



City of Kingston

Design Guidelines for Residential Lots in Reddendale



July 2019

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Table of Contents

1.0	Introduction & Purpose	1
2.0	Neighbourhood Character	2
2.1	Defining Character	2
2.2	Reddendale’s Character	2
2.3	Purpose of the Design Guidelines:	4
2.4	Purpose of the Photos & Illustrations	4
3.0	Design Guidelines	5
3.1	Orientation & Entryways	5
3.2	Front Yard Setback	6
3.3	Side Yard Setbacks.....	7
3.4	Rear Yard Setbacks	8
3.5	Massing and Built Form	8
3.6	Height	9
3.7	Building Style and Detailing.....	10
3.8	Building Materials and Colours	11
3.9	Roofs	12
3.10	Dormers.....	12
3.11	Windows and Doors	13
3.12	Driveways	14
3.13	Soft Landscaping	14
Figures		
	Figure 1: Study Area.....	1
	Figure 2: Neighbourhood Character Diagram.....	3
	Figure 3: Example of building orientation and prominent front entrances.....	5
	Figure 4: Example of consistent front setbacks.....	6
	Figure 5: Example of a wide side yard setback that facilitates views to mature trees.....	7
	Figure 6: Example – Step-back above main wall	9
	Figure 7: Example of the variety of architectural styles	10
	Figure 8: Example of building materials	11
	Figure 9: Example of the variety of roof styles found in the neighbourhood	12
	Figure 10: Example of the use of dormers	12

Figure 11: Examples of window placement complementary to the architectural style and front door orientation to the street 13

Figure 12: Example of Reddendale's mature trees, which contribute to the neighbourhood's character 14

1.0 Introduction & Purpose

In the spring of 2018, Dillon Consulting Limited was retained by the City of Kingston to develop urban design guidelines for the Reddendale neighbourhood in response to concerns shared by community members in regards to the form of infill occurring in the neighbourhood. For the purpose of these design guidelines, the neighbourhood area is bounded by Front Road, Sunny Acres Road and Lake Ontario as shown in **Figure 1**.



Figure 1: Study Area

The design guidelines are a tool to guide residential development and redevelopment within the Reddendale neighbourhood. They are intended to assist the public, land owners, developers, and City staff by illustrating best practices in urban design for residential developments in the neighbourhood, and reflect a balanced approach to sustaining the character of the neighbourhood with the desire to accommodate future development. Applicants are encouraged to follow the guidelines as they prepare their submissions. The guidelines are intended to assist City staff, members of Council, members of Planning Committee, and members of the Committee of Adjustment as they evaluate development applications.

2.0 Neighbourhood Character

2.1 Defining Character

A neighbourhood's character is defined by the combination of elements and conditions that make up the public and private realm. The public realm includes elements within the public right-of-way such as streets, sidewalks, street trees and signage. The private realm refers to land and development on private property. The cumulative effect of the public and private realm elements establishes the neighbourhood character and creates the sense that a place is unique. In order to determine the collective qualities and characteristics that make Reddendale unique, a lot-by-lot analysis was conducted and was further reinforced through input from community members.

The lot-by-lot analysis identified the characteristics of the public and private realm that distinguish Reddendale, including housing elements, lot features and general neighbourhood features.

- Housing elements that contribute to neighbourhood character include the building design, materials and colours, building orientation, the massing and height of buildings, lot coverage, roof types, entrances and porches, and driveways and garages, among other features.
- Lot features describe the arrangement and orientation of lots, their size and frontage, and natural features on the lots.
- Neighbourhood features consider components of the broader neighbourhood such as street design, sidewalks, street lighting, and also considers natural features.

2.2 Reddendale's Character

The Reddendale neighbourhood is made up of a variety of lot sizes, many of which originate from the original subdivision plans, while many others have been further subdivided over the past several decades. Several properties in Reddendale retain wide frontages due to the large size of the original lots. A variety of lot features are also represented, such as waterfront and park side lots, standard grid lots, and cul-de-sac lots. The neighbourhood is auto-oriented, as is typical of this type of subdivision, but retains a sense of connectedness and walkability throughout the neighbourhood.

Housing consists of predominantly single-detached residential buildings built between the 1950s and the 1970s, however the study area has experienced ongoing redevelopment since the 1950s. While there is some consistency in the presence of

original wartime housing, and houses of a modest scale and height, the neighbourhood as a whole contains an eclectic range of architectural styles.

The combination of large lots and modest house sizes has resulted in a feeling of openness in the neighbourhood. The spacious lots facilitate views to Lake Ontario, neighbourhood parks, and the mature trees located on both public and private property. Additionally, common lot features include the rural cross section and roadside culverts, which contribute to spacious and open feeling in the neighbourhood.

A summary diagram is provided below (see **Figure 2**), and individual components are discussed further throughout this document.

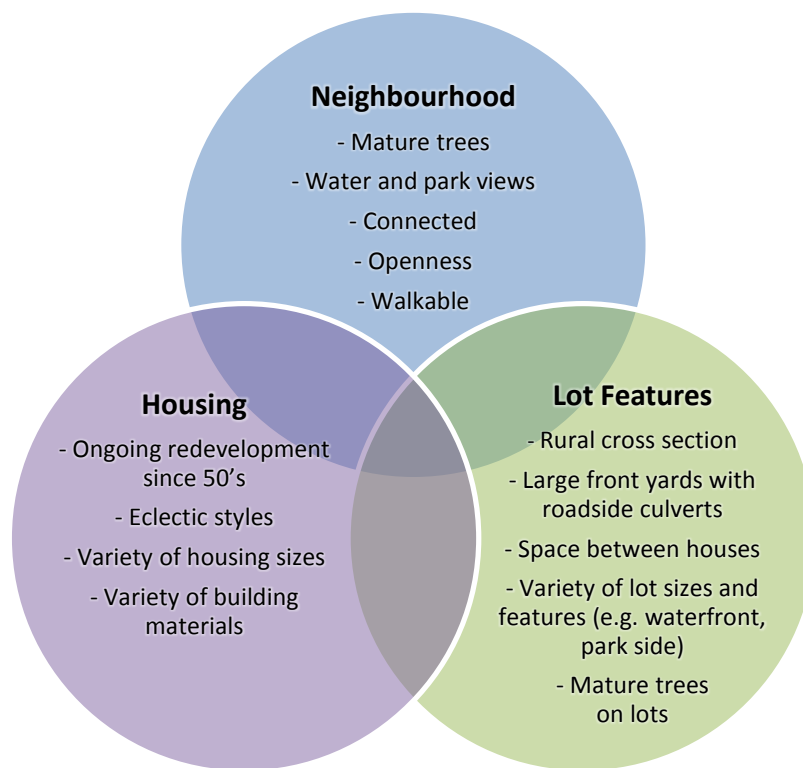


Figure 2: Neighbourhood Character Diagram

2.3 Purpose of the Design Guidelines:

While it is expected that the neighbourhood will continue to evolve, new development should be compatible with Reddendale's current housing stock. The guidelines serve to provide guidance for new dwellings and additions/renovations to existing dwellings to help ensure that development retains and complements the unique character of the neighbourhood.

As one of the defining characteristics of the neighbourhood is its eclectic combination of housing styles, it was important that this continues to be supported through a flexible and non-prescriptive framework, but with suitable controls in place that would see that the overall character of the neighbourhood is maintained. The intention of the urban design guidelines is to offer design guidance while providing a level of flexibility in order to encourage architectural expression that will integrate well into the neighbourhood (i.e., the flexible and non-prescriptive framework). The guidelines are intended to be considered alongside applicable zoning provisions (i.e., the suitable controls).

2.4 Purpose of the Photos & Illustrations

Illustrations and photos included throughout the document are intended to aid the interpretation of text and represent examples of how various guidelines could be implemented. They are not intended to represent the only way to interpret the guidelines; furthermore, the guidelines should be considered on a site-by-site basis.

3.0 Design Guidelines

3.1 Orientation & Entryways

The layout of any given site will be influenced by the characteristics of the site itself, including the topography, natural features, and site access. New buildings should foster a positive relationship with the streetscape and the surrounding neighbourhood by being similarly oriented to the street and having a prominent front entrance.

- a) Orient main building facades to the front lot line to ensure a cohesive streetscape.
- b) Orient the main building entrances towards the street.
- c) Make entryways directly accessible from the fronting street in order to enhance the relationship of the building to the streetscape.
- d) Design buildings so that garages do not dominate the building's front façade.
- e) Avoid wide garages as they create large blank walls that create distance between a street and the active features of a house.
- f) Design garage to be similar in character to the principal dwelling.
- g) Consider a detached garage provided that there is enough lot area to accommodate one.
- h) Do not locate a detached garage in a front yard setback.



Figure 3: Example of building orientation and prominent front entrances

3.2 **Front Yard Setback**

Prevailing front yard setbacks should be maintained to promote a streetscape in which dwellings are located at similar distances from the front lot line, provide for sufficient green space, and provide a transition between the public right-of-way and private property.

- a) Use a minimum front yard setback that places a new building or alteration at an appropriate vehicle-length setback, in order to maintain a characteristic street wall rhythm.
- b) Consider non-enclosed building features (e.g. porches) and walkways within the front yard setback to provide transitional areas between the public and private realm.



Figure 4: Example of consistent front setbacks

3.3 Side Yard Setbacks

Interior side yard setbacks ensure adequate spacing between houses on adjacent lots, contribute to the sense of openness in the neighbourhood, and provide sufficient space for maintenance and access to the rear of properties. They also help retain sight lines to Reddendale's mature trees and to Lake Ontario. Exterior side yards have a similar relationship to the streetscape as front yards.

- a) Ensure that interior side yard setbacks are property sized to retain the sense of openness in the neighbourhood.
- b) Ensure that exterior side yard setbacks are appropriately sized to promote a consistent streetscape and retain the sense of openness in the neighbourhood.



Figure 5: Example of a wide side yard setback that facilitates views to mature trees

3.4 **Rear Yard Setbacks**

Rear yard setbacks serve as amenity areas, help maintain a sense of privacy, and provide access to sunlight. Lot depth in Reddendale is significantly varied and as front yard depths are generally consistent this has resulted in a range of rear yard depths throughout the neighbourhood.

- a) Retain sufficiently sized rear yards to serve as an amenity area and provide sufficient open space between any residential dwelling, including additions, and the rear lot line in order to maintain a sense of privacy between neighbouring properties.
- b) Ensure that rear yards are sufficiently sized to provide for flexibility for future additions or enlargements to existing homes.
- c) Ensure that any accessory structures are sufficiently setback from the rear property line to allow enough space for access and maintenance.
- d) Incorporate rear yards that are proportional to the height of the rear wall of the main building to minimize overlook into neighbouring yards.

3.5 **Massing and Built Form**

Massing refers to the combined effect of the placement, volume and shape of a building. The location and form of massing should be carefully considered in order to mitigate negative impacts associated with shadowing and overlook of neighbouring properties, and ensure new buildings do not visually dominate the streetscape.

- a) Use a compatible height and massing to adjacent dwellings for new residential buildings to avoid appearing out of scale with the surrounding neighbourhood.
- b) Site buildings sympathetically to neighbouring buildings and step back upper storeys of the building where there is risk of overlook or overshadowing of neighbouring properties.

