

Central Kingston Growth Strategy Q&A Sessions Engagement

Summary

Oct. 20, 2 p.m. and 6 p.m.

Below is a summary of questions and comments received as part of the Central Kingston Growth Strategy (CKGS) online Q&A sessions, held on Oct. 20 at 2 p.m. and 6 p.m.

October 20 – 2 p.m.

Questions

- Around Brock/Johnson Streets, why isn't the intensification being extended east beyond Division Street where there are existing taller buildings?
 - Answer: The broader area will be furthered reviewed as part of the Official Plan Update process. Market feasibility and servicing limitations will also be reviewed at that time.
- Why is retail at grade along Brock/Johnson Streets optional and not a requirement for future development?
 - Answer: Based on previous experience, it was found that the requirement for retail at grade often created issues for the developer who could not find tenants and would therefore leave the space vacant. We wanted to provide flexibility for future development.
- How recent is the land cost study for Brock/Johnson Streets.
 - Answer: No recent study has been completed for this area and there will be a future study. Recommendations were taken in part from the financial feasibility study recently completed for the Williamsville Main Street Study update.
- With future development such as the P4W site, Kingston Penitentiary, Kingston Provincial Campus and Elevator Bay, is a Secondary Plan being considered for the Portsmouth District? With the anticipated new residential development in the area, opportunities for retail/commercial uses had not been considered, and residents would still need to drive to Kingston Centre to buy groceries and for day to day needs.
 - Answer: The City has no plans at this time for the development of a Secondary Plan for this area, but this question will be taken back for internal discussion. A Secondary Plan was completed for the Kingston Provincial Campus in 2017.
- How does the Population Projections Study, The Waterfront Master Plan, the Kingston Transportation Master Plan, the Active Transportation Master Plan and the Household Travel Survey feed into this growth study.

- Answer: Those other studies will be considered along with the CKGS work when the Official Plan is updated in the coming years. There is also a new Census this year so the population projections study will be updated once that data becomes available.
- What reason is given for not including the area directly north of the Queen's campus and south of Johnson Street?
 - Answer: Those areas will continue to be reviewed as the broader area review through the next Official Plan update. They are currently also identified as the Campus Expansion Area so that needs to be considered along with the University.

Comments

- Concern that 6 storeys along Brock/Johnson Streets will not yield sufficient return to greenlight development from the industry.
- Housing in the area is currently selling at \$150,000 per bedroom, so the land cost analysis is key.

October 20 – 6 p.m.

Questions

- The 2nd Draft of the Zoning By-law is dated Aug. 6 while the CKGS Planning Committee meeting was held Aug. 12, How could the Zoning recommendations be included in the 2nd draft of the ZBL?
 - Answer: The CKGS report was also released on Aug 6th at the same time as the second draft of the New Zoning By-Law, while the Meeting was held on the 12th. The zoning recommendations were shared with the Zoning team and integrated for release and review by the community.
- Were the public comments made at the Public Meeting on Aug. 12 integrated with the Zoning By-law?
 - Answer: Not yet. They will be integrated with the final draft of the Zoning By-law, now slated for early 2022. At this stage, Staff is collecting comments and feedback.
- What opportunity will the public have for feedback on the changes if the deadline for any comments is Nov. 5?
 - Answer: That deadline is not mandatory, it was only established to provide staff with enough time to integrate the necessary comments into the New Zoning By-law and Official Plan amendment (OPA) processes. We will continue to accept comments beyond that through the New Zoning By-law as well as the future OPA process.