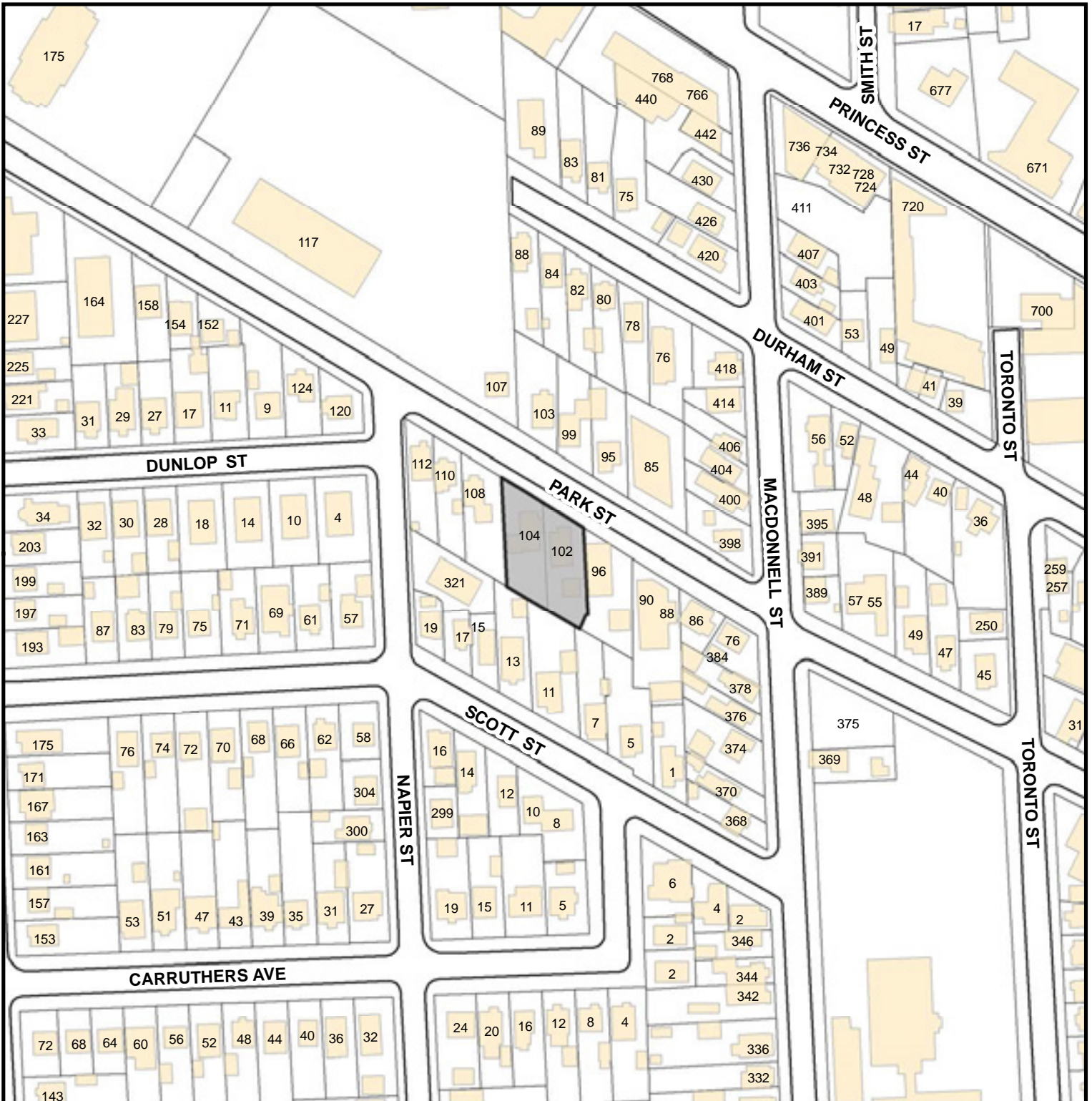
- d) Uncovered stairs used to access the main entrance of a dwelling may project into the front yard, but shall be no closer than 1.0 metre to the front lot line.
- e) Lot Area (minimum): 245 metres squared per unit
- f) Aggregate Side Yard
 - i. Minimum aggregate side yard: 2.3 metres;
 - ii. The calculation of the aggregate side yard may include one half of the width of the right-of-way between the two properties.
- g) Building Depth (maximum): 17.5 metres
- h) Lot Coverage (maximum percentage): 38%
- i) Building Height: The maximum building height of a dwelling's exterior wall, exclusive of the end gable, shall be 7.2 metres.
- j) Access to the rear yard and parking spaces shall be provided by way of a shared driveway with a minimum width of 3.0 metres.

