



**City of Kingston
Report to Planning Committee
Report Number PC-24-009**

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: January 4, 2024
Subject: Recommendation Report
File Number: D14-014-2023
Address: 705 Arlington Park Place
District: District 6 - Trillium
Application Type: Zoning By-Law Amendment
Owner: Tarnowecky Law
Applicant: Fotenn Planning + Design

Council Strategic Plan Alignment:

Theme: 5. Drive Inclusive Economic Growth

Goal: 5.3 Diversify Kingston's economic base.

Executive Summary:

The following is a report recommending approval to the Planning Committee regarding an application for a zoning by-law amendment submitted by Fotenn Planning + Design, on behalf of Tarnowecky Law, with respect to the subject site located at 705 Arlington Park Place.

The subject site is designated as General Industrial in the Official Plan and is zoned General Industrial (M2) Zone in the Kingston Zoning By-Law. The purpose and effect of the proposed Zoning By-Law amendment is to facilitate the development of the subject site by enabling an office as a permitted standalone complementary use through a site-specific exception overlay to the M2 zone. The applicant is seeking to develop the vacant site with a two-storey building, with the office

use to occupy 100% of the gross floor area, located towards the south portion of the site. The proposed exception overlay does not modify any requirements to performance standards to facilitate the construction of the proposed development.

The development will feature enhanced landscaped open space along the north and east perimeter of the building as well as a portion of the street frontage and along the rear lot line.

A total of 49 on-site surface parking spaces are proposed, including three accessible parking spaces. A vehicular driveway is proposed from Arlington Park Place with clearly marked pedestrian pathways through the surface parking areas to connect the proposed building with a future planned sidewalk along the Arlington Park Place, street frontage. Two loading spaces are proposed in the southeast corner of the site, six short-term bicycle parking spaces are proposed adjacent to the north building entrance, and three long-term bicycle parking spaces are proposed interior of the building on the ground floor intended to be accessed from the garbage room.

The proposal will result in a two-storey standalone office building on the vacant subject site. The proposed development is consistent with the Provincial Policy Statement and conforms to the Official Plan, represents appropriate scale of infill development within the City's urban boundary.

Recommendation:

That the Planning Committee recommends to Council:

That the application for a zoning by-law amendment (File Number D14-014-2023) submitted by Fotenn Planning + Design, on behalf of Tarnowecky Law, for the property municipally known as 705 Arlington Park Place, be approved; and

That Kingston Zoning By-Law Number 2022-62, as amended, be further amended, as per Exhibit A (Draft By-Law and Schedule A to Amend Zoning By-Law Number 2022-62) to Report Number PC-24-009; and

That Council determines that in accordance with Section 34(17) of the *Planning Act*, no further notice is required prior to the passage of the by-law; and

That the amending by-law be presented to Council for all three readings.

Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

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

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

**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

Options/Discussion:

Statutory Public Meeting

This recommendation report forms the basis of a statutory public meeting at Planning Committee. Anyone who attends the statutory public meeting may present an oral submission, and/or provide a written submission on the proposed application. Also, any person may make written submissions at any time before City Council makes a decision on the application.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of Kingston to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Kingston before the by-law is passed, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Kingston before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Planning Committee will consider the recommendations in this report and make its recommendation to City Council at this meeting.

Anyone wishing to be notified of Council's decision on the subject application must submit a written request to:

Niki Van Vugt, Intermediate Planner
The Corporation of the City of Kingston
Planning Services
216 Ontario Street
Kingston, ON K7L 2Z3
613-546-4291 extension 3253
nvanvugt@cityofkingston.ca

Background and Decision Date

In accordance with By-Law Number 2007-43, this application was subject to a pre-application. A Community Meeting was held at Planning Committee on August 17, 2023 during the pre-application process. A summary of the feedback received at the Community Meeting is provided in the Public Comments section of this Report.

Following the pre-application process, a complete application was submitted by the applicant and was deemed to be complete as of November 3, 2023.

In accordance with the *Planning Act*, this application is subject to a decision by Council on or before February 1, 2024, which is 90 days after a complete application was received. In the absence of a decision by Council in this timeframe, the City will be required to refund the fees

that were paid by the applicant on the subject application and the applicant may exercise their right to appeal to the Ontario Land Tribunal (OLT).

Site Characteristics

The subject property is municipally addressed as 705 Arlington Park Place and is approximately 3,846 square metres in area with 30.5 metres of frontage on Arlington Park Place, which is designated as a local road (Exhibit B – Key Map). The property is located in the City’s west end, west of Gardiners Road, south of Taylor-Kidd Boulevard, and north of Progress Avenue and is currently vacant.

The lands are surrounded primarily by a variety of employment uses, including commercial, business park, personal service and light industrial uses (Exhibit C – Neighbourhood Context (2023)). A vacant parcel abuts the site to the east, various commercial, personal service, and health care uses are to the south of the property, and a light industrial use abuts the site to the west (Exhibit I – Site Photographs). Additional uses in this area include education services, wellness clinic uses to west, and a micro-brewery.

The surrounding area contains a mix of built form, predominantly featuring one-storey commercial, business park and light industrial buildings. The existing streetscape along Arlington Park Place features generally large front setbacks with front yard parking and landscaped buffers surrounding many of the individual buildings.

The subject property is well serviced with municipal infrastructure, including water and wastewater services. In addition, the property is serviced by sidewalks to the west and east of the subject site. The proposed development will contribute financially towards the future extension of a sidewalk along the south side of Arlington Park Place abutting the subject site. The property is within walking distance of regular transit routes which includes 14, 11, and 6 and express transit routes (701 and 702).

Proposed Application and Submission

The purpose of this application is to permit a standalone complementary office building as the principal use of the vacant property. While an office is a permitted accessory use to a principal use in the zoning by-law, the owner wishes to pursue an office use which may occupy 100% of the gross floor area of the proposed structure. The proposed development will consist of a two-storey office building located towards the south portion of the site. The development will feature enhanced landscaped open space along the north and east perimeter of the building as well as a portion of the street frontage and along the rear lot line.

A total of 49 on-site surface parking spaces are proposed, including three accessible parking spaces with one Type A and two Type B spaces. A vehicular driveway is proposed from Arlington Park Place with clearly marked pedestrian pathways through the surface parking areas to ensure appropriate and safe connection the proposed building with a future planned sidewalk along the Arlington Park Place street frontage. Two loading spaces are proposed in the southeast corner of the site, six short term bicycle parking spaces are proposed adjacent to the north building

entrance, and three long term bicycle parking spaces are proposed interior of the building on the ground floor intended to be accessed from the garbage room (Exhibit H – Proposed Site Plan).

In support of the application, the applicant has submitted the following:

- A Topographic Survey;
- A Conceptual Site Plan;
- A Floor Plans and Elevations;
- A Servicing Report;
- A Stormwater Management Report;
- A Noise Impact Study;
- A Landscape Plan;
- An Owner Authorization; and
- A Planning Justification Report.

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.

Provincial Policy Statement

The Provincial Policy Statement (2020) provides policy direction on matters of provincial interest related to land use planning and development, which are intended to be complemented by local policies addressing local interests.

The subject lands are located within a Settlement Area as defined by the Provincial Policy Statement (2020) and developed with a mix of employment uses. Settlement Areas are to be the focus of growth, developed with a mix and range of land uses. The proposal would permit the introduction of an office use and support the continued diversification of the economic base of Kingston in an area that is appropriately serviced by municipal water, wastewater, active and public transportation routes.

A detailed review of the applicable policies is attached in Exhibit D.

Official Plan Considerations

The subject property is located within the City’s urban boundary and the Business District as shown on Schedule 2 – City Structure of the Official Plan. Business Districts are primarily intended to accommodate employment opportunities. The subject lands are designated General Industrial in the Official Plan (Exhibit E – Official Plan, Existing Land Use), which is intended to provide suitable areas for a broad range of employment uses that include manufacturing, warehousing, construction and transportation activities and other employment uses with similar operating characteristics and locational requirements.

The applicant proposes a complementary office use as it is identified as a permitted complementary use in the General Industrial designation and is permitted to be a standalone use, subject to demonstrating conformity with the policy criteria of Section 3.6.12. of the Official Plan. In this instance, the proposed introduction of a standalone complementary office use is intended to improve the quality of life and access to a diversity of services, while reducing automobile dependency for employees (present and future) in the broader employment area. The proposed Exception Overlay does not include the introduction of any sensitive uses and the office use is not more sensitive than the existing light industrial, business park and commercial uses in the immediate area. The proposed development has been designed to meet the performance standards of the zoning by-law and oriented towards Arlington Park Place, with the inclusion of landscaped open space along the road frontage to facilitate a more pleasant pedestrian experience.

In addition, the proposed development has been designed to occupy the vacant site to maximize the developable area of the site, ensure the functional needs for ingress and egress can be met, increase the number of jobs available on-site through the introduction of the employment use, and allow for the decrease of fragmentation by developing a site which has remained vacant for several years. The proposed complementary uses meet the criteria for permitting a standalone complementary use in employment areas.

Staff are of the opinion that the proposal conforms with the policies of the Official Plan. A detailed review of the applicable policies is attached in Exhibit F.

Zoning By-Law Discussion

The subject property is located in the General Industrial (M2) Zone in the Kingston Zoning By-Law (Exhibit G – Existing Zoning). The existing zoning permits, an office use, only as an accessory use to a principal use on the lot.

