

By-Law Number 2024-XXX

**A By-Law To Amend The City Of Kingston Official Plan (Amendment Number 91,
500 Cataraqui Woods Drive)**

Passed: [Meeting Date]

Whereas a Public Meeting was held regarding this amendment on August 2, 2023 and December 21, 2023;

Now Therefore the Council of The Corporation of the City of Kingston, in accordance with the provisions of Section 17 of the *Planning Act*, R.S.O. 1990, c.P13, hereby enacts as follows:

1. The City of Kingston Official Plan is hereby amended by the following map change which shall constitute Amendment Number 91 to the Official Plan for the City of Kingston.
 - (a) **Amend** Schedule 'CN-1', 'Cataraqui North Neighbourhood Secondary Plan', of the City of Kingston Official Plan, so as to designate the property located at 500 Cataraqui Woods Drive, as shown on Schedule 'A' to By-law Number 2024-____, as 'Residential'
2. That the City of Kingston Official Plan, as amended, be further amended by adding the following new Policy as Section 10C.3.34.1:

"10C.3.34.1 That high density residential development may be located at the northwest corner of Centennial Drive and Cataraqui Woods Drive, 500 Cataraqui Woods Drive, subject to the following restrictions:

 - a. The maximum density is 280 dwelling units per net hectare of land."
3. This by-law shall come into force and take effect on the day that is the day after the last day for filing an appeal pursuant to the *Planning Act*, provided that no Notice of Appeal is filed to this by-law in accordance with the provisions of Section 17, Subsection 24 of the *Planning Act*, as amended; and where one or more appeals have been filed within the time period specified, at the conclusion of which, the By-Law shall be deemed to have come into force and take effect on the day the appeals are withdrawn or dismissed, as the case may be.

Given all Three Readings and Passed: [Meeting date]

Janet Jaynes
City Clerk

Bryan Paterson
Mayor



Planning
Services

Schedule 'A' to By-Law Number

Address: 500 Cataraqui Woods Drive
File Number: D35-002-2023

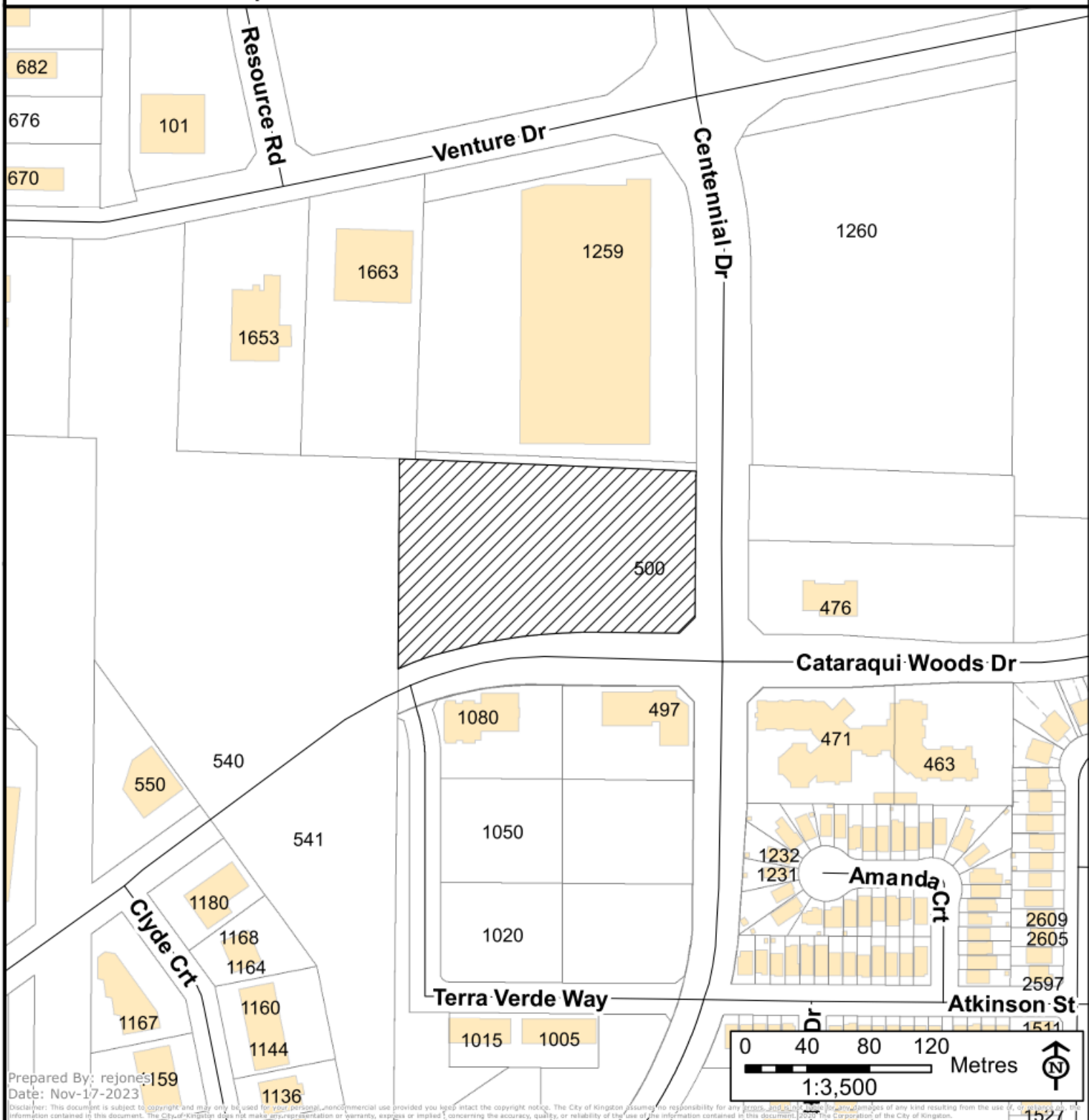
Official Plan - Schedule CN-1 Cataraqui North Land Use