3.6 Height

The height of a building can impact views and alter the rhythm of a streetscape. Reddendale is characterized by single and two-storey dwellings. Where development or redevelopment is proposed, the height of new structures should be context-sensitive to adjacent buildings to avoid creating a situation where a building is overly imposing in the human-scaled neighbourhood and to reduce impacts related to shadowing and overlook.

- a) Ensure that the height of new buildings, and alterations, is in character with the surrounding neighbourhood.
- b) Measure building height from existing grade; the alteration of grade is not to be used to gain additional height.
- c) Limit the height of the main wall of a building to two storeys, measured from the grade to the highest point. Include step-backs from the main wall for height above two storeys in order to reduce the impact of the additional building massing on the streetscape (see **Figure 6**).
- d) Consider the adjacent neighbouring buildings to determine a context-sensitive elevation for the first floor of new developments.

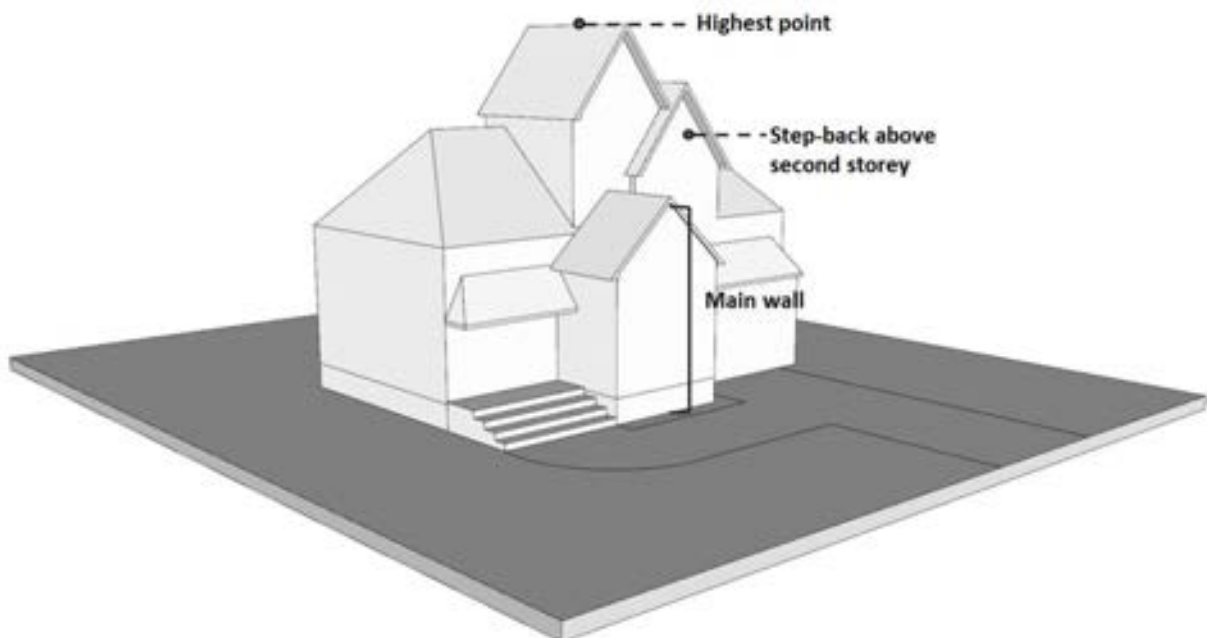


Figure 6: Example – Step-back above main wall

3.7 Building Style and Detailing

Rehoboth Beach is characterized by its eclectic mix of architectural styles, which contribute to creating a quality public realm. New buildings and redevelopments are encouraged to continue to represent diverse styles and details, while ensuring compatibility with local community character.

- a) Encourage architectural expression in the development, redevelopment, and alteration of buildings.
- b) Carefully consider building design in order to be compatible with adjacent buildings.
- c) Ensure that renovations and additions are consistent in character to the principal dwelling and are constructed using the same or complementary materials.
- d) Encourage architectural detailing, such as recessed or bay windows, porches, covered entrances, dormers (see Section 3.10), and trim, to add visual interest to buildings. Avoid blank facades.



Figure 7: Example of the variety of architectural styles

3.8 Building Materials and Colours

Further to the eclectic range of building styles in Reddendale, the materials and colours are varied throughout the neighbourhood. Building materials represented throughout the neighbourhood include, but are not limited to, wood, stone, brick, concrete, vinyl siding, stucco, and metal.

- a) Select materials and colours that are appropriate for the architectural style or character of a building.
- b) Consider the context of the surrounding residences when considering materials and colours. Choose materials and colours that are complementary to the neighbourhood.



Figure 8: Example of building materials

3.9 **Roofs**

A wide variety of roof types are present in both the older and newer housing stock in Reddendale. The variety of roof types also supports the eclectic style of the neighbourhood.

- a) Encourage roof variety and articulation.
- b) Avoid roof pitch and/or roof orientation that will result in overshadowing or overlook onto neighbouring properties.
- c) Ensure that the scale, height, materials, and colour of a roof are complementary to the building.



Figure 9: Example of the variety of roof styles found in the neighbourhood

3.10 **Dormers**

Dormers are a common feature throughout Reddendale that have been incorporated onto buildings with a range of architectural styles.

- a) Consider using dormers to help to reduce the scale and massing of buildings.
- b) Incorporate dormers that reflect the architectural style and detailing of the building.
- c) Ensure that dormers are of an appropriate scale for the building and do not dominate the roof.



Figure 10: Example of the use of dormers

3.11 Windows and Doors

The orientation of windows and doors in reference to the street and other surrounding public spaces and has an influence on the streetscape. Visual connection between public and private spaces should be established to improve the relationship between these spaces for streetscape consistency and safety reasons. In Reddendale this is accomplished using significant variety of window and door orientation and styles.

- a) Face main entrances towards the fronting street.
- b) Emphasize the front door as the prominent feature of the front façade.
- c) Ensure windows are architecturally compatible with building style and materials.
- d) Avoid blank walls along public spaces, such as streets and parks, to enhance visual connection between the public and private realm.
- e) Arrange upper storey windows to avoid overlook into neighbouring backyards.



Figure 11: Examples of window placement complementary to the architectural style and front door orientation to the street

3.12 Driveways

The majority of driveways in the Reddendale neighbourhood are modest in their size, and driveways do not dominate the streetscape. New developments and alterations should not result in uncharacteristically expansive driveways.

- a) Make driveways long enough to accommodate the length of one parked vehicle.
- b) Limit the width of driveways to be as narrow as possible to allow for greater landscaped open space in the front yard and area for snow storage.
- c) Make driveways wide enough to accommodate access for those with mobility issues.

3.13 Soft Landscaping

Reddendale is characterized by lots that contain a significant amount of green space and mature trees. The neighbourhood's abundance of mature trees adds to the sense of openness in Reddendale, as well as provides a number of other benefits such as increasing stormwater absorption and tree canopy.

- a) Retain deep lot frontages that sustain the sense of open space.
- b) Include sufficient soft landscaping on properties that is capable of absorbing stormwater.
- c) Avoid front yard fencing.
- d) Preserve mature on-site trees by locating structures in areas where existing mature vegetation will not be affected. Where trees are removed, consider planting mature replacement trees elsewhere on the property.



Figure 12: Example of Reddendale's mature trees, which contribute to the neighbourhood's character

By-Law Number 2019-XX

A By-Law to Amend By-Law Number 76-26, “A By-Law To Regulate The Use Of Lands And The Character, Location And Use Of Buildings And Structures In The Township Of Kingston”, as amended (Zone Change from R1-3 to R1-74, R1-75 and EPA-17, Reddendale Neighbourhood)

Passed: [Meeting Date]

Whereas by Order of the Minister of Municipal Affairs and Housing, The Corporation of the Township of Kingston, The Corporation of the Township of Pittsburgh and The Corporation of the City of Kingston were amalgamated on January 1, 1998 to form The Corporation of the City of Kingston as the successor municipal corporation and pursuant to the Minister’s Order, any by-laws of the former municipality passed under the *Planning Act*, R.S.O. 1990, c. P.13, continue as the by-laws covering the area of the former municipality now forming part of the new City; and

Whereas the Council of The Corporation of the City of Kingston deems it advisable to amend By-Law Number 76-26, as amended, of the former Township of Kingston;

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

- 1. By-Law Number 76-26 of The Corporation of the City of Kingston, entitled “A By-Law To Regulate The Use Of Lands And The Character, Location And Use Of Buildings And Structures In The Township Of Kingston”, as amended, is hereby further amended as follows:
 - 1.1. By changing the zone symbol of the subject lands from R1-3 to R1-74, R1-75 and EPA-17 on Map 5 of Schedule “A”, as shown on Schedule “A” attached to and forming part of By-Law Number 2019-____.
 - 1.2. By adding a new subsection 7(3)(q) thereto as follows:

“(q) **EPA-17 (Reddendale Neighbourhood)**

Notwithstanding the provisions of Sections 4, 5 and 7 hereof to the contrary, on the lands designated ‘EPA-17’ on Schedule “A” hereto, the following regulations shall apply:

- (i) Definitions:

For the purpose of the EPA-17 Zone, the following definition shall apply:

“Normal High-Water Mark” means the highest water level that has been maintained for a sufficient duration (on an annual basis) as to leave physical evidence upon the landscape marking the boundary between that water level and upland areas. The boundary may be identified by:

1. an examination of the bed and bank of the waterbody, to determine where the presence and action of water has been so common and usual and long continued in all ordinary years to mark upon the bed or bank a character distinct from that of the abutting upland; and/or
2. a distinction between either open water or dominant aquatic/wetland vegetation, and dominant upland vegetation.

(ii) Permitted uses shall be limited to:

- A conservation use; and
- A park.

For any lot that: (1) was in existence as of July 15, 2009, (2) is in the EPA-17 Zone, and (3) is divided into more than one zone, the permitted uses shall also include the uses permitted by the other zone, subject to and in accordance with the provisions of such other zone, and the following additional provisions:

- (a) Setback from normal high-water mark of Lake Ontario (minimum): 30 metres
- (b) Decks, porches, patios, balconies, steps, verandas (covered and uncovered), swimming pools and structures associated with swimming pools, shall be set back a minimum of 30 metres from the normal high-water mark of Lake Ontario.
- (c) All accessory buildings and structures, other than a marine facility, shall be setback a minimum of 30 metres from the normal high-water mark of Lake Ontario.

(iii) More than one zone on a lot: Where a lot is divided into more than one zone, the zone boundary shall not be treated as a lot line and each portion of the lot must be used in accordance with the provisions of the applicable zone. In the case of a conflict, the more restrictive provision(s) shall apply.