The purpose and effect of the proposed zoning by-law amendment is to enable an office as a standalone complementary use permitted to occupy 100% of the gross floor area of the proposed building through an Exception Overlay to the M2 zone. The proposed development is intended to meet the performance standards of the M2 Zone and all other applicable provisions of the by-law (e.g., vehicular parking, loading spaces, bike parking, etc.). Additional relief from the performance standards of the zoning by-law is not being sought at this time.

The M2 zone was established through the development of the new Kingston Zoning By-Law with the intent of aligning properties within the General Industrial area with the General Industrial policies. In review of the eclectic range of existing uses and built form in the surrounding area, the proposed development of the vacant parcel is anticipated to be compatible.

The following table provides a comparison of the requirements of the zoning by-law for the existing M2 zone against the proposed Exception Overlay.

Table 1 – Zoning Comparison Table

Zone Provision	Existing M2 Zone	Proposed Exception E146
Permitted Uses	<ul style="list-style-type: none"> • Automobile body shop • Automobile repair shop • Catering service • Contractor’s yard • Equipment rental • Feedmill • Heavy equipment of truck repair shop • Industrial repair shop • Light industrial use • Office, is permitted only as an accessory use to a principal use on the lot • Outdoor storage, is permitted only as an accessory use to a principal use on the lot • Repair shop • Retail store, is permitted only as an accessory use to a principal use on the lot and is limited to a maximum gross floor area of 25% of the gross floor area of the principal use. 	<ul style="list-style-type: none"> • Office as a complementary use, permitted up to 100% of the total gross floor area

	<ul style="list-style-type: none"> • Self-service storage facility • Towing compound • Transportation depot • Warehouse • Wholesale establishment • Workshop 	
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The proposal seeks to establish an office as a standalone principal use on the vacant subject site. Currently, the M2 zone permits, an office use as an accessory use to a principal use on the property. Section 3.6.12. of the Official Plan contemplates standalone complementary uses on a case-by-case basis, subject to meeting specific criteria.

Limitations to the type of uses established through the Zoning By-Law reflect an intention to preserve the nature of the industrial area and ensure that compatible development is facilitated in the area. The proposed standalone complementary office use allows for the development of a vacant, underutilized parcel serviced by municipal water and wastewater within the urban boundary. The proposed principal office use will increase the range of available services in this specific area and facilitate access to this service, to the surrounding employees and visitors of the employment area. The proposed standalone office use is not anticipated to hinder or prevent the existing or expanded employment uses in the area as no sensitive use is identified through the proposed exception overlay and there are several other office uses in the vicinity.

Other Applications

No other applications have been submitted at this time. A future application for Site Plan Control Pre-Application and Site Plan Control will be required to facilitate the proposed development.

Technical Analysis

This application has been circulated to external agencies and internal departments for review and comment. All comments on the proposal have been addressed and no outstanding issues with this application remain at this time for the purpose of supporting the Zoning By-Law Amendment application. Further detailed analysis will be undertaken at the time of future Site Plan Control submissions.

Public Comments

The following is a summary of the public input received to-date. Only one comment was received from a member of the public at the Community Meeting:

Question: In light of a need for more residential units in the city, would the applicant be willing to include a residential portion to the proposed development?

Response: The subject property is located within the General Industrial area of the City, where intended development is meant for employment purposes. In order to facilitate the inclusion of residential units, the proposal would require an Official Plan amendment, which the applicant was not considering.

Effect of Public Input on Draft By-Law

None

Conclusion

In conclusion, the proposed Zoning By-Law amendment to establish an office as a permitted standalone complementary use is recommended for approval as detailed within this report. The amendment would permit the development of a two-storey office building and would maintain a diversity of employment and commercial uses within the General Industrial area. Any new development would be required to meet the performance standards of the zoning by-law and ensure that proper functioning of the General Industrial area in a manner that is compatible with surrounding uses is maintained. The recommendation within this report is consistent with the PPS, conforms to the general intent of the City's Official Plan and represents good land use planning.

Existing Policy/By-Law:

The proposed amendment was reviewed against the policies of the Province of Ontario and City of Kingston to ensure that the changes would be consistent with the Province's and the City's vision of development. The following documents were assessed:

Provincial

Planning Act

Provincial Policy Statement, 2020

Municipal

City of Kingston Official Plan

Zoning By-Law Number 2022-62

Notice Provisions:

Pursuant to the requirements of the *Planning Act*, notice of the statutory public meeting was provided 20 days in advance of the public meeting in the form of a sign posted on the subject property and by mail to 20 property owners (according to the latest Assessment Rolls) within 120 metres of the subject property (Exhibit J – Public Notice Notification Map). In addition, a courtesy notice placed in The Kingston Whig-Standard on December 28, 2023.

If the application is approved, a Notice of Passing will be circulated in accordance with the provisions of the *Planning Act*.

At the time of writing of this report, 0 pieces of written public correspondence have been received and all planning related matters have been addressed within the body of this report. Any public correspondence received after the publishing of this report will be included as an addendum to the Planning Committee agenda.

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

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

Niki Van Vugt, Intermediate Planner, 613-546-4291 extension 3253

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

Exhibit A Draft By-Law and Schedule A to Amend Zoning By-Law Number 2022-62

Exhibit B Key Map

Exhibit C Neighbourhood Context (2023)

Exhibit D Consistency with the Provincial Policy Statement

Exhibit E Official Plan, Existing Land Use

Exhibit F Conformity with the Official Plan

Exhibit G	Kingston Zoning By-Law Number 2022-62
Exhibit H	Proposed Site Plan
Exhibit I	Site Photographs
Exhibit J	Public Notice Notification Map
Exhibit K	Elevations

By-Law Number 2024-XX

A By-Law to Amend By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (Introduction of Exception Number ‘E146’, (705 Arlington Park Place))

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 Council of The Corporation of the City of Kingston deems it advisable to amend the Kingston Zoning By-Law to introduce a new exception number;

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 to add Exception Number E146, as shown on Schedule “A” attached to and forming part of this By-Law.
 - 1.2. By adding the following Exception Number E146 in Section 21 – Exceptions, as follows:

“**E146.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

 - (a) The following **complementary use** is permitted, up to 100% of the total **gross floor area**, in the aggregate:
 - (i) **Office.**”
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]

Janet Jaynes
City Clerk

Bryan Paterson
Mayor



Schedule 'A' to By-Law Number

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

Address: 705 Arlington Park Place
File Number: D14-014-2023

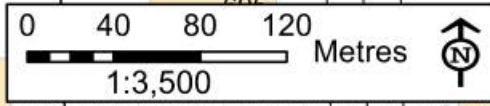
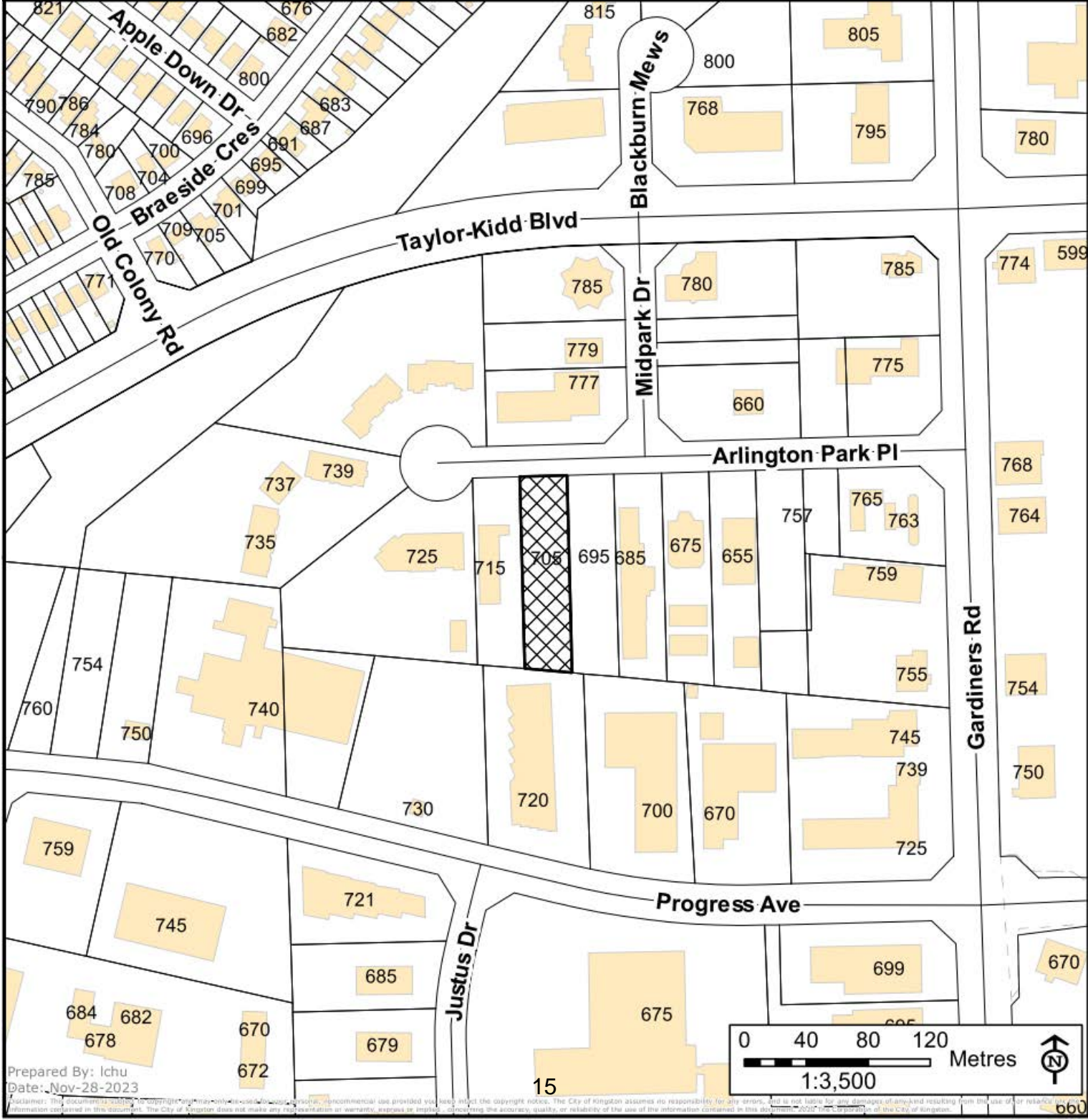
Lands to be added as E146

Certificate of Authentication

This is Schedule 'A' to By-Law Number _____, passed this _____ day of _____ 202__.

