



**City of Kingston
Report to Council
Report Number 19-038**

To:	Mayor and Members of Council
From:	Susan Nicholson, Director of Legal Services and City Solicitor
Date of Meeting:	January 22, 2019
Subject:	Local Planning Appeal Tribunal Appeals – 223 Princess Street

Executive Summary:

IN8 Developments Inc. filed applications for zoning by-law amendment and amendment to the Brownfields Community Improvement Plan for the property municipally known as 223 Princess Street on May 26, 2015 to permit a mixed-use building. The proposal went through technical review, public meetings and additional community consultation prior to a comprehensive report with a staff recommendation being presented to Planning Committee on September 1, 2016 in support for a 16 storey mixed-use building with 212 residential units (64 1-bedroom units, 120 2-bedroom units and 28 3-bedroom units), approximately 750 square metres of commercial floor area, 106 on-site parking spaces and 40 off-site parking spaces.

The implementing by-laws for 223 Princess Street were approved by City Council on September 20, 2016. The Notice of Decision for the amending by-laws was issued on September 23, 2016. Following the decision of Council, an appeal was filed to the Local Planning Appeals Tribunal (formerly the Ontario Municipal Board), and referred to herein as the Tribunal, by Annette Burfoot, the Frontenac Heritage Foundation, Samantha King and Vicki Schmolka, referred to as Case Number PL161069.

On November 15, 2016 a motion was put before Council that the resolution approved by Council on September 20, 2016 be reconsidered. The motion was voted upon as a reconsideration of the matter under the City's Procedural By-law and the result was a tie vote, which under the procedural provisions resulted in a loss of the motion. Case PL161069 proceeded to a hearing at the Tribunal on March 26-29, April 3-6 and 9-13 of 2018. The City of Kingston was not a party to the appeal. City Planning staff participated in the hearing under summons by IN8 Developments Inc.

The Tribunal issued its decision related to the land use applications for 223 Princess Street on November 9, 2018. The Tribunal ordered that the appeal against By-law Number 2016-184 of

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the City of Kingston be allowed and By-law Number 2016-184 be repealed, refusing the mixed-use building project proposed by IN8 Developments Inc.

On November 23, 2018 IN8 Developments Inc. filed a Motion to the Divisional Court of Ontario for Leave to Appeal the Tribunal's decision and on December 10, 2018, filed a request for a review of the Tribunal's November 9, 2018 decision pursuant to section 35 of the Local Planning Appeal Tribunal Act. Neither matter has proceeded beyond the filing of legal submissions by IN8 at this point in time.

While the City has not been a party in the proceedings to date, the City now has the opportunity to make a request to the Tribunal that, given the significance of this planning matter for the City, it become involved in efforts to resolve the matter through mediation. While noting that the consent of the parties will be required to mediate on this matter, such a request would also enable the City to be in position to influence the outcome of the proceeding by becoming actively involved with both parties in determining what will be built on the property. The City's ability to mediate a development on the site could support the rejuvenation of a downtown property and add to the much needed housing stock as the City currently has the lowest vacancy rate in the Province (0.6%).

The Peer Reviews completed by ERA Architects Incorporated in January and August of 2016 could be used as a guide for such mediation as the Urban Design and Heritage Impact Assessment made a number of recommendations for the development proposal including the suggestion that it would possible to consider a mixed-use building with a height 'in the low teens'. In particular, Option Three from the Peer Review dated August 17, 2016, and attached hereto, as Exhibit 'A' could be used as a guideline for the purposes of approaching the parties to mediate a solution on the development.

Recommendation:

That Council direct the Director of Legal Services and City Solicitor to retain the legal services of a Planning and Development Law specialist to act on behalf of the City and to seek the consent of the parties to the appeal to make a request to the Local Planning Appeal Tribunal to move forward on the matter by way of mediation and to determine if a solution as to what will be built on the property, using the Peer Review of August 17, 2016 as a guide, can be achieved; and

That should the request to mediate be successful, staff report back to Council once mediation efforts have been fully utilized as to outcomes and any next steps.

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Authorizing Signatures:

Susan Nicholson, Director of Legal Services and City Solicitor

Gerard Hunt, Chief Administrative Officer

Consultation with the following Members of the Corporate Management Team:

Lanie Hurdle, Commissioner, Community Services

Jim Keech, President & CEO, Utilities Kingston

Not required

Desirée Kennedy, Chief Financial Officer & City Treasurer

Not required

Corporate & Emergency Services

Not required

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Options/Discussion:

IN8 Developments Inc. filed applications for zoning by-law amendment and amendment to the Brownfields Community Improvement Plan for the property municipally known as 223 Princess Street on May 26, 2015 to permit a mixed-use building. Following four iterations of technical review, two public meetings and community consultation prior to a comprehensive report, a staff recommendation was presented to Planning Committee on September 1, 2016 in support for a 16 storey mixed-use building with 212 residential units (64 1-bedroom units, 120 2-bedroom units and 28 3-bedroom units), approximately 750 square metres of commercial floor area, 106 on-site parking spaces and 40 off-site parking spaces.

The implementing by-laws for 223 Princess Street were approved by City Council on September 20, 2016. The Notice of Decision for the amending by-laws was issued on September 23, 2016, following which an appeal was filed to the Local Planning Appeals Tribunal (formerly the Ontario Municipal Board) and referred to herein as the Tribunal by Annette Burfoot, the Frontenac Heritage Foundation, Samantha King and Vicki Schmolka, referred to as Case No. PL161069.

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The Tribunal issued its decision related to the land use applications for 223 Princess Street on November 9, 2018 and ordered that the appeal against By-law Number 2016-184 of the City of Kingston be allowed and By-law Number 2016-184 be repealed, thereby refusing the mixed-use building project proposed by IN8 Developments Inc. The developer has now filed a Motion to the Divisional Court of Ontario for Leave to Appeal the Tribunal's decision and on December 10, 2018, IN8 Developments Inc. filed a request for a review of the Tribunal's November 9, 2018 decision pursuant to section 35 of the Local Planning Appeal Tribunal Act. Neither matter has proceeded beyond the filing of legal submissions by IN8 at this point in time.

The determination of what structure is built at 223 Princess Street is a significant one for the parties and the City of Kingston. The filing of the appeal and request to review represents an opportunity for the City to take a role in what development is ultimately built on the property. The City recognizes that continued litigation on this matter will be costly to all parties and mediation is frequently able to achieve a workable solution for all concerned. While noting that the consent of the parties will be required, the City now has an opportunity to be involved by making a request to the Tribunal to be involved in a mediated resolution on this matter. This would enable the City to be in position to influence the outcome of the proceeding by working with both parties in determining what will be built on the property and it is proposed that the Peer

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Reviews completed by ERA Architects Incorporated on the building be used as the guideline to facilitate resolution.

As part of the technical review process of the proposed mixed-use building for 223 Princess, two Peer Reviews were completed by ERA Architects Incorporated dated January 26, 2016 and August 17, 2016. The Peer Reviews assessed the proposed development for an Urban Design and Heritage Impact Assessment and made a number of recommendations for the development proposal. These recommendations included the suggestion that it would possible to consider a mixed-use building with a height 'in the low teens' with the tower portion setback from both Princess Street and Queen Street, with a tower floorplate of 750 square metres and a number of stepbacks built into the Queen Street façade to fit within a 45 degree angular plane. Staff took technical design direction from the Peer Reviews in the proposal recommended to Council and since this matter was recommended to Council, has worked to require a tower floor plate of 750-790 square metres in other developments, despite the fact that the City does not have policy articulating this requirement.

Staff is recommending that Option Three from the Peer Review dated August 17, 2016, attached hereto, provide a guideline for the purposes of approaching the parties to mediate a resolution on the development at 223 Princess Street.

Existing Policy/By-Law:

None

Notice Provisions:

None

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

Susan Nicholson, Director of Legal Services and City Solicitor, 613-546-4291 extension 1293

Other City of Kingston Staff Consulted:

Same as above

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Exhibits Attached:

Exhibit A--Peer Review dated January 26, 2016 by E.R.A. Architects Inc.

Exhibit B--Peer Review dated August 17, 2016 by E.R.A. Architects Inc.

January 26, 2016

Lindsay Lambert MCIP, RPP, Senior Planner
Planning Division, Community Services
City of Kingston
Email: llambert@cityofkingston.ca

RE: 223 PRINCESS STREET, KINGSTON
PEER REVIEW REPORT

Dear Ms Lambert,

The purpose of this Peer Review Report is to provide the City of Kingston with an objective review of the redevelopment proposal for 223 Princess Street with specific regard to Kingston's heritage, planning, and urban design policies. The following documents were reviewed as part of this process:

Applicant materials

Cultural Heritage Impact Assessment prepared by Metropolitan Design/Commonwealth Resource Management, dated May 2015 (revised August 2015)
Urban Design Report prepared by FOTENN Consultants Inc., dated April 17, 2015 (revised May 20, 2015)
Planning Rationale Report prepared by FOTENN Consultants Inc., revised May 22, 2015
Architectural drawings prepared by IBI Group, dated May 22, 2015

City of Kingston materials

Heritage Impact Statement Requirements, dated March 25, 2013
Report Number PC-15-088 to Planning Committee, dated July 2, 2015
Official Plan, consolidated May 15, 2015
Downtown and Harbour Zoning By-law No. 96-259
Downtown Action Plan, 2003
Downtown and Harbour Area Architectural Guidelines Study, dated December 6, 2007

Additional reference materials

City of Toronto Tall Building Design Guidelines
City of Toronto Avenues and Mid-Rise Buildings Study
City of Vancouver Downtown Policies & Guidelines
Standards and Guidelines for the Conservation of Historic Places in Canada
Ontario Heritage Tool Kit



Development Proposal

The Zoning By-law Amendment Site Plan Control applications submitted on behalf of IN8 The Capitol Developments Inc. proposes the redevelopment of 223 Princess Street with a 20-storey mixed-use building with frontage on both Princess and Queen Streets. The application requests relief from the Zoning By-law related to the setback on Queen Street, the overall building height, angular plane and build-to-plane requirements, density, off street parking (number of spaces and size) and barrier free parking (number of spaces and size).

Review of Cultural Heritage Impact Assessment (CHIA) by Metropolitan Design / Commonwealth Resource Management (Revised August 2015)

The August 2015 CHIA, which responds to preliminary staff comments, provides most of the basic information required by the City of Kingston and is a revision to the original May 2015 CHIA. The site at 223 Princess Street is not officially recognized as a heritage resource by the City of Kingston.

The CHIA proposes the restoration of the Princess Street façade and the marquee. No interior architectural features were identified in the report for conservation. The general cultural heritage strategy for the site as proposed in the CHIA is reasonable and appropriate, but is subject to the City's review of the interior. A site visit to review the interior of the theatre was not undertaken as part of this peer review.