- (iv) Transition Clauses: The following transition clauses apply to the EPA-17 Zone:
- (a) Nothing in this By-Law shall prevent the development or use of a building or structure for which a complete application for a building permit was received by the City on or before [insert date of passing], if the development or use complies, or the building permit application is amended to comply, with the applicable provisions of this By-Law as it read on [insert date that is the day before the by-law passed].
 - (b) Where a complete application for one or more minor variances was received by the City on or before [insert date of passing] for the development or use of a building or structure, approval may be granted, in the context of the applicable provisions of this By-Law as it read on [insert date that is the day before the by-law passed].
 - (c) Where the development or use of a building or structure qualifies under subsection (b) above, but a building permit application has not been received by the City, a building permit may be issued after final approval is received for all required applications, if the development or use complies, or the building permit application for the development or use is amended to comply, with the applicable provisions of this By-Law as it read on [insert date that is the day before the by-law passed].
 - (d) Nothing in this By-Law applies so as to continue the exemptions provided in subsections (a), (b) and (c) above beyond the issuance of the final approval or building permit upon which the exemptions are founded.”

1.3. By adding a new subsection 12(3)(br) thereto as follows:

“(br) **R1-74 (Reddendale Neighbourhood)**

Notwithstanding the provisions of Sections 4, 5 and 12 hereof to the contrary, on the lands designated ‘R1-74’ on Schedule ‘A’ hereto, the following provisions shall apply:

- (i) Definitions:

For the purpose of the R1-74 Zone, the following definitions shall apply:

- (a) “Established Grade” means the average elevation of the undisturbed ground, measured at the two points where the required front yard depth meets the side lot lines.
- (b) “Height”, when used with reference to a building or structure, means the vertical distance between the established grade and the highest point of the building or structure, exclusive of any accessory or auxiliary roof construction, such as an antenna, a chimney, a ventilation duct, an elevator or service penthouse, or a steeple.
- (c) “Lot Coverage” means the percentage of the lot area covered by buildings and structures, excluding the following:
 - 1. unenclosed steps and porches;
 - 2. patios;
 - 3. decks; and
 - 4. balconies, bay windows, canopies and overhanging eaves which are 2.0 metres or more in height above the established grade.
- (d) “Normal High-Water Mark” means the highest water level that has been maintained for a sufficient duration (on an annual basis) as to leave physical evidence upon the landscape marking the boundary between that water level and upland areas. The boundary may be identified by:
 - 1. an examination of the bed and bank of the waterbody, to determine where the presence and action of water has been so common and usual and long continued in all ordinary years to mark upon the bed or bank a character distinct from that of the abutting upland; and/or
 - 2. a distinction between either open water or dominant aquatic/wetland vegetation, and dominant upland vegetation.
- (ii) Lot Area (minimum): 557.4 square metres
- (iii) Lot Frontage (minimum): 16.76 metres
- (iv) Lot Coverage of a Dwelling House (maximum): 30% of the lot area

- (v) Setback from Normal High-Water Mark of Lake Ontario (minimum): 30 metres
- (vi) More than one zone on a lot: Where a lot is divided into more than one zone, the zone boundary shall not be treated as a lot line and each portion of the lot must be used in accordance with the provisions of the applicable zone. In the case of a conflict, the more restrictive provision(s) shall apply.
- (vii) All accessory buildings and structures shall be set back a minimum of 30 metres from the normal high-water mark of Lake Ontario.
- (viii) Decks, porches, patios, balconies, steps, verandas (covered and uncovered), swimming pools and structures associated with swimming pools, shall be set back a minimum of 30 metres from the normal high-water mark of Lake Ontario.
- (ix) Transition Clauses: The following transition clauses apply to the R1-74 Zone:
 - (a) Nothing in this By-Law shall prevent the development or use of a building or structure for which a complete application for a building permit was received by the City on or before [insert date of passing], if the development or use complies, or the building permit application is amended to comply, with the applicable provisions of this By-Law as it read on [insert date that is the day before the by-law passed].
 - (b) Where a complete application for one or more minor variances was received by the City on or before [insert date of passing] for the development or use of a building or structure, approval may be granted, in the context of the applicable provisions of this By-Law as it read on [insert date that is the day before the by-law passed].
 - (c) Where the development or use of a building or structure qualifies under subsection (b) above, but a building permit application has not been received by the City, a building permit may be issued after final approval is received for all required applications, if the development or use complies, or the building permit application for the development or use is amended to comply, with the applicable provisions of this By-Law as it read on [insert date that is the day before the by-law passed].
 - (d) Nothing in this By-Law applies so as to continue the exemptions provided in subsections (a), (b) and (c) above

beyond the issuance of the final approval or building permit upon which the exemptions are founded.”

1.4. By adding a new subsection 12(3)(bs) thereto as follows:

“(bs) **R1-75 (Reddendale Neighbourhood)**

Notwithstanding the provisions of Sections 4, 5 and 12 hereof to the contrary, on the lands designated ‘R1-75’ on Schedule “A” hereto, the following provisions shall apply:

(i) Definitions:

For the purpose of the R1-75 Zone, the following definitions shall apply:

- (a) “Established Grade” means the average elevation of the undisturbed ground, measured at the two points where the required front yard depth meets the side lot lines.
- (b) “Height”, when used with reference to a building or structure, means the vertical distance between the established grade and the highest point of the building or structure, exclusive of any accessory or auxiliary roof construction, such as an antenna, a chimney, a ventilation duct, an elevator or service penthouse, or a steeple.
- (c) “Lot Coverage” means the percentage of the lot area covered by buildings and structures, excluding the following:
 - 1. unenclosed steps and porches;
 - 2. patios;
 - 3. decks; and
 - 4. balconies, bay windows, canopies and overhanging eaves which are 2.0 metres or more in height above the established grade.
- (d) “Normal High-Water Mark” means the highest water level that has been maintained for a sufficient duration (on an annual basis) as to leave physical evidence upon the landscape marking the boundary between that water level and upland areas. The boundary may be identified by:

1. an examination of the bed and bank of the waterbody, to determine where the presence and action of water has been so common and usual and long continued in all ordinary years to mark upon the bed or bank a character distinct from that of the abutting upland; and/or
 2. a distinction between either open water or dominant aquatic/wetland vegetation, and dominant upland vegetation.
- (ii) Lot Area (minimum): 557.4 square metres
 - (iii) Lot Frontage (minimum): 16.76 metres
 - (iv) Lot Coverage of a Dwelling House (maximum): 30% of the lot area
 - (v) Setback from Normal High-Water Mark of Lake Ontario (minimum): 30 metres
 - (vi) More than one zone on a lot: Where a lot is divided into more than one zone, the zone boundary shall not be treated as a lot line and each portion of the lot must be used in accordance with the provisions of the applicable zone. In the case of a conflict, the more restrictive provision(s) shall apply.
 - (vii) All accessory buildings and structures, other than a marine facility, shall be setback a minimum of 30 metres from the normal high-water mark of Lake Ontario.
 - (viii) Decks, porches, patios, balconies, steps, verandas (covered and uncovered), swimming pools and structures associated with swimming pools, shall be set back a minimum of 30 metres from the normal high-water mark of Lake Ontario.
 - (ix) Transition Clauses: The following transition clauses apply to the R1-75 Zone:
 - (a) Nothing in this By-Law shall prevent the development or use of a building or structure for which a complete application for a building permit was received by the City on or before [insert date of passing], if the development or use complies, or the building permit application is amended to comply, with the applicable provisions of this By-Law as it read on [insert date that is the day before the by-law passed].
 - (b) Where a complete application for one or more minor variances was received by the City on or before [insert date

of passing] for the development or use of a building or structure, approval may be granted, in the context of the applicable provisions of this By-Law as it read on **[insert date that is the day before the by-law passed]**.

- (c) Where the development or use of a building or structure qualifies under subsection (b) above, but a building permit application has not been received by the City, a building permit may be issued after final approval is received for all required applications, if the development or use complies, or the building permit application for the development or use is amended to comply, with the applicable provisions of this By-Law as it read on **[insert date that is the day before the by-law passed]**.
- (d) Nothing in this By-Law applies so as to continue the exemptions provided in subsections (a), (b) and (c) above beyond the issuance of the final approval or building permit upon which the exemptions are founded.”

2. That this By-law shall come into force in accordance with the provisions of the *Planning Act*.

Given all Three Readings and Passed: [Meeting Date]

John Bolognone
City Clerk

Bryan Paterson
Mayor



Lake Ontario



Planning, Building & Licensing Services




a department of Community Services

SCHEDULE 'A' TO BY-LAW NUMBER

File Number: D14-003-2019
Address: Reddendale Neighbourhood

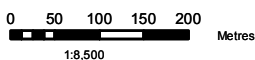
Legend

Reference By-Law 76-26, Map 5

-  Rezoned from R1-3 to R1-74
-  Rezoned from R1-3 to R1-75
-  Rezoned from R1-3 to EPA-17

Certificate of Authentication

This is Schedule 'A' to By-Law Number _____,
passed this _____ day of _____ 2019.





City of Kingston

Design Guidelines for Residential Lots in Reddendale



July 2019

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Table of Contents

1.0	Introduction & Purpose	1
2.0	Neighbourhood Character	2
2.1	Defining Character	2
2.2	Reddendale's Character	2
2.3	Purpose of the Design Guidelines:	4
2.4	Purpose of the Photos & Illustrations	4
3.0	Design Guidelines	5
3.1	Orientation & Entryways	5
3.2	Front Yard Setback	6
3.3	Side Yard Setbacks.....	7
3.4	Rear Yard Setbacks	8
3.5	Massing and Built Form	8
3.6	Height	9
3.7	Building Style and Detailing.....	10
3.8	Building Materials and Colours	11
3.9	Roofs	12
3.10	Dormers.....	12
3.11	Windows and Doors	13
3.12	Driveways	14
3.13	Soft Landscaping	14
Figures		
	Figure 1: Study Area.....	1
	Figure 2: Neighbourhood Character Diagram.....	3
	Figure 3: Example of building orientation and prominent front entrances.....	5
	Figure 4: Example of consistent front setbacks.....	6
	Figure 5: Example of a wide side yard setback that facilitates views to mature trees.....	7
	Figure 6: Example – Step-back above main wall	9
	Figure 7: Example of the variety of architectural styles	10
	Figure 8: Example of building materials	11
	Figure 9: Example of the variety of roof styles found in the neighbourhood	12
	Figure 10: Example of the use of dormers	12

Figure 11: Examples of window placement complementary to the architectural style and front door orientation to the street 13

Figure 12: Example of Reddendale's mature trees, which contribute to the neighbourhood's character 14

1.0 Introduction & Purpose

In the spring of 2018, Dillon Consulting Limited was retained by the City of Kingston to develop urban design guidelines for the Reddendale neighbourhood in response to concerns shared by community members in regards to the form of infill occurring in the neighbourhood. For the purpose of these design guidelines, the neighbourhood area is bounded by Front Road, Sunny Acres Road and Lake Ontario as shown in **Figure 1**.



Figure 1: Study Area

The design guidelines are a tool to guide residential development and redevelopment within the Reddendale neighbourhood. They are intended to assist the public, land owners, developers, and City staff by illustrating best practices in urban design for residential developments in the neighbourhood, and reflect a balanced approach to sustaining the character of the neighbourhood with the desire to accommodate future development. Applicants are encouraged to follow the guidelines as they prepare their submissions. The guidelines are intended to assist City staff, members of Council, members of Planning Committee, and members of the Committee of Adjustment as they evaluate development applications.