Mayor

Clerk



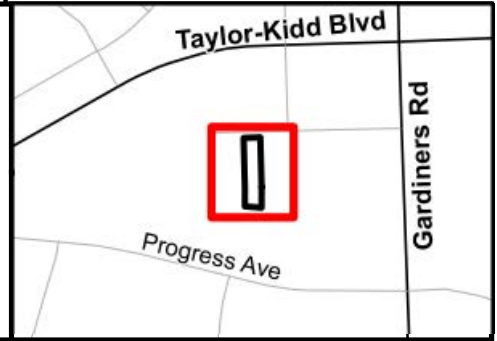
Prepared By: Ichu
Date: Nov-28-2023

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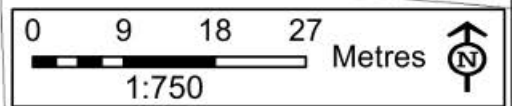


Planning Committee
Key Map
Address: 705 Arlington Park Place
File Number: D14-014-2023

 Subject Lands



Arlington Park Pl








Planning Services

Planning Committee Neighbourhood Context (2023)

Address: 705 Arlington Park Place

File Number: D14-014-2023

-  Subject Lands
-  Property Boundaries
-  Proposed Parcels



Arlington Park Pl



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Demonstration of How the Proposal is Consistent with the Provincial Policy Statement

Policy Number	Policy	Category	Consistency with the Policy
1.1.1	<p>Healthy, livable and safe communities are sustained by:</p> <p>a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</p> <p>b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, 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;</p> <p>c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;</p> <p>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;</p> <p>e) promoting the integration of land use planning, growth</p>	Building Strong Healthy Communities	<p>The proposal seeks to enable an office as a permitted standalone complementary use on the vacant, underutilized property. The property is located in the urban boundary, an area planned for employment uses. The proposed standalone office use will diversify the economic base of the surrounding employment area, which contain a mix of light industrial, business park, and commercial uses, further contributing to the City's employment opportunities.</p> <p>It is anticipated that there will be no negative environmental or public health safety implications as a result of the proposed development. The proposal will not require or prevent potential future expansion of the settlement area. The proposal will efficiently utilize existing infrastructure, including municipal water and sanitary infrastructure, roads, transit, snow</p>

Policy Number	Policy	Category	Consistency with the Policy
	<p>management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;</p> <p>f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;</p> <p>g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;</p> <p>h) promoting development and land use patterns that conserve biodiversity; and</p> <p>i) preparing for the regional and local impacts of a changing climate.</p>		<p>plowing, and secondary utilities, which represents cost-effective development.</p> <p>The proposal will comply with the Accessibility for Ontarians with Disabilities Act (AODA). The subject property does not contain, nor is located in proximity, to any environmental features or areas. The proposed development of the vacant property is not anticipated to have any environmental implications. The proposal will incorporate landscaping and stormwater management measures which will reduce the overall impact to the existing storm sewer system. The proposed office building will be constructed to Ontario Building Code standards in terms of energy efficiency. The proposed development is located in an area served by public transit, which will support transit use and active transportation options.</p>
1.1.3.1	Settlement areas shall be the focus of growth and development.	Settlement Areas	The subject property is located within the City's Urban Boundary, which

Policy Number	Policy	Category	Consistency with the Policy
			is defined as the Settlement Area of the City and where growth and development is directed.
1.1.3.2	<p>Land use patterns within settlement areas shall be based on densities and a mix of land uses which:</p> <ul style="list-style-type: none"> a) efficiently use land and resources; b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; c) minimize negative impacts to air quality and climate change, and promote energy efficiency; d) prepare for the impacts of a changing climate; e) support active transportation; f) are transit-supportive, where transit is planned, exists or may be developed; <p>Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.</p>	Settlement Areas	<p>See Section 1.1.1.</p> <p>The introduction of a standalone complementary office use to the site is supportive of active transportation and transit, as employees found in the surrounding area may choose to walk, bike, or transit to access the services offered on-site.</p>
1.1.3.4	Appropriate development standards should be promoted which facilitate intensification,	Settlement Areas	The vacant underutilized land is located within an industrial area which is

Policy Number	Policy	Category	Consistency with the Policy
	redevelopment and compact form, while avoiding or mitigating risks to public health and safety.		separate from residential designated areas. No sensitive uses are proposed to be introduced through this proposal.
1.3.1	<p>Planning authorities shall promote economic development and competitiveness by:</p> <ul style="list-style-type: none"> a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs; b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment; d) encouraging compact, mixed-use development that incorporates compatible employment uses to support livable and resilient communities, with consideration of housing policy 1.4; and 	Employment	<p>The subject site is situated in an area predominantly comprised of existing light industrial, business park and commercial uses and is intended for employment uses. The proposed development is designed to be compatible with the nature of the surrounding area and represents an efficient use of available municipal infrastructure. The proposed development will contribute to supplying a range of employment opportunities in the City, with a functional site layout.</p>

Policy Number	Policy	Category	Consistency with the Policy
	e) ensuring the necessary infrastructure is provided to support current and projected needs.		
1.3.2.1	Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.	Employment Areas	The application does not seek to remove the existing permitted uses identified in the General Industrial M2 Zone of the Zoning By-Law. Instead, it permits an office as a standalone complementary use, able to occupy 100% of the gross floor area of the site. At this time, the M2 Zone only permits an office as an accessory use to a principal use on the property. Based on the existing uses in the surrounding area, and permitting the range of uses afforded through the M2 Zone, the proposal is not contemplated to impact the industrial nature of the area.
1.3.2.3	Within employment areas planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility.	Employment Areas	The proposed office use is not identified as a sensitive land use. As such, it is anticipated that the introduction of an office as standalone complementary use on the vacant property will continue to maintain land use compatibility immediately adjacent to

Policy Number	Policy	Category	Consistency with the Policy
	Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas.		and in the surrounding area.
1.3.2.6	Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.	Employment Areas	The subject property has frontage on Arlington Park Place, a local road. The proposal will development the property with an office as a standalone complementary use which will support the diversification of the surrounding employment area.
1.6.3	<p>Before consideration is given to developing new infrastructure and public service facilities:</p> <p>a) the use of existing infrastructure and public service facilities should be optimized; and</p> <p>b) opportunities for adaptive re-use should be considered, wherever feasible</p>	Infrastructure and Public Service Facilities	The proposed zoning by-law amendment will permit an office as a standalone complementary use on the vacant parcel in the urban boundary. The subject site is one of two properties, second property adjacent to the subject property and municipally addressed as 695 Arlington Park Place, which have remained vacant since the surrounding area was developed in the late 1980s. This proposal will allow the proponent to use, and re-use the site, for a wider range of employment activities that better suit the

Policy Number	Policy	Category	Consistency with the Policy
			needs of the surrounding area. The site will efficiently utilize municipal infrastructure and public transit services.
1.6.6.2	Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.	Sewage, Water and Stormwater	The proposal is to be serviced through municipal sewage and water facilities. Through the submission materials, the applicant has confirmed that existing municipal water and sewer services are adequate to support the proposed standalone office building.
1.6.6.7	Planning for stormwater management shall: a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term; b) minimize, or, where possible, prevent increases in contaminant loads; c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;	Sewage, Water and Stormwater	A Stormwater Management Report was prepared by Josselyn Engineering, dated June 1, 2023, and a revised version submitted to staff on September 23, 2023, to determine the on-site stormwater management requirements for the proposed development. The revised Stormwater Management Report prepared to assess the proposed development confirms adequate

Policy Number	Policy	Category	Consistency with the Policy
	<p>d) mitigate risks to human health, safety, property and the environment; e) maximize the extent and function of vegetative and pervious surfaces; and f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.</p>		<p>drainage measures will be incorporated into the design of the site to meet the City's requirements to control post-development runoff to pre-development levels.</p>
1.6.7.4	<p>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	<p>The proposed development is in an area serviced by active transportation opportunities and transit routes; however, the area is not generally pedestrian-oriented based on the existing location of sidewalks along Arlington Park Place. At Site Plan Control, the applicant will be responsible for designing a sidewalk along the frontage of the property and will either be required to pay cash-in-lieu or complete the sidewalk at their expense. The applicant is proposing to supply the required number of short-term and long-term bicycle parking spaces, which will continue to encourage and support active transit</p>

Policy Number	Policy	Category	Consistency with the Policy
			opportunities to the vacant subject site.
1.7.1	<p>Long-term economic prosperity should be supported by:</p> <ul style="list-style-type: none"> a) promoting opportunities for economic development and community investment-readiness; c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities; d) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes; g) providing for an efficient, cost-effective, reliable multimodal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people; i) sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local 	Long-Term Economic Prosperity	<p>See Sections 1.1.1., 1.1.3.2., and 1.1.3.</p> <p>The inclusion of an office as a permitted standalone use is not anticipated to impact the vitality or viability of Kingston’s downtown and mainstreets. The proposal will support the long-term economic prosperity of the City.</p> <p>Directing new development on vacant underutilized parcels within the urban area helps to ensure the protection of the agricultural system and minimizes impacts to natural heritage features in the City.</p>