The site is surrounded by buildings that contribute to the heritage character of the area, including the Grand Theatre on the opposite side of Princess Street.

In keeping with the City of Kingston's HIS requirements and heritage best practices in general, the CHIA should be updated to include additional information in order to provide a fuller understanding of the on-site and adjacent heritage resources and impacts of the proposed development on the immediate and surrounding heritage context. The question of compatibility as it relates to scale, building massing and height remains a key concern.

The CHIA does not adequately assess the compatibility of the proposed 20-storey development with the recognized heritage resources and the defined character of the Lower Princess Street and St. Lawrence Ward Heritage Character Areas. In addition, the CHIA refers to a "mid-rise residential project", which is not consistent with the proposed development.

In the Official Plan, '*compatible*' is defined in part as *development* co-existing in harmony and being evaluated by measurable, objective standards based on criteria such as aesthetics. For the purpose of this exercise we explored whether the height and massing of the proposed building had been evaluated by any objective standards in order to ensure its compatibility with its immediate context – the Lower Princess Street and St. Lawrence Ward Heritage Character Areas.

Through our review, it was noted that the discussion of impacts in the CHIA relied upon the assumption that the area is in transition and has experienced a 'range of new development that has occurred and continues to occur'. It is our view that the area has a consistent low- to mid-rise scale and has not experienced redevelopment at the scale currently proposed.



The CHIA also includes a brief analysis of the shadow study provided in the Urban Design Report submitted in support of the rezoning and Site Plan applications, and identifies a significant shadow effect on the blocks north, east, and west of the site.

Official Plan Policy 2.2.9 Primary Centre emphasizes that the Primary Centre of Kingston is to remain east of Division Street, and it recognizes the importance of maintaining and conserving both the heritage buildings and the character of the Lower Princess Street Heritage Character Area.

The Downtown and Harbour Area Architectural Guideline Study provides a more detailed description of the Lower Princess Street area and the heritage and cultural attributes of that area. For new development, the study recommends that new work enhance existing character defining elements ‘within the provisions of the zoning by-law’ and enhance the area through ‘complementary development’. It is noteworthy that the study identifies the only tall building within the area – the Princess Towers – a 16 storey building at Princess and Division Street – as anomalous, citing the building’s height, massing, and setback. The study also identifies existing above ground parking garages as anomalous. There is nothing in the study that would suggest a 20 storey building within this sub-area of the downtown core.

Official Plan Policy 2.7.1 further describes the meaning of *compatible*, a very significant word within the Official Plan policy. Here compatibility considers the ability of buildings or urban design treatments to co-exist from a visual compatibility perspective and suggests methods of buffering, massing or other means to provide transitions to avoid *adverse effects*.

While *adverse effects* have a quite limited definition in the definitions section of the Official Plan, they are more fully described in Policy 2.7.3. Here *adverse effects* include visual intrusion that disrupts a streetscape or cultural heritage resource, or architectural incompatibility in terms of scale, style or massing. Mitigation measures are described in Policy 2.7.6. and include ensuring adequate setbacks and transitions in building heights and coverage.

The resources that would be affected by the proposed development are the Lower Princess Street Heritage Character Area and the St. Lawrence Ward Heritage Area. Policy 7.3.D.2 describes the Lower Princess Street Heritage Character Area as a *significant cultural heritage resource*, and amongst its attributes which define the heritage integrity of the area and its historic sense of place, is the arrangement of buildings, street orientation, pedestrian activity and continuity of height. Specifically, policy 7.3.D.2.c states that new building heights must comply with the provisions of Section 10A.4.6, which will be described later in this letter.

The St. Lawrence Ward Heritage Area is described in Policy 7.3.D.6 as one of the oldest areas of the City with an urban style that has survived since the 1800s, and the intent of the Plan is to recognize the heritage of the area and undertake further investigation to define appropriate boundaries and policy. The buildings within the St. Lawrence Ward Heritage Area are consistently one to two storeys in height. It should be noted that the tower portion of proposal will be located on the Queen Street portion of the site, and that portion is within the St. Lawrence Ward Heritage Area.



Review of Urban Design Report (UDR) prepared by FOTENN Consultants Inc. and IBI Group (20 May 2015 Revision)

The revised UDR provides a comprehensive introduction to the site and the immediate context, a summary of relevant planning policy, and a description and design rationale for the proposed development. A number of elevations and perspective massing models are included for illustration and reference purposes.

Upon review of this document, the key concerns relate to the justification of the height and massing of the proposed tower. The current proposal has an impact on the Lower Princess Street and St. Lawrence Ward Heritage Character Areas. Any requests to increase heights beyond the as-of-right permissions in the Zoning By-law in these areas should be carefully considered and managed to conserve the heritage character. At present, the height and angular plane amendments requested are in our opinion excessive and have a considerable impact on the character of the area. The key factors that could ensure the proposal's compatibility with the character of the area are maximum height and angular plane, neither of which are key considerations in the proposed design. As such, the proposal displays a height and building mass that may become a precedent for the City of Kingston.

The UDR describes the buildings located on the blocks north of Queen Street and east of Sydenham Street as those with larger building footprints and massing, and that the proposed development is located on a threshold where a transition in scale from low-rise to mid- and high-rise buildings occurs. It is our opinion that this apparent transition relates to footprint size and massing as there are no high-rise buildings identified as part of this transition.

While there are many noteworthy and supportable aspects to the project, such as proposed mixed use, restoration of a heritage façade on Princess Street and residential intensification, there remains a significant need in the proposal to provide justification for the appropriateness of the height of 20 storeys. The project, if constructed, would be the highest tower in Kingston, significantly taller than any recent approvals and isolated from any other tower buildings.

Within Kingston there are a number of taller buildings which have been built along the harbour's edge, but even there, where there is a cluster of taller buildings, the heights range from 8 to 16 storeys. Those taller harbour buildings are carefully sited, with the tallest buildings grouped on the south side of Ontario Street and all of the buildings sited at a distance from the view plane of the historic City Hall.

The most comparable project recently approved and constructed within the St. Lawrence Ward Heritage Area would be the 9-storey Anna Lane Options for Homes project at 326 Bagot Street. It should be noted however that that site was identified in Schedule DH-2 of the Official Plan as a major development site and the planning application for the site included a Heritage Impact Statement that contained a detailed analysis of impacts and mitigation strategies for the heritage context of the site. The site at 223 Princess Street is not identified in Schedule DH-2 as a major development site.

Official Plan Policy 8.4 regarding Urban Design and New Development states that the City requires new development to be visually *compatible* with surrounding neighbourhoods and areas of cultural significance.

Addressing new buildings and height provisions within heritage character areas, Policy

10A.4.6 states that the City may support new buildings that are of a scale and massing complementary to buildings in the surrounding area. There are specific provisions for the Lower Princess Street Heritage Character Area and the Downtown portions St. Lawrence Ward Heritage Area in the Official Plan which are implemented in the C1-3 zone of the Zoning By-law as a build-to plane of 4 storeys and a maximum height of 4 storeys (Appendix B – Zoning By-law section 7.3.3), and in the C1 zone as a build-to plane of 4 storeys and height along the angular plane of 6 storeys (Appendix B – Zoning By-law section 7.2.2.1).

There is a potential exemption noted within the height provisions within heritage areas, Policy 10A.4.7, which states that a greater height might be approved subject to a site-specific urban design study that clearly indicates to the satisfaction of the City that the taller building is *compatible*.

The Official Plan policies place a strong emphasis on visual compatibility with the context of immediate neighbourhoods and identify the consistent height of the Lower Princess Street Heritage Character Area as a key attribute of the area. The plan describes mitigation measures that could be taken including transitioning in height. Unlike the towers on the water's edge, where the siting is quite appropriate, this proposed tower would be isolated as the sole tower in an area understood to be low scale in character and would be without transition. It is not an auspicious argument to make that this tower is simply the first of many that might appear within the Lower Princess Street Heritage Character Area based on potential exemptions. In our opinion, the exemption policy in relation to height in the Official Plan, is intended to recognize the possibility that some relief to the quite strict height requirements might be required, on the basis of individual sites within the area. It is not a clear permission to seek approval for 20 storey buildings.

Recommendations

Revisions to CHIA

The Capitol Theatre building at 223 Princess Street currently has no heritage status. It is our understanding that staff will be recommending the addition of this property to the Kingston Heritage Properties Register for design / physical value and contextual value. The CHIA contains a heritage resource description and a draft Statement of Cultural Heritage Value prepared by the City of Kingston. However, the report should be further revised to refer to evaluation criteria found in Ontario Regulation 9/06 of the Ontario Heritage Act. Should it be found that the site (interior and/or exterior) has cultural heritage value using these criteria, a draft statement of significance in keeping with the structure and content outlined in the Ontario Heritage Tool Kit and the Parks Canada Guide for Writing Statements of Significance should be prepared and included in the CHIA for the purposes of assessing impacts of the proposed redevelopment on the heritage resource.

The City of Kingston's HIS requirements and heritage best practices suggest that a condition assessment of the existing building at 223 Princess Street should be prepared in order to inform the conservation and repair work being considered as part of the proposed redevelopment.

The St. Lawrence Ward Heritage Character Area is not well-defined in the Official Plan beyond the statement that it is one of the oldest areas of the City. In the interest of having a better understanding of the heritage context, the CHIA should examine the heritage of the St. Lawrence Ward Heritage Character Area and evaluate the impact and compatibility of the

proposed development on that character.

In addition, the CHIA should explore alternative design options that retain a portion of the interior lobby.

Revisions to UDR

It is recommended that a context map to show existing and approved building heights for mid-rise and tall buildings be provided to support the height rationale presented in the UDR. For the purposes of this exercise we would suggest a definition of mid-rise as below 17 metres, which is the as-of-right build-to-plane height within the Zoning By-law.

Views of tall or mid-rise buildings should be taken both from within the Lower Princess Street Heritage Character Area and from a distance whereby the overall skyline the Lower Princess Street Heritage Character Area and its surroundings could be seen. It is our opinion that currently, the scale is predominantly low, with only the interruption of the spire of St Mary's Cathedral and the Princess Towers and the Skyline apartment building on Brock Street, with both of those residential buildings being built prior to the establishment of the character area.

A key consideration in the design of a new building's height, angular planes and setbacks is usually the mitigation of shadow impact. Many Ontario municipalities include guidance and policy regarding the provision of 5 hours of continuous sunlight on opposite streets and open spaces. Evidence that the development of angular planes and setbacks in the proposal have been influenced by shadow impact and a discussion of how many hours of sunlight the proposal provides for on adjacent streets and open spaces (Central Public School, PWOR Military Museum and Artillery Park) should be included in the UDR. Additionally, a shadow impact for the proposal and an as-of-right building for March 21/September 21 would provide a more reasonable comparison than the December 21 example provided in the UDR.


