

**By-Law Number 2018-XX**

**A By-Law to Amend By-Law Number 76-26, “A By-Law to Regulate the use of lands and the Character, Location and use of Buildings and Structures in The Township of Kingston” (Zone Change from site-specific Residential Type 4 ‘R4-10’ zone to site-specific Residential Type 4 ‘R4-41’ zone, 276-284 Kingsdale Avenue)**

**Passed:** December 5, 2017

**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 76-26, as amended, of the former Township 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 76-26 of The Corporation of the City of Kingston, entitled “A By-Law to Regulate the Use of Lands and the Character, Location and Use of Buildings and Structures in the Township of Kingston”, as amended, is hereby further amended as follows:
  - 1.1. Map 5 of Schedule “A”, as amended, is hereby further amended by changing the zone symbol of the subject site from site-specific Residential Type 4 ‘R4-10’ zone to site-specific Residential Type 4 ‘R4-41’ zone, as shown on Schedule “A” attached to and forming part of By-Law Number 2018-\_\_\_\_.
  - 1.2. By **Adding** a new subsection 15(3)(nn) thereto as follows:

“(nn) **‘R4-41’ (276-284 Kingsdale Avenue)**

Notwithstanding the provisions of Section 5 and Section 15 hereof to the contrary, the lands designated ‘R4-41’ on Schedule ‘A’ hereto, the following regulations shall apply:

1) Permitted Uses:

Only the following uses shall be permitted:

(a) Residential Uses

- (i) Apartment Dwelling House

2) For the purposes of zoning interpretation, the properties located within the R4-41 zone shall be considered as one lot

- 3) Dwelling Units (maximum) 120 units
- 4) Apartment Dwelling Houses per Lot (maximum) 2
- 5) Lot Area (minimum) 0.12 ha
- 6) Dwelling Unit Area (minimum) 60 square metres
- 7) Interior Side Yard Setback (minimum) 10.5 metres
- 8) Landscaped Open Space (minimum) 38%
- 9) Amenity Area (minimum) Not required
- 10) There shall be no minimum privacy yards requirement
- 11) Children’s Play Area (minimum) Not required
- 12) Parking
  - (a) The minimum number of on-site parking spaces shall be 140 spaces; and
  - (b) The minimum number of barrier free on-site parking spaces shall be 6 spaces.

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: December 5, 2017

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**John Bolognone**  
City Clerk

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**Bryan Paterson**  
Mayor







**By-Law Number 2018-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:** December 5, 2017

**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 2018-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: December 5, 2017

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**John Bolognone**  
**City Clerk**

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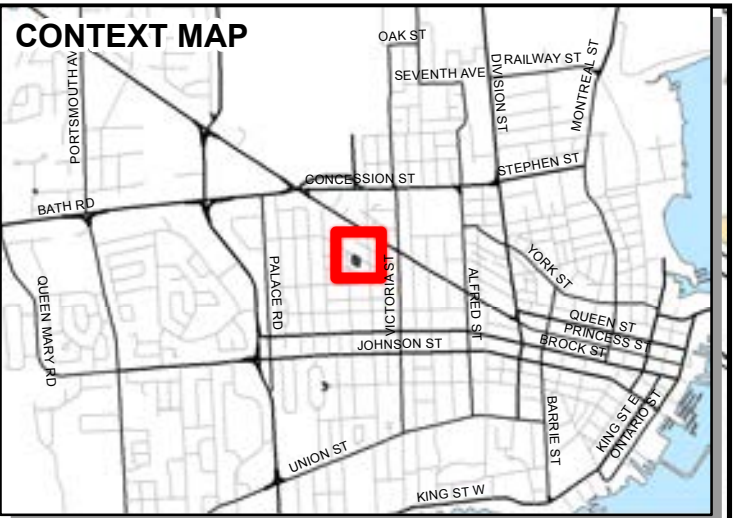
**Bryan Paterson**  
**Mayor**







**CONTEXT MAP**



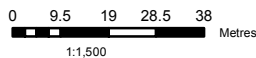
Planning, Building & Licensing Services  
 a department of  
 Community Services

**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



PREPARED BY: A. Dowker  
 DATE: 7/19/2017

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**By-Law Number 2018-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’ to ‘B.539’, 194 Mack Street)**

**Passed:** December 5, 2017

**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 \_ of Schedule “A”, as amended, is hereby further amended by changing the zone symbol of the subject site from ‘A’ to ‘B.539’, as shown on Schedule “A” attached to and forming part of By-Law Number 2018-\_\_\_.
  - 1.2. By **Adding** the following section .539 in Part VIII – Exceptions To Various Zone Classifications as follows:

**“539. 194 Mack Street**

Notwithstanding the provisions of Sections 5, 6.3 and 13 hereof to the contrary, the lands designated ‘B.539’ on Schedule ‘A’ hereto, the following regulations shall apply:

- (i) Permitted uses:
  - a. One and two-family dwellings
  - b. Multiple family dwellings

- (ii) Maximum Residential Density: 90 dwelling units per hectare
- (iii) Maximum Height: 10.7 metres
- (iv) Maximum Lot Coverage: 35%
- (v) Minimum Number of Parking Spaces: 2
- (vi) Minimum Front Yard: 1.2 metres
- (vii) Minimum East Side Yard Setback: 1.2 metres
- (viii) Minimum West Side Yard Setback: 6.0 metres
- (ix) Minimum Rear Yard Setback of 6.0 metres, with the exception of a rear, below-grade stairwell with a length of 3.1 metres and a width of 1.3 metres, where the minimum rear yard shall be 4.9 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.

