



**City of Kingston  
Report to Planning Committee  
Report Number PC-24-012**

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**To:** Chair and Members of the Planning Committee  
**From:** Paige Agnew, Commissioner, Growth & Development Services  
**Resource Staff:** Tim Park, Director, Planning Services  
**Date of Meeting:** December 21, 2023  
**Subject:** Community Meeting Report  
**File Numbers:** D01-003-2023 & D01-005-2023

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**Council Strategic Plan Alignment:**

Theme: 1. Support Housing Affordability

Goal: 1.1 Promote increased supply and affordability of housing.

**Executive Summary:**

The following is a Community Meeting Report enclosing information about the following applications that will be subject to a Community Meeting at Planning Committee, with a presentation by the applicant:

- Address: 1048 Midland Avenue (File Number D01-003-2023, Future Application Type: zoning by-law amendment)
- Address: 234-242 University Avenue (File Number D01-005-2023, Future Application Type: zoning by-law amendment)

December 21, 2023

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**Authorizing Signatures:**

ORIGINAL SIGNED BY COMMISSIONER

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**Paige Agnew, Commissioner,  
Growth & Development Services**

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

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**Lanie Hurdle, Chief  
Administrative Officer**

**Consultation with the following Members of the Corporate Management Team:**

Jennifer Campbell, Commissioner, Community Services	Not required
Neil Carbone, Commissioner, Corporate Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Peter Huigenbos, Commissioner, Major Projects & Strategic Initiatives	Not required
Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

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**Options/Discussion:**

**Non-Statutory Community Meeting**

The purpose of the Community Meeting is to provide the applicant with an opportunity to present a potential development proposal in the early stages of the development process and to seek feedback from the public and members of Planning Committee before a complete application is submitted to the City. Anyone who attends a Community Meeting may present an oral submission, and/or provide a written submission on the proposals being presented.

A Community Meeting Form (completed by the applicant) and a standard map package showing the location of the subject site, and relevant Official Plan land use designation and zoning information for each proposal is included as an exhibit to this report, as follows:

- 1048 Midland Avenue, File Number D01-003-2023 (Exhibit A)
- 234-242 University Avenue, File Number D01-005-2023 (Exhibit B)

All submission materials are available online through the Development and Services Hub (DASH) at the following link, [DASH](#), using “Look-up a Specific Address”. If there are multiple addresses, search one address at a time, or submission materials may also be found by searching the file number.

**Statutory Public Meeting**

If the applications proceed to a complete application, a statutory Public Meeting for each application will be scheduled at a later date and further Notice regarding the Public Meeting will be provided in accordance with the *Planning Act*.

**Existing Policy/By-Law:**

*Planning Act*

Provincial Policy Statement, 2020

City of Kingston Official Plan

Kingston Zoning By-Law Number 2022-62

By-Law Number 2007-43, A By-Law to require Development Proponents to Pre-Consult with The Corporation of the City of Kingston respecting Planning Matters

**Notice Provisions:**

Notices were sent by mail to all property owners (according to the latest Assessment Rolls) within 120 metres of the subject properties and a notice sign was posted on the subject properties.

December 21, 2023

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**Accessibility Considerations:**

None

**Financial Considerations:**

None

**Contacts:**

James Bar, Manager, Development Approvals, 613-546-4291 extension 3213

**Other City of Kingston Staff Consulted:**

None

**Exhibits Attached:**

- Exhibit A            Community Meeting Form, Application Materials and Map Package for 1048 Midland Avenue (File Number D01-003-2023)
  
- Exhibit B            Community Meeting Form, Application Materials and Map Package for 234-242 University Avenue (File Number D01-005-2023)



## City of Kingston Community Meeting Form

**Note to Applicant:** This Form is to be completed by the Applicant and is intended to provide a detailed description of the site, locational context and the proposed application as the basis for a Community Meeting at Planning Committee. The only supplementary information that will be provided by Staff for the Community Meeting is a map package (location, Official Plan, zoning, etc). Please keep residents and members of Planning Committee in mind when completing this form by ensuring that all information is thorough, detailed and understandable. Where a field is not applicable to the site or proposal, please indicate "N/A". Since this Form will be attached as an exhibit to a staff report, this Form must be completed in a manner that is accessible. Please refrain from using formatting or tables that are not accessible. If this form is completed in a manner that is not accessible, it may result in delays to the timing of the Community Meeting and may require staff to make amendments or adjustments prior to attaching the form as an exhibit to a staff report.

### Owner/Application Information

**Owner:** CP Reit Ontario Properties

**Applicant (if Owner is not the Applicant):** Wellings of Kingston

### Site Characteristics

**Site address:** 1048 Midland Avenue

**Site area:** 3.7 hectares

**Description of existing use and buildings on site (height, floor area, units, bedrooms, parking spaces, setbacks, etc):** vacant

**Official Plan designation:** Regional Commercial

**Zoning by-law (zone and other relevant schedules and overlays):** Development Reserve Zone, Kingston Zoning Bylaw (2022-62)

**Existing number of trees:** 350

**Number of existing trees to be retained:** 9

**Description of heritage status (not a heritage building, listed, designated or located in a heritage conservation district):** the site is vacant

### **Description of Surrounding Uses and Buildings**

**East:** retail

**West:** retail/residential

**North:** retail

**South:** retail

### **Description of Proposal**

**Summary description of the proposal (use, height, floor area, setbacks, units, bedrooms, condominium, rental, affordability level, parking and bike spaces, will existing building or any existing features be retained/renovated/demolished etc.):**

The proposed development will consist of 3 four storey rental apartment buildings. Building 1 will have 32 1-bedroom units and 46 2-bedroom units, for a total of 78 units. Building 2 will have 32 1-bedroom units and 46 2-bedroom units, for a total of 78 units. Building 3 will have 34 1-bedroom units and 29 2-bedroom units, for a total of 63 units. Parking will be provided through 272 vehicle spaces, and 40 bike spaces. All units are meant to be affordable based on the market, and are geared towards the 55+ community. The buildings will be 15.6 metres in height.

**Type of Application:** Rezoning

**Proposed use:** Seniors residential apartment

**Proposed number and type of residential units and bedrooms (if residential):** 219 units of which 121 are 2 bedroom and 98 are 1 bedroom

**Proposed gross floor area (of each use):** Residential: 19,024 square metres

**Proposed height:** 4 storeys; 15.6 metres

**Proposed setbacks:**

**Front:** 15 metres

**Interior:** 15 metres

**Exterior:** Not applicable

**Rear:** 30 metres

**Proposed number of vehicular parking spaces (include breakdown of occupant, visitor, car-share, accessible, etc):** 272

**Proposed number of bicycle parking spaces:** 40

**Proposed landscaped open space:** 10,612 square metres

**Proposed amenity area (if residential):** 1,293 square metres

**Proposed number of trees to be planted:** 0 (To be determined)

**Description of how the application conforms with the Official Plan:** The application will facilitate growth within the existing urban growth area of the City of Kingston. The location of the development is adjacent to Cataraqui Centre, which is identified for intensification in the Kingston Official Plan. The proposed development would provide affordable rental units for seniors, which is a demographic identified in the Kingston Official Plan.

**If located in an area that is subject to Official Plan policies related to source water, natural heritage system, natural heritage features and areas, hazards, cultural heritage resources, areas of archaeological potential, or areas of archaeological significance, description of how the proposal will conform with the policies:** ESA phase 1 and 2, and EIS studies have been conducted which show minimal disruptions to the natural environment. Archaeological Assessment Phase 1 and 2 have been conducted for this site which conclude that no further archaeological assessment is required.

**Description of amendment(s) required to the Zoning By-law:** to permit a seniors residential apartment

**Other information that would be valuable for a Community Meeting:** the proposed development is for a seniors residential rental apartment. The use is needed in Kingston. Wellings looks to provide affordable rental housing for seniors. We are affordable in our industry providing some services

### **List of Drawings/Studies Submitted**

- Site plan
- Civil drawings
- Landscape plan
- Tree inventory and protection report
- ESA Phase 1 and 2
- Geotech
- PJR
- EIS
- Traffic study
- Noise study

- Archaeological report

**Community Meeting Form Prepared by:** Angela Mariani, George Whittington

**Date:** November 9, 2023



**By-Law Number 2023-XX**

**A By-Law to Amend By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (Zone Change from ‘DR’ to ‘URM8’ Zone, Introduction of Exception EXXX, and Modification of Holding Overlay H32 (1048 Midland Avenue))**

**Passed:**

**Whereas** the Council of The Corporation of the City of Kingston enacted By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (the “Kingston Zoning By-Law”);

**Whereas** the Council of The Corporation of the City of Kingston deems it advisable to amend the Kingston Zoning By-Law;

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

1. By-Law Number 2022-62 of The Corporation of the City of Kingston, entitled “Kingston Zoning By-law Number 2022-62”, is amended as follows:
  - 1.1. Schedule 1 – Zoning Map is amended by changing the zone symbol from ‘DR’ to ‘URM8’, as shown on Schedule “A” attached to and forming part of this By-Law;
  - 1.2. Schedule E – Exception Overlay is amended by adding Exception ‘EXXX’, as shown on Schedule “B” attached to and forming part of this By-Law;
  - 1.3. 1.2 Schedule F – Holding Overlay is amended by modifying Hold Number ‘H32’, as shown on Schedule “C” attached to and forming part of this By-Law;
  - 1.4. By adding the following Exception Number EXXX in Section 21 – Exceptions, as follows:

“**EXXX.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

    - (a) The minimum required long-term bike spaces is the lesser of 0.09 per unit or 20.”