Revisions to Proposal

It is our opinion that the proponent has not provided a sufficient rationale for a tall tower in this location. It is recommended that alternatives to the current height and building mass of the proposal (through, but not limited to the application of angular planes, increased tower setbacks from Queen Street, and reduced tower floorplate size) be explored as part of a mitigation strategy to ensure compatibility and improve the transitional relationship between proposed/new and existing buildings, and minimize other adverse effects, including shadow impacts, on the surrounding heritage character area.

While the general cultural heritage strategy of the CHIA was found to be reasonable, it is recommended that the retention of the Capitol Theatre be extended to a depth that will include the interior lobby space.

The following specific suggestions are presented below to promote further discussions between the applicant and the City of Kingston. These suggestions are intended to encourage a revised proposal that has a reduced impact on the heritage character of the area.

Height: Instead of the current proposal, request minor variances to the build-to-plane height, angular plane, or permitted heights. These guides are a mechanism for ensuring compatibility within a neighbourhood. They could reasonably be adjusted to accommodate different sites



but should not be removed entirely. For example, within the 25.5 metres height limit it would be possible to consider an 8 storey residential structure with floor-to-floor heights consistent with current residential standards. With adjustment of the angular plane to possibly 45 degrees rather than 39, it would be possible to consider a residential building with a height in the low teens, set back from both streets. A rationale for the change of the angular plane would need to be justified by an analysis of the impact on sunlight on streets and open spaces.

Floorplate: Reduce the floorplate size to a maximum of 750 square metres above the 6th floor to be consistent with guidelines established in other municipalities including Toronto and Vancouver. Other municipalities have limited floor plate sizes in order to minimize impact of towers on their neighbourhoods.

The proposed floor plate areas of 1175 square meters on floors 6 through 14 and 1016 square meters on floors 15 through 19 are greater than the maximums set out in municipalities with tall buildings guidelines. The Ottawa Mid Centretown Community Design Plan recommends a maximum floor plate of approximately 750 square meters. The Toronto Tall Building Design Guidelines limit the tower floor plate to 750 square meters or less (excluding balconies). In the City of Vancouver, the Downtown South Guidelines limit floor plates to 600 square meters (excluding balconies). As a local reference, the North Block District Block 4 Design Guidelines 7.2 FSI Requirements, “Encourage tall buildings to have smaller floor plates to promote slender towers.”

Summary Comments

As described above, it is our opinion that the proposed development does not comply with the City of Kingston’s planning policies for this site area. The tower’s height and massing, which are the focus of this review, remain unresolved and not compatible with the intent of the City’s area specific policies within the Official Plan. It is recommended that further exploration of alternative height and massing options be undertaken to create a more appropriate development form that is compatible with the immediate heritage context. It is recognized that intensification and growth are important for the City of Kingston, but that all the more reason to consider this application carefully as a precedent for future growth.

Sincerely,

Michael McClelland OAA RAIC CAHP
Principal E.R.A. Architects Inc.
Co-reviewed by

Lindsay Reid OAA CAHP LEED
Associate E.R.A. Architects Inc.
And

Julie Tyndorf MCIP RPP
Project Manager E.R.A. Architects Inc.

Attachments:
Appendices 1, 2, and 3
Curricula Vitae

Appendix 1: Excerpts from City of Kingston Official Plan

Section 1 Overview

1.4 Definitions

Compatible: *Development* that is capable of co-existing in harmony with, and that will not have an undue physical or functional adverse impact on, existing or proposed *development* in the area, or pose an unacceptable risk to environmental or human health. Compatibility should be evaluated in accordance with measurable, objective standards based on criteria such as aesthetics, noise, vibration, dust, odours, traffic, safety and sun-shadowing, and the potential for serious adverse health impacts on humans or animals.

Section 2 Strategic Policy Direction

Mixed Use Buildings

2.1.4 The City promotes the development of mixed use buildings that contain commercial and office uses on at least the ground floor and residential units on upper floors as part of its sustainability and intensification program along the Princess Street Corridor and its Centres.

Primary Centre

2.2.9 The primary Centre, east of Division Street, is intended to remain as the primary Centre during the life of this Plan, having the most diverse uses and public facilities, and in a setting that fosters and respects both its heritage resources and commercial role. Increased public access to the water, pedestrian activity and tourism will be promoted within this Centre. The Centre policies within the Central Business District apply to infill lots and the North Block Area. It recognizes the importance of maintaining and conserving the heritage buildings and character of the Lower Princess Street Heritage Character Area, as established in Sections 7.3 and 10A of this Plan. In order to maintain the significance and vitality of the Central Business District, the City may limit the size or extent of uses necessary to support the CBD, such as offices and entertainment uses, in other locations in the City.

Higher and Lower Densities

2.4.4 The implementation of the City-wide minimum density targets in the existing built-up areas within the *Urban Boundary* are subject to the following additional policies:

- a. a higher density than the minimum overall net *urban residential density* per hectare for *residential units* is promoted subject to the Land Use Compatibility Principles of Section 2.7 of this Plan and the Stable Areas and Areas in Transition policies of Section 2.6 of this Plan; and,
- b. a lower density than the established minimum overall net *urban residential density* is permitted on an individual property where maintaining the minimum density target.

Meaning of “Compatible”

2.7.1. For the purposes of this Plan, the term *compatible* means the ability of various land uses, buildings, sites, or urban design treatments to co-exist with one another from both a functional and visual perspective through their arrangement, location (including in some instances their separation), methods of buffering, massing, or other means of providing transition that are able to successfully address undue *adverse effects*.

Adverse Effects

2.7.3. *Adverse effects* created by one land use on another, or one building on others may include, but are not limited to:

- a. shadowing;
- b. loss of privacy due to intrusive overlook;
- c. increased levels of noise, odour, dust or vibration;
- d. increased and uncomfortable wind speed;
- e. increased level of traffic that can disrupt the intended function or amenity of a use or area;
- f. environmental damage or degradation;
- g. diminished service levels because social or physical *infrastructure* necessary to support a use or area are overloaded;
- h. reduction in the ability to enjoy a property, or the normal amenity associated with it, including safety and access, outdoor areas, historic quality or setting;
- i. visual intrusion that disrupts the streetscape, building, or *cultural heritage resource*;
- j. architectural incompatibility in terms of scale, style, massing and colour; or,
- k. the loss or impairment of significant views of cultural heritage resources and natural features and areas to residents.

Mitigation Measures

2.7.6 Mitigation measures between sites with different land use designations and between residential uses of different density will include one or more of the following measures that will be determined through required studies, established in the zoning by-law, or during consideration of applications under the *Planning Act*:

- a. ensuring adequate setbacks and minimum yard requirements;
- b. establishing appropriate transition in building heights, coverage, and massing;
- c. requiring fencing, walls, or berming to create a visual screen;
- d. designing the building in a way that minimizes *adverse effects*;
- e. maintaining mature vegetation and/or additional new landscaping requirements;
- f. controlling access locations, driveways, service areas and activity areas; and,
- g. regulating location, treatment and size of *accessory uses* and structures, lighting, parking areas, garbage storage facilities and signage.

Cultural Heritage Resources

2.8.9. Cultural heritage resources, which include protected heritage buildings, built heritage resources, cultural heritage landscapes and archaeological resources will be conserved, managed and marketed for their contribution to the City’s unique identity, history and sense of place in such a way as to balance heritage with environmental and accessibility concerns. Care will be taken not to put the UNESCO World Heritage Designation at risk.

Section 3 Land Use Designations & Policy

Strategic Intent - Centres & Corridors

3.4.1. Within the Princess Street Corridor and Centres shown on Schedule 2, the Commercial land use designation is intended to foster residential *intensification*, a pedestrian-focused mix of land uses, and support for transit, in order to encourage more sustainable *development*.

3.4.A The Central Business District

Special Policies & Urban Design Guidelines

3.4.A.6 The Downtown Action Plan, the Urban Design Guidelines for the North Block Central Business District, (as may be amended), the Downtown and Harbour Area Architectural Guidelines Study and the Downtown and Harbour Zoning By-law provide detailed direction for development in the Central Business District. The Downtown and Harbour Special Policy Area in Section 10A provides guidelines for development and redevelopment in the core and as set out in Section 10A.2.6, requires ground floor commercial land use in specific locations.

Section 7 Cultural Heritage Resources

Cultural Heritage Character Areas

7.3.5 The City will investigate areas and landscapes of special heritage character that are described as cultural heritage character areas in this Plan. After detailed study, these areas may not be determined as appropriate for designation under the *Ontario Heritage Act*, but may nonetheless be recognized for their specific heritage character.

7.3.6 Where an area or landscape of special heritage character is not designated, but is recognized for a specific heritage character, the following may be required:

- a. a heritage impact statement where construction, alteration, demolition, or addition to a property located within a cultural heritage character area is proposed;
- b. the protection of viewplanes, such as those related to City Hall, Kingston fortifications, and the harbor; and,
- c. notification to relevant public agencies and appropriate First Nations groups of the existing and potential *cultural heritage resources* at an early planning stage to ensure that the objectives of heritage conservation are given due consideration in any public work project or assessment that may be undertaken.

Areas of Heritage Character

7.3.D The City has a number of areas and corridors shown on Schedule 9 that may not, as yet, be determined as appropriate for designation under the *Ontario Heritage Act*, but which nonetheless are recognized as having a specific heritage character. A heritage impact statement, as outlined in Section 7.1.7, may be required where construction, alteration, demolition, or addition to a property located within an area of heritage character is proposed.

Lower Princess Street Heritage Character Area

7.3.D.2. The Lower Princess Street Heritage Character Area recognizes the traditional downtown as a *significant cultural heritage resource*. It includes the streetscape, courtyards and laneways, heritage buildings, landscape elements, as well as the pedestrian activity, civic and commercial functions that maintain the historic function of the area. The arrangement of buildings, street orientation, pedestrian activity and continuity of height all contribute to the historic sense of place. It is the intent of this Plan to maintain the heritage integrity of the area with the application of the following heritage policies:

- a. buildings within the area will be encouraged to be maintained as functional heritage buildings;
- b. new buildings will reinforce and be *compatible* with the existing heritage buildings, and any upper storeys beyond the height of existing rooflines will be required to step back in accordance with the build-to plane provisions of Section 10.A.4.6 of this Plan;
- c. building heights in the Lower Princess Street Heritage Character Area must comply with the provisions of Section 10A.4.6 of this Plan;
- d. restoration of heritage façades and the application of sympathetic materials and historic styles is encouraged;
- e. new *development* must protect the height of City Hall as the dominant feature of the area, and employ building materials that are *compatible* and sympathetic to the heritage character of the area; and,
- f. parking garages and structures must conform to the general design principles of this Plan and maintain the heritage character of the adjacent streetscape.