Policy Number	Policy	Category	Consistency with the Policy
	<p>food, and maintaining and improving the agrifood network;</p> <p>k) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and</p> <p>l) encouraging efficient and coordinated communications and telecommunications infrastructure.</p>		
1.8.1	<p>Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:</p> <p>a) promote compact form and a structure of nodes and corridors;</p> <p>b) promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;</p> <p>c) focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future;</p> <p>e) encourage transit-supportive development and intensification to improve the</p>	Energy Conservation, Air Quality and Climate Change	<p>See Sections 1.1.1. and 1.6.7.4.</p> <p>The subject site is in walking distance to transit routes, including regular routes (14, 11, 6) and express routes (702/701). Bus stops are located approximately 270 metres west of a transit stop located on the west side of Gardiners Road and approximately 260 metres south of a transit stop on the north side of Taylor Kidd Boulevard. The Cataraqui Centre Transfer Point is located approximately 1.2 kilometres north of the site and provides connections to a variety of transit routes located throughout the City.</p> <p>Adequate stormwater management measures will be incorporated into the development to</p>

Policy Number	Policy	Category	Consistency with the Policy
	<p>mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;</p> <p>f) promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and</p> <p>g) maximize vegetation within settlement areas, where feasible.</p>		<p>reduce the overall impact to the existing storm sewer system. Enhanced landscaped areas will be provided along the property's road frontage, along the rear lot line and abutting the north and east portions of the building.</p>

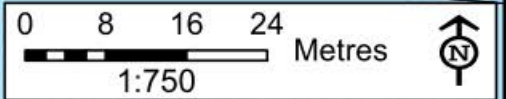


Planning Committee
Official Plan, Existing Land Use

Address: 705 Arlington Park Place
File Number: D14-014-2023

-  Subject Lands
-  BUSINESS PARK INDUSTRIAL
-  GENERAL INDUSTRIAL

Arlington Park Pl



Demonstration of How the Proposal Conforms to the Official Plan

Policy	Category	Conformity with the Policy
<p>2.1.1. Most growth will occur within the Urban Boundary, shown on Schedule 2, where development will be directed to achieve greater sustainability through:</p> <p>b. land use patterns that foster transit and active transportation;</p> <p>e. direction of new development and key land uses to areas where they can best result in sustainable practices;</p> <p>f. promotion of employment opportunities and alliances that enhance local skills, educational resources and the use of local products, including food;</p> <p>g. maximized use of investments in infrastructure and public amenities;</p> <p>h. strategies that will revitalize both neighbourhoods and employment areas, and rehabilitate brownfield sites for re-use;</p> <p>j. where possible, the preservation of mature trees for shade and their other beneficial ecological and community effects;</p> <p>k. climate positive development;</p> <p>l. promotion of green infrastructure to complement infrastructure;</p>	<p>Urban Areas – Focus of Growth</p>	<p>The subject site is located within the Urban Boundary, where growth is to be focused within the city. The proposal represents an efficient use of land in proximity to the Gardiners Road corridor, within a mixed light industrial, commercial and business park area.</p> <p>The site is located near transit and active transportation infrastructure. The proposed development will contribute financially towards the future extension of a sidewalk along the south side of Arlington Park Place abutting the subject site.</p> <p>The subject lands are currently vacant but servicing studies confirm the proposal will efficiently utilize existing infrastructure, including municipal water and sanitary infrastructure. The additional permission for an office as a standalone complementary use will complement the broad range of light industrial, business park and commercial uses in the area and will broaden the range of employment opportunities and business services in proximity to surrounding residential areas.</p>

Policy	Category	Conformity with the Policy
<p>m. encouraging a mix of land uses that provide for employment, education, personal service and convenience retail in close proximity to residential land uses, subject to compatibility matters as outlined in Section 2.7;</p>		
<p>2.2.4. The Urban Boundary shown by the dashed line on Schedule 2 has been established to recognize the substantially built up areas of the City where major sewer, water and transportation infrastructure has been planned. The land within the Urban Boundary will be the focus of growth and development in the City and contains sufficient land to accommodate the projected growth for a planning horizon of 2036. The Area Specific Phasing area within the Urban Boundary is subject to site-specific urban growth management policies. The Special Planning Area sites are also within the Urban Boundary and are now committed to a substantial land use but could accommodate future growth</p>	<p>City Structure - Urban Boundary</p>	<p>See Section 2.1.1.</p>
<p>2.2.6. Business Districts are primarily intended to accommodate employment opportunities. These include General Industrial and Business Park Industrial designations, as well as the Waste Management Industrial designation and limited retail</p>	<p>City Structure - Business Districts</p>	<p>The subject property is not adjacent to or in close proximity to any sensitive uses in the area. The applicant is not proposing any sensitive uses as part of this application.</p> <p>The introduction of office uses to the site is not anticipated to prevent the current operation</p>

Policy	Category	Conformity with the Policy
<p>and service commercial uses that serve business activities. The Norman Rogers Airport is also recognized as being in a Business District under an Airport designation. Regional Commercial uses and some specialized quasi-commercial uses will be limited to the permitted uses for the specific designations, as described in Section 3. Standards in Business Districts will be sufficiently flexible to allow a ready response to new types of employment uses provided that:</p> <p>a. areas of interface with sensitive uses are addressed so that compatible development is achieved and there is no adverse effect on the sensitive use or to the proposed employment use(s);</p> <p>b. an upgraded visual appearance is maintained at gateways as defined in Section 8.11, along major roads and the interface with any Centre, Corridor or Housing District shown on Schedule 2;</p> <p>c. uses which may involve noise or odour are sufficiently separated, buffered, or screened in accordance with the Ministry of the Environment and Climate Change Guidelines (D-1 and D-6) or any such further regulation implemented by the City, as applicable;</p>		<p>or future expansion of employment uses in the surrounding area and is intended to support the vitality of the area.</p> <p>The subject site is not located within or adjacent to gateways, Centres, Corridors or Housing Districts. The proposal represents the development of a currently vacant parcel, one of two remaining vacant parcels with frontage on Arlington Park Place. The development will contribute to an improved visual appearance of the site along Arlington Park Place.</p> <p>The proposal is not anticipated to produce excess levels of noise or odour. The proposed office use is not anticipated to generate large amounts of traffic or have intensive onsite operations.</p> <p>There are no regional commercial, institutional, recreational or hospitality uses proposed as part of this application. The proposed office use will work in conjunction with the surrounding existing and future employment uses to further support the vitality of the employment area.</p>

Policy	Category	Conformity with the Policy
<p>d. uses which generate large amounts of traffic or have intensive onsite operations are located in areas that are able to accommodate, or can be improved to accommodate, such activity levels without adverse effects on the planned transportation system, the nearby Housing Districts, Centres or Corridors; and,</p> <p>e. regional commercial uses, institutions, recreation or hospitality uses will be restricted to limited locations that will not undermine the business park, industrial or technological uses intended as the focus of Business Districts.</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>Principles of Growth – Growth Focus</p>	<p>See Section 2.1.2.</p> <p>The proposal will utilize existing municipal infrastructure, as demonstrated in the Servicing Report submitted as part of the application.</p>
<p>2.3.7. The City will promote and protect employment areas and pursue increased levels of job creation in the commercial, institutional and industrial sectors in order to foster a diversified and vigorous economic base with</p>	<p>Principles of Growth - Employment</p>	<p>The proposed development will introduce an employment use to the currently vacant parcel, which will contribute to the variety of employment opportunities available in the area.</p>

Policy	Category	Conformity with the Policy
a range of opportunities for its residents.		
2.3.11. In order to implement the Strategic Direction of the Kingston Transportation Master Plan, active transportation will be aggressively promoted with greater emphasis on pedestrians, cyclists and transit, and accessibility for all residents and visitors.	Principles of Growth - Transportation	See Section 2.1.1.
2.3.18. Through the prevention and removal of barriers for persons with disabilities, and the application of universal design principles, the City supports and promotes opportunities for all people to access the City and make contributions as citizens. The application of universal design principles in development and renovation is promoted. The City also encourages owners of private properties with public access to do the same.	Principles of Growth – Accessibility	The proposal will comply with the Accessibility for Ontarians with Disabilities Act (AODA). The proposal provides sufficient on-site vehicle parking, including three accessible parking space, to support the proposed use, as well as provide flexibility for future uses of the site.
2.4.1. The City supports sustainable development of a compact, efficient, urban area with a mix of land uses and residential unit densities that optimize the efficient use of land in order to: a. reduce infrastructure and public facility costs; b. reduce energy consumption and greenhouse gas emissions;	Phasing of Growth - Vision	See Section 2.1.1.

