



**City of Kingston
Report to Planning Committee
Report Number PC-24-023**

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: February 15, 2024
Subject: Supplemental Report
File Number: D35-004-2022
Address: 2312 Princess Street
District: District 2 - Loyalist-Cataraqui
Application Type: Official Plan & Zoning By-Law Amendment
Owner: 2312 Princess Street Inc.
Applicant: Patry Inc.

Council Strategic Plan Alignment:

Theme: Corporate business

Goal: See above

Executive Summary:

The following is a supplemental report to Planning Committee recommending a further deferral of the recommendation contained in [Report Number PC-24-010](#), which was presented to Planning Committee at a regular meeting on December 7, 2023. That report recommended approval of an application for an Official Plan amendment and a zoning by-law amendment for the property located at 2312 Princess Street to redesignate the property to Residential with allowances for additional density and to rezone the property to a site-specific Urban Multi-Residential 2 (URM2) Zone and an Urban Residential 3 (UR3.B) Zone. The recommended zoning would facilitate the construction of a six-storey building containing 300 homes and allow for a potential severance of the Heritage Designated building currently situated on the property.

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At its December 7th regular meeting, Planning Committee passed a motion to defer the recommendation contained in Report Number PC-24-010 in order to allow the applicant additional time to revise their proposal to mitigate the overlook and buffering along the north lot line and report back:

“That Report PC-24-010 be deferred so that staff can have additional conversations around compatibility considerations with the residents and the developer.”

This motion was passed in response to concerns raised by area residents regarding the impact of the building on the abutting residential neighbourhood.

In response to that deferral motion, Planning Services staff have worked with the applicant and members of the community to identify opportunity to mitigate the impact of the overlook and privacy concerns. Revisions to the proposal are currently being considered by the applicant and is expected to be submitted within the next month. As such, staff are recommending a further deferral of the previous recommendation to allow sufficient time to establish the details of the revised proposal and to allow sufficient notice to the surrounding community advising them of the opportunity for additional comment based on the revised proposal.

Recommendation:

That the Planning Committee recommend to Council:

That the following recommendation in Report Number PC-24-010, Official Plan & Zoning By-Law Amendment – 2312 Princess Street, be referred back to Planning Committee for consideration at a Planning Committee meeting not later than May 16, 2024:

That the applications for Official Plan and zoning by-law amendments (File Number D35-004-2022) submitted by Patry Inc., on behalf of 976653 Ontario Inc., for the property municipally known as 2312 Princess Street, be approved; and

That the City of Kingston Official Plan, as amended, be further amended, Amendment Number 88, as per Exhibit A, (Draft By-Law and Schedule A to Amend the Official Plan) to Report Number PC-24-010; and

That Kingston Zoning By-Law Number 2022-62, as amended, be further amended, as per Exhibit B (Draft By-Law and Schedule A and B to Amend Zoning By-Law Number 2022-62) to Report Number PC-24-010; 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; and

That staff be directed to provide a supplementary report at a Planning Committee meeting not later than May 16, 2024, providing details the revised proposal.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Paige Agnew, 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 Priorities	Not required
Brad Joyce, Commissioner, Infrastructure, Transportation & Emergency Services	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	Not required

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Options/Discussion:**Background and Decision Date**

In accordance with By-Law Number 2007-43, these applications were subject to a pre-application meeting held on October 26, 2021, with Planning Services and various other departments and agencies. Following this, a complete application submission was made by the applicant on March 25, 2022.

In accordance with the *Planning Act*, this application is subject to a decision by Council on or before July 23, 2022, which is 120 days after a complete application was received. In the absence of a decision by Council in this timeframe, the applicant may exercise their right to appeal to the Ontario Land Tribunal (OLT).

The applicant has been working with staff in an effort to address comments raised about the potential for privacy loss and intrusive overlook as well as mitigation measures to lessen the impact of the building's massing. Of note, the applicant has engaged in further consultation with the community to identify opportunities to address the issues raised during the public meeting through a community consultation meeting held on January 23, 2024. The application was recommended for approval to Planning Committee on December 7, 2023. The Planning Committee passed a motion to defer the recommendation at that meeting. The deferral motion was as follows:

"That Report PC-24-010 be deferred so that staff can have additional conversations around compatibility considerations with the residents and the developer."

Site Characteristics

The subject property is situated at the northeast corner of Princess Street and Andersen Drive, roughly 340 metres west of Sydenham Road. The property is an irregularly shaped lot, widening out towards the rear, measuring 1.45 hectare in size and having approximately 147 metres of frontage along Andersen Drive to the west and 55 metres of frontage along Princess Street to the south. The site is currently developed with a two-storey building at the southwest corner of the lot which is designated under Part IV of the Ontario Heritage Act and was, up until recently, occupied by the Lakeshore School.