2. This By-Law shall come into force in accordance with the provisions of the *Planning Act*.

Given all Three Readings and Passed: [Meeting Date]

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**Janet Jaynes**  
**City Clerk**

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**Bryan Paterson**  
**Mayor**



### Schedule 'A' to By-Law Number

Address: 1048 Midland Ave.  
File Number: D01-003-2023

### Kingston Zoning By-Law 2022-62 Schedule 1 - Zoning Map

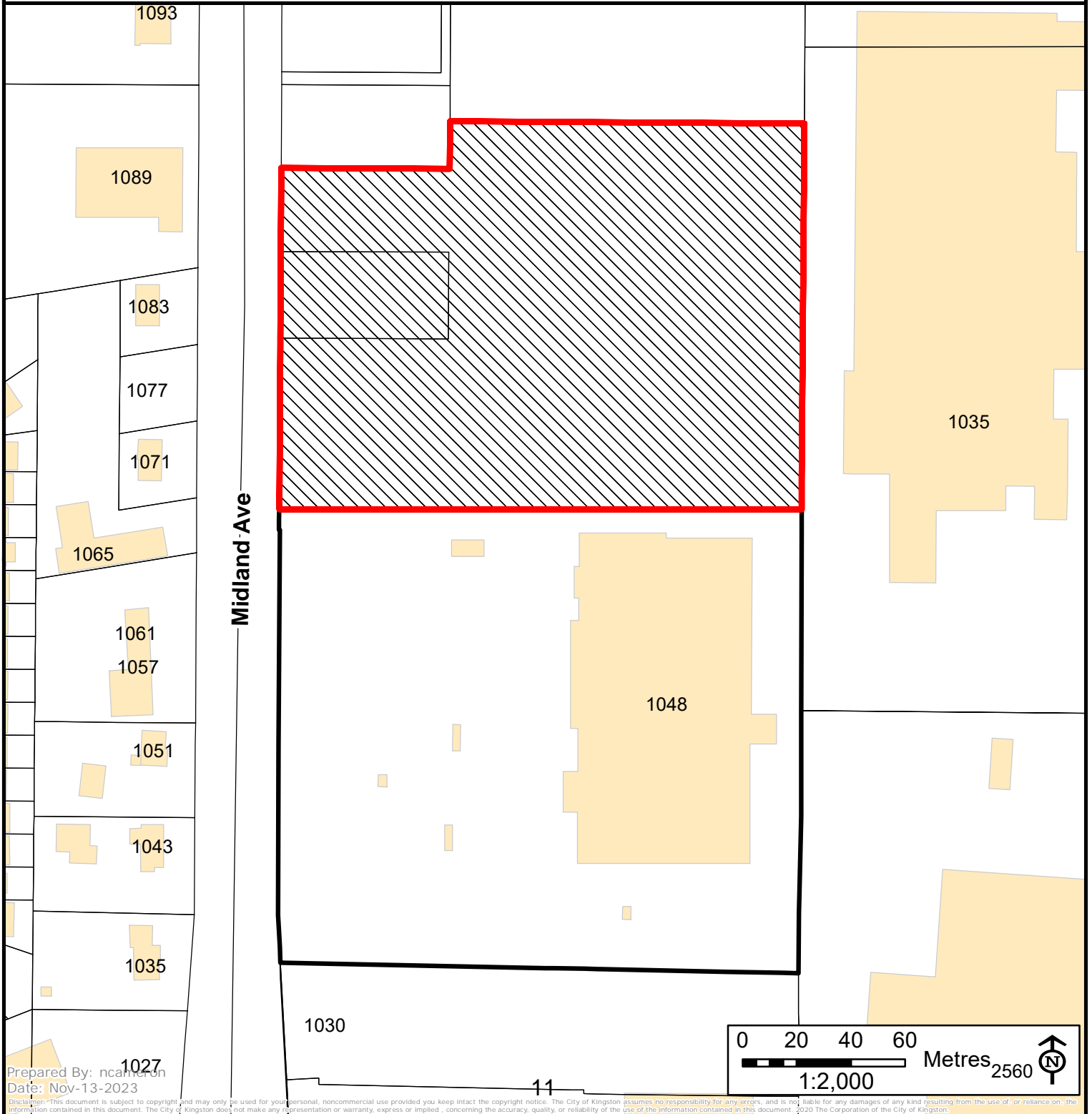
-  Lands Subject to this Application
-  Lands to be Rezoned from DR to URM8

### Certificate of Authentication

This is Schedule 'A' to By-Law Number \_\_\_\_\_, passed this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Mayor



\_\_\_\_\_  
Clerk





**Schedule 'B'  
to By-Law Number**  
Address: 1048 Midland Ave.  
File Number: D01-003-2023

**Kingston Zoning By-Law 2022-62  
Schedule E - Exception Overlay**

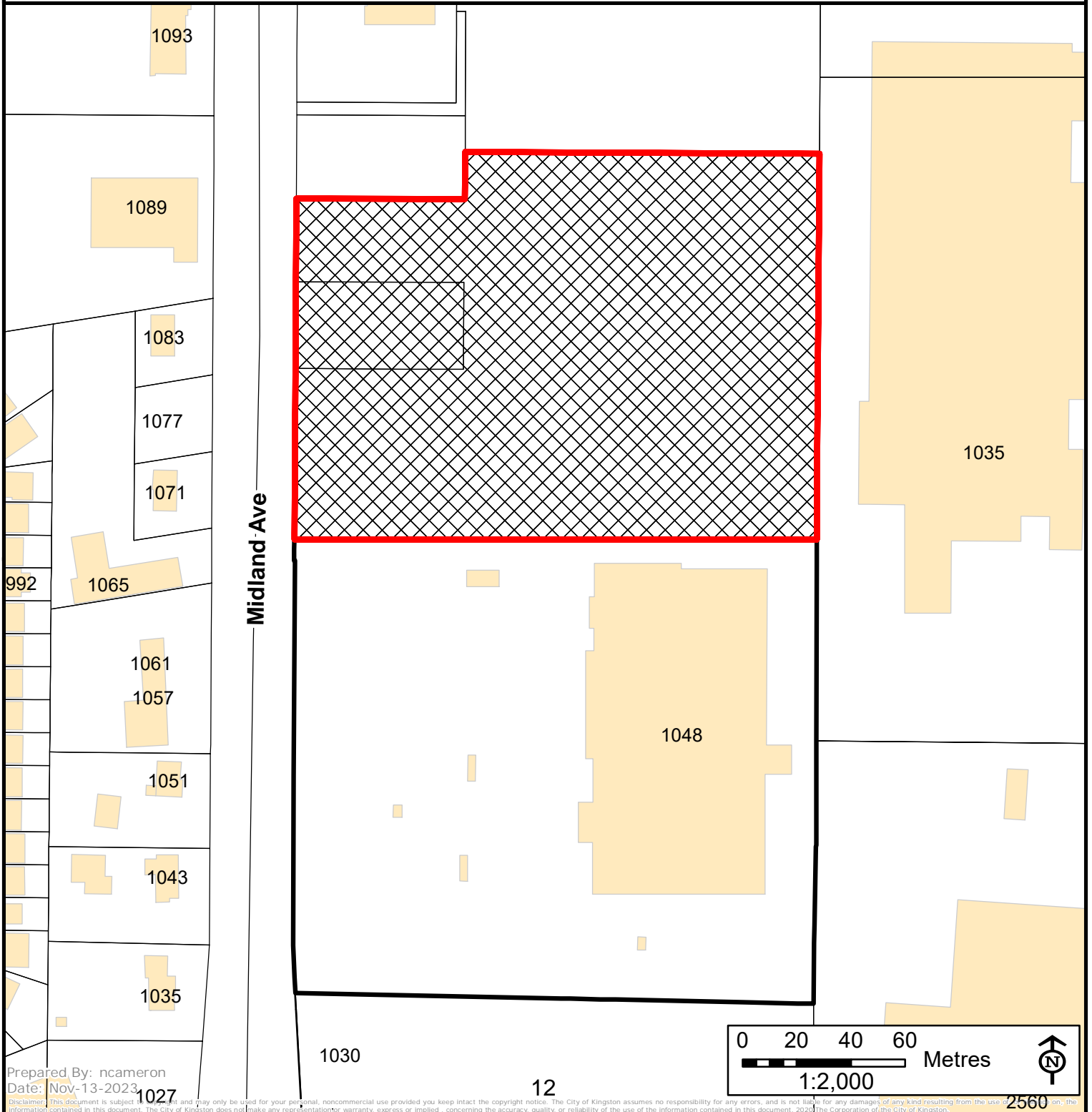
-  Lands Subject to this Application
-  Lands to be added as EXXX

**Certificate of Authentication**

This is Schedule 'B' to By-Law Number \_\_\_\_\_, passed this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Mayor



\_\_\_\_\_  
Clerk





**Schedule 'C'  
to By-Law Number**  
Address: 1048 Midland Ave.  
File Number: D01-003-2023

**Kingston Zoning By-Law 2022-62  
Schedule E - Exception Overlay**

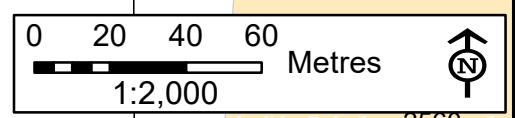
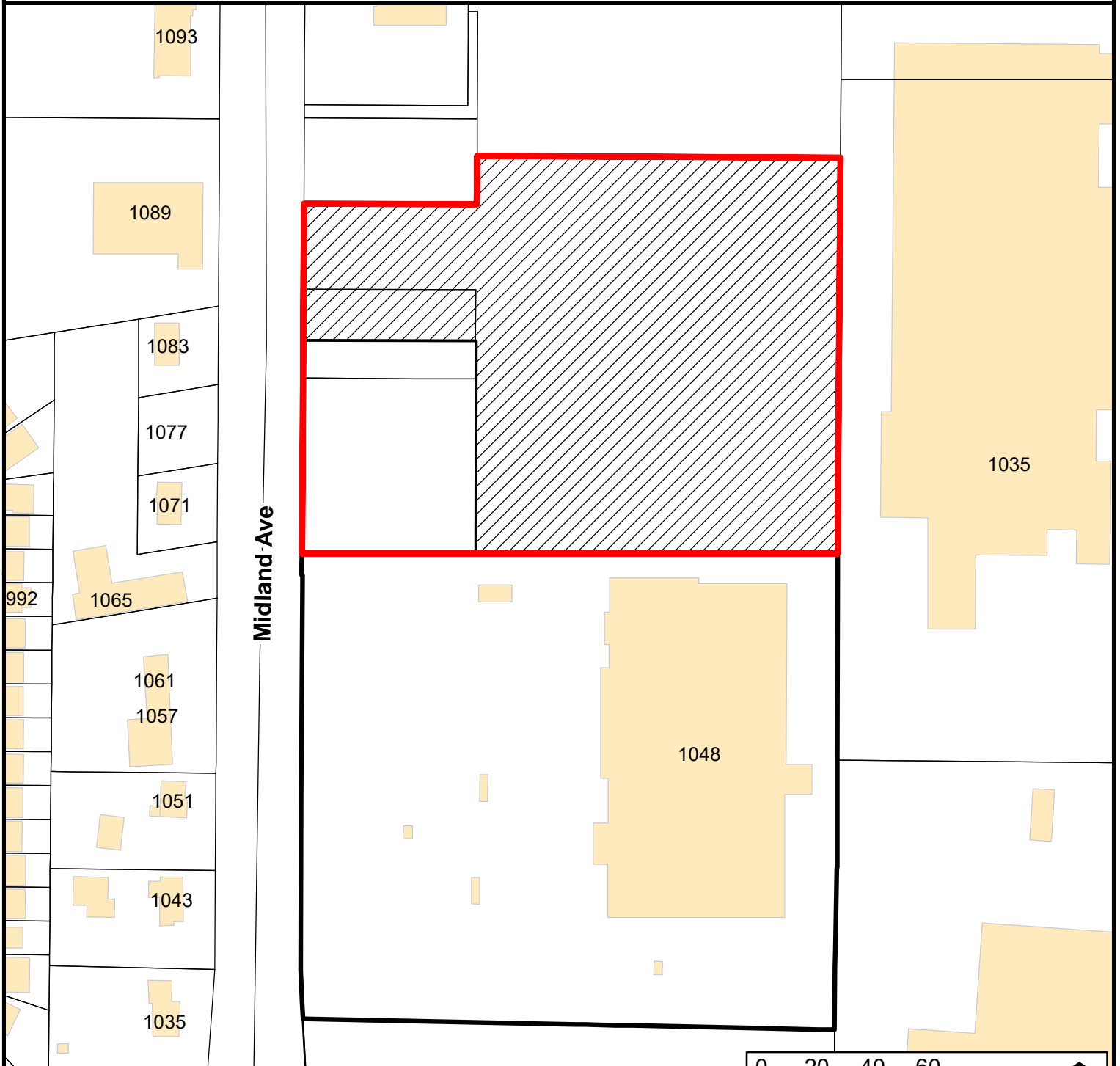
-  Lands Subject to this Application
-  Lands to be added as H32