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]

John Bolognone
City Clerk

Bryan Paterson
Mayor




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

Applicants: Robert Blasko, Sutton Group-Masters Realty Inc. Nancy Cornish, and IBI Group Incorporated

Owners: Robert Blasko & Benjamin James Blasko
File Number: D14-013-2017
Address: 102-104 Park St

LEGEND

Reference By-Law 8499, Map 20

 Rezoned from A to A.540

Certificate of Authentication

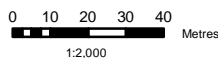
This is Schedule 'A' to By-Law Number _____,
passed this _____ day of _____ 2017.



Planning, Building & Licensing Services

a department of
Community Services

PREPARED BY: A. Dowker
DATE: 10/12/2017



Mayor

Clerk

CONTEXT MAP



Planning, Building & Licensing Services
 a department of
 Community Services

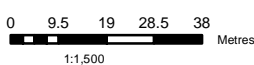
PLANNING COMMITTEE
KEY MAP

Applicants: Robert Blasko, Sutton Group-Masters Realty Inc.
 and Nancy Cornish, IBI Group Incorporated
 Owners: Robert Blasko & Benjamin James Blasko
 File Number: D14-013-2017
 Address: 102-104 Park St



LEGEND

- Subject Property
- Property Boundaries





Planning, Building & Licensing Services
a department of Community Services

PLANNING COMMITTEE
NEIGHBOURHOOD CONTEXT (2015)



Applicants: Robert Blasko, Sutton Group-Masters Realty Inc. and Nancy Cornish, IBI Group Incorporated

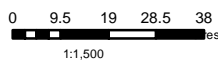
Owners: Robert Blasko & Benjamin James Blasko

File Number: D14-013-2017

Address: 102-104 Park St

LEGEND

-  Subject Property
-  Property Boundaries

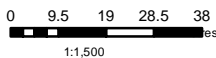






Planning, Building & Licensing Services
a department of
Community Services

PLANNING COMMITTEE
OFFICIAL PLAN, Land Use

Applicants: Robert Blasko, Sutton Group-Masters Realty Inc.
and Nancy Cornish, IBI Group Incorporated
Owners: Robert Blasko & Benjamin James Blasko
File Number: D14-013-2017
Address: 102-104 Park St