 Lands to be redesignated from
'Business Commercial' to 'Residential'

Certificate of Authentication

This is Schedule 'A' to By-Law Number _____, passed this _____ day of _____ 2022.

Mayor Clerk



Prepared By: rejones
Date: Nov-17-2023

Disclaimer: This document is subject to copyright and may only be used for your personal, noncommercial use provided you keep intact the copyright notice. The City of Kingston assumes no responsibility for any errors and is not liable for any damages of any kind resulting from the use of or reliance on the information contained in this document. The City of Kingston does not make any representation or warranty, express or implied concerning the accuracy, quality, or reliability of the use of the information contained in this document. ©2023 The Corporation of the City of Kingston.

By-Law Number 2024-XX

A By-Law to Amend By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (Change to URM2, Removal of Legacy Exception ‘L74’, and Introduction of Exception Number ‘E142’ and Exception Number ‘E143’, and Removal of Holding Overlay H164 and introduction of Holding Overlay H231 (500 Cataraqui Woods Drive))

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;

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 ‘M4’ to ‘URM2’, as shown on Schedule “A” attached to and forming part of this By-Law;
 - 1.2. Schedule E – Exception Overlay is amended to remove Legacy Exception L74 and to add Exception E142 and E143, as shown on Schedule “B” attached to and forming part of this By-Law.
 - 1.3. Schedule F – Holding Overlay is amended to remove Hold Number ‘H164’, and to add Hold Number 231 as shown on Schedule “C” attached to and forming part of this By-Law;
 - 1.4. By adding the following Exception Number E142 in Section 21 – Exceptions, as follows:

“**E142.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

 - (a) **Dwelling unit in a mixed-use building** is a permitted use;

- (b) The provisions for **apartment buildings** apply to **mixed use buildings**;
- (c) **Mixed-use buildings** may only contain **non-residential uses** that are permitted in the CN Zone as per Table 15.1.2., and the **non-residential uses** are only permitted on the **first storey**.
- (d) The maximum **building height** is 22 metres;
- (e) The minimum **rear setback** is 19 metres;
- (f) The minimum **landscaped open space** is 29%;
- (g) A maximum of 40% of the horizontal length of each face of the main wall of each **storey** may be occupied by **balconies**.”