St. Lawrence Ward Area

7.3.D.6 The St. Lawrence Ward, as shown on Schedule 9, is one of the oldest areas of the City with an urban style that has survived since the 1800's. It is the intent of this Plan:


- a. to recognize the heritage style of the area as created through the combination of buildings, street pattern, varying street widths and public spaces; and,
- b. to undertake further investigations that will define appropriate boundaries and policy.

Section 8 Urban Design

New Development

8.4. The City requires the design of new *development* to be visually *compatible* with surrounding neighbourhoods and areas of historic or cultural significance through its site plan control review, preparation of zoning standards, and preparation of urban design guidelines, as appropriate, that address the following:

- a. siting, scale and design of new *development* in relation to the characteristics of the surrounding neighbourhood or the *significant cultural heritage resources* including, scale, massing, setbacks, access, landscaped treatment, building materials, exterior design elements or features;
- b. protecting *natural features and areas* and *cultural heritage landscapes* through the siting, design and review of new *development*; and,

- 
- c. achieving compatibility with a predominant architectural style, street pattern or site arrangement where that style or arrangement forms a valuable component of the existing neighbourhood or the historic or cultural significance of the identified area. Section 2.7 provides additional policy in this regard.

Section 10 Special Policies and Secondary Plans

10A Downtown & Harbour Special Policy Area

Architectural Heritage Character

10A.4.2. The historic architecture of the downtown is best maintained by preserving, rehabilitating and restoring existing building stock that reflects the character of its sub-areas as described in the Downtown and Harbour Area Architectural Guidelines. The City will endeavour to ensure that any changes to existing buildings in the Downtown and Harbour Area will not detract from the character of the district.

New Buildings & Height Provisions

10A.4.6. While striving to maintain character-defining buildings, the City may support new buildings that are of a scale and massing complementary to buildings in the surrounding area. The following provisions will generally be required:

- a. for the Market Square Heritage District as shown on Schedule 9:
 - existing building height will not be increased;
 - the maximum height of any new building must not be greater than the highest building on the same block in the District;
 - a minimum building height of approximately 8.5 metres with two storey height or the appearance of two storeys; and,
 - a height between ground floor and second floor of 4.25 metres or alignment with second floor of adjacent buildings if these are considered to reflect the character of the area as established in the Downtown and Harbour Area Architectural Guidelines;
- b. for the Lower Princess Street Heritage Area and the Downtown portions of the St. Lawrence Ward Heritage Area and Old Sydenham Heritage Area which are shown on Schedule 9:
 - street wall buildings with a 'build-to-plane' up to 17 metres, to be specified in the zoning by-law;
 - a minimum building height of approximately 8.5 metres with two storey height or the appearance of two storeys; and,
 - a height between ground floor and second floor of 4.25 metres or alignment with second floor of adjacent buildings if these are considered to reflect the character of the area as established in the Downtown and Harbour Area Architectural Guidelines; and,
- c. for the North Block and environs sub-area and the Harbour Area as shown on Schedule DH-1, in addition to the policies outlined in subsection b. above, a maximum height (after employing angular plane setbacks) of 25.5 metres.



Potential Exemption

10A.4.7 Notwithstanding the above provision related to height, if a site-specific urban design study, presented to the public, clearly indicates to the satisfaction of the City, that a taller building is *compatible* with the massing of surrounding buildings, does not create unacceptable amounts of shadowing, and meets the land use compatibility policies of Section 2.7 of this Plan, a greater height within a specified building envelope may be approved.

Above Grade Parking Structure Design

10A.4.10 Above grade parking structures in the Downtown will be encouraged to be complementary to the massing and treatment of related buildings along the streetscape through use of one or more of the following means:

- a. design of office or retail space that will wrap the parking structure along the street, particularly along Prime Pedestrian Streets or appropriate areas of the Waterfront Pathway as shown on Schedule DH-3;
- b. façade design which is compatible with elements and spacing of elements of adjacent buildings in order to provide a continued rhythm along the street;
- c. restricted or prohibited vehicular access from Prime Pedestrian Streets rather than a side street; and,
- d. any exterior face that abuts a pedestrian walkway or courtyard will have design elements that bring the structure into the pedestrian realm, to assist in the way in which it blends with the design elements and massing of surrounding buildings.

Component Sub-Areas

10A.4.11 The component sub-areas of the Downtown and Harbour Area shown on Schedule DH-1 each have distinctive characteristics as described in the Downtown and Harbour Architectural Guidelines. In determining future public works and in assessing the type of *development* that is *compatible* in the sub-areas of Lower Princess Street Retail Area, Historic Market Square Conservation District, the Historic Area Adjoining Market Square, North Block and Environs, and the Harbour Area, the City will refer to these Architectural Guidelines as well as to the Downtown Action Plan.

Appendix 2: City of Kingston Downtown and Harbour Zoning by-law No. 96-259

Section 5 General Provisions

5.6 Angular Planes

In addition to Maximum Building Height, in certain zones the calculation of Angular Planes shall also be required in determining maximum building height. Where the calculations of angular planes is required, the following regulations shall apply:

- (a) no part of the main building or structure shall project above the angular plane
- (b) notwithstanding Section 5.19 no part of any structure identified by Section 5.19(i) shall be permitted to project above the angular plane;
- (c) the maximum building height provision for the specific zone shall apply;
- (d) the height at which the angular plane commences is a distance measured vertically starting at the average existing grade elevation found along the build-to plane for a width equal to that of the main building or structure.

5.8 Build-to Plane

Where the calculation of build-to-planes is required the following regulations shall apply:

- (a) the height of the build-to-plane is equal to the maximum permitted building height specified on a zone to zone basis, not exceeding the height specified for commencement of an angular plane;
- (b) the length of the build-to-plane shall equal the length of a property line which coincides with a street right-of-way;
- (c) not less than eighty (80) per cent of the main wall of any building or structure constructed along the street line shall be erected at the build-to-plane. The balance of the main wall of the building or structure shall not encroach within the specified setback distance for the build-to-plane.

Table 7.2
Regulations Governing Central Business System (C1) Zone

Minimum Lot Area	nil
Minimum Lot Frontage	nil
Minimum Front Yard	The required front yard shall be prescribed by the build-to-plane requirements of Section 7.2.1 or in accordance with Section 7.2.7
Minimum Side Yard	nil, except as required in: Section 7.2.5 or Section 7.2.7 whichever is greater
Minimum Exterior Side Yard	The required exterior side yard shall be prescribed by the build-to-plane requirement of Section 7.2.1
Minimum Rear Yard	nil, except as required in: Section 7.2.5 or Section 7.2.7 whichever is greater
Maximum Building Height Angular Plane	In accordance with Section 7.2.2 In accordance with Section 5.6, and as prescribed in Section 7.2.3
Build-to-Plane	In accordance with Section 7.2.1
Minimum Building Height	2 storeys, not to be less than 8.5 m (27 ft)
Maximum Lot Coverage	100 %
Minimum Lot Coverage	50 %
Maximum Density	123 residential units per net hectare
Off-Street Parking	In accordance with Sections 5.22.5.5, 5.22.5.6, 5.22.5.7 and 7.2.6
Off-Street Loading	nil
Amenity Area	In accordance with Section 5.5
Waterfront Pathways	In accordance with Section 7.2.8
Water's Edge Floodproofing and Erosion Control	In accordance with Section 5.37

7.2.1 Build-to-Plane

In addition to the regulations in Section 5.8, the build-to-plane shall match the existing setback line of immediately adjacent buildings within the block face. Where immediately adjacent buildings have different setback lines, the setback line shall be the same as the immediately adjacent building sited closest to the street right-of-way. Where no adjacent buildings exist within the block face, the build-to-plane shall be at the street right-of-way.

7.2.2 Maximum Building Height – C1 Zone

In addition to the provisions of Section 5.6 and Section 5.8, the following shall also



apply:

7.2.2.1 Maximum Building Height

This regulation affects those lands, buildings, and structures contained within the C1 Zone that are not otherwise regulated for maximum building height:

Height at Build-to-Plane: 4 storeys, not to exceed 17 metres (55 feet)

Height Along Angular Plane: 6 storeys, not to exceed 25.5 metres (83 feet)

7.2.3 Angular Plane Height – C1 Zone

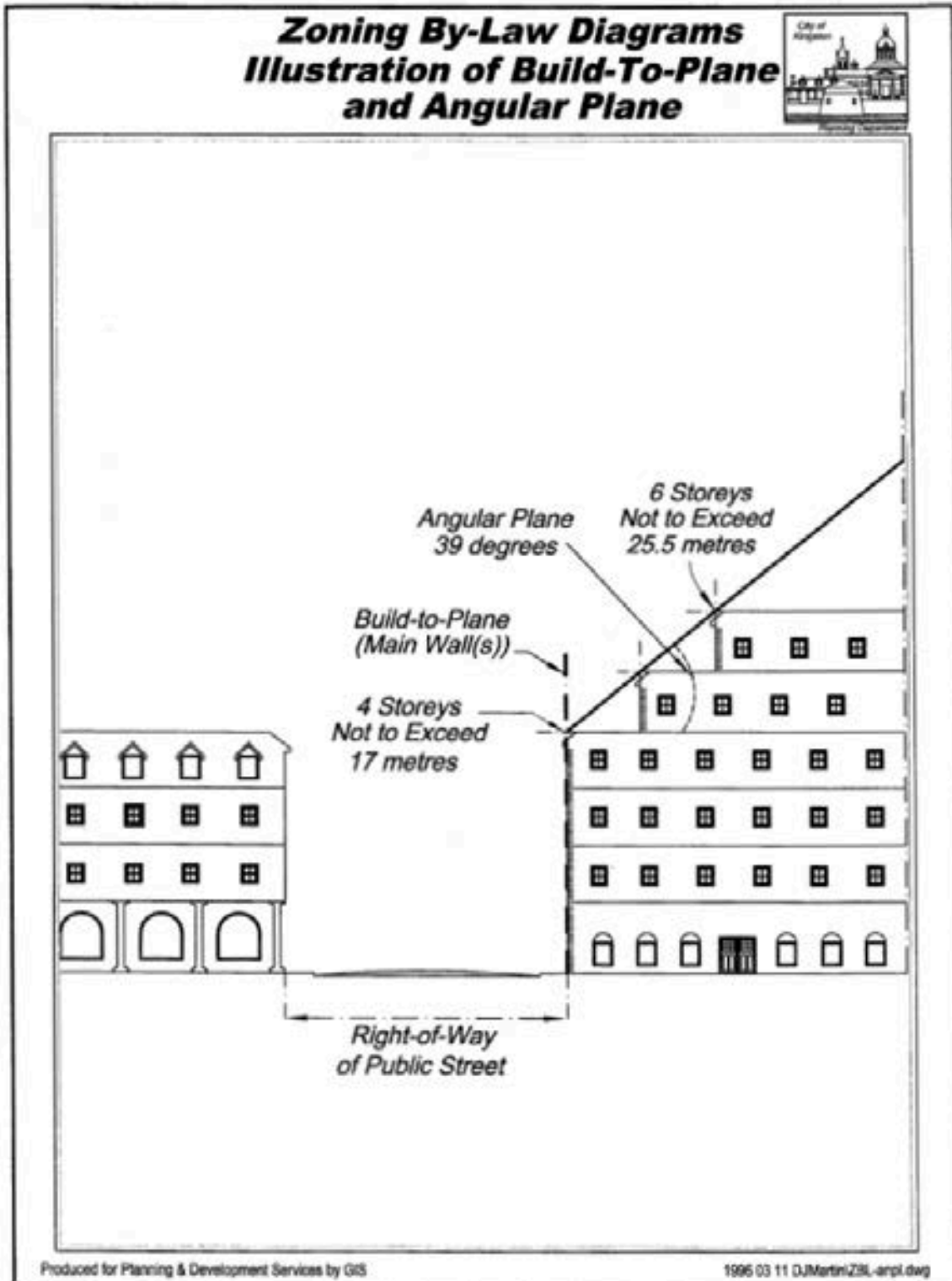
The commencement height of the angular plane shall be 17 metres (55 feet).