Policy	Category	Conformity with the Policy
<p>c. support active transportation and viable public transit;</p> <p>d. conserve agriculture and natural resources within the City; and</p> <p>e. reduce reliance on private vehicles.</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 incompatible development or types of development and rates of change that may be destabilizing.</p>	<p>Protecting Stable Areas – Stable Areas</p>	<p>See Section 2.2.6.</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> <p>a. shadowing;</p> <p>b. loss of privacy due to intrusive overlook;</p> <p>c. increased levels of light pollution, noise, odour, dust or vibration;</p> <p>d. increased and uncomfortable wind speed;</p> <p>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;</p> <p>f. environmental damage or degradation;</p> <p>g. diminished service levels because social or physical infrastructure necessary to</p>	<p>Land Use Compatibility Principles – Land Use Compatibility Matters</p>	<p>The proposal includes the construction of a two storey building on the vacant property. The proposed Exception Overlay E146 does not look to alter any of the permitted uses performance standards under the M2 Zone of the Kingston Zoning By-law, more specifically no increases to maximum height or required setbacks. As such, compatibility matters such as shadowing, intrusive overlook, or wind are not anticipated to be impacted through this proposal.</p> <p>The proposed development is not anticipated to result in any disruption to the functionality of traffic, active transportation, or transit. The development is within walking distance to transit stops and routes (regular and express routes) and active transportation infrastructure is being provided</p>

Policy	Category	Conformity with the Policy
<p>support a use or area are overloaded;</p> <p>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;</p> <p>i. visual intrusion that disrupts the streetscape or buildings;</p> <p>j. degradation of cultural heritage resources;</p> <p>k. architectural incompatibility in terms of scale, style, massing and colour; or,</p> <p>l. the loss or impairment of significant views of cultural heritage resources and natural features and areas to residents.</p>		<p>on-site through the introduction of short-term and long-term bike parking. A total of 49 parking spaces and 3 accessible spaces are proposed through this development which will allow for sufficient on-site parking to facilitate access. A vehicle entrance is proposed from Arlington Park Place and parking is located in the front and rear yards with a two-way drive aisle proposed to ensure ease of vehicle movement through the site.</p> <p>The subject site is located within an existing industrial area. In light of the site-specific context, compatibility with regard to light pollution, noise, odour, dust or vibration will not be impacted. The proposal seeks to develop the subject site, an existing vacant property, with a two-storey office building and surface parking. A landscaped area is proposed along the property frontage will assist to visually screen the parking and building from the streetscape.</p> <p>There are no known cultural heritage features on or adjacent to the site. The development will incorporate new landscaped areas along the front and rear lot lines as well as abutting the north and east portions of the building.</p> <p>The servicing report demonstrates that the development is not anticipated to diminish physical</p>

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		<p>infrastructure serving the site or its surrounding area and will be able to utilize the existing municipal water and sanitary services. The development will not contribute to overloading social infrastructure such as schools, parks, and community facilities located near to the subject site, and this development poses no concerns with their capacity.</p> <p>The subject site is located in an area intended from employment uses and is surrounded by light industrial, business park and commercial uses.</p> <p>The subject site is located in an employment area that is dominated by one and two-storey, large footprint light industrial, business park and commercial uses. The proposed development will be compatibility with the scale, style and massing of the surrounding built form. Building entrances are located at the north and south sides of the buildings. Clearly delineated pedestrian paths are identified through the property to ensure safe pedestrian access and visibility to the proposed entrances.</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>	<p>Compatible Development and Land Use Change - Mitigation Measures</p>	<p>See Section 2.7.3.</p> <p>The proposed development incorporates appropriate setbacks from all lot lines which comply with zoning requirements. Through the proposed zoning by-law</p>

Policy	Category	Conformity with the Policy
<p>a. ensuring adequate setbacks and minimum yard requirements;</p> <p>b. establishing appropriate transition in building heights, coverage, and massing;</p> <p>c. requiring fencing, walls, or berming to create a visual screen;</p> <p>d. designing the building in a way that minimizes adverse effects;</p> <p>e. maintaining mature vegetation and/or additional new landscaping requirements;</p> <p>f. controlling access locations, driveways, service areas and activity areas; and,</p> <p>g. regulating location, treatment and size of accessory uses and structures, lighting, parking areas, garbage storage facilities and signage.</p> <p><i>Planning Act</i> 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>amendment, no relief is being sought from the performance standards of the zoning by-law, separate from the inclusion of permitting an office as a standalone complementary use.</p>
<p>2.7.6. Only development proposals that meet the long-term needs of the intended users or occupants will be supported. Proponents, whether developing individual buildings on a single site, or multiple buildings being built at one time or phased over time, will be required to</p>	<p>Compatible Development and Land Use Change - Functional Needs</p>	<p>See Sections 2.7.3. and 2.7.4.</p> <p>The proposed standalone two-storey office building will maintain a suitable scale that is compatible with the existing built form in the surrounding employment area.</p> <p>The proposed use does not require amenity area;</p>

Policy	Category	Conformity with the Policy
<p>demonstrate to the satisfaction of the City that the functional needs of the occupants or users will be met by providing:</p> <p>a. suitable scale, massing and density in relation to existing built fabric;</p> <p>b. appropriate landscaping that meets or improves the characteristic green space amenity of the site and surroundings and enhances the City’s tree planting program;</p> <p>c. adequate land area and appropriate site configuration or provision for land assembly, as required;</p> <p>d. efficient use of municipal services, including transit;</p> <p>e. appropriate infill of vacant or under-utilized land; and,</p> <p>f. clearly defined and safe:</p> <ul style="list-style-type: none"> • site access; • pedestrian access to the building and parking spaces; • amenity areas; • building entry; and • parking and secure and appropriate bicycle facilities 		<p>however, the thoughtful design landscaped open space is contemplated through this proposal.</p>
<p>2.9.1. It is the intent of this Plan to promote economic development and competitiveness by:</p> <p>a. providing an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long-term needs;</p> <p>b. providing opportunities for a diversified economic base, including maintaining a range</p>	<p>Economic Development – Economic Development Strategy</p>	<p>The proposal will look to permit the complementary office use as a standalone use, whereas the Kingston Zoning By-Law permits it as an accessory use. This will allow for a diversification of uses that meet the long-term needs in and around the surrounding area.</p> <p>The proposal will enable the office use to function as the primary use without restriction to the potential future</p>

Policy	Category	Conformity with the Policy
<p>and choice of suitable sites for employment uses that support a wide range of economic activities and complementary uses, and takes into account the needs of existing and future businesses;</p> <p>c. planning for, protecting and preserving employment areas for current and future uses;</p> <p>d. ensuring the necessary infrastructure is provided to support current and projected needs; and,</p> <p>e. encouraging the development of business incubators.</p>		<p>introduction of industrial uses identified in the M2 Zone.</p> <p>The site is currently undeveloped. As such, the introduction of a permitted complementary use as a standalone use is not anticipated to greatly increase the demand for infrastructure to the site.</p>
<p>3.6.2. The City strongly supports a strong and diversified economic base. As outlined in the Employment Land Strategy Review, the City will continue to promote the City's four Business Parks: Cataraqui Estates Business Park; Clyde Business Park; Alcan Business Park; and, the St. Lawrence Business Park. Other specific means of supporting economic development by the City are set out in Section 2.9.</p>	<p>Employment Areas (Industrial Designations and Policies) – Support of Economic Base</p>	<p>The site is not located in the City's four Business Parks. The subject application seeks to allow an office as a primary use on the subject site to further diversify the economic base of the area and support its users.</p>
<p>3.6.12. Complementary uses are intended to improve the quality of life and reduce dependence on the private automobile for employees within the employment area by providing support and services in close proximity to employment uses.</p>	<p>Employment Areas (Industrial Designations and Policies) – Complementary Uses</p>	<p>See Section 2.7.</p> <p>The proposed standalone complementary use listed in Exception Overlay (E146) is intended to allow for the construction of a two storey office building within the General Industrial designated</p>

Policy	Category	Conformity with the Policy
<p>Complementary uses listed within the Business Park Industrial and General Industrial designations will require a minor variance or zoning by-law amendment, as appropriate, prior to being permitted by the zoning by-law in accordance with the following:</p> <p>a. a minor variance application may be used to establish complementary uses that occupy generally 25 percent of the total floor area of all buildings located on a parcel of land, provided the complementary uses:</p> <p>i. will provide a support or service to the employees within the employment area designations that are continuous to the subject parcel and that the support or service cannot be provided from an adjacent land use designation to such employment area;</p> <p>ii. will not hinder or preclude any employment uses from establishing on any lands in the employment area designations due to principles of land use compatibility, in accordance with Section 2. 7; and</p> <p>iii. will be oriented towards the road frontage and contribute to an attractive and functional employment area.</p> <p>b. a zoning by-law amendment will be required to establish complementary</p>		<p>area. The complementary use was selected as it is identified as a permitted complementary use in the General Industrial designation and will not hinder or interfere with the industrial uses in the surrounding area. The complementary use considered by the proposed zoning by-law amendment do exceed that which is contemplated by a minor variance, which is the primary reason why the zoning by-law amendment application is being sought.</p> <p>The use is intended to improve the quality of life, access to a diversity of services and reduce dependence on private automobiles for employees (present and future) within the employment area. The proposed use will broaden the range of services afforded to users of the surrounding area.</p> <p>The proposed Exception Overlay does not include any sensitive uses, which would have the potential hindering or precluding any employment uses from establishing on lands in the surrounding area. The proposed standalone office use is not more sensitive than the existing light industrial, business park and commercial uses in the surrounding area and is not anticipated to result in a compatibility concern for existing of future employment uses.</p>