1.5. By adding the following Exception Number E143 in Section 21 – Exceptions, as follows:

“**E143.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

- (a) **Dwelling unit** in a **mixed-use building** is a permitted use;
- (b) The provisions for **apartment buildings** apply to **mixed use buildings**;
- (c) **Mixed-use buildings** may only contain **non-residential uses** that are permitted in the CN Zone as per Table 15.1.2., and the **non-residential uses** are only permitted on the **first storey**.
- (d) The maximum **building height** is 22 metres;
- (e) The minimum **rear setback** is 18 metres;
- (f) The minimum **interior setback** is 4 metres;
- (g) The minimum **amenity area** is 3,390 square metres;
- (h) A maximum of 40% of the horizontal length of each face of the main wall of each **storey** may be occupied by **balconies**;
- (i) The minimum number of **car-share spaces** is 7 spaces.”

1.6. By adding the following Holding Overlay H231 in Section 22 – Holding Conditions, as follows:

- (a) Confirmation from Utilities Kingston of adequate servicing capacity to accommodate the development by way of substantial completion of the Days Road Pumping Station upgrades or an acceptable alternative.

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 1 - Zoning Map

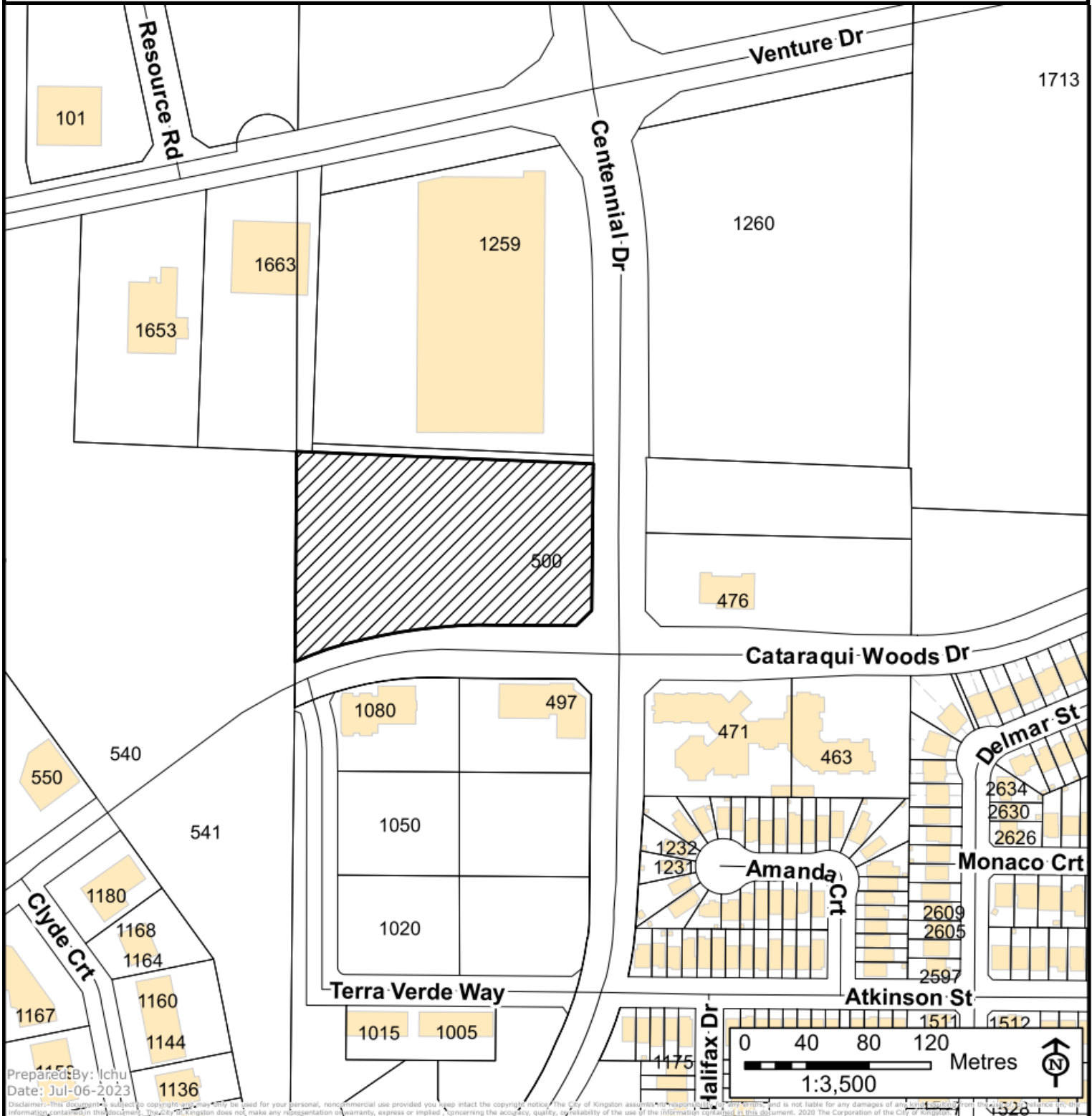
Address: 500 Cataraqi Woods Drive
File Number: D35-002-2023