2.0 Neighbourhood Character

2.1 Defining Character

A neighbourhood's character is defined by the combination of elements and conditions that make up the public and private realm. The public realm includes elements within the public right-of-way such as streets, sidewalks, street trees and signage. The private realm refers to land and development on private property. The cumulative effect of the public and private realm elements establishes the neighbourhood character and creates the sense that a place is unique. In order to determine the collective qualities and characteristics that make Reddendale unique, a lot-by-lot analysis was conducted and was further reinforced through input from community members.

The lot-by-lot analysis identified the characteristics of the public and private realm that distinguish Reddendale, including housing elements, lot features and general neighbourhood features.

- Housing elements that contribute to neighbourhood character include the building design, materials and colours, building orientation, the massing and height of buildings, lot coverage, roof types, entrances and porches, and driveways and garages, among other features.
- Lot features describe the arrangement and orientation of lots, their size and frontage, and natural features on the lots.
- Neighbourhood features consider components of the broader neighbourhood such as street design, sidewalks, street lighting, and also considers natural features.

2.2 Reddendale's Character

The Reddendale neighbourhood is made up of a variety of lot sizes, many of which originate from the original subdivision plans, while many others have been further subdivided over the past several decades. Several properties in Reddendale retain wide frontages due to the large size of the original lots. A variety of lot features are also represented, such as waterfront and park side lots, standard grid lots, and cul-de-sac lots. The neighbourhood is auto-oriented, as is typical of this type of subdivision, but retains a sense of connectedness and walkability throughout the neighbourhood.

Housing consists of predominantly single-detached residential buildings built between the 1950s and the 1970s, however the study area has experienced ongoing redevelopment since the 1950s. While there is some consistency in the presence of

original wartime housing, and houses of a modest scale and height, the neighbourhood as a whole contains an eclectic range of architectural styles.

The combination of large lots and modest house sizes has resulted in a feeling of openness in the neighbourhood. The spacious lots facilitate views to Lake Ontario, neighbourhood parks, and the mature trees located on both public and private property. Additionally, common lot features include the rural cross section and roadside culverts, which contribute to spacious and open feeling in the neighbourhood.

A summary diagram is provided below (see **Figure 2**), and individual components are discussed further throughout this document.

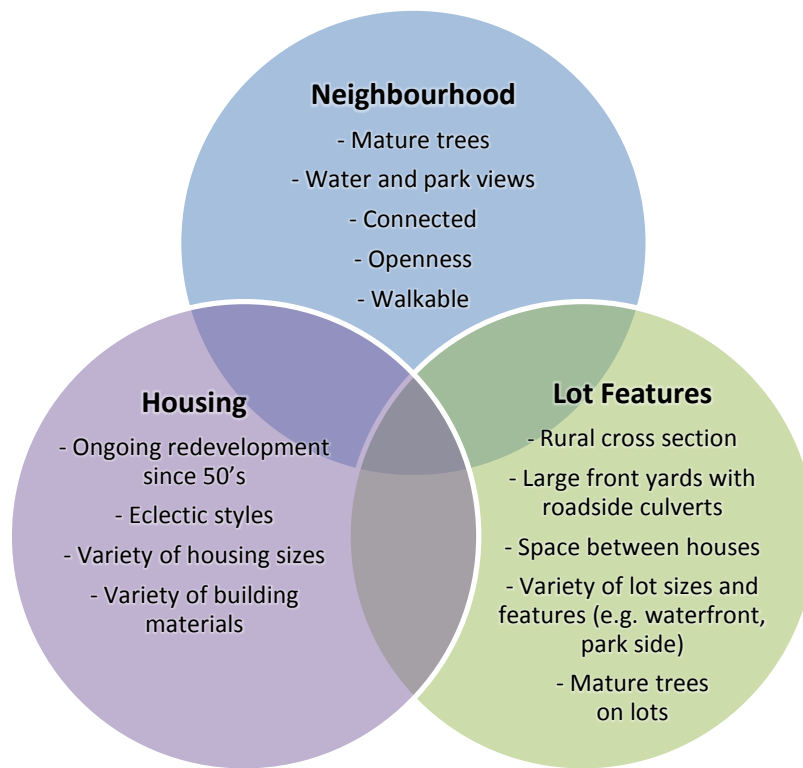


Figure 2: Neighbourhood Character Diagram

2.3 Purpose of the Design Guidelines:

While it is expected that the neighbourhood will continue to evolve, new development should be compatible with Reddendale's current housing stock. The guidelines serve to provide guidance for new dwellings and additions/renovations to existing dwellings to help ensure that development retains and complements the unique character of the neighbourhood.

As one of the defining characteristics of the neighbourhood is its eclectic combination of housing styles, it was important that this continues to be supported through a flexible and non-prescriptive framework, but with suitable controls in place that would see that the overall character of the neighbourhood is maintained. The intention of the urban design guidelines is to offer design guidance while providing a level of flexibility in order to encourage architectural expression that will integrate well into the neighbourhood (i.e., the flexible and non-prescriptive framework). The guidelines are intended to be considered alongside applicable zoning provisions (i.e., the suitable controls).

2.4 Purpose of the Photos & Illustrations

Illustrations and photos included throughout the document are intended to aid the interpretation of text and represent examples of how various guidelines could be implemented. They are not intended to represent the only way to interpret the guidelines; furthermore, the guidelines should be considered on a site-by-site basis.

3.0 Design Guidelines

3.1 Orientation & Entryways

The layout of any given site will be influenced by the characteristics of the site itself, including the topography, natural features, and site access. New buildings should foster a positive relationship with the streetscape and the surrounding neighbourhood by being similarly oriented to the street and having a prominent front entrance.

- a) Orient main building facades to the front lot line to ensure a cohesive streetscape.
- b) Orient the main building entrances towards the street.
- c) Make entryways directly accessible from the fronting street in order to enhance the relationship of the building to the streetscape.
- d) Design buildings so that garages do not dominate the building's front façade.
- e) Avoid wide garages as they create large blank walls that create distance between a street and the active features of a house.
- f) Design garage to be similar in character to the principal dwelling.
- g) Consider a detached garage provided that there is enough lot area to accommodate one.
- h) Do not locate a detached garage in a front yard setback.



Figure 3: Example of building orientation and prominent front entrances

3.2 **Front Yard Setback**

Prevailing front yard setbacks should be maintained to promote a streetscape in which dwellings are located at similar distances from the front lot line, provide for sufficient green space, and provide a transition between the public right-of-way and private property.

- a) Use a minimum front yard setback that places a new building or alteration at an appropriate vehicle-length setback, in order to maintain a characteristic street wall rhythm.
- b) Consider non-enclosed building features (e.g. porches) and walkways within the front yard setback to provide transitional areas between the public and private realm.



Figure 4: Example of consistent front setbacks

3.3 Side Yard Setbacks

Interior side yard setbacks ensure adequate spacing between houses on adjacent lots, contribute to the sense of openness in the neighbourhood, and provide sufficient space for maintenance and access to the rear of properties. They also help retain sight lines to Reddendale's mature trees and to Lake Ontario. Exterior side yards have a similar relationship to the streetscape as front yards.

- a) Ensure that interior side yard setbacks are property sized to retain the sense of openness in the neighbourhood.
- b) Ensure that exterior side yard setbacks are appropriately sized to promote a consistent streetscape and retain the sense of openness in the neighbourhood.



Figure 5: Example of a wide side yard setback that facilitates views to mature trees

3.4 **Rear Yard Setbacks**

Rear yard setbacks serve as amenity areas, help maintain a sense of privacy, and provide access to sunlight. Lot depth in Reddendale is significantly varied and as front yard depths are generally consistent this has resulted in a range of rear yard depths throughout the neighbourhood.

- a) Retain sufficiently sized rear yards to serve as an amenity area and provide sufficient open space between any residential dwelling, including additions, and the rear lot line in order to maintain a sense of privacy between neighbouring properties.
- b) Ensure that rear yards are sufficiently sized to provide for flexibility for future additions or enlargements to existing homes.
- c) Ensure that any accessory structures are sufficiently setback from the rear property line to allow enough space for access and maintenance.
- d) Incorporate rear yards that are proportional to the height of the rear wall of the main building to minimize overlook into neighbouring yards.

3.5 **Massing and Built Form**

Massing refers to the combined effect of the placement, volume and shape of a building. The location and form of massing should be carefully considered in order to mitigate negative impacts associated with shadowing and overlook of neighbouring properties, and ensure new buildings do not visually dominate the streetscape.

- a) Use a compatible height and massing to adjacent dwellings for new residential buildings to avoid appearing out of scale with the surrounding neighbourhood.
- b) Site buildings sympathetically to neighbouring buildings and step back upper storeys of the building where there is risk of overlook or overshadowing of neighbouring properties.

3.6 Height

The height of a building can impact views and alter the rhythm of a streetscape. Reddendale is characterized by single and two-storey dwellings. Where development or redevelopment is proposed, the height of new structures should be context-sensitive to adjacent buildings to avoid creating a situation where a building is overly imposing in the human-scaled neighbourhood and to reduce impacts related to shadowing and overlook.

- a) Ensure that the height of new buildings, and alterations, is in character with the surrounding neighbourhood.
- b) Measure building height from existing grade; the alteration of grade is not to be used to gain additional height.
- c) Limit the height of the main wall of a building to two storeys, measured from the grade to the highest point. Include step-backs from the main wall for height above two storeys in order to reduce the impact of the additional building massing on the streetscape (see **Figure 6**).
- d) Consider the adjacent neighbouring buildings to determine a context-sensitive elevation for the first floor of new developments.

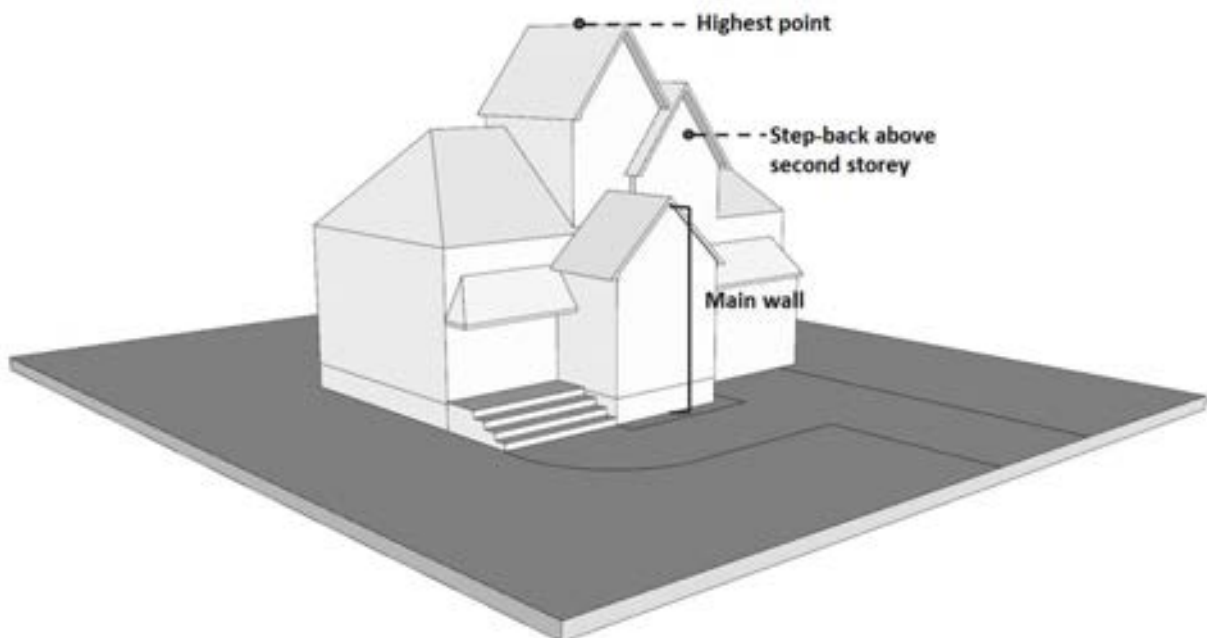


Figure 6: Example – Step-back above main wall

3.7 Building Style and Detailing

Rehoboth Beach is characterized by its eclectic mix of architectural styles, which contribute to creating a quality public realm. New buildings and redevelopments are encouraged to continue to represent diverse styles and details, while ensuring compatibility with local community character.

