



Planning Advisory Committee

Meeting Notes

Members Present Kimberly Fawcett Smith, Donna Gillespie, Tony Gkotsis, Paul Martin, Kelly Stevenson

Staff Present Tim Park, Sukriti Agarwal, Chris Wicke, Chanti Birdi

Regrets Sam Davies, Ibrahim Kettaneh

Meeting Date: Wednesday, January 10, 2024 (1:00 p.m. – 3:00 p.m.)

Item 1: Population, Housing and Employment Growth Forecast Update to 2051

Mr. Wicke summarized findings of the Population, Housing and Employment Forecast update prepared by Watson & Associates Economists Ltd. ("Watson & Associates"). The presentation included a summary of the anticipated work schedule for the study, regional growth trends, and long-term population, housing and employment forecast for the City of Kingston.

Following the presentation, Committee members discussed the following:

- Member Mr. Martin sought context on the driving factors behind Kingston's immigration rates, and asked whether Kingston was a designated place for new immigrants. Member Ms. Gillespie responded that Kingston was a designated community for refugees. Staff acknowledged that similar to Kingston, many Canadian municipalities are seeing an increase in immigration rates. With a decline in natural population, there is a reliance on immigration to maintain population levels.
- Member Mr. Martin inquired about the growth and retention patterns of the student population. Discussion included whether international students remained in Kingston after graduation. Mr. Park indicated that Watson & Associates consulted with post secondary institutions and factored in available data on international enrolment into the study results. However, staff do not have data on whether graduating international students remain in Kingston.
- Member Mr. Gkotsis confirmed that Queen's University participated in the study but is limited in the information it can provide. The University has information available

based on a 3-year period and this data was extrapolated by Watson & Associates for the growth forecast.

- Member Mr. Martin highlighted the shortage of housing across Canada and locally and inquired about plans to help facilitate new housing. Ms. Agarwal noted that staff will be working on a number of initiatives that have been identified in the City's application for the federal Housing Accelerator Fund (HAF), including the additional initiatives outlined in a Council motion from November 21, 2023. The initiatives will involve Official Plan and Zoning By-Law Amendments intended to enable and facilitate the creation of new housing units.
- Mr. Martin noted that implementing policies can be time-consuming and may not off-set the costs associated with developing new housing. Ms. Agarwal indicated that the City is in early stages of exploring a Housing Community Improvement Plan (CIP) as a HAF initiative. A Housing CIP program, similar to the existing Brownfield CIP, could direct funds to help support the development of housing.

Item 2: Upcoming Urban Boundary Review

- Ms. Agarwal indicated that Council has endorsed the medium growth scenario of the Population, Housing and Employment forecast prepared by Watson & Associates.
- Ms. Agarwal indicated that the City will be reviewing its Urban Boundary as part of the Official Plan project. Private landowners are invited to submit a Notice of Intent with supporting information if they are contemplating to submit a request for a potential expansion of the Urban Boundary. An advertisement inviting Notices of Intent was placed in the Kingston Whig Standard in December and emailed to the City's email list.
- Staff indicated that any adjustment of the Urban Boundary will require approval by Council and the Ministry of Municipal Affairs and Housing as part of the Official Plan project.
- Member Mr. Martin asked when the outcome of the Urban Boundary review would be available. Ms. Agarwal indicated that the need for an expansion of the Urban Boundary will be linked to the findings of an urban land needs assessment which will determine whether there is sufficient land within the existing Urban Boundary to accommodate forecasted growth to 2051. Recommendations with respect to the Urban Boundary review is anticipated to be presented to Council for a decision in 2026 as part of the Official Plan project.
- Member Mr. Martin inquired about the status of water and wastewater service capacity work and upgrades. Mr. Park indicated that this will be coordinated with the Official Plan project (with the goal of being completed in 2026).

Item 3: Proposed New Site Plan By-law and Site Plan Guidelines

Ms. Birdi provided an overview of a proposed new Site Plan Control By-Law and Site Plan Control Guidelines.

Following the presentation, Committee members discussed the following:

- Member Mr. Martin noted concerns with the user-friendliness of the Development and Services Hub (“DASH”), indicating that it can be difficult to locate City projects using the search function. Staff acknowledged that the DASH platform is continually being improved based on feedback received. Ms. Agarwal highlighted that City projects can generally be found by searching the address of City Hall, 216 Ontario Street, on DASH. Ms. Birdi encouraged reaching out to Planning Services ‘Planner of the Day’ when having trouble with DASH as staff are available to assist.
- Member Mr. Martin emphasized the rate of growth locally and across Canada. It was noted that there can be significant costs associated with development, such as required studies. It was noted that the City should collaborate with the development community, such as avoiding duplication of studies where possible, to encourage ways of making housing more affordable.
- Member Ms. Fawcett Smith inquired about the potential impact of existing covenants on the process of site plan control moving forward, such as the ability to address design matters. Staff indicated that design can still be addressed through other means such as the *Ontario Heritage Act* in certain cases.

Item 4: Other Business

None

The meeting adjourned at 2:19 p.m. The next meeting will be held virtually on April 10, 2024 at 1:00 p.m.