Policy	Category	Conformity with the Policy
<p>uses that exceeds the threshold established for minor variances in a), including standalone complementary uses, and must demonstrate:</p> <p>i the criteria listed above in clause a have been satisfied;</p> <p>ii. will result in similar rates of employment as the primary permitted uses, in accordance with Section 2.3.7; and</p> <p>iii. will not contribute to the fragmentation of continuous employment areas by generally being located at entrances or along edges of continuous employment areas that are visible from arterial or collector roads to assist in the transition between the employment uses and surrounding land uses.</p>		<p>The proposed development has been designed to occupy the vacant site in such a manner where the performance standard requirements of the zoning by-law can be met. The proposed two-storey office building will be oriented towards Arlington Park Place, with the inclusion of landscaped open space along the road frontage to facilitate a pleasant pedestrian experience. The applicant notes that the building has been designed with a mix of pre-cast aggregate and significant glazing to contribute to the attractiveness and function of the employment area. The proposed development will result in the development of a vacant, underutilized parcel, activating the streetscape along Arlington Park Place.</p> <p>The proposed development has been designed to maximize the developable area of the site, while ensuring the functional needs for ingress and egress can be met. This specifically relates to parking, loading, building access and landscaped open space. The applicant notes that the proposed development will introduce an employment use to the currently vacant parcel, which will contribute to increasing the number of jobs available on-site, as well as within the</p>

Policy	Category	Conformity with the Policy
		<p>larger surrounding employment area.</p> <p>The vacant property is located mid-block along Arlington Park Place and the employment area for which it is located is generally not visible from Gardiners Road to the east and only partially visible from Taylor Kidd Boulevard to the north. In light of the vacant nature of the property, and the adjacent property located at 695 Arlington Park Place, the existing on-site conditions contribute to the fragmentation of the surrounding employment area. Through the proposal, the property will be developed. This will inadvertently allow for the decrease of fragmentation of the existing employment area and increase employment opportunities and access to services to the surrounding employees and visitors.</p>
<p>3.6.14. The zoning by-law will establish specific provisions related to land use, setbacks, and lot coverage, for each of the specific Industrial designations identified by this Plan.</p>	<p>Employment Areas (Industrial Designations and Policies) – Zoning By-law</p>	<p>The proposed development has been designed to meet the performance standards of the M2 Zone and all applicable Sections of the zoning by-law (e.g., parking, loading spaces, bike parking, etc.).</p>
<p>3.6.15. Within employment areas, development is subject to the following requirements:</p> <p>b. road access to individual landholdings is a primary consideration to facilitate the transition of vacant or underutilized lands to full industrial capability;</p>	<p>Employment Areas (Industrial Designations and Policies) – Development Criteria</p>	<p>See Sections 2.7.3. and 2.7.4.</p> <p>The proposed development of the two-storey standalone office building will incorporate road access from Arlington Park Place via a two-way driveway that will facilitate safe and functional entry and exit of the subject site.</p>

Policy	Category	Conformity with the Policy
<p>c. each site must provide and clearly indicate access points that facilitate safe and functional entry and exit for vehicles, particularly by highway transport vehicles;</p> <p>d. each site must provide convenient and safe access for active transportation and accommodate transit. Where feasible, on-site pathways must be connected with the public sidewalk system, and with adjacent public spaces and trails;</p> <p>e. loading areas must be screened from abutting non-industrial uses, separated from vehicle and pedestrian traffic, and located in interior side yards or rear yards;</p> <p>f. parking is to be provided in accordance with Section 4.6 of this Plan for vehicles and bicycles. Parking for vehicles shall be designed in such a manner as to minimize conflicts between vehicles, cyclists and pedestrians wherever possible. Front yard parking is discouraged but may be considered to facilitate improved access and functionality particularly when building massing and lot configuration precludes the accommodation of parking in interior side yards or rear yards. In cases where front yard parking is necessary, landscaping shall be used to screen views of parking areas and design priority shall be given to accommodating safe</p>		<p>The proposed redevelopment will be contributing towards the future extension of a sidewalk along the south side of Arlington Park Place abutting the subject site.</p> <p>The proposal supplies a sufficient amount of surface parking spaces and meets the bicycle parking requirements of the zoning by-law.</p> <p>The development will introduce and meet the landscaping requirements of the zoning by-law, while appropriately incorporating exterior lighting to improve the overall site function and aesthetic through increased safety and accessibility for all users.</p> <p>A future application for Site Plan Control is required to permit the proposed development of the vacant lands.</p>

Policy	Category	Conformity with the Policy
<p>non-vehicular access throughout the site;</p> <p>g. the design of new industrial buildings must be compatible with, and sensitive to, the characteristics of the existing surrounding development, and must take into consideration the existing natural constraints and features on the site;</p> <p>h. industrial buildings must be designed and constructed to an appropriate finished standard on all sides facing a road, a freeway or an abutting non-industrial use;</p> <p>i. the design of new industrial buildings must be appropriate in terms of scale, character, and design elements, including well-defined main entrances that are oriented to the public road, roof form and articulation, and the use of high quality exterior materials that are compatible with surrounding uses;</p> <p>j. service facilities and mechanical equipment must be designed and located with minimal visual impacts on surrounding properties, and for maximum safety for employees and the public;</p> <p>k. adequate screening and buffering in the form of fencing, berming and/or landscaping is required to minimize potential impacts between the proposed industrial use and neighbouring properties, particularly any adjacent Residential, Commercial,</p>		

Policy	Category	Conformity with the Policy
<p>Institutional, or Environmental Protection Area designations;</p> <p>l. landscaping must be designed to enhance the overall aesthetic quality of each site, and where a site is adjacent to a natural heritage feature or area, special attention must be given to the landscape design in order to enhance and protect natural heritage features and areas and ensure no negative impacts;</p> <p>m. facilities for managing solid waste must be located within an enclosed structure sited away from the street or an abutting nonindustrial use, and constructed in such a manner that the waste material is not visible from the street or an adjacent non-industrial property;</p> <p>n. outdoor storage of goods or materials must be fenced and screened from the view of roads or adjacent properties and will be limited within the Business Park Industrial designation;</p> <p>o. industrial uses requiring large amounts of outdoor storage, and those characterized by noise, odour and vibration, are restricted through the zoning by-law from locating near non-industrial areas;</p> <p>p. exterior lighting of any building or parking area is to be designed to deflect glare from adjacent properties while providing appropriate levels for safety and accessibility;</p>		

Policy	Category	Conformity with the Policy
<p>q. a stormwater management plan prepared in conjunction with a development application must address the quality and quantity of stormwater as required by Section 4.3 of this Plan;</p> <p>r. high quality design treatments, based on the policies of Sections 3.6.A.6 and 8 of this Plan, are expected of any industrial facility located adjacent to non-industrial uses, on all lands designated as Business Park Industrial, and on any of the major gateways into the City, including Highway 401, Gardiners Road, Sir John A. Macdonald Boulevard, Division Street, Montreal Street, and Highway 15/Kingston Road 15;</p> <p>s. any industrial uses that may involve hazardous substances shall not be permitted to locate in hazardous lands and hazardous sites; and,</p> <p>t. all development applications are subject to site plan control review.</p>		
<p>3.6.B.1. The main uses permitted within the General Industrial designation include:</p> <p>a. manufacturing, assembling, fabricating, and processing operations;</p> <p>b. construction and transportation activities and facilities;</p> <p>c. storage, warehousing, and wholesale trade activities;</p>	<p>General Industrial – Permitted Uses</p>	<p>The zoning by-law amendment to the General Industrial zone would continue to allow the uses as identified in Section 3.6.B.1. of the Official Plan.</p>

Policy	Category	Conformity with the Policy
<p>d. communications facilities and utilities; e. automotive, heavy equipment, and truck repair facilities, and towing compounds; f. institutional uses with General Industrial characteristics, as outlined in Section 3.5.3 of this Plan; and, g. municipal works yards and water treatment and sewage treatment facilities, subject to the policies of Section 3.2 of this Plan.</p>		
<p>3.6.B.2. The following uses are intended to serve the General Industrial area and are permitted as complementary uses within the General Industrial designation:</p> <p>a. office and business service establishments, such as printing and equipment repair; b. research and development facilities, including laboratories; c. restaurants, financial institutions, personal services, medical and paramedical, and convenience commercial uses; d. automobile service stations or gas bars, if located at the intersection of arterial or collector streets; e. public and private parks and recreation facilities; f. parking lots and structures; and, g. sources of renewable energy, subject to the policies of Section 6.2 of this Plan.</p>	<p>General Industrial – Complementary Uses</p>	<p>See Section 3.6.12.</p> <p>The standalone complementary use proposed through this application is:</p> <ul style="list-style-type: none"> • Office <p>The proposed office use is permitted as a complementary use in the General Industrial designation of the Official Plan. In review of the proposal against Section 3.6.12., staff consider the proposed use as appropriate for the subject property.</p>

Policy	Category	Conformity with the Policy
<p>3.6.B.3. A standalone complementary use may be permitted, without amendment to this Plan, subject to demonstrating conformity to Section 3.6.12 or 3.6.13, and 3.6.15.</p>	<p>General Industrial – Complementary Uses</p>	<p>Refer to Section 3.6.12.</p>
<p>3.6.B.4. New development that is considered incompatible with the General Industrial designation, and is prohibited within the Urban Boundary, include the following:</p> <ul style="list-style-type: none"> a. automotive wrecking yards; b. scrap and salvage yards (except where such products are recycled as an input to a permitted employment use on the same site); c. pits and quarries; d. sanitary landfill sites; e. community facilities; f. elementary and secondary schools; g. commercial uses except for those complementary uses permitted in the General Industrial designation, and the retail accessory uses permitted in Section 3.6.11 of this Plan; and, h. residential uses, except for caretaker or guard’s quarters. 	<p>General Industrial – Prohibited Uses</p>	<p>The proposal does not include the introduction of any prohibited uses as identified in Section 3.6.B.4. of the Official Plan.</p>
<p>9.5.9. When considering an application to amend the zoning by-law, the Planning Committee and Council will have regard to such matters as:</p> <ul style="list-style-type: none"> a. conformity of the proposal with the intent of the Official Plan policies and schedules; 	<p>By-Laws - Planning Committee/Council Considerations</p>	<p>See policy responses in Section 2.1.1 and Section 2.7.</p> <p>The proposal is to enable a standalone complementary office use on a vacant industrially designated property. The proposal is consistent with the applicable policies and intent of the</p>