LEGEND

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








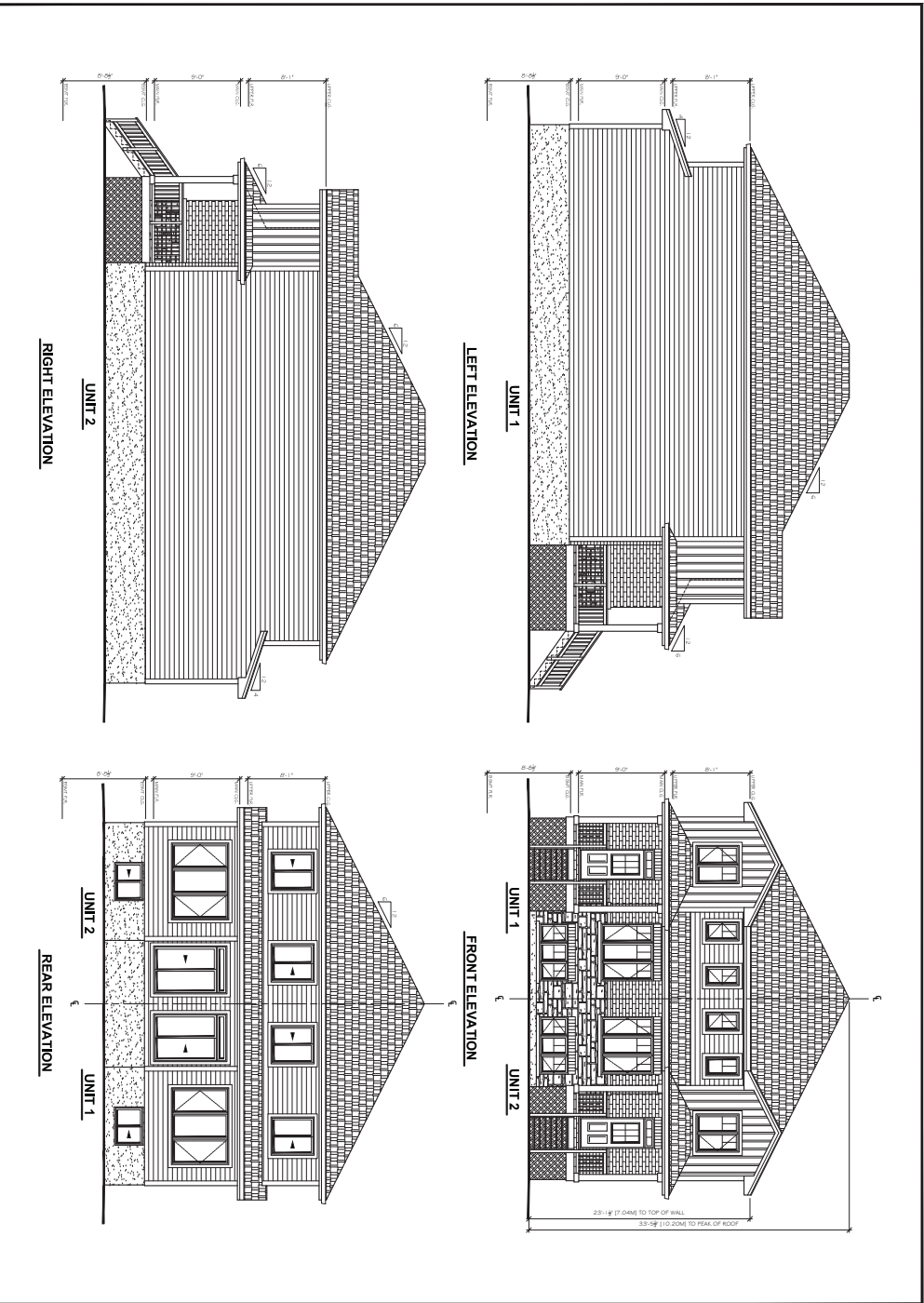
PLANNING COMMITTEE
ZONING BY-LAW 8499, Map 20

Applicants: Robert Blasko, Sutton Group-Masters Realty Inc.
 and Nancy Cornish, IBI Group Incorporated
 Owners: Robert Blasko & Benjamin James Blasko
 File Number: D14-013-2017
 Address: 102-104 Park St

LEGEND

-  Subject Property
-  Consolidated Zoning
-  Property Boundaries





**PROPOSED
SEMI-DETACHED
RESIDENCE
102/104 PARK STREET**

NOTE:
THIS DRAWING IS FOR DESIGN
INTENT ONLY. DIMENSIONS &
SPECIFICATIONS MAY CHANGE
WITHOUT NOTICE. ANY
PURPOSE OTHER THAN THAT
AUTHORIZED BY THE DIMENSION
FORBIDDEN