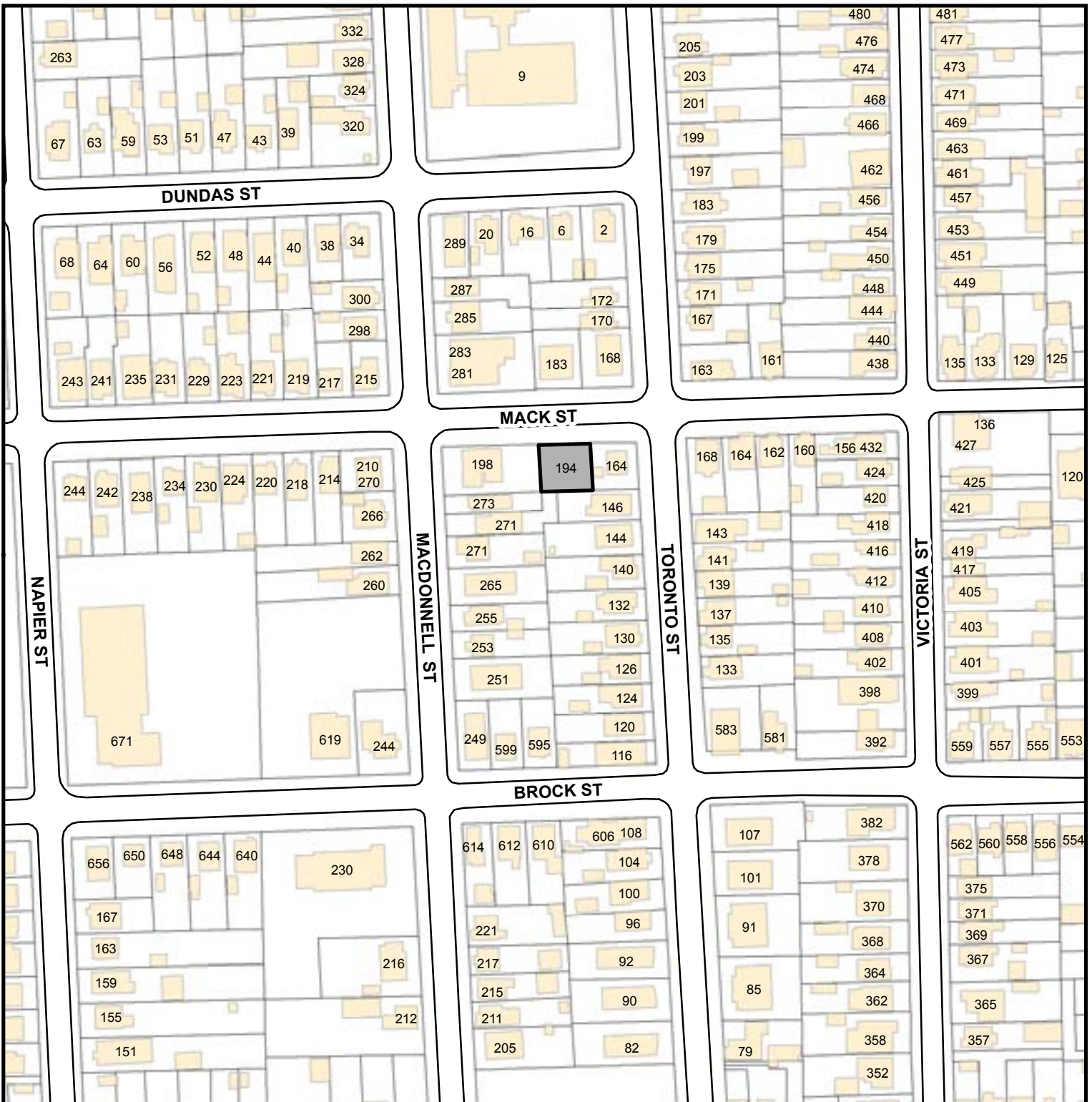
Given all Three Readings and Passed: December 5, 2017

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**John Bolognone**  
City Clerk

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**Bryan Paterson**  
Mayor



Planning, Building & Licensing Services


a department of  
Community Services

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

Applicant: 1923800 Ontario Inc and  
Fotenn Consultants Inc.  
Owner: 1923800 Ontario Inc  
File Number: D14-027-2017  
Address: 194 Mack Street

### LEGEND

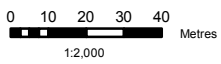
Reference By-Law 8499, Map 20

 Rezoned from A to B.539

### Certificate of Authentication

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

PREPARED BY: A. Dowker  
DATE: 10/11/2017



Mayor \_\_\_\_\_

Clerk \_\_\_\_\_







Planning, Building & Licensing Services  
 a department of  
 Community Services

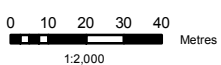
PLANNING COMMITTEE  
**KEY MAP**

Applicant: 1923800 Ontario Inc and Fotenn Consultants Inc.  
 Owner: 1923800 Ontario Inc  
 File Number: D14-027-2017  
 Address: 194 Mack Street



**LEGEND**

-  Subject Property
-  Property Boundaries



PREPARED BY: K. Cruz  
 DATE: 8/3/2017

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