- a) Encourage architectural expression in the development, redevelopment, and alteration of buildings.
- b) Carefully consider building design in order to be compatible with adjacent buildings.
- c) Ensure that renovations and additions are consistent in character to the principal dwelling and are constructed using the same or complementary materials.
- d) Encourage architectural detailing, such as recessed or bay windows, porches, covered entrances, dormers (see Section 3.10), and trim, to add visual interest to buildings. Avoid blank facades.



Figure 7: Example of the variety of architectural styles

3.8 Building Materials and Colours

Further to the eclectic range of building styles in Reddendale, the materials and colours are varied throughout the neighbourhood. Building materials represented throughout the neighbourhood include, but are not limited to, wood, stone, brick, concrete, vinyl siding, stucco, and metal.

- a) Select materials and colours that are appropriate for the architectural style or character of a building.
- b) Consider the context of the surrounding residences when considering materials and colours. Choose materials and colours that are complementary to the neighbourhood.



Figure 8: Example of building materials

3.9 **Roofs**

A wide variety of roof types are present in both the older and newer housing stock in Reddendale. The variety of roof types also supports the eclectic style of the neighbourhood.

- a) Encourage roof variety and articulation.
- b) Avoid roof pitch and/or roof orientation that will result in overshadowing or overlook onto neighbouring properties.
- c) Ensure that the scale, height, materials, and colour of a roof are complementary to the building.



Figure 9: Example of the variety of roof styles found in the neighbourhood

3.10 **Dormers**

Dormers are a common feature throughout Reddendale that have been incorporated onto buildings with a range of architectural styles.

- a) Consider using dormers to help to reduce the scale and massing of buildings.
- b) Incorporate dormers that reflect the architectural style and detailing of the building.
- c) Ensure that dormers are of an appropriate scale for the building and do not dominate the roof.



Figure 10: Example of the use of dormers

3.11 Windows and Doors

The orientation of windows and doors in reference to the street and other surrounding public spaces and has an influence on the streetscape. Visual connection between public and private spaces should be established to improve the relationship between these spaces for streetscape consistency and safety reasons. In Reddendale this is accomplished using significant variety of window and door orientation and styles.

- a) Face main entrances towards the fronting street.
- b) Emphasize the front door as the prominent feature of the front façade.
- c) Ensure windows are architecturally compatible with building style and materials.
- d) Avoid blank walls along public spaces, such as streets and parks, to enhance visual connection between the public and private realm.
- e) Arrange upper storey windows to avoid overlook into neighbouring backyards.



Figure 11: Examples of window placement complementary to the architectural style and front door orientation to the street

3.12 Driveways

The majority of driveways in the Reddendale neighbourhood are modest in their size, and driveways do not dominate the streetscape. New developments and alterations should not result in uncharacteristically expansive driveways.

- a) Make driveways long enough to accommodate the length of one parked vehicle.
- b) Limit the width of driveways to be as narrow as possible to allow for greater landscaped open space in the front yard and area for snow storage.
- c) Make driveways wide enough to accommodate access for those with mobility issues.

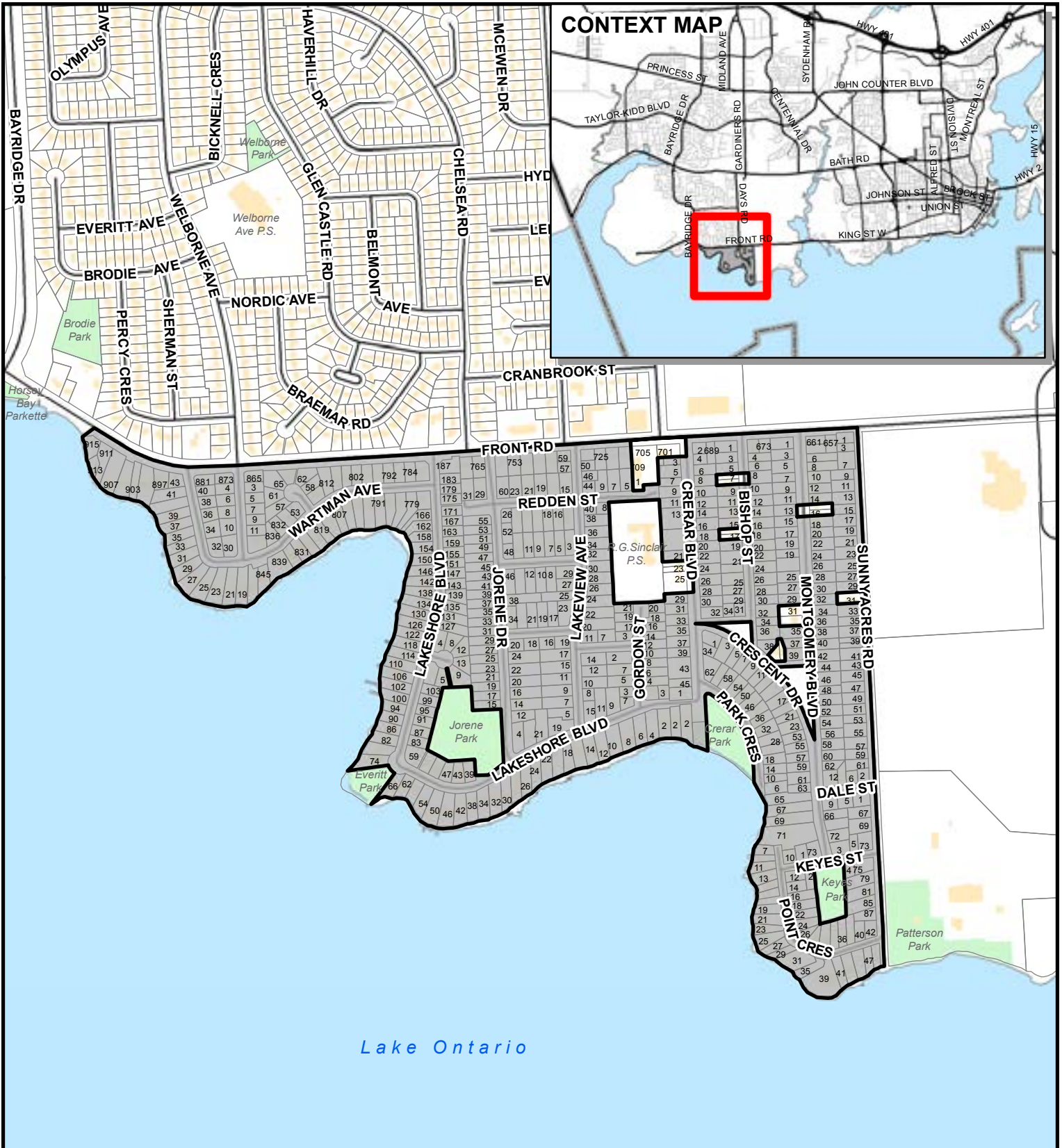
3.13 Soft Landscaping

Reddendale is characterized by lots that contain a significant amount of green space and mature trees. The neighbourhood's abundance of mature trees adds to the sense of openness in Reddendale, as well as provides a number of other benefits such as increasing stormwater absorption and tree canopy.

- a) Retain deep lot frontages that sustain the sense of open space.
- b) Include sufficient soft landscaping on properties that is capable of absorbing stormwater.
- c) Avoid front yard fencing.
- d) Preserve mature on-site trees by locating structures in areas where existing mature vegetation will not be affected. Where trees are removed, consider planting mature replacement trees elsewhere on the property.



Figure 12: Example of Reddendale's mature trees, which contribute to the neighbourhood's character



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Key Map

File Number: D14-003-2019
 Address: Reddendale Neighbourhood

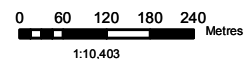
Legend

- Subject Lands
- Property Boundaries
- Park



Prepared By: A. Dowker
 Date: 2019-02-01

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Date: 2019-02-01



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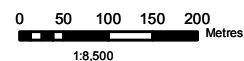
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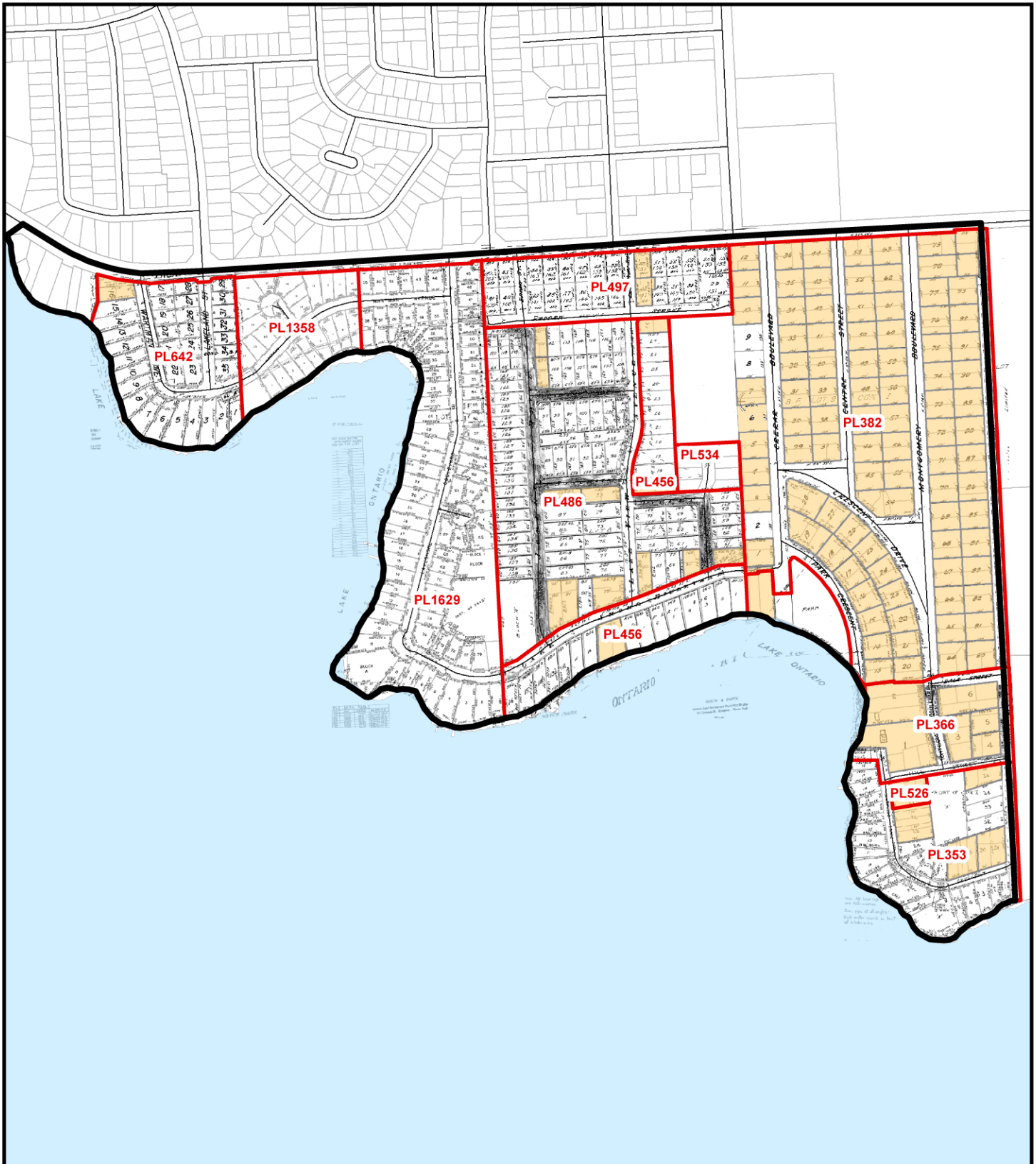
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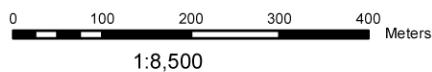
-  Subject Lands
-  Property Boundaries