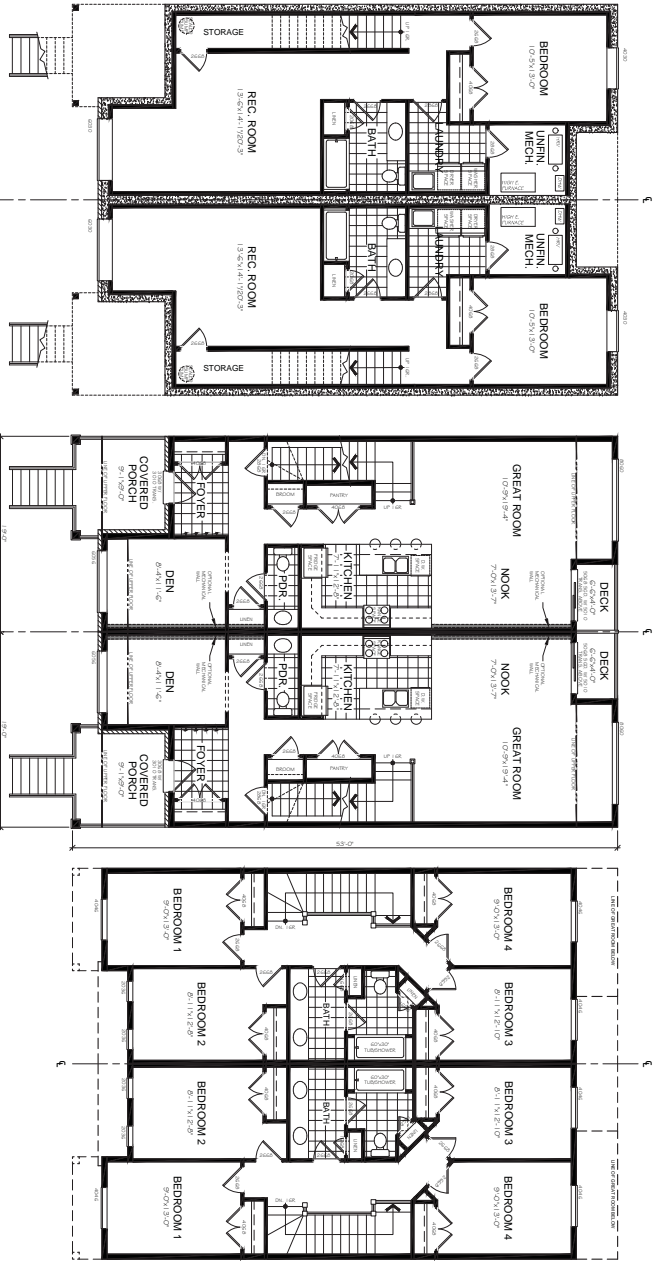
DATE:
JANUARY 9, 2017

SCALE: NTS

TOTAL SQ. FT.

1660 





UNIT 1
BASEMENT PLAN
 FLOOR AREA = 875 SQ. FT.
 FUTURE FINISHED AREA = 810 SQ. FT.

UNIT 2
BASEMENT PLAN
 FLOOR AREA = 875 SQ. FT.
 FUTURE FINISHED AREA = 810 SQ. FT.

UNIT 1
MAIN FLOOR PLAN
 FLOOR AREA = 875 SQ. FT.
 TOTAL FLOOR AREA = 1660 SQ. FT.

UNIT 2
MAIN FLOOR PLAN
 FLOOR AREA = 875 SQ. FT.
 TOTAL FLOOR AREA = 1660 SQ. FT.

UNIT 1
UPPER FLOOR PLAN
 FLOOR AREA = 775 SQ. FT.

UNIT 2
UPPER FLOOR PLAN
 FLOOR AREA = 775 SQ. FT.

**PROPOSED
 SEMI-DETACHED
 RESIDENCE**
 102/104 PARK STREET

NOTE:
 DRAWING IS FOR DESIGN
 INTENT ONLY. DIMENSIONS &
 SPECIFICATIONS MAY CHANGE.
 DIMENSIONS SHALL PREVAIL IN ANY
 DISCREPANCY.
 AUTHORIZED BY: NADIM HANSEN
 FOR BORDEN