**Certificate of Authentication**

This is Schedule 'C' to By-Law Number \_\_\_\_\_, passed this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Mayor

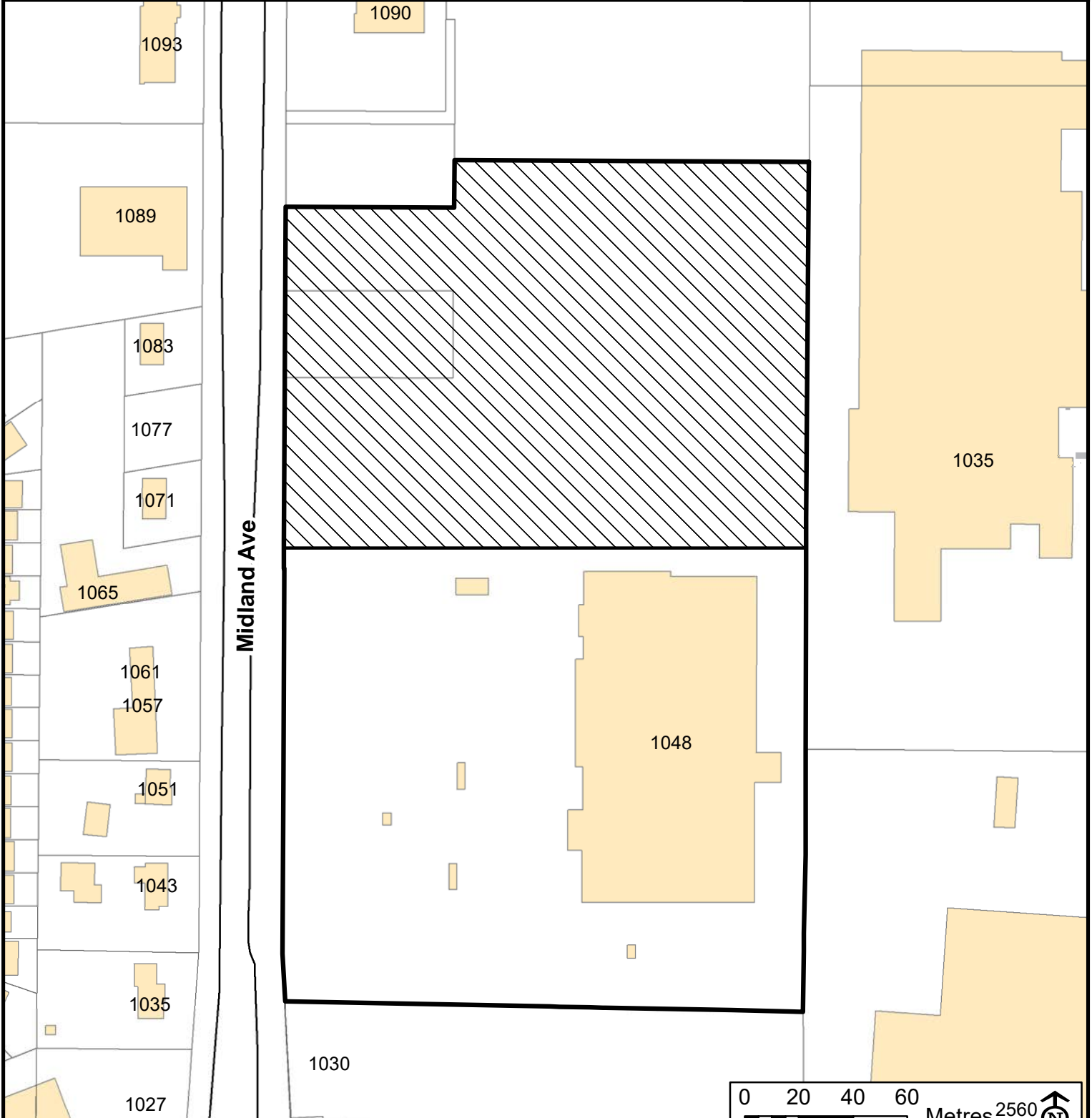
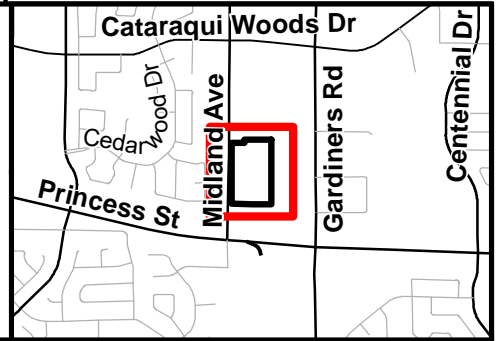
\_\_\_\_\_  
Clerk



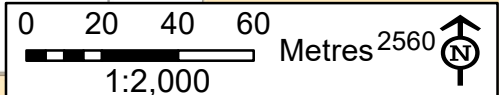


City of Kingston  
**Key Map**  
Address: 1048 Midland Ave  
File Number: D01-003-2023

- Subject Parcel
- Lands Subject to this Application



Prepared By: ncameron  
Date: Nov-13-2023



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# City of Kingston Neighbourhood Context (2023)

Address: 1048 Midland Ave  
File Number: D01-003-2023

- Subject Parcel
- Lands Subject to this Application
- Property Boundaries
- Proposed Parcels



Prepared By: neameron  
Date: Nov-14-2023

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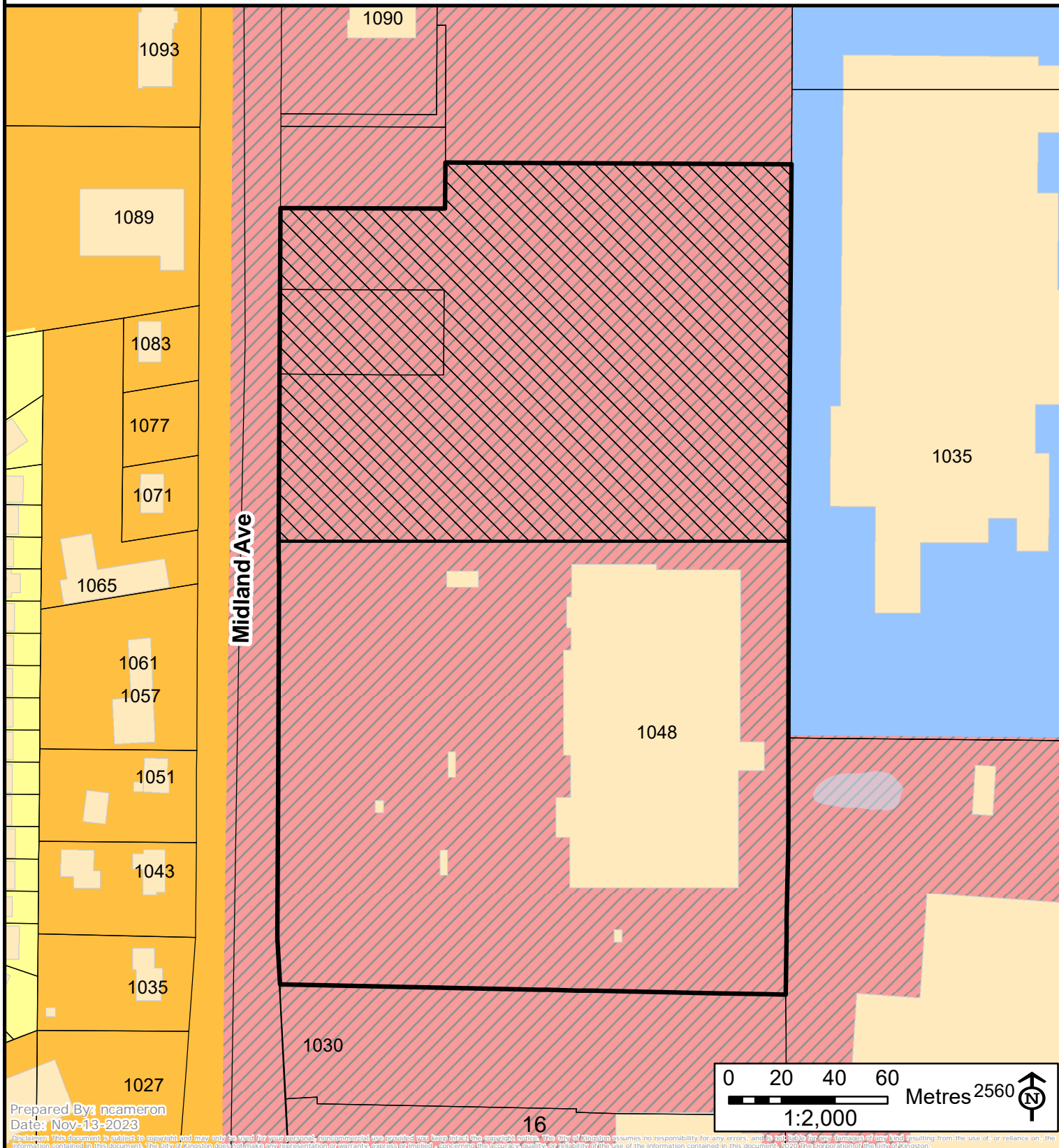


Planning Services

City of Kingston  
Official Plan, Existing Land Use

Address: 1048 Midland Ave  
File Number: D01-003-2023

- Subject Parcel
- Lands Subject to this Application
- ARTERIAL COMMERCIAL
- BUSINESS PARK INDUSTRIAL
- REGIONAL COMMERCIAL
- RESIDENTIAL