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Reddendale - Subdivision Plans



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Legend

- Study Area
- Reddendale Subdivision Plan
- Lot Severed



Consistency of the Proposed Zoning By-Law Amendment with the Provincial Policy Statement (PPS)

PPS Policy	Category	Commentary
<p>1.1.1 Healthy, liveable and safe communities are sustained by:</p> <ul style="list-style-type: none"> a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; c) avoiding development and land use patterns which may cause environmental or public health and safety concerns; d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs; g) ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available 	<p>Efficient and Resilient Development and Land Use Patterns</p>	<ul style="list-style-type: none"> a) The subject lands are intended to support residential uses as contemplated by the City of Kingston Official Plan. The proposed zoning by-law amendment strives to promote efficient development and land use patterns which optimize the use of existing services and public infrastructure available in Reddendale. b) The proposed zoning by-law amendment only pertains to lands that are designated Residential and Environmental Protection Area in Reddendale. The neighbourhood contains a mix of uses including residential, institutional, places of worship, and parks and open space. Commercial uses are located to the north of the subject lands. c) The proposed amendment seeks is not anticipated to cause environmental or public health and safety concerns. d) The subject lands are located within a settlement area. e) The proposed zoning by-law amendment strives to promote a cost effective pattern of development which makes efficient use of the existing infrastructure and surrounding streets. g) The subject lands are already serviced.

PPS Policy	Category	Commentary
to meet current and projected needs.		
<p>1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.</p> <p>Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.</p> <p>Nothing in policy 1.1.2 limits the planning for infrastructure and public service facilities beyond a 20-year time horizon.</p>	Efficient and Resilient Development and Land Use Patterns	The subject lands are located within a settlement area and are intended to support residential uses as contemplated by the City of Kingston Official Plan.
<p>1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.</p>	Settlement Areas	The subject lands are located within a settlement area.
<p>1.1.3.2 Land use patterns within settlement areas shall be based on:</p> <ul style="list-style-type: none"> a) densities and a mix of land uses which: <ul style="list-style-type: none"> 1. efficiently use land and resources; 2. are appropriate for, and efficiently use, the infrastructure and public service facilities 	Settlement Areas	<ul style="list-style-type: none"> 1. The proposed zoning by-law amendment strives to promote efficient development and land use patterns which optimize the use of existing services and public infrastructure available in Reddendale. 2. The subject lands have existing municipal water and wastewater infrastructure available. The subject lands are

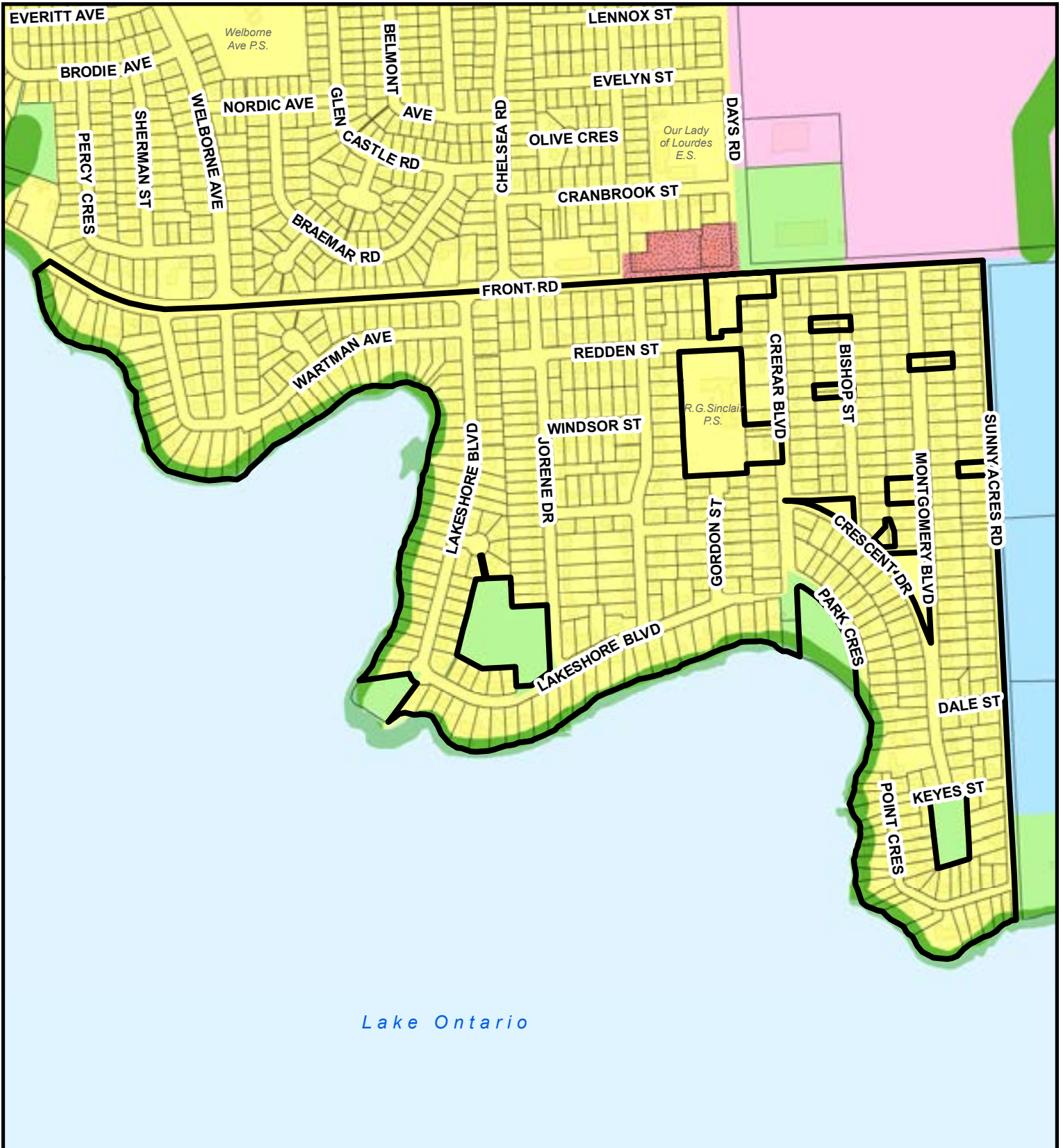
PPS Policy	Category	Commentary
<p>which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion</p>		<p>located in an area which is large built-up and occupied. The subject lands have access to a range of public service facilities and amenities, such as the waterfront, public parks, a public school, Centre 70 Arena, and public transit on Front Road.</p>
<p>1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.</p>	<p>Settlement Areas</p>	<p>The proposed amendment seeks to amend the performance standards related to residential development in the Reddendale area.</p>
<p>1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.</p>	<p>Settlement Areas</p>	<p>It is the intent of the City's Official Plan to achieve an increase in the City's net urban residential densities through promoting intensification and requiring minimum densities for residential development. The City's Official Plan establishes a net urban residential density of 22 dwelling units per net hectare as the overall minimum density for new development and secondary plans. The proposed zoning by-law amendment is not seeking to reduce the residential density in the Reddendale area.</p>
<p>1.1.3.7 Planning authorities shall establish and implement phasing policies to ensure:</p> <ul style="list-style-type: none"> a) that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and b) the orderly progression of 	<p>Settlement Areas</p>	<p>The City's Official Plan has established an order of priority for development. Lands within the Urban Boundary that have servicing capacity currently in place, including infill opportunities, brownfield sites and other vacant or under-utilized properties, have the first priority for development. The location of the subject lands is consistent with this order of</p>

PPS Policy	Category	Commentary
<p>development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.</p>		<p>development.</p> <p>The subject lands have existing municipal water and wastewater infrastructure available, and have access to a range of public service facilities and amenities, such as the waterfront, public parks, a public school, Centre 70 Arena, and public transit on Front Road.</p>
<p>1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:</p> <p>a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;</p> <p>b) permitting and facilitating:</p> <p>1. all forms of housing required to meet the social, health and wellbeing requirements of current and future residents, including special needs requirements; and</p> <p>c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available</p>	<p>Housing</p>	<p>a) The City’s Official Plan establishes a net urban residential density of 22 dwelling units per net hectare as the overall minimum density for new development and secondary plans. The proposed zoning by-law amendment is not seeking to reduce the residential density in the Reddendale area. No new development or secondary plan is proposed as part of this work. The Official Plan identifies Centres and Corridors as the focus of intensification. The Centres and Corridors are identified on Schedule 2 of the Official Plan. The Reddendale neighbourhood is not located within a Centre or a Corridor.</p> <p>b) The residential development within the subject lands provide a form of housing that is able to meet the social, health and wellbeing requirements of current and future residents.</p> <p>c) The subject lands are located within the Urban Boundary, in an area where appropriate levels of infrastructure and public service facilities are available.</p> <p>d) The subject lands are located</p>