7.3.3 Heritage Commercial (C1-3)

Notwithstanding Section 7.2.2.1, the maximum building height for buildings, or structures shall be as follows:

Height at Build-to-Plane: 4 storeys, not to exceed 17 metres (55 feet)

Maximum Building Height: 4 storeys, not to exceed 17 metres (55 feet)



Appendix 3: Downtown and Harbour Area Architectural Guideline Study

2. Architectural Character Statement

Lower Princess Street

Architecture

- Predominant styles are Classical Revival (in stone) and Victorian eclectic (in brick) with some more modern insertions and many alterations to older facades
- Notable exceptions include Gothic Revival (Elizabeth Cottage) and Modernist (Princess Towers at Princess and Division)

Vernacular Design

- House form buildings that formerly predominated are in minority now, largely replaced by retail/office buildings
- House-form 2 1/2 storey gable roofed buildings were standard in commercial core
- Massing now is mostly 3-4 storeys in newer construction and in prominent streetcorner buildings

Integrity

- Some architectural detailing lost or obscured
- Upper floors of downtown commercial buildings under used
- Public buildings well-preserved/restored; private buildings vary, many needing repairs to facades

Architectural Details

- Prominent buildings located at end of blocks, on street corners (tend to be higher, with more architectural detailing and modelling, such as towers, curved facades, arcades)
- Mid-block buildings function as background buildings
- Skyline elements prominent, with decorative parapets, towers, cornices alongside the raised firewalls, projecting dormers and chimneys
- Roofs on early-mid-19th C. buildings gabled; later buildings had flat or mono-pitched roofs often hidden behind parapets
- Signage projecting from building face or running along it; early signage often relied on combination of symbols and words

Landmark Status / Group Value

(Contemporary landmarks)

- Restaurant tower (Division/Princess SW corner)
- Residential tower (Division/Princess NE corner)
- Residential towers (various, along Ontario Street, southeast side) (Heritage landmarks)
- St. Andrew's Church and manse (Clergy and Princess, NW corner)
- St. Mary's Cathedral and associated buildings (Clergy and Brock, SW corner) (note: just outside study area)
- St. Paul's Church (Queen and Montreal) Landscapes and Public Open Spaces
- St. Andrew's Church forecourt (Clergy and Princess, NW corner)
- Internal courtyard system (mostly reserved for tenant parking and not publicly accessible)
- Street trees throughout, but only in a consistent pattern in the eastern section of Princess Street

Overall Spatial Pattern

- Street grid, with predominantly square block pattern below Montreal Street and more rectangular above
- Grid skewed by changing angle of shoreline, creating a gore between Brock and Clarence Streets and also skewing alignments of Montreal, Bagot and Rideau Streets north of Queen
- Buildings constructed to the street edge, creating a solid perimeter on each block penetrated by carriageways, alleyways and internal passages giving access to internal courtyards
- Demolitions have removed substantial portions of this street edge, exposing the block interiors
- Gradient increases west of Bagot, buildings step up the slope
- Side streets running north and south from Princess follow the contours and provide “oases” from the main street (especially true of Sydenham between Princess and Queen)

Land Use

- Commercial uses concentrated on Princess street and flanking streets
- Flanking streets also have institutional uses (fire station, hospital, seniors’ residence, churches)
- Former residential uses in downtown diminished or lost, although some apartments remain over ground floor commercial throughout study area

Circulation Network and Pattern

- Montreal Street was the early north-south route prior to the bridging of the Lower Cataraqui River, as a result, certain historic structures still exist along this route.
- Princess Street (Provincial Highway #2) was the original east-west route from inland to the waterfront, the heritage significance of this remains to the present day

Historic Views

- Key views along streets angled by the gore still exist (e.g. Wellington SW to St. George’s dome; Wellington NE to the Golden Lion block; King NE to the Anchor building)
- Queen Street to the harbour and across to RMC
- Views down streets of harbour

Historical Associations

- The Gore (church and state)
- Whig Standard building (local newspaper, Davies family)
- St. Paul’s Churchyard (early burial ground, Molly Brant, early families)
- Early-mid-1800s architectural styles suited to a diverse, mixed class, colonial society; mid-1800s onwards more reflective of a mercantile North American society (though one with strong cultural ties to Britain)

3.4 Lower Princess Street Sub-Area

Architectural Character

In addition to characteristics described in Section 2: Architectural Character Statement, buildings within the Lower Princess Street sub-area that demonstrate the Architectural Character defining elements of the sub-area do not include the following legally non-complying buildings:

- The Princess Towers apartments at the north east corner of Princess and Division streets: This building's height, massing, and setback are anomalous in respect to the character of the sub-area.
- Any single storey building that is not heritage designated.
- Existing above grade parking garages: These buildings' façade treatments are anomalous in respect to the character of the sub-area.
- The Staples store at the north east corner of Queen and Bagot Streets: This building's fenestration and façade treatment, colour scheme, and number of storeys are anomalous in respect to the character of the sub-area.

Approaches to Enhancement Existing:

Enhance existing Character defining elements through preservation, rehabilitation, and restoration within provisions of the zoning by- law and these guidelines.

- Encourage residential, institutional, and personal business services uses above ground floor retail
- Encourage existing exterior courtyard rehabilitation
- Preserve, rehabilitate, restore facades and details of existing buildings
- Restore upper floors where they are missing
- Encourage active retail at ground floor street facades
- Encourage rehabilitation of existing courtyards, carriageways, and mid-block pedestrian walkways
- Avoid creating new surface parking lots

New development:

Enhance existing Character defining elements within provisions of the zoning by-law and these guidelines.

Enhancement by complementary development.

- Continuity of street-wall massing, height of street facades, and setbacks: Re-build block perimeter where gaps in its continuity exist
- Enforce current zoning requirement for minimum 2 storey, 8.5 metre high new development
- Encourage prominent buildings at street corners to enhance block
- General alignment of façade treatment between grade and four metres above grade
- Increased pedestrian amenity on adjacent streets to Princess Street
- Active retail at ground level street facades and at Priority Pedestrian Walks
- “Big Box” scale retail should be avoided in this sub-area
- Recommend that new automobile based uses be discouraged

MICHAEL McCLELLAND OAA FRAIC CAHP



A registered architect and founding partner of ERA Architects, Michael McClelland has specialized in heritage conservation, heritage planning, and urban design for over 25 years. Having begun his career in municipal government, most notably for the Toronto Historical Board, Michael continues to work with a wide range of public and private stakeholders to build culture through thoughtful, values-based heritage planning and design.

Well known for his contribution to the discourse surrounding heritage architecture and landscape architecture in Canada, Michael speaks regularly in the media and at public and professional events, has published numerous articles and edited several books, and has received numerous awards and honours.

PROFESSIONAL EXPERIENCE

1994 to present Principal, E.R.A. Architects Inc.

Projects of note: heritage architectural work for the Evergreen Brick Works; the Royal Ontario Museum ROM Renaissance; the Art Gallery of Ontario's Transformation AGO; the Distillery Historic District; heritage advisor for Cadillac Fairview's TD Centre, and urban and heritage planning consultation for the Toronto Waterfront Culture Plan; South Rosedale and North Rosedale Heritage District Studies, Toronto; the Downtown Hamilton Heritage Plan, and the Tower Renewal Project, Toronto.

PROFESSIONAL AFFILIATIONS

Ontario Association of Architects (OAA); Toronto Society of Architects (TSA); Royal Architectural Institute of Canada (RAIC); Society for the Study of Architecture in Canada; Canadian Association of Heritage Professionals (CAHP); Association of Preservation Technology (APT); Docomomo Ontario; International Council on Monuments and Sites (ICOMOS); Ontario Museums Association (OMA); Lambda Alpha International (LAI); Friends of Allan Gardens (FOAG); and The Cultural Landscape Foundation (TCLF)

PEER REVIEWS

- 2015 Town of Meaford
- 2014 Bank of Canada
- 2011 City of Niagara Falls, City of Ottawa, City of St. Catharines
- 2010 City of Ottawa
- 2005 City of St. Catharines
- 2004 City of Oakville
- City of Toronto – Union Station
- MaRS masonry peer review
- 2003 Federal Heritage Building Review Office (FHBRO)

CONSERVATION REVIEW BOARD (CRB) HEARINGS

- 2009 David Dunlap Observatory Lands (Richmond Hill)
- 2007 Walbridge House (483 King Avenue East, Newcastle)
- 2005 89 Kingsway Crescent (Etobicoke)

ONTARIO MUNICIPAL BOARD (OMB) HEARINGS

- 2015 172 Finch Avenue (mediation), Old Prospect Road (Rockcliffe, Ottawa), 412 Church Street
- 2014 89 Avenue Road, City of Toronto OP Heritage Policies (mediation), 262 Bessborough (mediation), 484 Spadina
- 2013 11 Thornwood, 17 Euclid (Unionville), 101 King Street East & 54-70 Colborne Street, and 1884 Queen Street East
- 2012 David Dunlap Observatory (Richmond Hill), Bramalea City Centre (Mississauga), 27 Chestnut Park, 11 Superior, 154 Front St. East
- 2011 David Dunlap Observatory (mediation), Mississauga Square One (mediation)

MICHAEL McCLELLAND RESUME (CONT.)