Policy	Category	Conformity with the Policy
<p>b. compatibility of the proposal with existing uses and zones, sensitive uses, the natural heritage system, cultural heritage resources, and compatibility with future planned uses in accordance with this Plan;</p> <p>c. compatibility of proposed buildings or structures with existing buildings and structures, with zoning standards of adjacent sites, with any future planned standards as provided in this Plan, and with any urban design guidelines adopted by the City for the area;</p> <p>d. the extent to which the proposal is warranted in this location and the extent to which areas zoned for the proposed use are available for development;</p> <p>e. the suitability of the site for the proposal, including its ability to meet all required standards of loading, parking, open space or amenity areas;</p> <p>f. the suitability of the density relative to the neighbourhood and/or district, in terms of units per hectare, bedrooms per hectare, floor space index, and/or employees per hectare, as applicable;</p> <p>g. the impact on municipal infrastructure, services and traffic;</p> <p>h. comments and submissions of staff, agencies and the public; and,</p> <p>i. the degree to which the proposal creates a precedent.</p>		<p>Official Plan and does not set an undesirable precedence.</p>



Planning Committee Kingston Zoning By-Law 2022-62

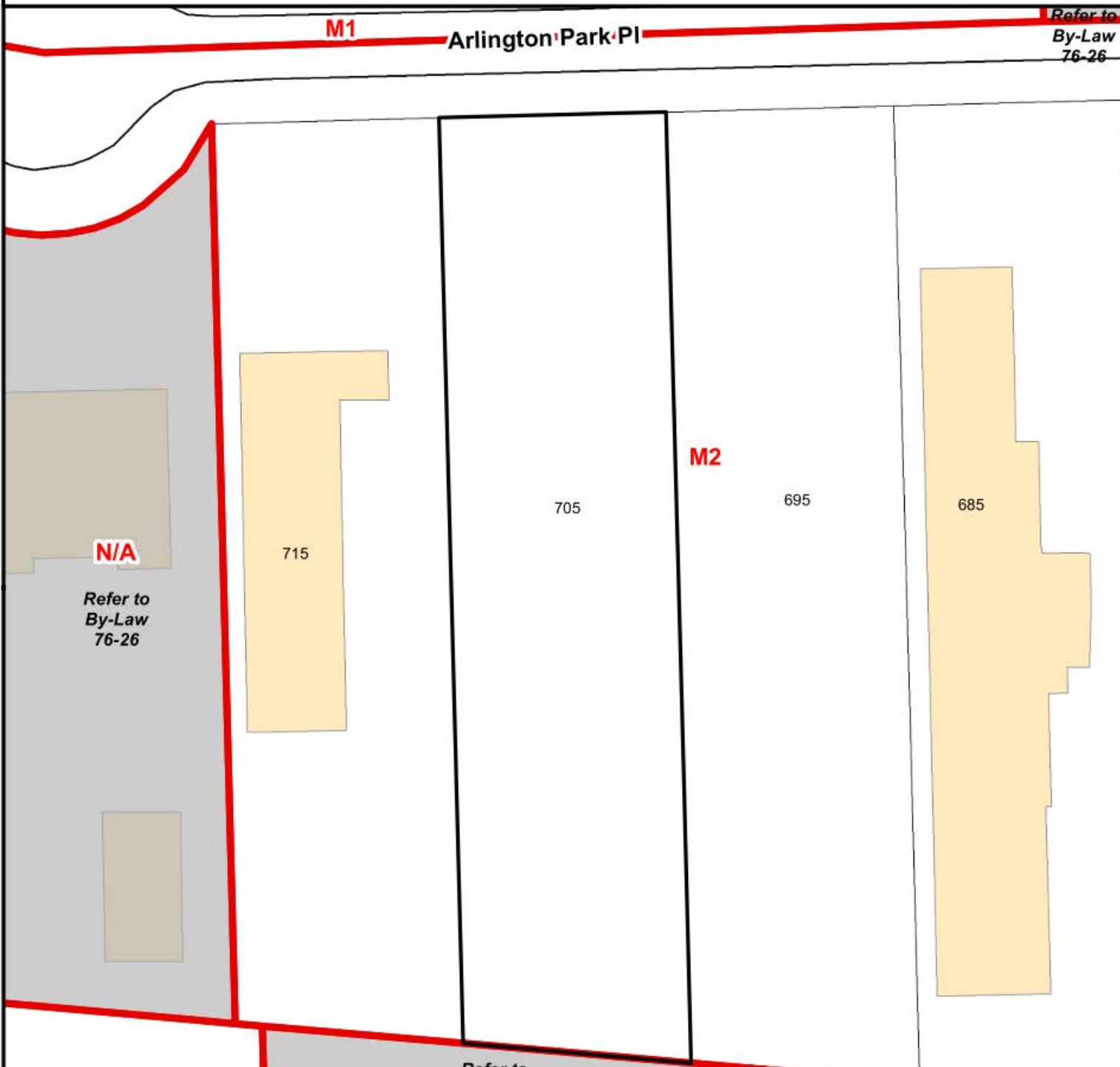
Address: 705 Arlington Park Place
File Number: D14-014-2023

Planning Services

- 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)

M1 Arlington Park Pl

Refer to By-Law 76-26



N/A

Refer to By-Law 76-26

715

705

M2

695

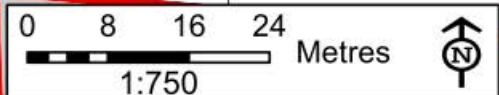
685

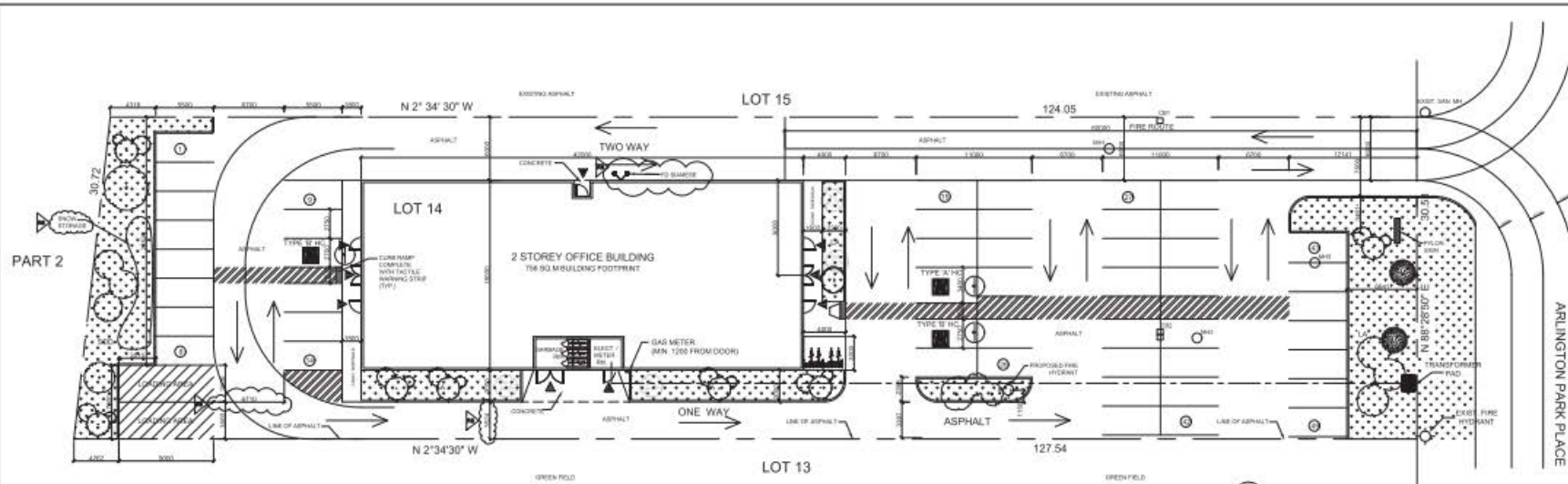
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N/A

Refer to By-Law 76-26

51

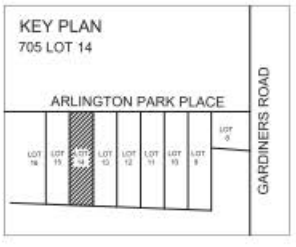
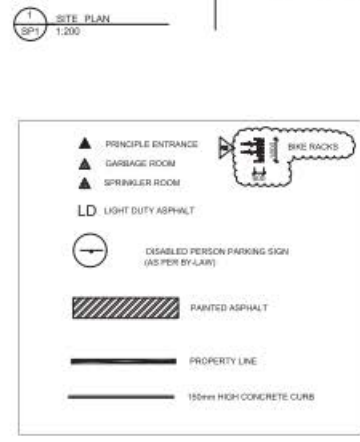