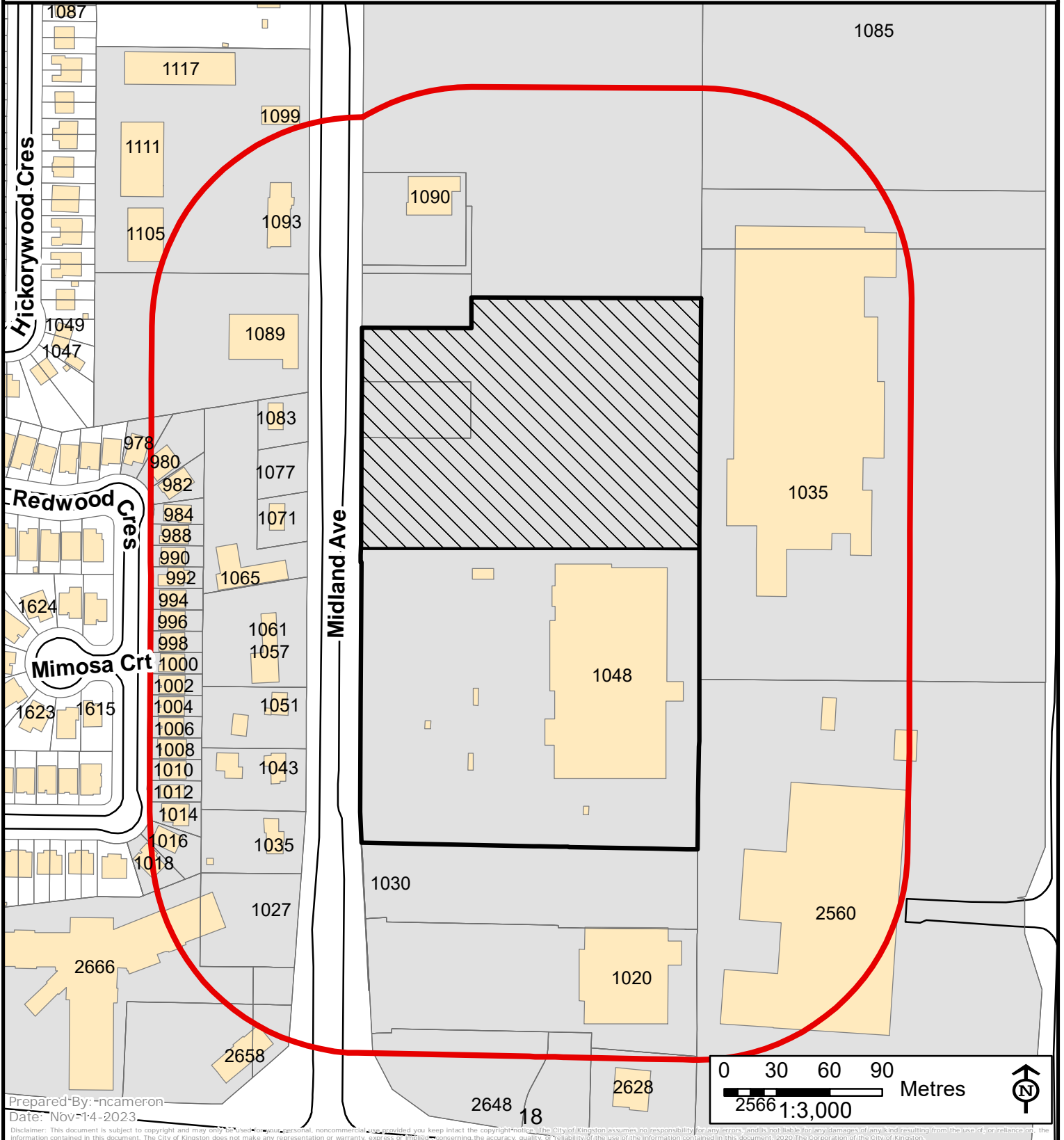




# City of Kingston Public Notice Notification Map

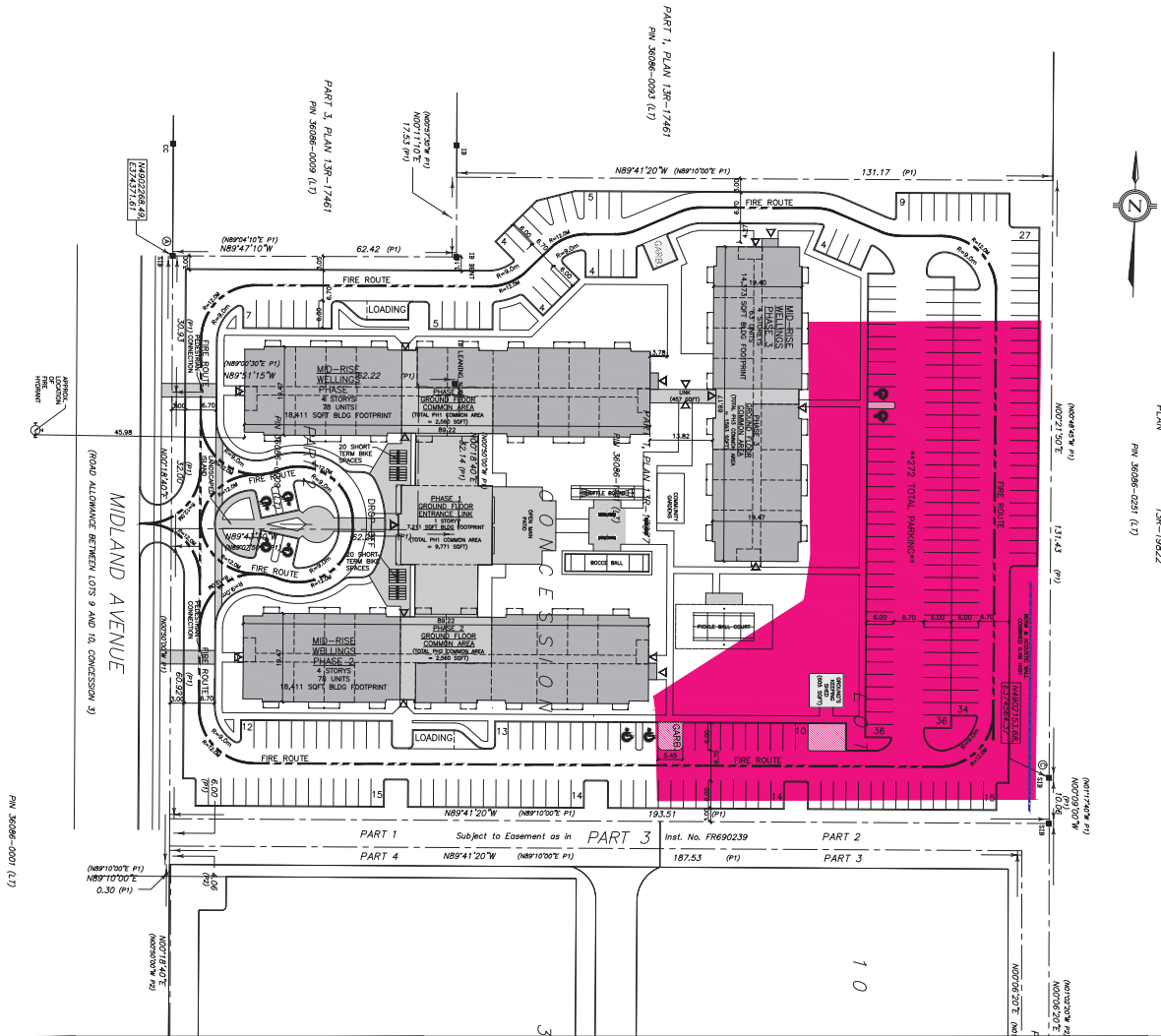
Address: 1048 Midland Ave  
File Number: D01-003-2023

- 120m Public Notification Boundary
- Subject Parcel
- Lands Subject to this Application
- Property Boundaries
- 52 Properties in Receipt of Notice (MPAC)



Prepared By: ncameron  
Date: Nov 14, 2023

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**SITE INFO:**  
TOTAL LAND AREA = 26,278.76 SQM (6.49 ACRES)

**SITE COVERAGE:**

- PH1 SITE COVERAGE = +/- 9%
- PH2 SITE COVERAGE = +/- 6.5%
- PH3 SITE COVERAGE = +/- 7%

TOTAL SITE COVERAGE PH1, 2 & 3= +/-22.5%

**APARTMENT BUILDING INFO:**

**PHASE 1 BUILDING:**

- 4 STOREY APT. BLDG = 18,411 SQFT
- 1 STOREY ENTRANCE LINK = 7,211 SQFT
- TOTAL PHASE 1 FOOTPRINT = 25,622 SQFT

**PHASE 2 BUILDING:**

- 4 STOREY APT. BLDG = 18,411 SQFT
- TOTAL PHASE 2 FOOTPRINT = 18,411 SQFT

**PHASE 3 BUILDING:**

- 4 STOREY APT. BLDG = 14,373 SQFT
- 1 STOREY LINK/GARDEN LOUNGE = 457 SQFT
- TOTAL PHASE 3 FOOTPRINT = 14,830 SQFT

**UNIT TYPE MIX:**

**PH1 UNIT MIX:**

- 2 BEDRM UNITS = 46 (59%)
- 1 BEDROOM UNITS = 32 (41%)
- TOTAL UNIT COUNT = 78

**PH2 UNIT MIX:**

- 2 BEDRM UNITS = 46 (59%)
- 1 BEDROOM UNITS = 32 (41%)
- TOTAL UNIT COUNT = 78

**PH3 UNIT MIX:**

- 2 BEDRM UNITS = 29 (46%)
- 1 BEDROOM UNITS = 34 (54%)
- TOTAL UNIT COUNT = 63

TOTAL PH1, 2 & 3 UNIT COUNT = 219

**PARKING & BIKE PARKING:**

- TOTAL PARKING PROVIDED = 272 SPACES
- 40 SHORT TERM BIKE SPACES AT GRADE
- LONG TERM BIKE PARKING WITHIN BLDGS

PROJECT: WELLINGS OF KINGSTON

DRAWING: CONCEPTUAL SITE PLAN

	<b>DEVELOPER INFORMATION:</b> NLGC Inc. 2962 Carp Road, Ottawa, ON., K0A 1L0	<b>REVISIONS</b>					
	<b>OWNER INFORMATION:</b> ARCHITECTS INFORMATION:	1 ISSUED FOR CONCEPTUAL REVIEW MAR1922 2 OPTION 4 - ISSUED FOR REVIEW DEC1922 3 OPTION E - ISSUED FOR REVIEW MAR1923					



## City of Kingston Community Meeting Form

**Note to Applicant:** This Form is to be completed by the Applicant and is intended to provide a detailed description of the site, locational context and the proposed application as the basis for a Community Meeting at Planning Committee. The only supplementary information that will be provided by Staff for the Community Meeting is a map package (location, Official Plan, zoning, etc). Please keep residents and members of Planning Committee in mind when completing this form by ensuring that all information is thorough, detailed and understandable. Where a field is not applicable to the site or proposal, please indicate "N/A". Since this Form will be attached as an exhibit to a staff report, this Form must be completed in a manner that is accessible. Please refrain from using formatting or tables that are not accessible. If this form is completed in a manner that is not accessible, it may result in delays to the timing of the Community Meeting and may require staff to make amendments or adjustments prior to attaching the form as an exhibit to a staff report.