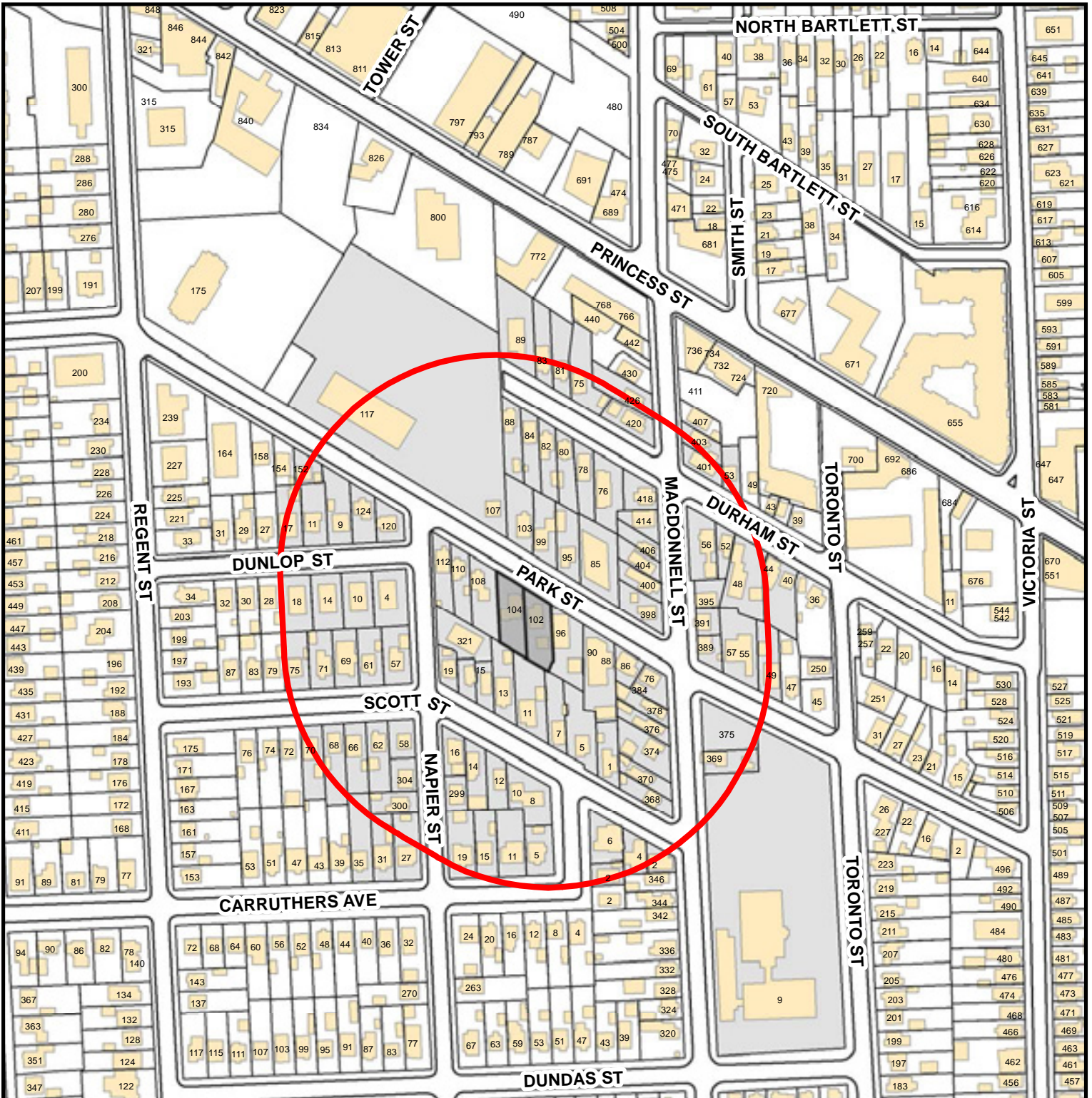
DATE:
 JANUARY 9, 2017

SCALE: NTS

TOTAL SQ. FT.

1660









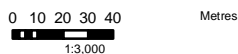
Planning, Building & Licensing Services
 a department of
 Community Services

DELEGATED AUTHORITY CONSENT APPLICATION
PUBLIC NOTICE NOTIFICATION MAP

Applicants: Robert Blasko, Sutton Group-Masters Realty Inc.
 and Nancy Cornish, IBI Group Incorporated
 Owners: Robert Blasko & Benjamin James Blasko
 File Number: D14-013-2017
 Address: 102-104 Park St

LEGEND

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



From: [Randy Conroy](#)
To: [Bolton, Sonya](#)
Subject: Opposition to the proposed Zoning By-Law Amendment. to 102 and 104 Park St
Date: Friday, August 11, 2017 10:43:14 AM