- DRAWING NOTES:**
- ALL DIMENSIONS TO BE THE PROPERTY OF ALEXANDER ARCHITECT INC.
 - ALL DIMENSIONS SHALL BE CHECKED AND CORRECTED BY THE ARCHITECT BEFORE THE COMMENCEMENT OF THE CONSTRUCTION AND SHALL BE CORRECTED BY THE ARCHITECT.
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- CONSTRUCTION NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING BY-LAW AND ALL APPLICABLE REGULATIONS.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING BY-LAW AND ALL APPLICABLE REGULATIONS.
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- SITE NOTES:**
- ALL DIMENSIONS SHALL BE CHECKED AND CORRECTED BY THE ARCHITECT BEFORE THE COMMENCEMENT OF THE CONSTRUCTION AND SHALL BE CORRECTED BY THE ARCHITECT.
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ITEM	ITEM DESCRIPTION	REQ REFERENCE
1	PROJECT DESCRIPTION	3.1.1
2	BLDG EQUIPMENT	3.1.2
3	BUILDING AREA (SQ)	3.1.3
3.1	GROUND FLOOR	3.1.3
3.2	2ND FLOOR	3.1.3
4	LOT AREA (SQ)	3.1.3
5	NUMBER OF STOREYS ABOVE	3.1.3 + 3.1.4
6	HEIGHT OF BUILDING	3.1.3 + 3.1.4
7	NUMBER OF STREETS / FRONTAGE ACCESS	3.1.3 + 3.1.4
8	SPRINKLER SYSTEM PROPOSED	3.1.3 + 3.1.4
9	STAIRWAYS REQUIRED	3.1.3
10	FIRE ALARMS REQUIRED	3.1.3
11	WATER SERVICE / SUPPLY IS ADEQUATE	3.1.3
12	POWERSHED CONSTRUCTION	3.1.3 + 3.1.4
13	ACTUAL CONSTRUCTION	3.1.3 + 3.1.4
14	OCCUPANT LOAD BASED ON	3.1.3 + 3.1.4
15	SHARED-FREE DESIGN	3.1.3 + 3.1.4
16	HAZARDOUS SUBSTANCES	3.1.3 + 3.1.4
17	REQUIRED FIRE RESISTANCE	3.1.3 + 3.1.4
18	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	3.1.3 + 3.1.4

ZONING USE	MEASUREMENTS	PROPOSED	BY-LAW COMPLIANCE
OFFICE <td>AS PER TABLE 16.1.2 <td>OFFICE <td>16.1.2</td> </td></td>	AS PER TABLE 16.1.2 <td>OFFICE <td>16.1.2</td> </td>	OFFICE <td>16.1.2</td>	16.1.2
LOT AREA	N/A	3,824.59 SQM	16.2.1(1)
BUILDING AREA	N/A	756.00 SQM	
G.F.A.	N/A	1512.00 SQM	
LOT FRONTAGE	21 m	35.48 m	16.3.1(2)
LOT COVERAGE (MAX)	N/A	19.85 %	16.3.1(3)
FRONT YARD SETBACK	8 m	28.23 m	16.3.1(4)
INTERIOR SIDE YARD SETBACK (EAST)	8 m	8 m	16.3.1(7)
INTERIOR SIDE YARD SETBACK (WEST)	8 m	8 m	16.3.1(7)
EXTERIOR SIDE YARD SETBACK	N/A	N/A	16.3.1(8)
REAR YARD SETBACK	7.5 m	25 m	16.3.1(5)
BUILDING HEIGHT	12M	8.8 m	16.3.1(3)
LANDSCAPE AREA	15 %	15.14 % - 578.06 SQM	16.3.1(8)
MIN. PLANTING STRIP WIDTH (FRONT)	N/A	7.738 m	4.18
MIN. PARKING SPACES (2.6m X 5.5m)	NO MIN.	49 CARS	TABLE 7.2.2 & 7.4.1
PM4 ZONE OFFICE USE			
EFFECTIVE RATE FOR MF CALC: 4 PER 100SQM			
OF GROSS FLOOR AREA (1512/100)*4=61			
MIN. HC PARKING SPACES	4% WHERE BETWEEN 13 OR 100 EFFECTIVE RATE	3	7.2.3 (2)
TYPE A: 3,4X5.5			
TYPE B: 2,7X5.5			
MIN. LOADING SPACES (3.0 x 6.0 m)	2 WHERE 300 TO 2500 SQM	2	TABLE 7.5.1, 7.5.5
TOTAL PARKED AREA			
BIKE PARKING	OFFICE: LONG TERM: 0.2 PER 100 SQM, GF+A=3 SHORT TERM: 3+0.2 PER 100 SQM, GF+A=8	3 LONG TERM AND 8 SHORT TERM	TABLE 7.3.1
DRIVEWAY	MIN: 7.5M WIDE MAX: 9M WIDE	7.5M WIDE	TABLE 7.4.10



ACCESSIBLE PARKING SPACES (PM4)

1.1.1 ACCESSIBLE SPACES SHALL COMPLY WITH THE FOLLOWING MINIMUM REQUIREMENTS:

1.2 THE MIN. WIDTH OF TYPE A ACCESSIBLE SPACES IS 3.0 METERS AND 1.3 THE MIN. WIDTH OF TYPE B ACCESSIBLE SPACES IS 2.7 METERS.

1.4 ACCESSIBLE SPACES SHALL COMPLY WITH THE FOLLOWING MINIMUM VERTICAL CLEARANCES:

1.5 THE MIN. VERTICAL CLEARANCE OF AN ACCESSIBLE SPACE LOCATED IN A FINISHED STRUCTURE IS 2.1 METERS AND 1.6 THE MIN. VERTICAL CLEARANCE OF ALL OTHER ACCESSIBLE SPACES IS 2 METERS.

1.7 THE MIN. CLEARANCE AREA MUST BE PROVIDED FOR EACH ACCESSIBLE SPACE AND MAY BE DRAINED BY A GRASS OR OTHER PERMEABLE SURFACE.

1.8 THE MIN. CLEARANCE AREA MUST BE PROVIDED FOR EACH ACCESSIBLE SPACE AND MAY BE DRAINED BY A GRASS OR OTHER PERMEABLE SURFACE.

1.9 THE MIN. CLEARANCE AREA MUST BE PROVIDED FOR EACH ACCESSIBLE SPACE AND MAY BE DRAINED BY A GRASS OR OTHER PERMEABLE SURFACE.

1.10 THE MIN. CLEARANCE AREA MUST BE PROVIDED FOR EACH ACCESSIBLE SPACE AND MAY BE DRAINED BY A GRASS OR OTHER PERMEABLE SURFACE.

Alexander Wilson
Architect Inc.
Architects
100-08 Gore Drive
Kingston, ON K7L 3L5
T: 613-545-3744
F: 613-545-1411

NEW EMPIRE DESIGN - BUILD

PROJECT NORTH

LOT 14, PLAN 1724
705 ARRLINGTON PARK PLACE
KINGSTON, ONTARIO
1000324626 Ontario, Inc.

SITE PLAN ZONING MATRIX LEGEND

NOTED	R6	XX-XX	SP1
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Site Photographs – 705 Arlington Park Place

D14-014-2023



Figure 1. Front facing view along Arlington Park Place frontage, located on the south side of Arlington Park Place (photo taken December 1, 2023).



Figure 2. West facing view along Arlington Park Place frontage of the subject property (photo taken December 1, 2023).



Figure 3. East facing view along Arlington Park Place, with existing fire hydrant located on the vacant subject property (photo taken December 1, 2023)



Figure 4. North facing view along Arlington Park Place, showing the existing plaza immediately across from the subject property (photo taken December 1, 2023)



Figure 5. Additional uses included in the plaza located across the street from the subject property (photo taken December 1, 2023).



Figure 7. Existing developed properties on the north side of Arlington Park Place, with parking and landscaping shown (photo taken December 1, 2023).



Figure 8. Existing developed properties on the south side of Arlington Park Place, located to the west of the subject site (photo taken December 1, 2023).



Figure 9. Existing developed properties on the south side of Arlington Park Place, located to the west of the subject site (photo taken December 1, 2023).



Figure 10. Adjacent property to the subject site on the southwest side of Arlington Park Place, municipally addressed as 715 Arlington Park Place with front yard parking (photo taken December 1, 2023).



Figure 11. Property located at 685 Arlington Park Place, on the southeast side of Arlington Park Place with existing development and business (photo taken December 1, 2023).



Figure 12. Property located at 675 Arlington Park Place, on the southeast side of Arlington Park Place with existing development and businesses (photo taken December 1, 2023).



Figure 13. Intersection of Arlington Park Place and Midpark Drive (photo taken December 1, 2023).



Figure 14. Property located at 655 Arlington Park Place, on the southeast side of Arlington Park Place with existing development and businesses located near the intersection of Arlington Park Place and Gardiners Road (photo taken December 1, 2023).



Figure 15. Existing sidewalk along southeast side of Arlington Park Place, currently ends at 757 Arlington Park Place (photo taken December 1, 2023).



Figure 16. Property located at 765 and 763 Gardiners Road, on the west side of Gardiners Road, south of intersection of Arlington Park Place and Gardiners Road with location of bus stop (photo taken December 1, 2023).



Figure 17. Rio Can Centre located to the east of the Arlington Park Place and Gardiners Road intersection (photo taken December 1, 2023).



Figure 18. View of the developed property located at 775 Gardiners Road, north of the Arlington Park Place and Gardiners Road intersection, demonstrating front and exterior yard parking (photo taken December 1, 2023).



Figure 19. Northeast facing view of the existing commercial business located at 660 Arlington Park Place, along Arlington Park Place, taken from the south side of Arlington Park Place (photo taken December 1, 2023).



Figure 20. West facing view, along the south side of Arlington Park Place, where sidewalk connection ends (photo taken December 1, 2023).



Planning Committee
Public Notice Notification Map
Address: 705 Arlington Park Place
File Number: D14-014-2023

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