### Owner/Application Information

**Owner:** 234-242 UNIVERSITY AVE. ULC

**Applicant (if Owner is not the Applicant):** The Boulevard Group

### Site Characteristics

**Site address:** 234-242 University Avenue

**Site area:** 1,188 square metres

**Description of existing use and buildings on site (height, floor area, units, bedrooms, parking spaces, setbacks, etc):**

The existing on-site development is a five-unit townhouse on five separately conveyable parcels, with vehicular parking in the rear yard which is accessed through an existing carriageway. The properties contain one 3-bedroom unit, one 4-bedroom unit, and three 5-bedroom units. All properties are designated under Part IV of the Ontario Heritage Act.

The townhouse has a height of 9.50 metres to the ridge of the roof, with setbacks of 0.0 metres to the north, 1.8 metres to the east, and 0.64 metres to the south.

**Official Plan designation:** Residential

**Zoning by-law (zone and other relevant schedules and overlays):** UR5 in 2022-62

**Existing number of trees:** 0

**Number of existing trees to be retained:** 0

**Description of heritage status (not a heritage building, listed, designated or located in a heritage conservation district):** Designated under Part IV of the Ontario Heritage Act (OHA).

### **Description of Surrounding Uses and Buildings**

**East:** Residential

**West:** Residential

**North:** Residential

**South:** Residential

### **Description of Proposal**

**Summary description of the proposal (use, height, floor area, setbacks, units, bedrooms, condominium, rental, affordability level, parking and bike spaces, will existing building or any existing features be retained/renovated/demolished etc.):**

The proposal seeks to merge the lands into a single land holding, and to construct two semi-detached houses in the rear yard and create a central courtyard as amenity space for the residents. The project proposes to replace the gravelled parking area with the additional dwellings and create a pedestrian and bike friendly development.

The existing heritage structure on the property (Snowden Terrace) will undergo extensive restoration and renovation from its current poor condition to preserve the building into the future.

The existing five residential dwelling units (22 bedrooms total) contained within the townhouses are proposed to be maintained, with modifications to the rear projections. The two new semi-detached houses are proposed to contain four dwelling units with a total of 24 bedrooms. The unit sizes across the project will vary from 3 bedrooms to 6 bedrooms to provide a range of options for future residents.

Overall, the design will allow additional density, without increasing the height of structures in the area, or having a negative effect on the heritage structure.

Collectively, the existing on-site residential development aggregated with the proposed residential dwelling units equate to a total of nine dwelling units and forty-six (46) bedrooms in a low to medium density built form.

**Type of Application:** Zoning By-Law Amendment

**Proposed use:** Residential, 9 dwelling units

**Proposed number and type of residential units and bedrooms (if residential):**

The proposal includes for 9 dwelling units in total. There are 5 units existing. The units will range from 3 bedrooms to 6 bedrooms. The total number of bedrooms will be 46.

**Proposed gross floor area (of each use):** 1,581 square metres

**Proposed height:**

- Townhouse (existing) 9.5 metres to ridge
- Semi-Detached Houses (proposed) 7.96 metres, with projection to 9.18 metres

**Proposed setbacks:**

**Front:** 1.29 metres existing

**Interior:** 0 metres existing. The new buildings will be a minimum of 2.65 metres

**Exterior:** Not Applicable

**Rear:** A minimum of 2.13 metres

**Proposed number of vehicular parking spaces (include breakdown of occupant, visitor, car-share, accessible, etc):** 0.0 spaces. Zoning requirement is 0.0 spaces

**Proposed number of bicycle parking spaces:** 10 minimum. Zoning requirement is 0.0 spaces.

**Proposed landscaped open space:** 54.3 %. Zoning requirement is 30%.

**Proposed amenity area (if residential):** Greater than the required 166.5 square metres. The total landscaping on the property will be 645.5 square metres.

**Proposed number of trees to be planted:** To be determined.

**Description of how the application conforms with the Official Plan**

The proposed redevelopment is consistent with the Provincial Policy Statement and the City of Kingston Official Plan which seeks to provide a variety of housing options for residents and promote intensification in serviced urban areas of the City. The subject lands are located within the Housing District of the City, adjacent to the Major Institution

area associated within Queen's University as well as being in close proximity to several other residential uses and community facilities. The proposal supports active transportation and the utilization of multi-modal transportation due to its central location and lack of on-site vehicular parking facilities. The proposed residential intensification is of an appropriate built form for the subject lands and context of the surrounding neighbourhood.

A full review of the applicable Official Plan policies is included in the submitted Planning Justification Report.

**If located in an area that is subject to Official Plan policies related to source water, natural heritage system, natural heritage features and areas, hazards, cultural heritage resources, areas of archaeological potential, or areas of archaeological significance, description of how the proposal will conform with the policies:**

An Archaeological Assessment and a Heritage Impact Assessment have been submitted with the application.

The Archaeological Assessment concludes:

"The subject property tested during Stage 2 excavation has been assessed and found to contain no significant archaeological resources. No further work is required within the study area."

The Heritage Impact Statement concludes:

"The realization of this design proposal will greatly enhance the streetscape along University Avenue helping to establish a 'quality standard' among other owners of heritage properties on the street.

The full conception, as discussed above, meets the relevant S&G criteria for a well - considered preservation/rehabilitation project.

The project will provide greater residential density without resorting to increased height and in a manner that creates a sense of the property as a conscious formal design – a 'garden court', transforming a rough gravel parking area into a very livable space.

The de-emphasis of motorized vehicles, (no automobile parking for occupants) promotes a more pedestrian and bicycle focused lifestyle for the area, which, in itself, helps to preserve the historic core neighbourhood."

**Description of amendment(s) required to the Zoning By-law:**

- Decks & Porches {Table 4.20.4} – An amendment is required to recognize the existing 0.0 metre setback of the front decks.

- Max. Bedrooms {Section 4.28} – An amendment is required to permit 46 bedrooms on the newly merged property.
- Permitted Uses {Table 11.1.2} – An amendment is required to recognize the existing townhouse structure and also permit semi-detached houses.
- Max. Number of Principal Buildings {Section 11.6.1.11} – An amendment is required to permit 3 principal buildings.
- Max. Building Depth {Section 11.6.1.12} – An amendment is required to permit the rear wall of a principal building to be 2.1 metres from the rear lot line.

**Other information that would be valuable for a Community Meeting:**

**List of Drawings/Studies Submitted**

- Conceptual Site Plan
- Floor Plans
- Architectural Elevations
- Grading Plan
- Planning Justification & Urban Design Report
- Servicing Report & Plan
- Stormwater Management Report & Plan
- Tree Preservation Study
- Noise Report
- Stage 1 Archaeological Assessment
- Heritage Impact Statement

**Community Meeting Form Prepared by:** The Boulevard Group

**Date:** 26 October 2023



**By-Law Number 2023-XX**

**A By-Law to Amend By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (Introduction of Exception Number E\_\_, 234-242 University Avenue)**

**Passed:** [Meeting Date]

**Whereas** the Council of The Corporation of the City of Kingston enacted By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (the “Kingston Zoning By-Law”);

**Whereas** the subject lands are identified as “UR5” on Schedule 1 of the Kingston Zoning By-law;

**Whereas** the Council of The Corporation of the City of Kingston deems it advisable to amend the Kingston Zoning By-Law;

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

1. By-Law Number 2022-62 of The Corporation of the City of Kingston, entitled “Kingston Zoning By-law Number 2022-62”, is amended as follows:
  - 1.1. Schedule E – Exception Overlay is amended by adding Exception ‘E\_\_’, as shown on Schedule “A” attached to and forming part of this By-Law;
  - 1.2. By adding the following Exception Number E\_\_ in Section 21 – Exceptions, as follows:

“E\_\_. Notwithstanding the provisions of the UR5 Zone, the following provisions shall apply:

    - (a) Additional Permitted Uses
      - Townhouse
      - Semi-Detached House
    - (b) Maximum Number of Dwelling Units
      - 9
    - (c) Maximum Number of Bedrooms
      - 46

- (d) Maximum Building Depth
  - Minimum rear setback of 2.0 metres
  
- (e) Maximum Number of Principal Buildings
  - 3

2. This By-Law shall come into force in accordance with the provisions of the *Planning Act*.

Given all Three Readings and Passed: [Meeting Date]

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**Janet Jaynes**  
**City Clerk**

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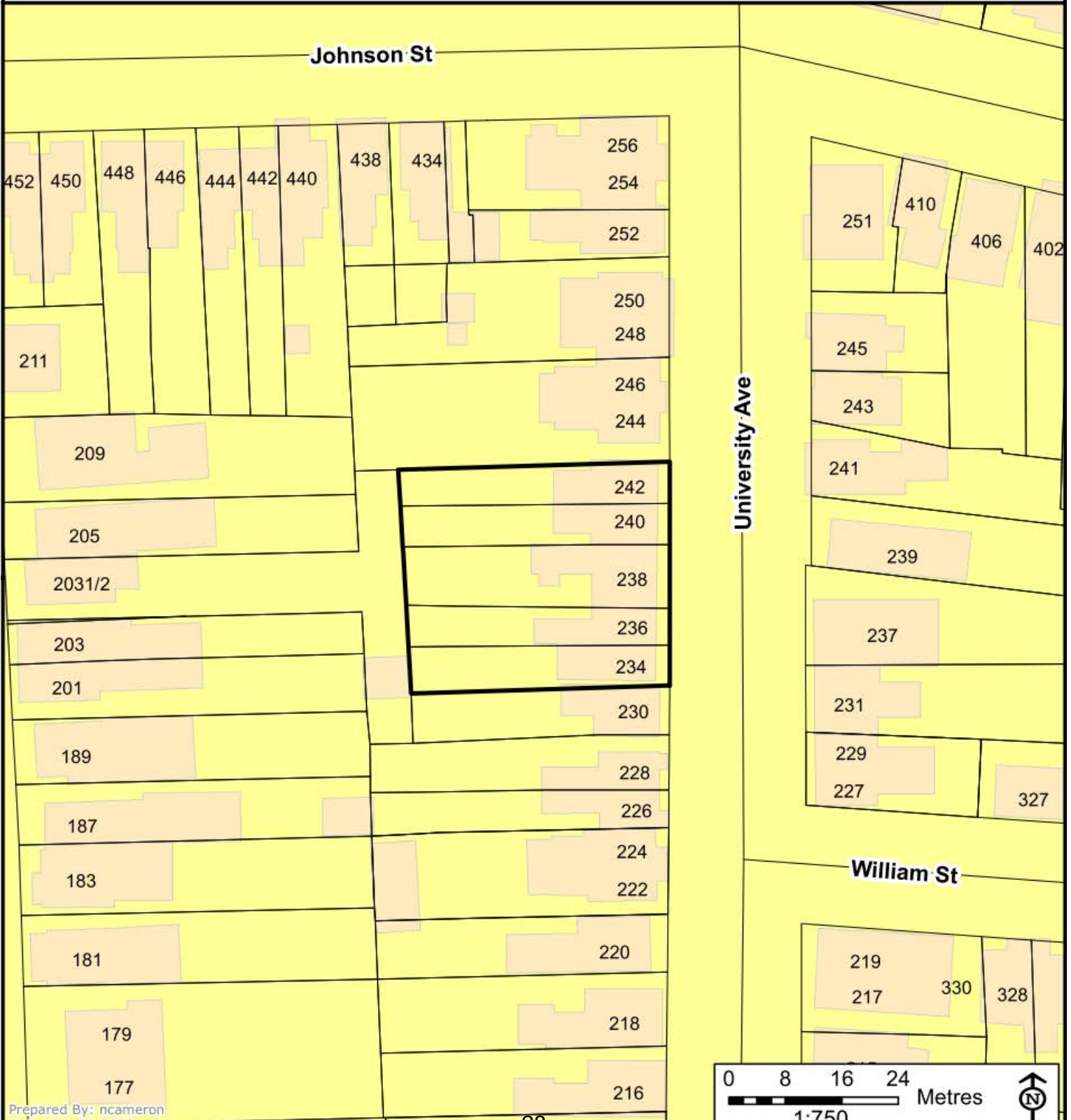
**Bryan Paterson**  
**Mayor**