PPS Policy	Category	Commentary
<p>to support current and projected needs;</p> <p>d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and</p> <p>e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.</p>		<p>within the Urban Boundary, in an area where appropriate levels of infrastructure and public service facilities are available.</p> <p>e) Appropriate development standards have been established within the proposed zoning by-law amendment.</p>
<p>1.6.6.1 Planning for sewage and water services shall:</p> <p>a) direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing:</p> <ol style="list-style-type: none"> 1. municipal sewage services and municipal water services; <p>b) ensure that these systems are provided in a manner that:</p> <ol style="list-style-type: none"> 1. can be sustained by the water resources upon which such services rely; 2. is feasible, financially viable and complies with all regulatory requirements; and 3. protects human health and the natural environment; <p>c) promote water conservation and water use efficiency;</p> <p>d) integrate servicing and land use considerations at all stages of the planning process; and</p> <p>e) be in accordance with the</p>	<p>Sewage and Water Services</p>	<p>The subject lands have existing municipal water and wastewater infrastructure available. The existing water and wastewater services comply with applicable regulatory requirements and have been constructed to protect human health and the natural environment. The subject lands comply with the servicing hierarchy (i.e. municipal water and wastewater services).</p>

PPS Policy	Category	Commentary
servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5.		
<p>1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.</p>	Sewage and Water Services	The subject lands are within a settlement area and are serviced by existing municipal water and sewage services.
<p>1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.</p>	Transportation Systems	The subject lands are in close proximity to transit service along Front Road.
<p>2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.</p>	Natural Heritage	The subject lands are located adjacent to Lake Ontario which contains fish habitat. The proposed zoning by-law amendment proposes zoning standards for residential uses within the Reddendale neighbourhood. No new development or site alteration is proposed within fish habitat.
<p>2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on</p>	Natural Heritage	The proposed zoning by-law amendment proposes zoning standards for residential uses on the subject lands. No new development or site alteration is proposed within fish habitat or on lands adjacent to fish habitat as part of this zoning by-law amendment. New zoning provisions are proposed that would require new development, except marine facilities, to be located at least 30

PPS Policy	Category	Commentary
<p>their ecological functions.</p>		<p>metres from the normal high-water mark of Lake Ontario. New development or site alteration on lands adjacent to fish habitat would also require the submission of an environmental impact assessment in accordance with the Official Plan policies, unless otherwise directed by the City in consultation with the Cataraqui Region Conservation Authority.</p>
<p>3.1 Development shall generally be directed to areas outside of:</p> <p>a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;</p>	<p>Natural Hazards</p>	<p>The area below the 76.9 metre Geodetic Survey Datum level of the shoreline of Lake Ontario is identified as a flood plain in Zoning By-Law Number 76-26. The zoning by-law does not permit any building to be erected or altered within 7.62 metres of the flood plain. Any applications for development along the waterfront area are circulated to the Cataraqui Region Conservation Authority to ensure that the development is located outside of flooding and erosion hazards.</p>



Lake Ontario



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Prepared By: A. Dowker
Date: 2019-02-01

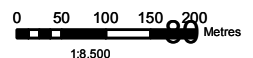
PLANNING COMMITTEE

Official Plan, Land Use

File Number: D14-003-2019
Address: Reddendale Neighbourhood

Legend

-  Subject Lands
-  Institutional
-  District Commercial
-  Open Space
-  Environmental Protection Area
-  Residential
-  General Industrial



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Conformity of the Proposed Zoning By-Law Amendment with the Official Plan

Official Plan Policy	Category	Commentary
<p>2.2.5. Housing Districts are planned to remain stable in accordance with Section 2.6 of this Plan, but will continue to mature and adapt as the City evolves. Re-investment and upgrading will be encouraged through minor infilling and minor development (i.e., that which can integrate compatibly within the prevailing built form standards of height, density and amenity that are generally found in the neighbourhood). Housing Districts will be designated for residential uses of different types, but will also contain areas of open space, community facilities and commercial uses.</p>	<p>Housing Districts</p>	<p>The subject lands are located within a Housing District and are developed with residential uses. The zoning standards in Zoning By-Law Number 76-26 are proposed to be updated to clarify expectations regarding the form of new development that is expected to occur on the basis of identified neighbourhood characteristics. Being a built-up area, the prevailing pattern of streets and blocks is not anticipated to change.</p>
<p>2.3.1. The focus of the City’s growth will be within the Urban Boundary, shown on Schedule 2, where adequate urban services exist, or can be more efficiently extended in an orderly and phased manner, as established by this Plan. Kingston’s Water Master Plan and Sewer Master Plan will guide the implementation of the infrastructure planning.</p>	<p>Urban Boundary</p>	<p>The subject lands are located within the Urban Boundary and are serviced by existing municipal water and wastewater infrastructure.</p>
<p>2.4.4. New residential development and new secondary plans are subject to the following policies and minimum densities:</p> <p>a. for the existing built-up residential areas, a net urban residential density of 22 dwelling units per net hectare is established as the overall minimum density, except where specifically increased in subsections (b), (c), and (d) below.</p>	<p>Minimum Residential Densities</p>	<p>The zoning by-law amendment does not propose to increase the minimum standards for lot frontage and as such is not intended to reduce the net residential density in the Reddendale area. No new development is proposed as part of this zoning by-law amendment.</p>
<p>2.6.1. It is the intent of this Plan to promote development in areas where change is desired while protecting stable areas from</p>	<p>Stable Areas</p>	<p>The proposed zoning standards are intended to ensure that new residential development is compatible with the established</p>

Official Plan Policy	Category	Commentary
<p>incompatible development or types of development and rates of change that may be destabilizing.</p>		<p>neighbourhood character.</p>
<p>2.6.3. Stable areas will be protected from development that is not intended by this Plan and is not compatible with built heritage resources or with the prevailing pattern of development in terms of density, activity level, built form or type of use. The following types of intensification are generally considered appropriate within stable areas:</p> <ol style="list-style-type: none"> a. infill development that is limited and designed to complement the area’s existing built form, architectural and streetscape character, and level of activity; b. on lands designated Residential, intensification through the development of second residential units that is undertaken in accordance with Section 3.3.11 is considered to be compatible with stable areas; c. on lands designated Residential, intensification through conversion within the existing building envelope provided it is demonstrated the conversion is compatible with existing development taking into account the policies of Section 2.7; and d. intensification that requires a zoning by-law amendment or minor variance in support of factors that may affect the intensity of use (e.g., density, building height, reduction in parking and/or amenity areas, etc.) provided it can be demonstrated that the proposal will: <ul style="list-style-type: none"> • complement existing uses in the area; • support a transition in density 	<p>Stable Areas</p>	<p>The proposed zoning standards are intended to ensure that new residential development is compatible with the established neighbourhood character.</p>

Official Plan Policy	Category	Commentary
<p>and built form;</p> <ul style="list-style-type: none"> • support active transportation and public transit; and • be compatible with existing development taking into account the policies of Section 2.7 of this Plan. 		
<p>2.6.4. Types of land use and accepted development standards for stable areas will be set out in the zoning by-law.</p>	Stable Areas	<p>The zoning by-law sets out the permitted uses and zoning standards for the subject lands. Amendments are proposed to the zoning by-law to ensure that new residential development is compatible with the established neighbourhood character.</p>
<p>2.7.3. The land use compatibility matters to be considered under Section 2.7.2 include, but are not limited to:</p> <ol style="list-style-type: none"> a. shadowing; b. loss of privacy due to intrusive overlook; c. increased levels of light pollution, 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 or cause a decrease in the functionality of active transportation or transit; 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, heritage or setting; i. visual intrusion that disrupts the streetscape or buildings; j. degradation of cultural heritage resources; 	Land Use Compatibility	<p>The proposed zoning standards are intended to ensure that new residential development is compatible with the established neighbourhood character. Additionally, area-specific design guidelines are proposed that elaborate on the intent of the zoning provisions.</p> <p>The land use compatibility matters identified in Section 2.7.3 of the Official Plan are proposed to be addressed as follows:</p> <ol style="list-style-type: none"> a. Shadowing is addressed through minimum side yard setbacks and rear yard setback requirements. A new definition is proposed for ‘established grade’ which will help ensure that the grade is not altered pre-construction to gain additional height. b. Loss of privacy due to intrusive overlook is addressed through the required side yard and rear yard setbacks. c. The proposed zoning by-law

Official Plan Policy	Category	Commentary
<ul style="list-style-type: none"> k. architectural incompatibility in terms of scale, style, massing and colour; or, l. the loss or impairment of significant views of cultural heritage resources and natural features and areas to residents. 		<ul style="list-style-type: none"> amendment is not anticipated to result in increased levels of light pollution, noise, odour, dust or vibration. d. The proposed zoning by-law amendment is not anticipated to result in increased and uncomfortable wind speed because of the low profile form of development. e. The proposed zoning by-law amendment is not anticipated to result in increased levels of traffic that can disrupt the intended function or amenity of a use or area or cause a decrease in the functionality of active transportation or transit. f. The proposed zoning by-law amendment is not anticipated to result in environmental damage or degradation. g. The proposed zoning by-law amendment does not require the expansion of municipal services. h. The proposed zoning by-law amendment is not anticipated to result in a reduction in the ability to enjoy a property, or the normal amenity associated with it, including safety and access, outdoor areas, heritage or setting. i. The proposed zoning by-law amendment is not anticipated to result in a disruption of the streetscape or buildings streetscape. j. The Reddendale neighbourhood is not within or adjacent to a Heritage Conservation District, a Heritage Character Area or a Heritage Corridor as defined

Official Plan Policy	Category	Commentary
		<p>in the Official Plan. Therefore there are no concerns from a cultural heritage perspective.</p> <p>k. Design guidelines are proposed to complement the proposed zoning recommendations. The design guidelines speak to appropriate scale, style, massing and colour of buildings in the area.</p> <p>l. The Reddendale neighbourhood is not located in an area consisting of significant views of cultural heritage resources or natural features. Nevertheless, it is anticipated that the increased side yard would help retain sight lines to Reddendale’s mature trees and to Lake Ontario.</p>
<p>2.7.4. Mitigation measures may be used to achieve development and land use compatibility. Such measures may include one or more of the following:</p> <ul style="list-style-type: none"> 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, 	<p>Mitigation Measures</p>	<p>The proposed zoning standards are intended to ensure that new residential development is compatible with the established neighbourhood character. These include standards related to appropriate building height, lot coverage and setbacks from the highwater mark of Lake Ontario.</p>

Official Plan Policy	Category	Commentary
<p>garbage storage facilities and signage. Planning Act tools including zoning by-law standards, site plan control, development agreements and other measures will be used to implement mitigative measures that achieve compatible land use change and development.</p>		
<p>3.3.1. The predominant use of land in a Residential designation will be for various forms of housing. Community facilities are permitted in accordance with Section 3.2.</p>	Residential Uses	The subject lands are designated Residential and Environmental Protection Area in the Official Plan. The subject lands are developed with residential uses.
<p>3.3.3. The zoning by-law will establish standards for low, medium and high density areas, as well as standards for such matters as private open space, massing, height, setbacks, yards, accessory uses, and parking for vehicles and bicycles.</p>	Residential Uses	The zoning by-law sets out the permitted uses and zoning standards for the subject lands. Amendments are proposed to the zoning by-law to ensure that new residential development is compatible with the established neighbourhood character.
<p>3.3.6. Existing Housing Districts as shown on Schedule 2 are considered stable, unless otherwise identified by this Plan. Only minor changes in the predominant pattern of housing type, height or density, are permitted in accordance with Section 2.6.</p>	Housing Districts	Please refer to responses to Sections 2.6.1, 2.6.3 and 2.6.4.
<p>3.3.A.1. Low density residential land uses and building types are the predominant part of the City's urban neighbourhood system, both in number of units and physical area. They represent low profile, ground oriented types of housing suitable for households.</p>	Low Density Residential	Single-detached dwellings are the predominant building type in the area.
<p>3.3.A.2. Low density residential uses include, but are not limited to, single detached dwellings, semi-detached dwellings, duplexes, triplexes, second residential units,</p>	Low Density Residential	Single-detached dwellings are the predominant building type in the area.