- 2010 251 King Street East, 21 Avenue Road, 10 Prince Arthur mediation
2009 82 Robert Street, David Dunlap Observatory (CRB)
2008 Distillery District and Port Dalhousie Revitalization (St. Catharines)
2007 Bronte Quadrangle (Oakville), 269 Riverside Drive, Admiral Collingwood (Collingwood) (mediation)
2006 200 Russell Hill Road, 6 and 8 St. Thomas, Bronte Quadrangle (Oakville), 3371 Trafalgar Road (Oakville), Bridgepoint Health
2005 North Rosedale HCD, 14795 Niagara River Parkway (Niagara-on-the-Lake), and Blythwood HCD
2004 10 Prince Arthur, 233 McRae, 56 Blythwood, Glen Erin Inn (Mississauga), 100 Yorkville
2003 South Rosedale Heritage District
2001 10 Market Street
1999 181 Front Street (Oakville)
1998 Dundas Square and 14 Prince Arthur
1995 East Annex Heritage District
1994 Lowertown West Heritage District (Ottawa)

PRESENTATIONS, EXHIBITIONS, ETC.

- 2015 Session Chair, *Facades, Conservation and Cultural Heritage Value – Part 2*, National Trust for Canada (Calgary)
Session Chair, *ICOMOS Canada Evolving Perspectives on Cultural Landscapes*, National Trust for Canada (Calgary)
Presenter, *Symposium – Renewing Modernism: Emerging Principles for Practice*, APT (Kansas City)
Presenter, *Designing Parks Workshop*, TSA and OALA
Presenter, *Heritage Preservation and Development*, Lambda Alpha International
Presenter, *Second Wave of Modernism III: Leading with Landscape*, The Cultural Landscape Foundation, Toronto
Panelist, *The Ward: Slums to Skyscrapers*, Pages UnBound Festival, Toronto
Panelist, *The Role of the Heritage Professional in Heritage Conservation Practice*, Ontario Heritage Conference, Niagara-on-the-lake
Presenter, *Conserving the Modern*, National Capital Commission, Ottawa
2014 Lecture, *Architecture and Value*, Carlton Forum Lecture Series, Ottawa
Jury Member, Hamilton Burlington Society of Architects Design Awards, Hamilton
Presenter, *La Revalorisation des tours d'habitation*, Colloque annuel du Conseil du patrimoine: nouvelles approches, autres outils et expériences d'ailleurs, Montréal
Presenter, *Heritage and the Authentic City: Conservation and Craftsmanship in Sustainable City Building*, Hamilton Burlington Society of Architects, Hamilton
Panelist, *Exploring the Benefits of Engaging in Public Interest Design*, Design Exchange, Toronto
2013 Presenter, Society of American City and Regional Planning Historians, Toronto
Panelist, Remaking Cities Conference, Pittsburgh, Pennsylvania
Panelist, Vernacular Architecture Forum Annual Conference, Gaspé, Québec
Panelist, *Cultural Heritage Landscapes Workshop*, Université de Montréal, Montréal
Presenter, *Conserving Modern Heritage*, Getty Colloquium, Los Angeles
2012 Presenter, Heritage Impact Assessment Workshop, Cambridge
Presenter, *Changes to the Ontario Heritage Act*, Land and Economic Development – Ontario Planning Forum, Toronto
Presenter, *Conserving the History of Heritage*, Ontario Heritage Conference, Kingston
Panelist, *Neighbourhood Intensification: the Future of Toronto*, Urban Land Institute
2011 Presenter, Port Hope ACO Annual General Meeting
Presenter, *Intersecting the Contemporary with the Traditional*, Willowbank National Historic Site
2010 Sessional Lecturer, *Heritage and the Urban Design of Place*, Urban Design Studio, Daniels U of T
Contributor, *North York's Modernist Architecture Revisited*
Preserving Modern Architecture in Québec, Canada and Elsewhere, Montréal
Presenter, 2010 NHASO Conference, Willowbank, Queenston
Presenter, *Cultural Mapping – Big, Medium, Small*, Heritage Canada Conference St. John's Nfld.
Panelist, *Preservation through Transformation*, ACO/CHO Conference, Chatham Kent

MICHAEL McCLELLAND RESUME (CONT.)

- Panelist on Heritage, Planning and Development Forum, Langdon Hall, Cambridge
Keynote, *Toronto-Frankfurt Colloquium on Urbanism and Housing*, Ryerson University
Exhibit, *People per Hectare*, Harbourfront Architecture Gallery
- 2009 Panelist, *Heritage Conservation Planning*, Hong Kong University, Hong Kong
Panelist, *Modern Heritage, Priorities, Progress and Prognosis*, APTi, Los Angeles
Panelist, *Downtown Renewal and Heritage Planning*, Manitoba Planning Conference
Contributor, *North York 's Modernist Architecture*
Moderator, Heritage Canada Conference
Presenter, *Tower Renewal*, TEDxToronto, Toronto
Presenter, APSA, Cities, Climate Change, and Multilevel Governance: Ryerson University
Participant, Sheppard Neighbourhood Charrette, Parc Downsview Park
Presenter, *The Concept of Place*, Placing Creativity Conference, Martin Institute for Prosperity
Presenter, *Concrete Toronto: an experiment in cultural production*, SSAC Conference
Exhibit, *Found Toronto*, Harbourfront Architecture Gallery
- 2008 Presenter, *Mayor's Tower Renewal*, Association of Ontario Land Economists
Moderator, *Tower Renewal*, Canadian Apartment Investment Conference
Panelist, *Urban Attractiveness in the Toronto Region*, OECD Metropolitan Review of Toronto
Presenter, *Tower Renewal in China*, Chongqing and Beijing
Facilitator, *Metrolinx Design Charrette*, Office for Urbanism
Presenter, *Concrete Toronto*, International Readings at Harbourfront Centre
Presenter, *Toronto Futures Colloquia*, University of Waterloo
Presenter, *Conserving the Modern*, Parks Canada
- 2007 Panelist, *How to Effectively Advocate on Behalf of Your Clients*, Construct Canada
Keynote speaker, Greater Toronto Apartment Association Forum
Presenter, *The Tower Renewal Project, New Ideas for Old Buildings*, CUI Roundtable Breakfast
Panelist, *Toronto's Changing Landscapes*, Ontario Museum Association
Moderator, *Ourtopias – Ideal Cities and the Role of Design in Remaking Urban Space* DX National Design Conference
Panelist, *Heritage Conservation and Urban Design*, CIP Conference, Québec City
Panelist, *Heritage Conservation and Development*, APA Conference, Philadelphia
Presenter, *Heritage Preservation*, University of Manitoba, Winnipeg
Presenter, *The Fluid and the Fixed in Urban Form*, University of Waterloo
- 2006–2007 Course Director, University of Victoria, *Conserving Historic Structures*
- 2006 Presenter and Panelist, IIDEX 2006, Toronto
Panelist, *Smart Growth and Heritage*, CAPHC Annual Conference
Instructor, *Past Perfect – Guidelines and Standards for Historic Places*, RAIC and Parks Canada Halifax, Ottawa and Toronto
Presenter, *the Work of ERA Architects*, Hamilton and Burlington Society of Architects
Presenter, *The AGO/ROM Renovations*, William Morris Society Toronto
Instructor, University of Victoria, Cultural Resource Management Program
Presenter, *Respectful Rehabilitation*, City Program Simon Fraser University, Vancouver
Presenter, *Urbanizing the Avenues*, Mid-Rise Symposium, City of Toronto
- 2005 Presenter, *Cultural Landscapes in the City*, ICOMOS Canada Conference
Panelist and Advisor, *Incubating Innovation: City Building – the Art of Creating Beautiful Places*, Creative Places + Spaces: Risk Revolution Conference
Advisor, Ryerson University Architecture Program Committee
Moderator, *the Legacy of Ron Thom*, Trent Conference on Preserving the Modern
- 2004 Presenter, Art Deco Society of Vancouver, Vancouver Museum
- 2003–2004 Juror, Design Exchange National Post Awards
- 2003 Presenter, *Sharon Temple*, Alliance of National Historic Sites Conference
- 2002 Advisor, Academic Committee, U. of T. Building Science Certificate Program
Member, Union Station Selection Committee for the City of Toronto
- 2001 Moderator, *Intervention and the Historic House*, Art Gallery of Ontario
- 2000 Course Director, *Architectural Preservation and Conservation Workshop*, Ryerson University
Presenter, *Commemorative Integrity*, National Historic Sites Alliance for Ontario

MICHAEL McCLELLAND RESUME (CONT.)

- 1999–2002 Member, Council of the Ontario Association of Architects, Toronto Centre
Member, Communications/Competition Task Force, OAA
- 1998–2000 Member, Architectural Advisory Committee, New City Hall
- 1998–1999 Chair, Toronto Society of Architects
- 1998 Presenter, *Conservation in Context*, Eric Arthur Colloquium
Presenter, *the new Toronto – towards profitability and sustainability*, Design Exchange Conference
- 1997 Advisor, Heritage Advisory Committee for the City of Toronto Transition Team
Presenter, Institute for Contemporary Canadian Craft Conference, Montréal /CCA
- 1995–1999 Chair, Grange Council, Art Gallery of Ontario
- 1995–1998 Director, Association for Preservation Technology (International)

PUBLICATIONS

- 2015 Co-editor, *The Ward: The Life and Loss of Toronto's First Immigrant Neighbourhood*, Coach House Books, May 2015
- 2014 Contributor, *Ontario Place, Toronto*, docomomo United States Newsletter
Contributor, *La sauvegarde de l'architecture modern*, Université de Quebec
- 2013 Author, *Sites of Value: Designating Modern Cultural Landscapes in Ontario*, Ground Magazine n. 23
Co-author, *The slabs vs. the points: Toronto's two tower booms*, Satellite Magazine n3
- 2011 Contributor, *Reassessing the Recent Past*, APT Bulletin
- 2010 Contributor, *North York's Modernist Architecture Revisited*
Mentor, *A Guidebook to Contemporary Architecture in Toronto*, Douglas & McIntyre
- 2009 Contributor, *North York's Modernist Architecture* reprint
- 2008 Contributor, *Mayor's Tower Renewal Opportunities Book*, City of Toronto
Contributor, *Innovative Strategies – Ideas for Sustainable Communities*, Centre for Civic Governance
- 2007 Co-editor, *Concrete Toronto, a guidebook to concrete architecture from the '50s to the '70s*, Coach House Books
- 2006 Contributor, *Toronto*, Geoffrey James, Douglas & McIntyre
- 2005 Writer, *Distilling the Distillery*, Canadian Architect, Feb. 2005
- 2004 Contributor, *Preserving Modern Landscape Architecture, Making Postwar Landscapes Visible*, National Parks Service Historic Landscape Initiative
- 2003 Writer, *The Distillery District: Spirits Are Soaring at the Gooderham and Worts Site*, Heritage Canada Magazine, Fall 2003
- 2002 Contributor, Introduction, *Toronto Modern*, 2nd ed.
Signatory, *Wave Hill Charter for Modern Cultural Landscapes*, Wave Hill/Columbia University
Writer, *The Value of Tax Incentives for Heritage Buildings*, Perspectives, Spring 2002
- 2001 Contributor, *Eric Ross Arthur: Conservation in Context*, TRAC
Co-author: *Canada's Urban Waterfront: a Cultural and Heritage Infrastructure Plan*
- 2000 Writer, *Excursions in the Cultural Landscape*, Canadian Architect, Sept 2000
Co-editor: *East/West: a Guide to Where People Live in Downtown Toronto*, Coach House Books
- 1999 Presenter, Essay in *Common Ground, Contemporary Craft, Architecture, and the Decorative Arts*, a Canadian Museum of Civilization publication with the Institute for Contemporary Craft
- 1990 Writer, ICOMOS Canada, Vernacular Architecture Newsletter, vol. 2, n1
- 1989–1991 Member, Curatorial Committee, *Viewpoints – 100 Years of Architecture in Ontario*, OAA

Lindsay Reid, OAA, CAHP, LEED AP is a licensed architect with extensive experience in the field of heritage conservation. An Associate at ERA, Lindsay has a special interest in the conservation of our cultural institutions as well as the protection and appreciation of our modern heritage. In this area she has worked on many award-winning projects including Ruthven Park NHS, the Distillery District NHS, 51 Division Police Headquarters, and as a volunteer, the 1953-2003 TSA Guide Map to post war architecture in Toronto. Lindsay has extensive experience in all stages of building analysis, planning, municipal approvals, design, contract documents, field review and project administration for conservation and renovation projects. During Lindsay's recent employment as a heritage planner for the City of Toronto she expanded her project management, negotiation and public consultation skills, and gained a more comprehensive understanding of heritage and planning policy.