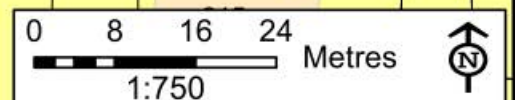


City of Kingston  
**Official Plan, Existing Land Use**  
Address: 234-242 University Ave.  
File Number: D01-005-2023

Subject Lands  
 RESIDENTIAL



Prepared By: ncameron  
Date: Oct-24-2023





Planning Committee  
**Existing Zoning**  
**Kingston Zoning By-Law 2022-62**

**Planning Services**

Address: 234-242 University Ave.  
File Number: D01-005-2023

- Subject Lands
- Schedule 1 Zoning Map
- Zone
- Not Subject to the Kingston Zoning By-law
- Schedule E - Exception Overlay
- Legacy Exceptions (LXXX)
- Exceptions (EXXX)
- Schedule F - Holding Overlay
- Holding Overlay (HXXX)





City of Kingston  
**Neighbourhood Context (2023)**  
Address: 234-242 University Ave.  
File Number: D01-005-2023

- Subject Lands
- Property Boundaries
- Proposed Parcels



Prepared By: neameron  
Date: Oct-24-2023

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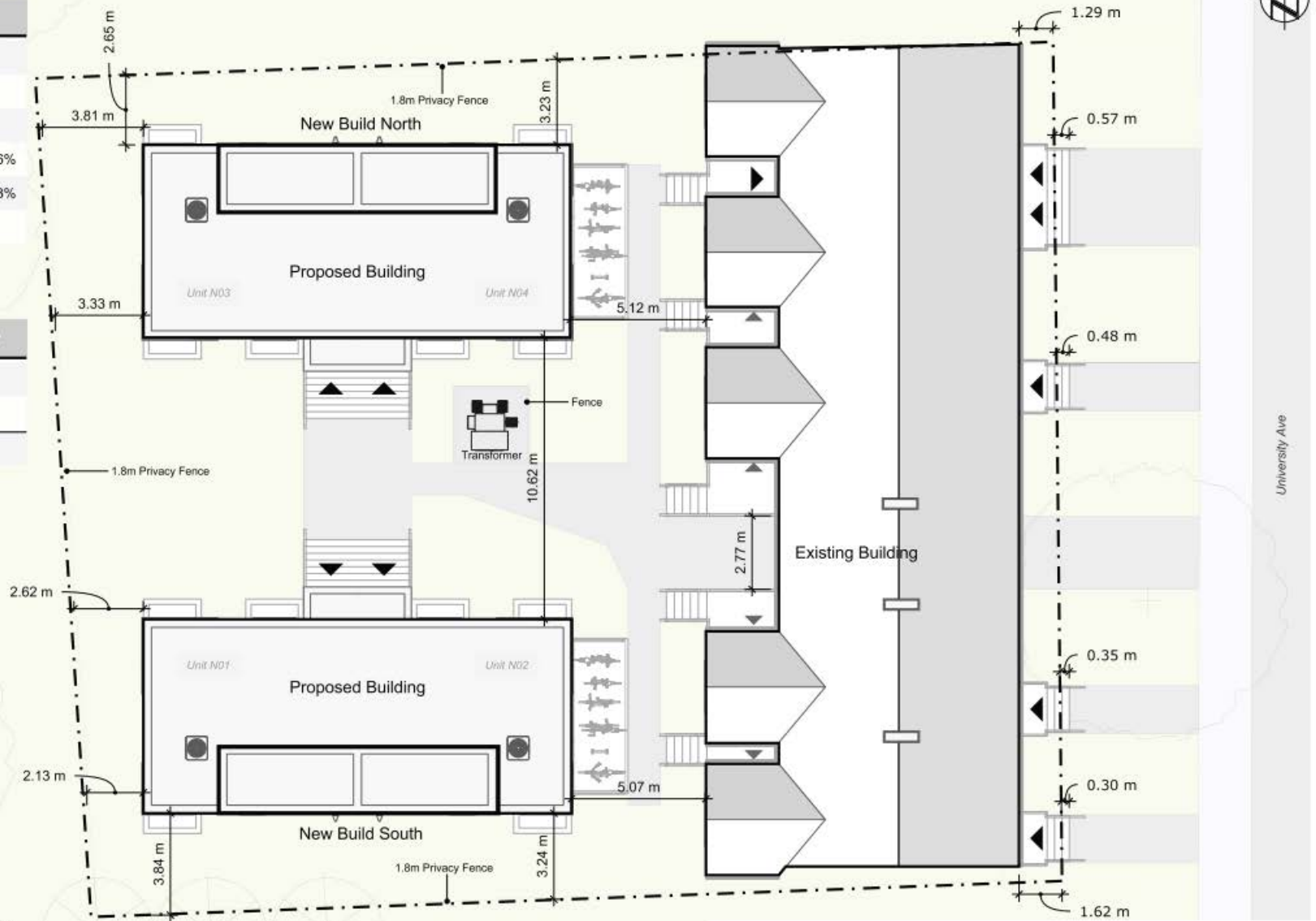


**STATISTICS**

Units	9
Beds	45
Lot Area	1188.7 m <sup>2</sup>
Aprox. Lot Coverage	543.1 m <sup>2</sup> 45.6%
Aprox. Landscape	645.5 m <sup>2</sup> 54.3%
Height from Grade	9.5 m

**LOT COVERAGE AREA:**

Existing	307 m <sup>2</sup>
New	236 m <sup>2</sup>
Total	543 m <sup>2</sup>



0m 5m 10m  
1 : 150

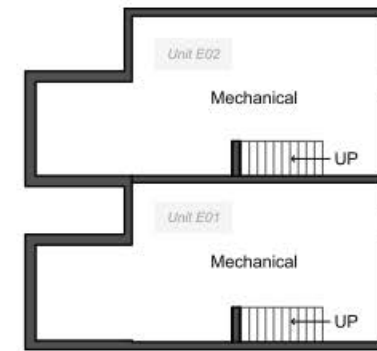
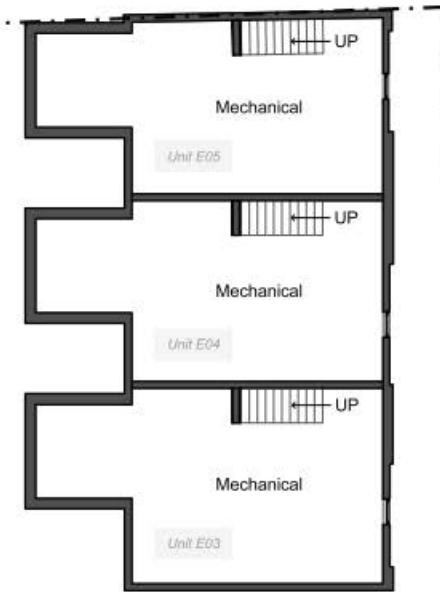
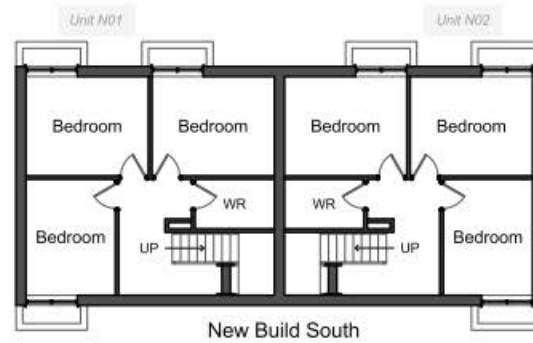
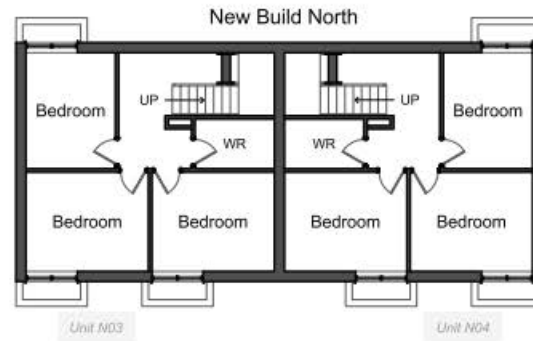


**UNIT AREA:**

Existing	Unit E01	160 m <sup>2</sup>
	Unit E02	160 m <sup>2</sup>
	Unit E03	210 m <sup>2</sup>
	Unit E04	173 m <sup>2</sup>
	Unit E05	170 m <sup>2</sup>
Subtotal:		872 m <sup>2</sup>
New	Unit N01	177 m <sup>2</sup>
	Unit N02	177 m <sup>2</sup>
	Unit N03	177 m <sup>2</sup>
	Unit N04	177 m <sup>2</sup>
Subtotal:		709 m <sup>2</sup>

**BUILDING AREA:**

Existing	00	284 m <sup>2</sup>
Existing	01	283 m <sup>2</sup>
Existing	02	305 m <sup>2</sup>
Subtotal:		872 m <sup>2</sup>
New	00	236 m <sup>2</sup>
New	01	236 m <sup>2</sup>
New	02	236 m <sup>2</sup>
Subtotal:		709 m <sup>2</sup>
Total		1,581 m <sup>2</sup>