The surrounding area contains a variety of commercial, institutional, open space, and residential land uses (Exhibit D – Neighbourhood Context Map). To the east and west of the subject lands are a range of highway commercial uses of various scales. Immediately south of the property, on the opposite side of Princess Street, the predominant land use consists of additional highway commercial development and institutional uses before transitioning to one and two storey single-detached residential further south. Abutting the site to the north, the land use consists of semi-detached houses having walk-out basements which accommodate the grade change between Ellesmeer Avenue and the subject lands. Further north of the site there exists an addition of a variety homes which can be found in the form of single-detached homes and townhouses.

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The surrounding area is one which has seen relatively recent development, with both of the residential areas north and south of the subject lands having been developed in the early 2000's along with a number of commercial developments along this section of Princess Street since that time. Additionally, a five-storey apartment building containing 230 residential homes is currently under construction approximately 100 metres east of the subject property at 2274 Princess Street.

Proposed Application and Submission

The applicant is proposing to construct a six-storey apartment building and convert the existing heritage designated building located on the property, which until recently accommodated an educational institution, to a single-detached house. The proposed apartment building would accommodate a total of 300 homes consisting of a variety of 48 studios, 150 one-bedroom, 48 one-bedroom with dens, and 54 two-bedroom configurations. The heritage building would be converted to a single-detached dwelling and accommodate a total of 12 bedrooms within three homes. Access to the site is proposed to be by way of Andersen Drive and Princess Street with the access from Princess Street limited to that of a 'right-in-only' access point.

Based on the total number of homes within the proposed apartment building and single-detached dwelling and the lot area of 1.45 hectares, the proposed density is 209 homes per hectare. Taken individually, the apartment building would have a density of the approximately 264 home per hectare across the 1.14-hectare site while the heritage building would have a density of ten home per hectare.

The proposed apartment building would be setback 12.47 metres from the north lot line and 5.5 metres from the west lot line along Anderson Drive and 30 metres from the heritage designated building. The apartment building is characterised using step-backs along the north and south building faces and a recessed building envelope in the mid-section of the building along the north lot line which serves to create an 'inner courtyard' area. Outdoor amenity space for the residents is proposed in the inner courtyard, an outdoor area at the northeastern portion of the subject lands, and within the building through the provision of balconies and rooftop terraces. A common indoor amenity area measuring 285 square metres is proposed for a total of 4,585 square metres of combined amenity space and green space.

The applicant proposes to recess the building face along the north lot line an additional 1.2 metres at the fourth storey and a further 5.6 metres at the fifth storey resulting in the maximum height of the building at the sixth storey level of 20.7 metres being setback 19.2 metres. On southern face, the building steps back at the fourth floor four metres. These measures have been taken in large part to soften the impact on the abutting residential properties to the north, and to respect the heritage attributes of the site.

Parking for the apartment building is proposed to be in the form of a combination of surface and underground parking with a total of 282 parking spaces. An overall ratio of 0.9 stalls per home is achieved through the provision a two-level underground garage accommodating 238 spaces, and surface parking which accommodates an additional 23 parking stalls including eight

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accessible stalls. In addition to resident parking, the surface parking also accommodates five visitor spaces and three car-share spaces. For bicycle parking, 275 long-term spaces and 30 short-term spaces are provided.

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.

Conclusion

At its December 7th regular meeting, Planning Committee passed a motion to defer the recommendation contained in Report Number PC-24-010 in order to allow Planning staff to have additional conversations around compatibility considerations with the residents and the developer. This motion was passed in response to concerns raised by residents of Walnut Grove regarding. Planning Services staff have worked with the applicant and members of the community to identify opportunity to mitigate the impact of the overlook and privacy concerns. Revisions to the proposal are currently being considered by the applicant and is expected to be submitted within the next month. As such, staff are recommending a further deferral of the previous recommendation to allow sufficient time to develop and review the details of the revised proposal and to allow sufficient notice to the surrounding community advising them of the opportunity for additional comment based on the revised proposal.

Staff are recommending a further deferral of the previous recommendation to allow the applicant sufficient time to incorporate revisions stemming from the additional community consultation into their proposed development.

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

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Zoning By-Law Number 2022-62

Notice Provisions:

A Public Meeting was held respecting this application on August 11, 2022, with an additional Public Meeting held on December 7, 2023 when the Recommendation Report was presented to Planning Committee. A courtesy notice was also placed in The Kingston Whig-Standard on August 25, 2020. This approach was taken given COVID-19 restrictions in place at the time of the Public Meeting.

Prior notice of both meetings were provided via on-site signage and notices sent by mail to 607 property owners (according to the latest Assessment Rolls) within 120 metres of the subject property. A courtesy notice was placed in The Kingston Whig-Standard on August 7, 2022 and December 3, 2023. The recommendation for approval was deferred at the December 7, 2023 meeting.

Courtesy notice of this meeting was provided by email or mail to all members of the public who have provided oral or written submissions related to the application. Notice will be provided for a subsequent meeting where a revised proposal has been submitted and the meeting has been scheduled.

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

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

Ian Clendening, Senior Planner, 613-546-4291 extension 3126

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

None