We are totally opposed to this development of 2 semi-detached dwellings. This is single family neighborhood area, and now we are going to start destroying single family home's and constructing students rental, that house 20+ students in these dwellings. Oh sorry, the developer say's 2 semi-detached homes for extra extra large families. We deal with the garbage mess at the apartment complex on the corner of Macdonell and Park St. The garbage is left out at weeks at time for the squires to feed on and for us neighbors to up pick floating garbage on our lawns. Now we can get ready to pick up more garbage from the 2 semi-detached proposed family homes with a total of 20+ bedrooms. Don't build any more parks in the area, because there won't be needed if student rentals start taking over the single family homes. Parking is already a problem, especially cars parked on the road in front of our house, from the apartment complex. Four parking spaces for 20+ students, are you serious. Take a walk up Victoria St pass Princess St, in September, and look at all the vehicles parked along the curves. Don't try to get out of your lane-way or your car, because someone will hit you. There is very little room to drive your car up the street due to cars parked on the street. Another mess created by a developer. Now Park St will start turning into the the way Victoria St has. Those kids going to the school at the corner, will have to very very careful, due to vehicle traffic created by these developments. Someones child will get hurt, because this is the main road to the school for the kids. I feel sorry for the neighbors who live behind the 2 semi-detached. Listening to cars driving in, and car doors closing, behind those houses, early in the morning and late at night. The parties, the noise, the garbage, it sounds great. Lets not forget those beautiful tree's in the front yard and backyard. I hope they aren't being cut down to make way for this development. Lets protect the single family homes and say enough is enough. This city was built on single family homes and that is why it is great city. Lets stop destroying the city, by tearing down single family homes for developers to build extra large family homes, he says. This developer should be ashamed of himself. Tell him he can build them in his neighborhood next store to his house, and he can listen to the beautiful sounds of cars, music, screaming, yelling, cars parked in front of his house, and he can also pick up trash blown on his yard. He might fool you's, but he doesn't fool us.

P,S i will be at the meeting and would like to speak.

. THANKS 103 Park St

August 29, 2017

Written and Oral Submission by:
Jeanne Fox and Lawrence Huot
7 Scott Street
Kingston, ON K7L 1L3

In Regards to:
Proposed Zoning By-Law Amendment (ZBA)
Address of Property:
102 & 104 Park Street
Name of Applicant: Robert Blasko, Sutton Group-Masters Realty Inc. and Nancy Cornish, IBI Group City File
Number D14-013-2017

Dear Planning Committee,

We are here this evening to oppose the proposed Zoning By-Law Amendment as it has currently been proposed.

The six properties located at 13, 11, 7, 5 and 3 Scott Street as well as 98 Park Street have all at one time or another been affected by flooding. We will address only our situation at 7 Scott Street. Over the last 5 years we have added close to 8 cubic yards of soil in an effort to reduce the effect of flooding only to see this material washed away with every subsequent flooding. We have also had to replace our foundation drainage system as well as our sump pump to deal with the issue.

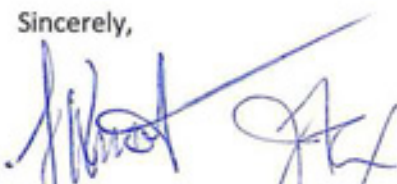
We have attached photographs taken in spring and summer showing the accumulation of water in our back yard.

The current proposal for stormwater attenuation does not sufficiently address the issue of flooding/water runoff management. Due to the extensive area that will be paved and the increased area/footprint occupied by larger buildings and roof runoff proposed at the rear, will further increase the flow of water to the rear and the paved area will further reduce the ability of ground water to dissipate thus exasperating the current flooding experienced with spring thaw and heavy rain. The proposal before you also has a large parking at the rear of 102-104 Park that will also see snow pushed from the entrance at the street (Park Street) to be piled at the rear of the proposed buildings. This will also add to the water accumulation/runoff into our yard.