PROFESSIONAL EXPERIENCE

- 2010 E.R.A. Architects Inc., Associate
Selected Projects: Peterborough HCD Study, Peterborough; Wellington Museum, Wellington; Picton Court House, Picton; Crescent Street Neighbourhood Cultural Heritage Assessment, Peterborough; Hamilton GO Centre HIA, Hamilton; Brantwood School HIA, Oakville; Macaulay House, Picton; Downtown Picton HCD, Picton; Market Square Heritage Conservation District Plan Update, Kingston; Cataraqui Cemetery Designation, Kingston; 154 Front Street East HIA, Toronto; Royal Ontario Museum, Toronto; RCMI Redevelopment, Toronto; Deloro Mine, Marmora; Renwood House, Cobourg; Brodie House, Richmond Hill; Pickering Heritage Policy Review, City of Pickering; North and South Rosedale HCD Reviews, Toronto; Gormley GO Station HIA, West Donlands HIA and Hamilton Centre GO Station HIA; Picton Main Street HCD Plan (OMB, 2014).
- 2009 – 2010 City of Toronto, Heritage Planner
Responsible for planning applications to heritage properties, stewarded multiple Heritage Conservation Districts (HCDs) and contributed to new municipal heritage policies and planning guidelines.
- 2002 - 2009 E.R.A. Architects Inc., Associate / Project Architect
Selected Projects: Art Gallery of Ontario; Royal Ontario Museum; Ruthven Park National Historic Site; Don Valley Brick Works – Evergreen Redevelopment; Bridgepoint – Don Jail Site Redevelopment; TTC Green Art Barns; The Distillery District; 51 Division Headquarters for Police Services; St. Martin-in-the-Fields Church Addition; Massey Mausoleum; Spruce Court Cooperative; Regal Road School Portico Restoration; University of Toronto - Jackman Humanities Building, School of Economics, Soldiers' Tower and Convocation Hall; Dundas Street United Church, London; Eglinton St. George's United Church; South Kingswood HCD; Haileybury Court House, Haileybury.
- 2000 - 2002 Taylor Hazell Architects Ltd., Intern Architect
Selected Projects: Osgoode Hall; Robert A. Gordon Learning Centre, Humber College Lakeshore Campus; Law Society of Upper Canada; Union Station Trainshed; Jesse Ashbridge House OHT.

ACADEMIC & PROFESSIONAL QUALIFICATIONS

- 2009 Registered architect with the Ontario Association of Architects (OAA)
 2009 OPPI Negotiation Course
 2006 Professional member of the Canadian Association of Heritage Professionals (CAHP)
 2004 LEED Accredited Professional
 2001 Architectural Preservation and Conservation Certificate Course, Ryerson University
 1999 Bachelor of Architecture, School of Architecture, Carleton University

VOLUNTEER ACTIVITIES & MEMBERSHIPS

- 2014 - Present The Awesome Foundation, Volunteer
 2011 CAHP, Board Member, Education & Research
 2008 University of Toronto Faculty of Architecture, Landscape and Design, guest critic
 2001 - 2008 Toronto Society of Architects, Executive Member at Large, Vice Chair (2006) and Treasurer (2005)
 2001 - 2004 Carleton University School of Architecture, guest critic

LECTURES, PUBLICATIONS & AWARDS

- 2014 Prince Edward County – First Houses in the Rural Landscape - Acorn, Fall 2014
 2009 City of Toronto Learning Summit lecture on green roof construction
 2007 Toronto Construction Association, "Best of the Best Award" for project management



ERA ARCHITECTS INC.
PROJECT MANAGER

Julie Tyndorf, MCIP RPP is planner and project manager at ERA Architects Inc. Drawing on valuable insight and experience gained during her previous role as a development planner for a well-respected Toronto-based development firm, Julie specializes in navigating the municipal approvals process and in the interpretation and preparation of complex policy and assessment documents.

While working as a development planner, Julie managed large-scale rezoning and site plan application files, with duties including coordination of consultant reports, liaising with City staff, managing project budgets and invoicing, preparation of required documents for submissions, and preparation for and attendance at City committee meetings and community consultations.

At ERA, duties include historical research and preparation of documents for heritage approvals required as part of the municipal planning approvals process, liaising with City staff and clients, managing project timelines, preparation for Ontario Municipal Board hearings, and providing in-house planning-related support on architectural projects. Julie's major project focus is on large-scale, multi-storey developments that incorporate heritage fabric.

ACADEMIC
QUALIFICATIONS

Bachelor of Urban and
Regional Planning, Ryerson
University(2009)
Bachelor of Arts (Arts &
Contemporary Studies), Ryerson
University (2007)

PROFESSIONAL QUALIFICATIONS
Ontario Professional Planners
Institute (OPPI), Registered
Professional Planner
(2012-Present)

YEARS EXPERIENCE
7

PROFESSIONAL EXPERIENCE

2015-present E.R.A. Architects Inc., Project Manager

- 95 Berkeley Street, Heritage Impact Assessment, Conservation Plan, Heritage Easement Agreement, SPA & Permit Approvals*
- 1006 Bloor Street West, Heritage Impact Assessment, Conservation Plan, SPA & Permit Approvals, Heritage Easement Agreement*
- 856-850 Yonge Street, 1-9 Yorkville Avenue, Heritage Impact Assessment, Conservation Plan, Heritage Easement Agreement, heritage permit approvals*
- 1884 Queen Street East, Heritage Impact Assessment, Ontario Municipal Board preparation & principal support*
- 484 Spadina Avenue, Ontario Municipal Board preparation & principal support*
- 62-64 Charles Street East, Heritage Impact Assessment, Conservation Plan, Heritage Permit approvals, Heritage Easement Agreement*

2012-2015 E.R.A. Architects Inc., Planner

- 30 Bond Street, St. Michael's Hospital, Heritage Impact Assessment*
- 1 Spadina Crescent, Daniels Faculty of Architecture, Landscape & Design, University of Toronto, Heritage Impact Assessment*
- Bay-Adelaide Centre East & North, Heritage Impact Assessment*
- 592 Sherbourne Street, Selby Hotel, Heritage Impact Assessment & Conservation Plan*
- 111 St. Clair Avenue West, Imperial Plaza, Conservation Plan, heritage permit approvals*
- 129 St. Clair Avenue West, Deer Park United Church, Conservation Plan*
- 12 1/2 Water Street South, former Galt Post Office, Cambridge Ontario, Conservation Master Plan*



2008-2012 Diamond Corp., Development Planner

210 Simcoe Street, Zoning By-law amendment and Site Plan Approval
129 St. Clair Avenue West, Official Plan and Zoning By-law amendments
159 Wellesley Street East, Zoning By-law amendment
592 Sherbourne Street & 15 Selby Street, Zoning By-law amendment
5 St. Joseph Street, Zoning By-law amendment, Site Plan and Committee of Adjustment approvals
50 Ordinance Street, Planning Rationale Report, Zoning By-law amendment & Official Plan Amendment

CURRENT MEMBERSHIPS

2012-present Member, Canadian Institute of Planners

2012-present Ryerson Planning Alumni Association, Executive Committee member (Co-Chair/Sponsorship Coordinator)

2015 Associate Member, Urban Land Institute

August 17, 2016

Lindsay Lambert MCIP, RPP, Senior Planner
Planning Division, Community Services
City of Kingston
Email: llambert@cityofkingston.ca

RE : 2 2 3 P R I N C E S S S T R E E T , K I N G S T O N
P E E R R E V I E W U P D A T E

Dear Ms Lambert,

This additional commentary to the January 26, 2016 Peer Review Report reviews the revised materials submitted by the applicant for 223 Princess Street, with specific regard to Kingston's heritage, planning, and urban design policies. The following documents were reviewed as part of this process:

Applicant materials

Addendum to Planning Rationale Report prepared by FOTENN Consultants Inc., dated May 4, 2016.

Addendum to the Cultural Heritage Impact Assessment prepared by Metropolitan Design/Commonwealth Resource Management, dated May 2016.

Revised Urban Design Report prepared by FOTENN Consultants Inc. and IBI Group, dated May 4, 2016.

Revised architectural plans prepared by IBI Group, dated May 2, 2016.

Revised Development Proposal

The revised Zoning By-law amendment and Site Plan Control applications submitted on behalf of IN8 The Capitol Developments Inc. proposes the redevelopment of 223 Princess Street with a 17-storey mixed-use building with frontage on both Princess Street and Queen Street.

The proposal seeks relief from the Downtown and Harbour Zoning By-law related to the setback on Queen Street, overall building height, angular plane and build-to-plane requirements, density, and parking (minimum dimensions, barrier free spaces, and bike parking).



ERA Comments

ERA has reviewed the applicant's materials listed above and offers the following comments:

1. Page 17 of the Revised Urban Design Report states that ERA's suggested angular plane and height limit in the 'low teens' would result in shallow and impractical floorplates on upper floors. The City of Kingston is concerned about the proposal's compatibility with and visual impact on the existing built form context. For that reason, the site, through City of Kingston Downtown and Harbour Zoning By-law No. 96-259 (the "Zoning By-law"), has specific height and angular plane requirements.