0m 5m 10m  
1 : 150

University Ave



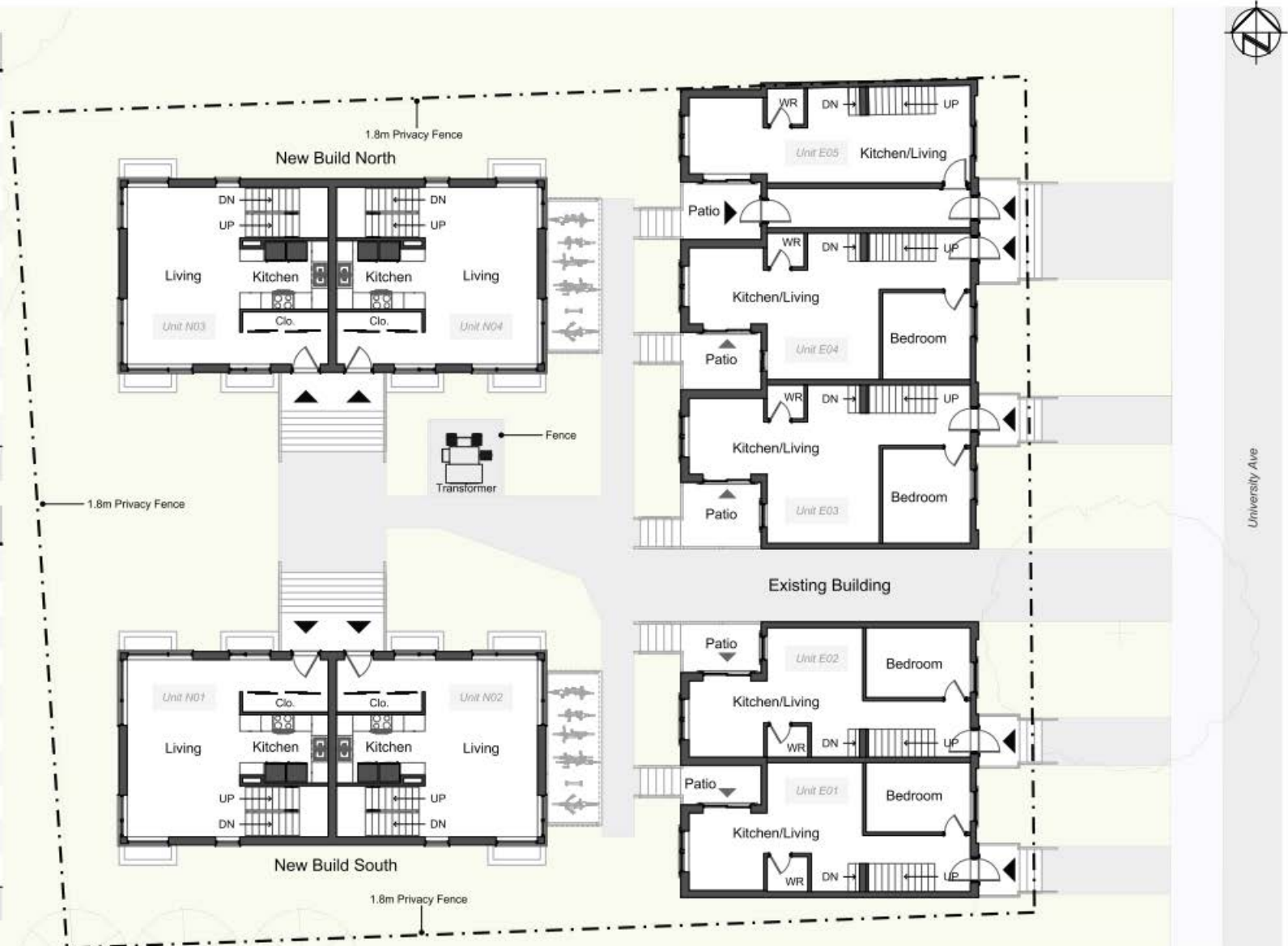


**UNIT AREA:**

Existing	Unit E01	160 m <sup>2</sup>
	Unit E02	160 m <sup>2</sup>
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New	02	236 m <sup>2</sup>
Subtotal:		709 m <sup>2</sup>
Total:		1,581 m <sup>2</sup>

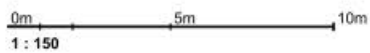
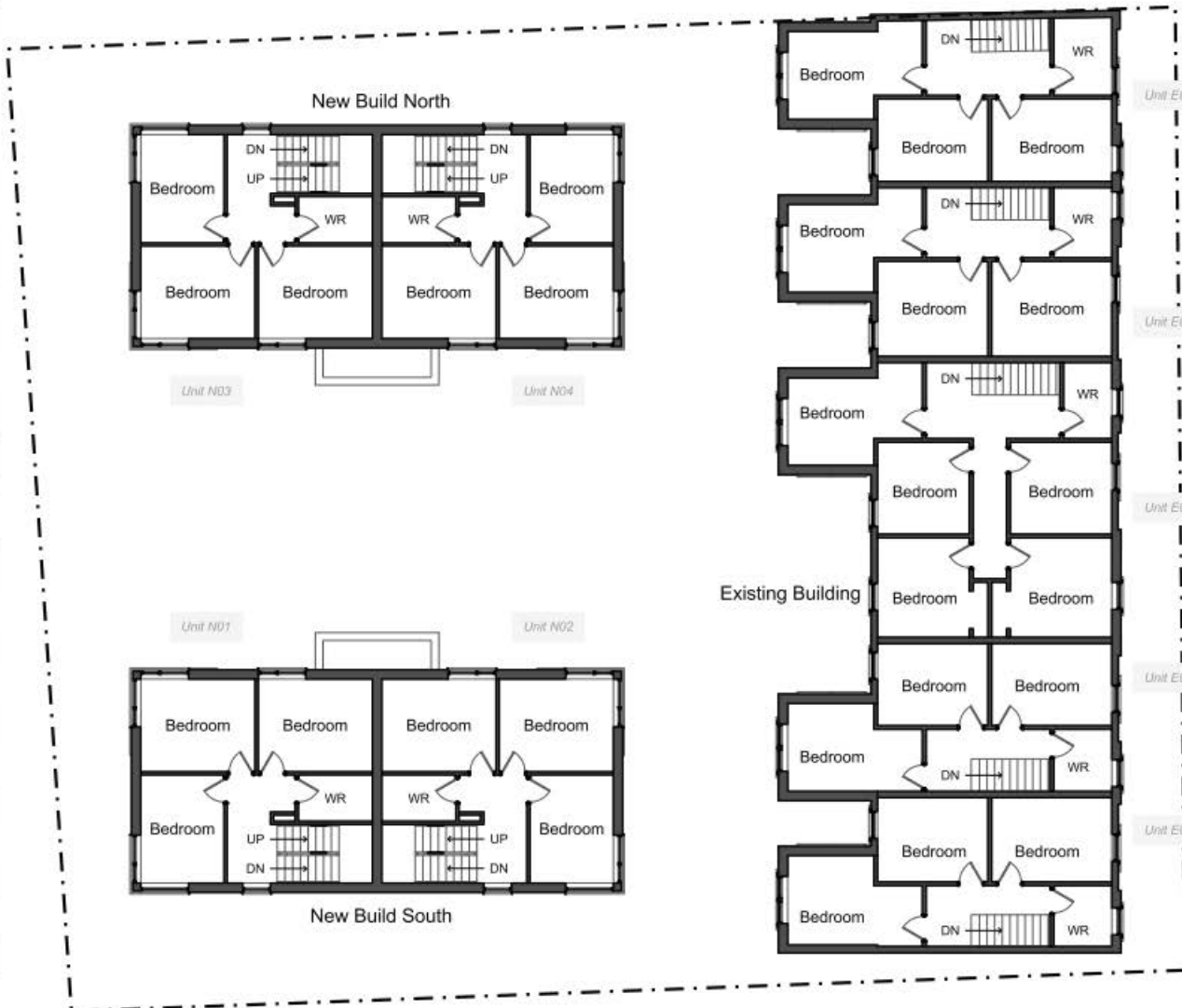


0m 5m 10m  
1 : 150



UNIT AREA:		
Existing	Unit E01	160 m <sup>2</sup>
	Unit E02	160 m <sup>2</sup>
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New	01	236 m <sup>2</sup>
New	02	236 m <sup>2</sup>
Subtotal:		709 m <sup>2</sup>
Total:		1,581 m <sup>2</sup>