Lands to be Rezoned to URM2

Certificate of Authentication

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

Mayor Clerk





Planning Services

Schedule 'B' to By-Law Number

Address: 500 Cataraqi Woods Drive
File Number: D35-002-2023

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

- Lands to be added as E142
- Lands to be added as E143

Certificate of Authentication

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

Mayor Clerk




Prepared By: rejoncs
Date: Nov-17-2023
Disclaimer: This document is subject to copyright and may only be used for your personal, non-commercial use provided you keep intact the copyright notice. The City of Kingston assumes no responsibility for any errors and is not liable for any damages of any kind resulting from the use of this information.



Schedule 'C' to By-Law Number

Kingston Zoning By-Law 2022-62 Schedule F - Holding Overlay

Address: 500 Cataraqui Woods Drive
File Number: D35-002-2023

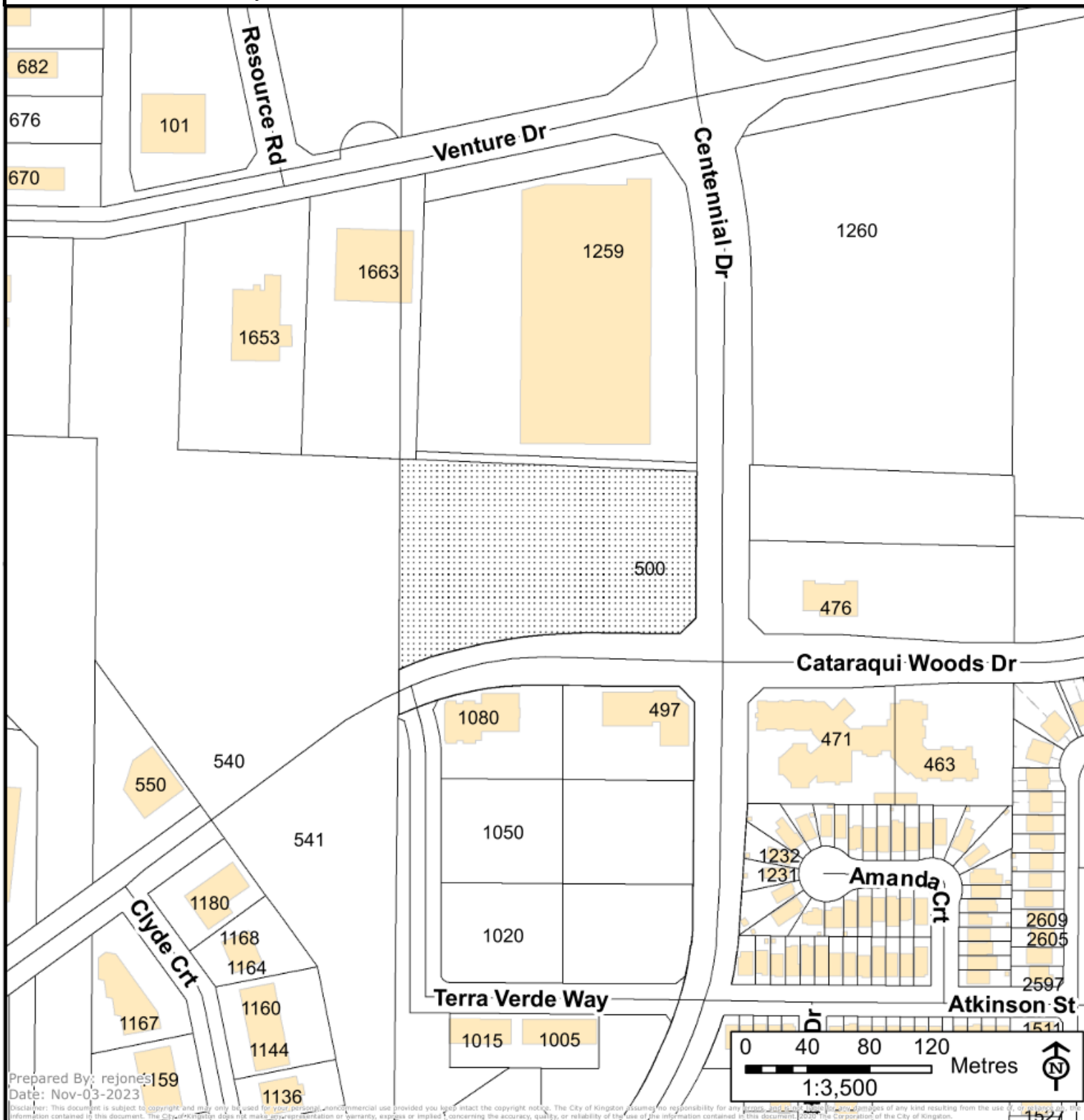
 Lands to be Removed from H164
and Added to H231