The appropriateness of the project's massing as it relates to the angular plane and height requirements in the Zoning By-law is important as the project needs to demonstrate how new development may occur in areas not specifically identified as major development sites in the Official Plan. For that reason, we are recommending three options that the City may consider in making a balanced decision on the form and massing appropriate for the site. See attached sketch for possible massing options.

Option 1: As-of-Right Building Envelope

A "no change" approach established as a baseline provides a clear demonstration of the type of massing envisioned by the Zoning By-law.


Option 2: 39 Degree Angular Plane

The second option proposes a 13-storey height limit with a 750 square metre floorplate maximum at upper levels. A significant portion of the massing proposed in this option penetrates the as-of-right 39 degree angular plane.

Option 3: 45 Degree Angular Plane

A third option considers a more generous angular plane of 45 degrees with a 13-storey height limit, resulting in less penetration into the angular plane. This option was explored to understand how slight variations in as-of-right requirements would affect the massing of a proposed building on the site.

Options 2 and 3 exceed the as-of-right zoning for the site and should be considered by municipal planning staff as part of a larger discussion involving intensification objectives, community benefits and mitigative measures such as the careful selection of building materials and introduction of setbacks to articulate the proposed massing.

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2. It has been demonstrated in the attached sketch prepared by ERA that a 750 square metre floorplate may be achieved on upper floors to generally meet the intent of the angular plane requirements of the Zoning By-law with varying degrees of encroachment. A tower floorplate size of 750 square metres or less is established as a performance measure by the City of Toronto's Tall Buildings Guidelines, and has consistently been applied to tall building development proposals in the city since the Guidelines were adopted by Toronto City Council.

While the City of Toronto's Tall Building Guidelines are meant to provide guidance on tall, multi-storey towers above the height of the corresponding Right-of-Way width, the floorplate performance measure demonstrates the feasibility of floorplates that are neither shallow nor impractical.

The City of Kingston does not have tall building guidelines. In recognition of an absence of policy framework to guide taller built form, references to the City of Toronto's guidelines have been provided for information purposes and for the City of Kingston's consideration in relation to this specific proposal.

3. The current proposal has made improvements to the Queen Street elevation; however, the proposed tower (and the bulk of the proposed density) has been located away from Princess Street to reduce impacts on the pedestrian realm/environment of that street to the detriment of the Queen Street pedestrian realm. Some encroachment into the angular plane is acceptable in order to achieve a balance of sometimes competing policy objectives; to mitigate the impact of such an encroachment, setbacks should be incorporated into the proposed design to address issues of compatibility with and visual intrusion upon the surrounding context.
4. If the City decides to support an approach that exceeds what is currently permitted, we recommend seeking significant community benefits from the developer. As an example, it is appropriate to consider opportunities for an east-west mid-block pedestrian connection through the proposed development as identified in current City guidelines as developed in consultation with the community.
5. The Addendum to the Cultural Heritage Impact Assessment provides a good assessment of the St. Lawrence Ward. The information provided confirms that the scale of built form in the area is predominantly low-rise, which in our opinion stresses the importance of an angular plane on Queen Street as a method to mitigate visual intrusion of a taller building on the surrounding neighbourhood, and further confirms that the proposed development creates a massing that is not consistent with its context.
6. For clarity, we understand from the City of Kingston that the 117.5 metre building height referenced as a "planned function" in the Revised Urban Design Report is incorrect and should be read as a geodetic datum. The OMB-approved building height on that site (and in the C1-4 zone) is approximately 30 metres.

As currently proposed, it is our opinion that the tower's 17 storey height and massing and the podium's overall relationship to Queen Street requires a solution that balances the City's intensification and heritage conservation objectives as can be found within the suggested options described herein.

It is recommended that the City consider alternative height and massing options to create a more appropriate development form that is compatible with the immediate heritage and built form context.

Sincerely,



Michael McClelland OAA RAIC CAHP
Principal E.R.A. Architects Inc.

Co-reviewed by

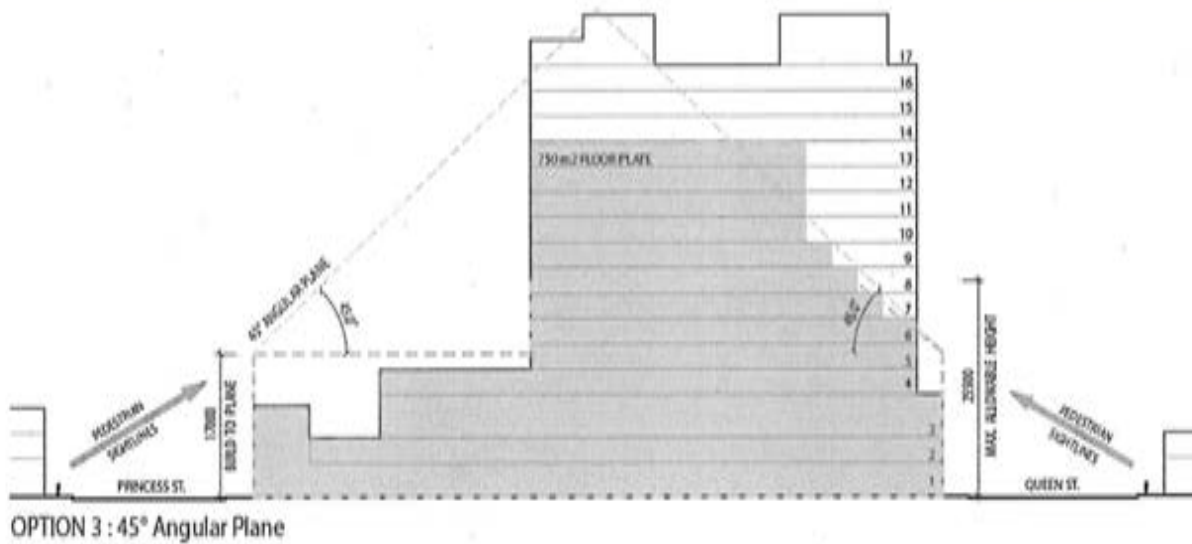
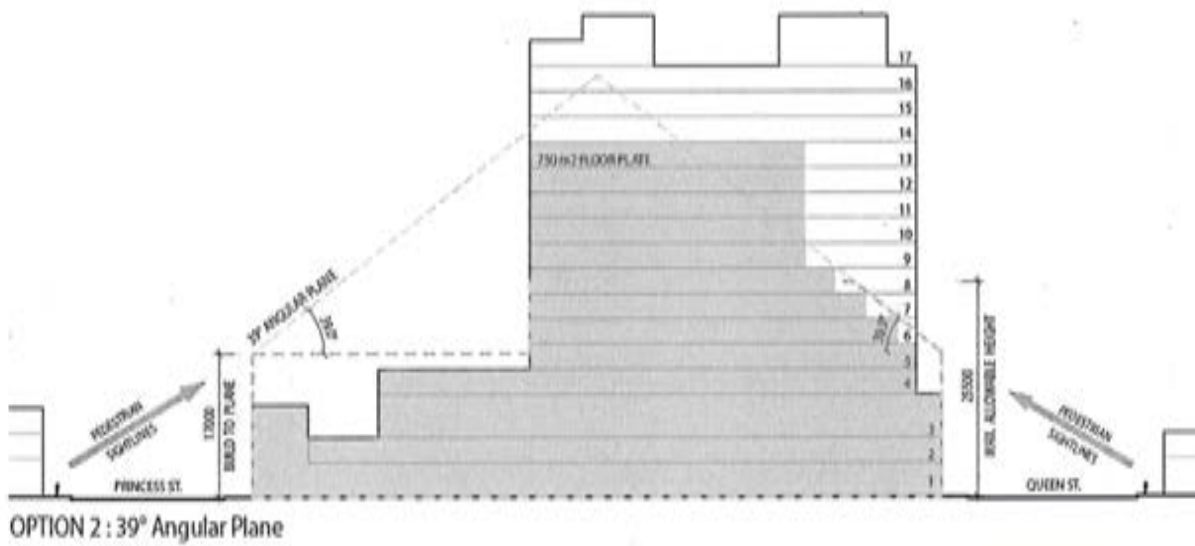
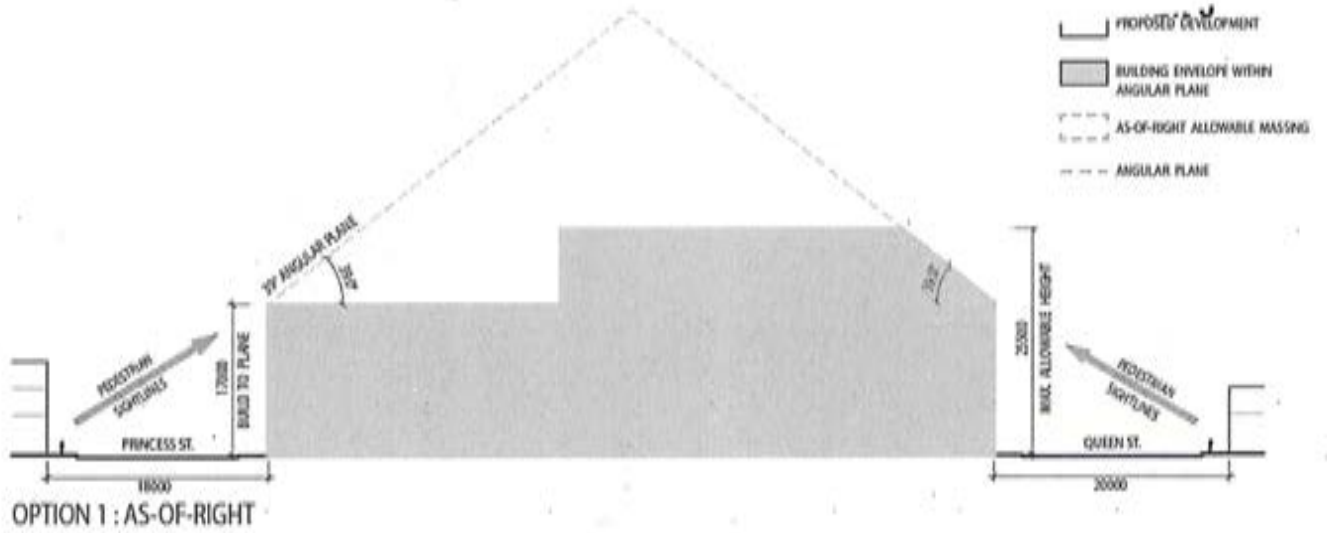
Lindsay Reid OAA CAHP LEED
Associate E.R.A. Architects Inc.

And

Julie Tyndorf MCIP RPP
Associate E.R.A. Architects Inc.

Attachment:

Sketch prepared by ERA



**223 PRINCESS STREET
KINGSTON, ONTARIO**

PROPOSED DEVELOPMENT ANALYSIS

JUNE 26, 2016

Council Meeting 05 January 22, 2019

E R A

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