University Ave

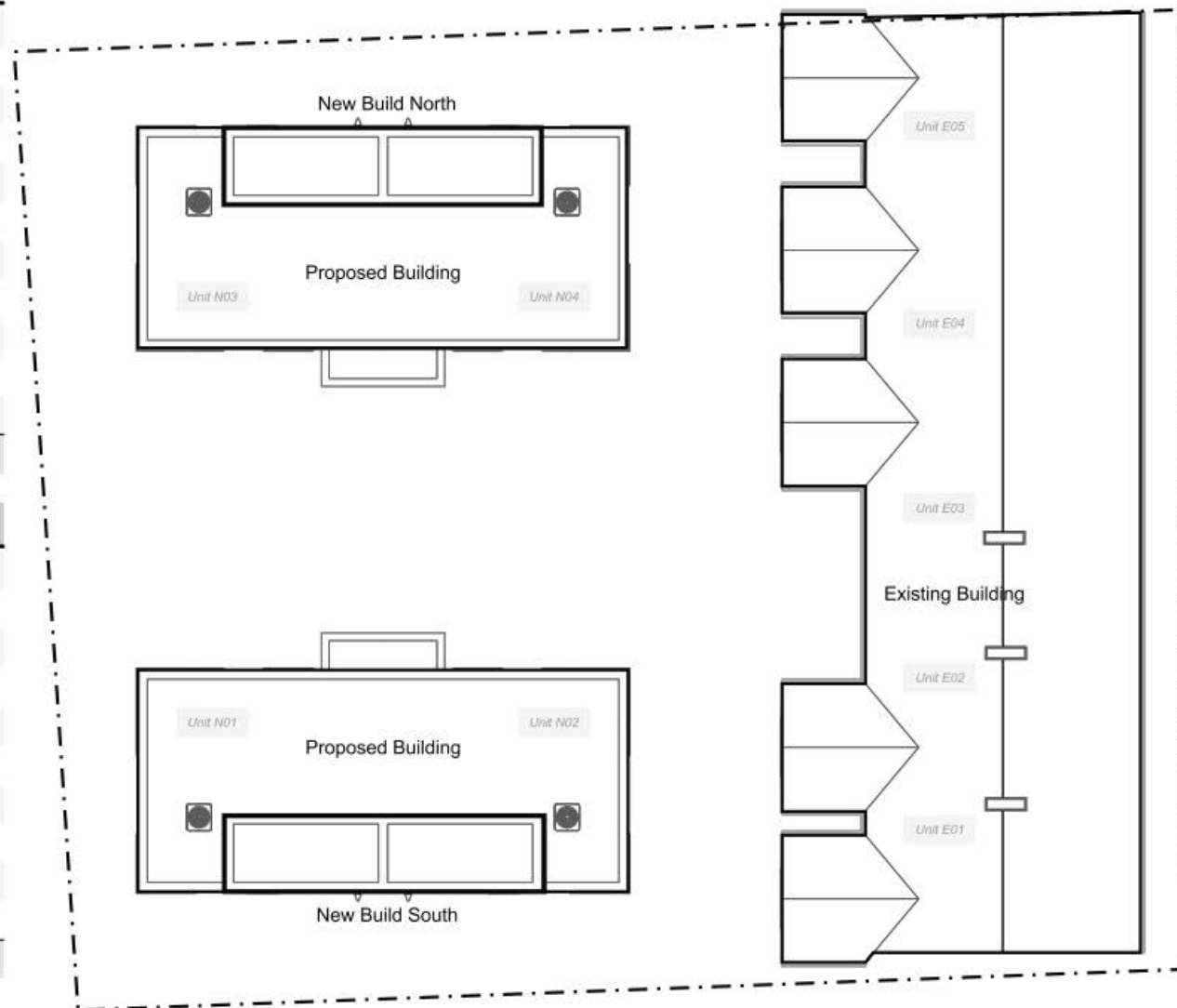


**UNIT AREA:**

<i>Existing</i>	Unit E01	160 m <sup>2</sup>
	Unit E02	160 m <sup>2</sup>
	Unit E03	210 m <sup>2</sup>
	Unit E04	173 m <sup>2</sup>
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	Unit N03	177 m <sup>2</sup>
	Unit N04	177 m <sup>2</sup>
	<i>Subtotal:</i>	

**BUILDING AREA:**

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<i>Subtotal:</i>		872 m <sup>2</sup>
<i>New</i>	00	236 m <sup>2</sup>
	01	236 m <sup>2</sup>
	02	236 m <sup>2</sup>
<i>Subtotal:</i>		709 m <sup>2</sup>
<i>Total:</i>		1,581 m <sup>2</sup>

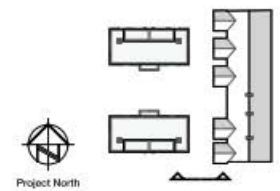


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1 : 150



0m 1m 5m

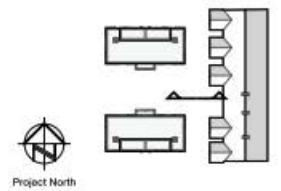
**1 Elevations - South 01**  
A201 1:100 mm





0m 1m 5m

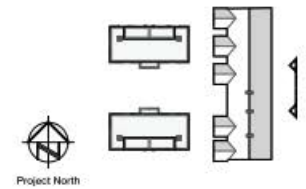
**1** Elevations - South 02  
A202 1:100 mm

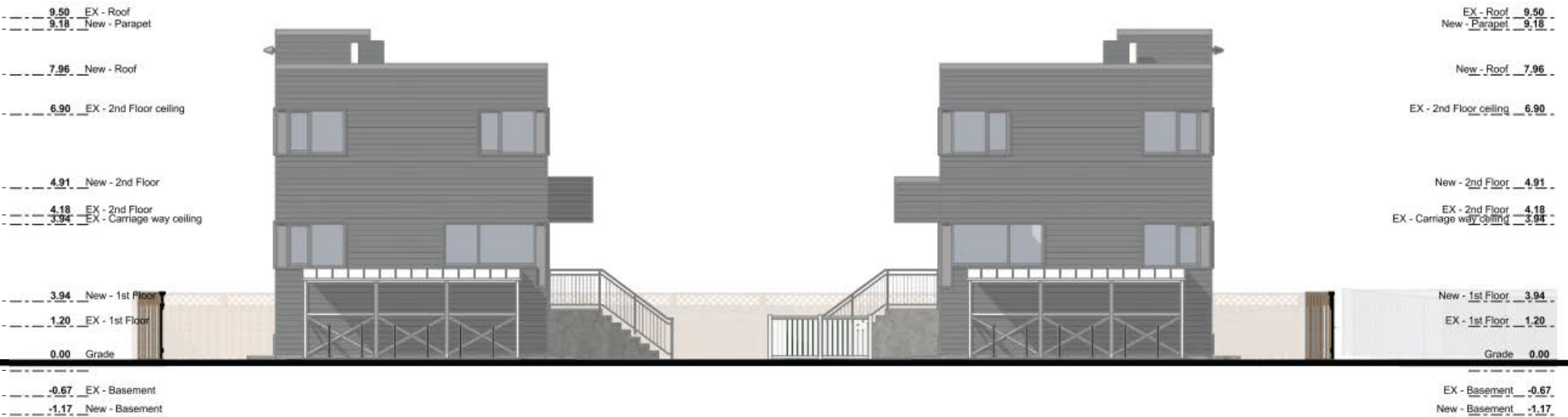




0m 1m 5m

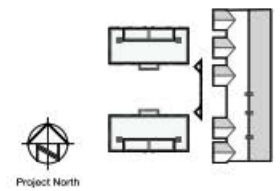
**1 Elevations - East 01**  
A203 1:100 mm





0m 1m 5m

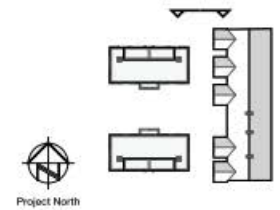
**1 Elevations - East 02**  
A204 1:100 mm





0m 1m 5m

**1 Elevations - North 01**  
A205 1:100 mm

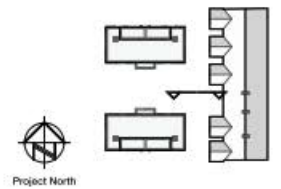






0m 1m 5m

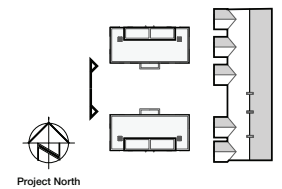
**1** Elevations - North 02  
A206 1:100 mm





0m 1m 5m

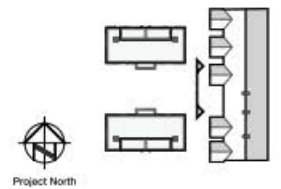
**1 Elevations - West 01**  
A207 1:100 mm





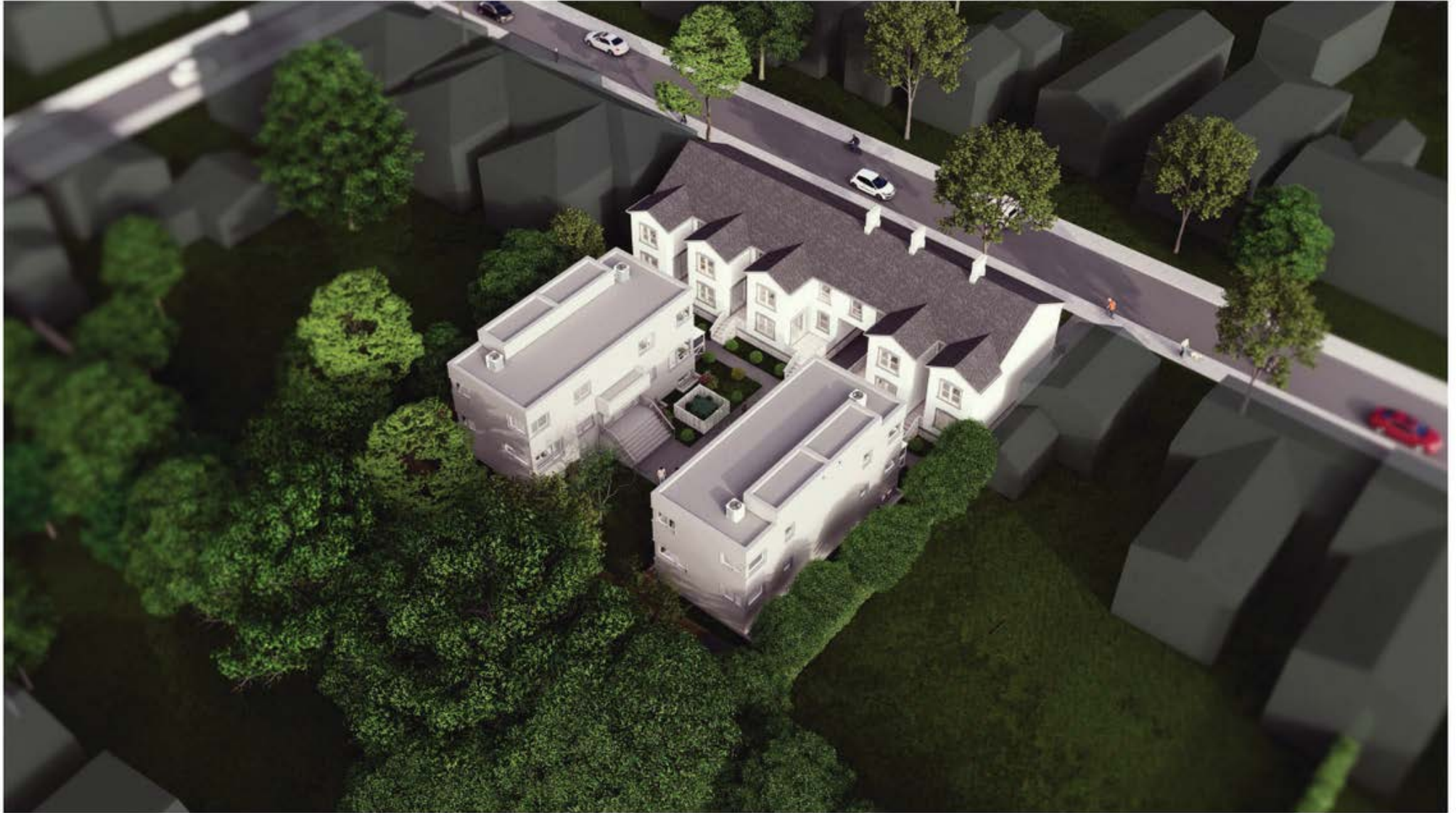
0m 1m 5m

**1** Elevations - West 02  
A208 1:100 mm





Bird's eye view 01  
234 - 242 University Avenue - Renderings



Bird's eye view 02  
234 - 242 University Avenue - Renderings





South New Build  
234 - 242 University Avenue - Renderings









Courtyard View  
234 - 242 University Avenue - Renderings







City of Kingston

**Public Notice Notification Map**

Address: 234-242 University Ave.

File Number: D01-005-2023

-  120m Public Notification Boundary
-  Subject Lands
-  Property Boundaries
-  157 Properties in Receipt of Notice (MPAC)