Official Plan Policy	Category	Commentary
<p>and converted dwellings that have a density up to 37.5 units per net hectare of land, unless an approved secondary plan establishes alternative provisions.</p>		
<p>3.3.A.3. The implementing zoning by-law will provide standards for housing types, building height, massing, setbacks, private open space, parking, and other criteria.</p>	<p>Low Density Residential</p>	<p>The zoning by-law sets out the permitted uses and the zoning standards for the subject lands.</p>
<p>3.9.2. Increasingly, the benefits of shoreline protection and re-vegetation to protect all waterbodies are recognized. Public and private agencies, as well as residents, are encouraged to protect this “ribbon of life” along the waterfront. New development must be set back a minimum of 30 metres from all waterbodies, and this “ribbon of life” area must be maintained with non-disturbance of soils and vegetation. In some cases, the area may be re-vegetated in order to protect the quality of the waterbody. The cutting or removal of trees, shrubs or groundcover is not permitted within the “ribbon of life”, except for the removal of dead or diseased trees, debris or noxious plants, where a narrow corridor is required for access between a dwelling and the shoreline, or for the provision of pathways and trails, as shown on Schedule 5 and in accordance with the policies of this Plan.</p>	<p>Ribbon of Life</p> <p>[Note: amendments made to this Section as part of the Five Year Review of the Official Plan are under appeal]</p>	<p>A 30 metre setback from the high water mark of Lake Ontario is proposed to be implemented as part of the zoning by-law amendment.</p>
<p>3.10.2. Uses within the Environmental Protection Area are limited to those related to open space, conservation or flood protection, and must be approved in consultation with the Cataraqui Region Conservation Authority, the Ministry of Natural Resources and Forestry, and/or Parks Canada as</p>	<p>Environmental Protection Area</p>	<p>The riparian corridor adjacent to the Lake Ontario shoreline is designated Environmental Protection Area in the Official Plan. This area is proposed to be zoned to a special Environmental Protection Area Zone (EPA-17 Zone). The proposed EPA-17 Zone sets out the permitted uses</p>

Official Plan Policy	Category	Commentary
<p>appropriate. Such uses include water quality management uses, necessary flood control structures or works, erosion control structures or works. Recreational or educational activities, generally of a passive nature, may be permitted in suitable portions of Environmental Protection Areas only if such activity will have no negative impacts on natural heritage features and areas, does not involve the use of structures or buildings, and is not subject to natural hazards. Where an Environmental Protection Area designation is solely tied to a local area of natural and scientific interest, a locally significant wetland, or riparian corridors, consideration may be given to new mineral mining operations or mineral aggregate operations and access to minerals or mineral aggregate resources, subject to compliance with provincial and federal requirements.</p>		<p>within this zone.</p>
<p>3.10.2.1. Notwithstanding Section 3.10.2, where an Environmental Protection Area designation is solely tied to riparian corridors as illustrated in Schedule 7 to this Plan, permitted land uses on lots existing as of the date of adoption of this Plan include:</p> <ul style="list-style-type: none"> a. the permitted land uses of another land use designation applicable to the lot; and, b. legally non-conforming land uses. 	<p>Environmental Protection Area</p>	<p>The riparian corridor adjacent to the Lake Ontario shoreline is designated Environmental Protection Area in the Official Plan. This area is proposed to be zoned to a special Environmental Protection Area Zone (EPA-17 Zone). The proposed EPA-17 Zone sets out the permitted uses within this zone.</p>
<p>5.5. New development and site alteration in the regulatory floodplain is prohibited, except those uses that by their nature must be located within the regulatory floodplain. Areas that may be subject to flooding hazards</p>	<p>Regulatory Floodplain</p>	<p>The area below the 76.9 metre Geodetic Survey Datum level of the shoreline of Lake Ontario is identified as a flood plain in the Zoning By-Law Number 76-26. The zoning by-law does not permit any building to be erected</p>

Official Plan Policy	Category	Commentary
<p>are illustrated in Schedule 11-A Constraint Mapping. The City will work with the Cataraqui Region Conservation Authority to identify and assess new areas that may be prone to flooding hazards. Periodic updates to floodplain mapping may be undertaken in consultation with the Cataraqui Region Conservation Authority and any other agency having jurisdiction without an amendment to this Plan. Where there is existing development within the regulatory floodplain, development and site alteration may be permitted in consultation with the Cataraqui Region Conservation Authority, and subject to risk mitigation measures (i.e., floodproofing).</p>		<p>or altered within 7.62 metres of the flood plain. Any applications for development along the waterfront area are circulated to the Cataraqui Region Conservation Authority to ensure that the development is located outside of the flooding hazard. No new development is proposed with the floodplain as part of this application for zoning by-law amendment.</p>
<p>5.6. New development and site alteration must be located outside areas that are susceptible to erosion hazards, described as including the sum of:</p> <ul style="list-style-type: none"> a. an amount for toe erosion or the erosion that takes place at the bottom of a slope; b. stable slope which can vary from 1:1 for bedrock shorelines to 3:1 for all other situations; c. an erosion access allowance of a minimum of 6 metres from the top of the stable slope or 10 metres from the top of the bank, whichever is greater; and, <p>For the Lake Ontario and St. Lawrence River shorelines, stable slope and erosion access allowances will be defined through consultation with the Conservation Authority. Where there is existing development within the erosion hazard areas, development and site alteration may be permitted in consultation with the Cataraqui</p>	<p>Erosion Hazard</p>	<p>Any applications for development along the waterfront area are circulated to the Cataraqui Region Conservation Authority to ensure that the development is located outside of the erosion hazard. No new development is proposed with the erosion hazard as part of this application for zoning by-law amendment.</p>

Official Plan Policy	Category	Commentary
<p>Region Conservation Authority, and subject to risk mitigation measures.</p>		
<p>6.1.8. The Province of Ontario’s “Natural Heritage Reference Manual,” as amended from time to time, specifies the adjacent lands for each category of natural heritage features and areas. Development and site alteration are not permitted on adjacent lands to Natural Heritage “A” or “B” features shown on Schedules 7 and 8 respectively, unless it has been demonstrated that there will be no negative impacts on the natural heritage features and areas or on their ecological functions. In the review of any development or site alteration, an environmental impact assessment will be required as follows, unless otherwise directed by the City in consultation with the Cataraqui Region Conservation Authority:</p> <ul style="list-style-type: none"> a. within 120 metres of a provincially significant wetland, significant coastal wetlands and other coastal wetlands; b. within 50 metres of locally significant wetlands; c. within 120 metres of fish habitat; d. within 120 metres of significant woodlands; e. within 120 metres of significant valleylands; f. within 120 metres of areas of natural and scientific interest – life science; g. within 50 metres of areas of natural and scientific interest – earth science; h. within 120 metres of significant wildlife habitat; i. within 120 metres of the habitat of endangered species and 	<p>Adjacent Lands</p>	<p>No new development is proposed within adjacent lands to natural heritage features as part of this application for zoning by-law amendment. Any new development within adjacent lands, as applicable, would be subject to an environmental impact assessment, unless otherwise directed by the City in consultation with the Cataraqui Region Conservation Authority.</p>

Official Plan Policy	Category	Commentary
<p>threatened species, in accordance with the Endangered Species Act, and as tracked by the Ministry of Natural Resources and Forestry “Natural Heritage Information Centre”; and</p> <p>j. within 120 metres of habitat of aquatic species at risk, in accordance with the Species At Risk Act and as tracked by the Federal Department of Fisheries and Oceans.</p>		
<p>6.1.9. Any decision considered by the City for any development application with respect to land within, or immediately adjacent to, the natural heritage system will be made in consultation with the appropriate authorities, in accordance with the policies of this Plan, using the best available information at that time.</p>	<p>Consultation with Authorities</p>	<p>No new development is proposed with the erosion hazard as part of this application for zoning by-law amendment.</p>
<p>8.1. The City recognizes the value associated with quality architecture, pedestrian-friendly streetscapes, and vibrant neighbourhoods. For these reasons, the City may undertake urban design guidelines for specific types of development, for specific areas of the City or for the entire City. Any urban design guidelines that are developed will be used to:</p> <p>a. clarify the strategic direction and design objectives of the Official Plan;</p> <p>b. complement and enhance any design considerations in development applications;</p> <p>c. assist in the preparation of any future secondary plan, community improvement plan, or other relevant planning documents; and,</p> <p>d. assist the City in evaluating development proposals.</p>	<p>Urban Design Guidelines</p>	<p>The ‘Design Guidelines for Residential Lots in Reddendale’ have been prepared to complement and elaborate on the intent of the various zoning provisions. The guidelines are intended to be of assistance to development proponents when preparing plans for their projects, and to staff, Council, City Committees and residents in assessing the merits of the proposals. It is intended that staff will review any development applications within Reddendale against the guidelines and evaluate whether the proposals meet the overall intent of the guidelines.</p>
<p>8.12. The City will implement urban</p>	<p>Urban Design</p>	<p>Please refer to response to</p>

Official Plan Policy	Category	Commentary
<p>design policies through one or more of the following mechanisms:</p> <ul style="list-style-type: none"> a. zoning, site plan control review and related guidelines, subdivision design guidelines, urban design guidelines, a sign by-law, guidelines for persons with disabilities, or any other relevant guideline adopted by Council; b. the preparation and implementation of community improvement plans and programs, as budget permits; c. the design, construction, and installation of public works or facilities; d. the preparation or approval of heritage conservation district plans, secondary plans or other planning exercises; and, e. consultation with the private sector with respect to development applications. 	<p>Guidelines</p>	<p>Section 8.1.</p>
<p>9.5.2. The zoning by-law(s) will regulate the permitted use of land and may provide standards for such matters as:</p> <ul style="list-style-type: none"> a. permitted principal, complementary and accessory uses; b. lot area and dimensions; c. number of structures and buildings on a lot; d. minimum and maximum floor area of buildings; e. setbacks for buildings and structures, including setbacks for the protection of natural heritage features; f. minimum and maximum density as measured by floor space index or by means of units per hectare; g. minimum and maximum lot coverage (portion of a site occupied by a building or structure); h. minimum and maximum height of a 	<p>Zoning By-Law</p>	<p>The proposed zoning by-law amendment addresses specific provisions for the Reddendale neighbourhood related to maximum height, maximum lot coverage and minimum setback from the normal high-water mark of Lake Ontario.</p>

Official Plan Policy	Category	Commentary
building or structure and provisions tied to an angular plane; i. requirements for parking for vehicles and bicycles or loading areas and spaces; and, j. requirements for landscaped open space or amenity areas.		