Certificate of Authentication

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

Mayor

Clerk



Prepared By: rejon@159
Date: Nov-03-2023

Disclaimer: This document is subject to copyright and may only be used for your personal, non-commercial use provided you keep intact the copyright notice. The City of Kingston assumes no responsibility for any errors, omissions, or damages of any kind resulting from the use of, or reliance on, the information contained in this document. The City of Kingston does not make any representation or warranty, express or implied, concerning the accuracy, quality, or reliability of the use of the information contained in this document. ©2023 The Corporation of the City of Kingston.

By-Law Number 2024-XX

A By-Law to Amend By-Law Number 2022-62, “Kingston Zoning By-Law Number 2022-62” (Zone Change from ‘UR5’ to ‘UR8’ Zone, and Introduction of Exception E81 and Exception E82 (36 Durham Street))

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 ‘UR5’ to ‘UR8’, 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 ‘E81’ and Exception ‘E82’, as shown on Schedule “B” attached to and forming part of this By-Law;
 - 1.3. By adding the following Exception Number E81 and Exception Number E82 in Section 21 – Exceptions, as follows:

“**E81.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

 - (a) For the purposes of the exception overlay, the yard abutting Durham Street shall be deemed to be the **front yard** and the yard abutting Toronto Street shall be deemed to be the **exterior yard**.
 - (b) The minimum **rear setback** is 3.0 metres.”

“**E82.** Despite anything to the contrary in this By-law, the following provisions apply to the lands subject to this Exception:

 - (a) The minimum **lot area** is 195 square metres;

- (b) The minimum **lot frontage** is 11.3 metres;
 - (c) The minimum **front setback** is 3.1 metres;
 - (d) The minimum **rear setback** is 4.9 metres; and
 - (e) The minimum **front setback** for a **porch** is 2.4 metres.”
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