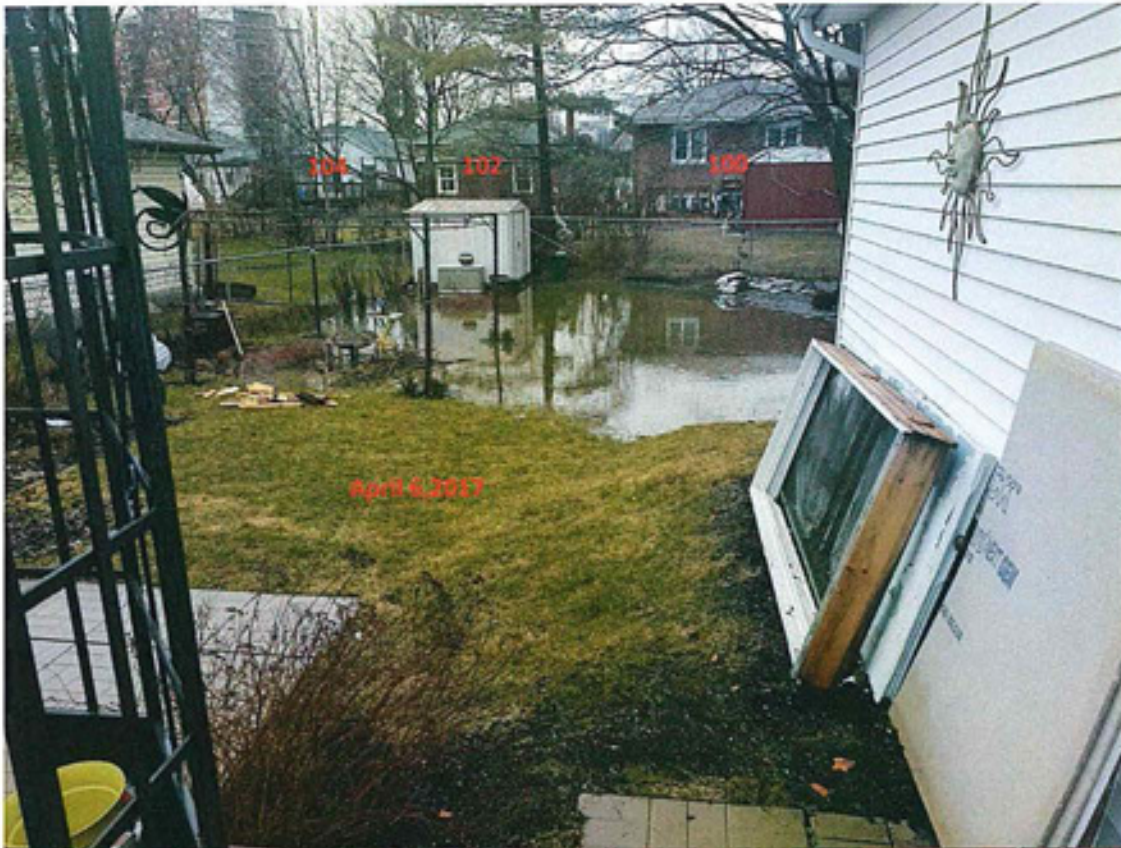
It is unclear from our reading of the *Service Briefing – June 28, 2017* that the properties at 102-104 Park Street will properly address this issue. Our understanding is that the two proposed soakaway pits will provide less water attenuation than the existing site (Appendix E). The City Planning Committee has an opportunity to address this issue be it in the form of a redesign of the catchment basin or a change in drainage at the rear of the 102-104 Park Street property.

We are imploring you to reassess the existing Proposed for a Zoning By-Law Amendment and to address this flooding issue adequately.

Sincerely,



Lawrence Huot and Jeanne Fox
Attch: Five photographs







15 August 2017

City of Kingston
Planning Committee

File Number: D14-013-2017

I am the legal owner of 99 Park Street, Plan 185 PT Lot 10 to 11B (Roll No 1011 020 030 04100 0000).

I am writing to you to inform you of my objection to the proposed zoning by-law amendment under the above file number.

This area is a mature neighbourhood, consisting of single family dwellings and apartment buildings. There are no semi-detached dwellings on the street and in my opinion, they will not fit in with the streetscape. (Compatibility (2.7.1): Page 10)

We will be losing a mature tree with this development. We have lost 2 large trees on the street within the last 5 years. While the trees have been replaced, the new trees are still quite small.

The proposed units have 5 bedrooms, plus a den, according to the floor plans. The Project synopsis (page 4) indicates 6 bedrooms in each, as well as the section entitled Student Accommodation (3.3.D.12) indicates 6 bedrooms. This development is being created for Student housing, not family dwellings. While the city population is expected to grow by 15,600 by 2026, students should not be considered as part of the population growth as the majority leave the city when their schooling is over.

In my opinion, these units are being built as Student housing. I am very concerned that these student housing will cause property values in the area to decrease. I already have a house beside me that is rented to students, I do not want more.

The documentation indicates that there will be 1 parking space per unit. 5 – 6 bedrooms may have up to 6 cars in each unit. Where will people park? Current parking limited to north side of Park Street only, with no parking between 10-11 and 2-3, Monday through Friday. The developer is assuming residents will use public transit but there is no guarantee. What is the plan if each unit has more than 1 vehicle?

Snow removal – where will the snow go? There is indication on the plans that the snow will be put in the green space. As someone who has a driveway that holds 5 vehicles, I am aware of the amount of snow that needs to be moved. My concern is that the snow from the parking spots will go in the green space, but the snow from the driveway will be pushed on to the sidewalk across the street. During the winter, my neighbour and I both blow the snow from the sidewalks in front of our homes **and** the homes adjacent to our homes so that the sidewalk plows do not come along and fill in our driveways.

Additional notes from the Project Synopsis

Adverse Effects (2.7.3): c) Increased levels of noise, odour, dust or vibration

During construction, there will be increased levels of noise, odour, dust and vibration. The residents in the surrounding houses are comprised mainly of retired residents. The resident immediately to the west of 104 Park is an elderly woman (90+ years old) with no central air conditioning. The main construction period will be during the summer and the residents will be required to keep their windows closed to limit the noise and dust. This will be putting a major hardship on this neighbour.

The homes in the neighbourhood are in the 70 year old range. Should there be damage to the homes due to vibration from construction, who will be liable for any damage caused by the vibration?

5.3 Zoning Relief Justification - Lot Area (102 and 104 Park Street) and Lot Coverage (102 Park Street) indicates appropriate parking. 5 – 6 bedroom units will require more than 1 parking spot.

I received a notice regarding speed bumps planned for 2018 on Park Street. One speed bump is planned to be placed between my driveway and that of my neighbours (103 Park Street). This speed bump will be in the general are of the driveway of the proposed units.

Laurie Nadon
99 Park Street
Kingston ON
K7L 1J9

613-544-0406
lnadon1960@gmail.com

City of Kingston,
Planning Division
216 Ontario Street
Kingston, Ontario
K7L 2Z3

RECEIVED

AUG 04 2017

PLANNING DIVISION
CITY OF KINGSTON

SUBJECT: Zoning By-Law Amendment
City File Number: D14-013-2017
Location: 102 & 104 Park Street
Applicant: Robert Blasko

TO WHOM IT MAY CONCERN:

My response to Mr. Blasko's proposed project is a resounding NO NO NO NO NO NO NO NO NO NO NO NO. I hope that is clear enough for the Planning Division.

This project would, in my opinion, add nothing to the residential area in which I live. In fact, I see it devaluing the remaining single family homes on the street. The surrounding apartments provide enough high density accommodation and the congestion and pollution that go with it.

To tear down two perfectly good bungalows that provide what is needed by an aging population is totally counter productive to the future needs of the city. Bungalows are what are needed and would be in keeping with the neighbourhood which should remain one and two family dwellings. Mr. Blasko's project would begin to erode the sense of community that currently exists in the area. So NO NO NO NO NO NO NO to D14-013-2017.

Yours truly,
 August 1, 2017

Sharon Strickland

PS: Please let me know what the city decides.

City of Kingston
Planning Division
216 Ontario Street
Kingston, Ontario
K7L 2Z3

RECEIVED

AUG 04 2017

PLANNING DIVISION
CITY OF KINGSTON

SUBJECT: 6 Scott Street
Kingston, Ontario

TO WHOM IT MAY CONCERN:

This single family home was purchased in the spring of 2016 by an out of town landlord.

Truck loads of materials arrived but nary a permit was displayed. Workers with New York plates arrived to do the work. Neighbours had been told it was for a family with 2 children who would attend Rideau Public School. Students moved in last August. The property has an unkempt look with bicycles strewn about and recycling bins and garbage left for weeks in the street.

This property has been turned into a rooming house with apparently 8 - 11 bedrooms. That this has been allowed to happen is disgraceful. Should a fire occur, I pity the students in the basement.

This property, Mr. Blasko's proposed project on Park and the proposed development at the corner of Johnson and Napier prove to me that the city does not really have a plan. It seems to me that GREED not planning is the motivation for most of the city's decisions.

That is the end of my rant for now.

Regards,

Sharon Strickland