Planning
Services

Schedule 'A' to By-Law Number

Address: 36 Durham Street
File Number: D14-004-2022

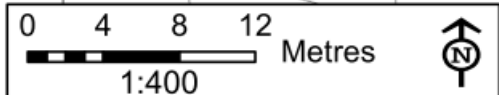
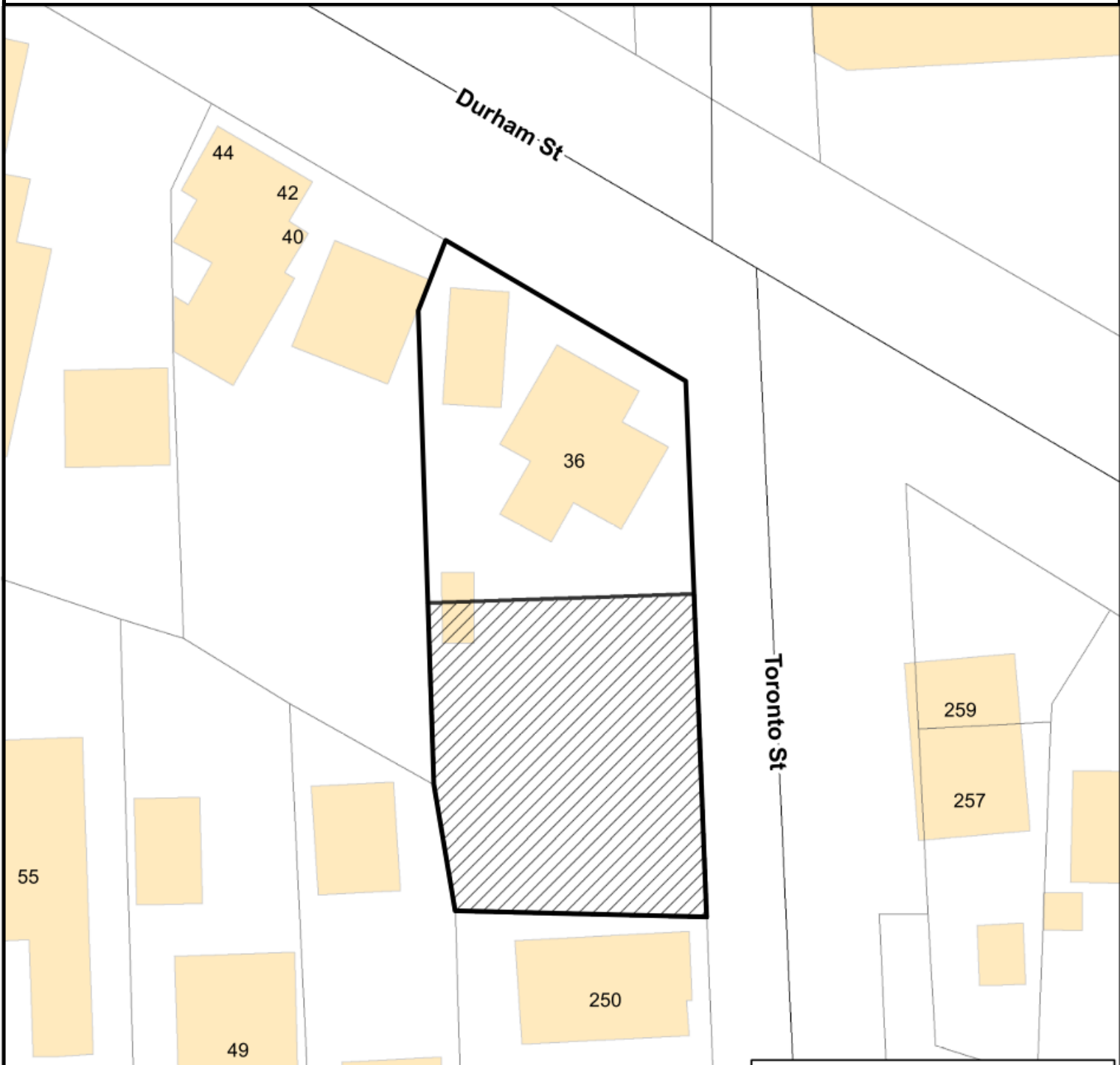
Reference Kingston Zoning By-Law Schedule 1 - Zoning Map

 Lands to be Rezoned from UR5 to UR8

Certificate of Authentication

This is Schedule 'A' to By-Law Number _____, passed this _____ day of _____ 2022.

Mayor Clerk



Prepared By: rejones
Date: Oct-12-2022

Disclaimer: This document is subject to copyright and may only be used for your personal, noncommercial purposes provided you keep intact the copyright notice. The City of Kingston assumes no responsibility for any errors, and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained in this document. The City of Kingston does not make any representation or warranty, expressed or implied, concerning the accuracy, quality, or reliability of the use of the information contained in this document. ©2020 The Corporation of the City of Kingston.

