



**CITY OF KINGSTON**  
**REPORT TO PLANNING COMMITTEE**

**Report No.: PC-06-084**

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**TO:** Chair, Planning Committee

**FROM:** Lance Thurston  
Commissioner, Community Development Services

**RESOURCE STAFF:** George Wallace, Director, Planning and Development

**DATE OF MEETING:** September 21, 2006

**SUBJECT:** Site Plan Control Application  
Kingston Regional Sports and Entertainment Centre  
1 Barrack Street  
D11-089-2006

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**EXECUTIVE SUMMARY:**

An application for Site Plan Control Approval has been submitted by EllisDon Ltd., on behalf of the City of Kingston, with respect to the development of an approximately 0.7133 (1.75 acre) site located at 1 Barrack Street. The proposal is for the development of a 14 133m<sup>2</sup> sports and entertainment centre.

This report originates from a motion on September 7, 2006 by Planning Committee that approval of this Site Plan Control Application be retained by Planning Committee. Members of Council had requested a bump-up of the application to Planning Committee.

**RECOMMENDATION:**

**WHEREAS** Planning Committee requested that Site Plan Control Application be referred to Planning Committee for approval; and

**WHEREAS** Planning Committee at its meeting of September 7, 2006 granted **approval in principle** for Site Plan Control Approval;

**THEREFORE BE IT RESOLVED** that the application submitted by EllisDon Ltd., on behalf of the City of Kingston, for Site Plan Control Approval (File No. D11-089-2006) with respect to the property located at 1 Barrack Street, be referred back to staff and that the Director of the Planning and Development Department be authorized to issue final approval subject to the remaining outstanding technical issues being resolved.

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Lance Thurston  
Commissioner, Community Development Services

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Glen Laubenstein  
Chief Administrative Officer

**OPTIONS/DISCUSSION:**

**a) Site Location and Description**

The subject site is approximately 0.7133 hectares in area and is bounded by Place D'Armes to the north, Ontario Street to the east, Barrack Street to the south and King Street to the west. The site is currently used as a municipal parking lot, but previously contained a coal gasification works and bus garage.

The following uses surround the subject site:

- North – commercial/residential;
- East – commercial/institutional;
- South – commercial/institutional; and
- West – commercial.

**b) Proposal**

The proposed construction is to develop the site to accommodate the Kingston Regional Sports and Entertainment Centre. The floor area of the Centre is approximately 14,133 m<sup>2</sup> with a height of 22 metres. It will contain an arena and auxiliary uses including concerts, events, restaurant, bar and concession area, pro shop, café and meeting room.

**c) Analysis**

A Special Meeting of Planning Committee was held on September 7, 2006. At that meeting, a number of comments and concerns arose from members of the Committee as well as the public. A memorandum prepared by the Sustainability and Growth Group outlines the issues and corresponding responses and is attached as Exhibit A.

A number of documents were submitted in addition to the site plan drawings in support of the proposal. These include the following:

- Transportation Study, prepared by IBI Group, dated July 2006;
- Stage 2 Archeological Report (4 parts), prepared by Cataraqui Archaeological Research Foundation, Part 1 dated April 2006, Part 2 dated June 2006, and Parts 3 and 4 dated May 2006;
- Storm Water Brief, prepared by The Mitchell Partnership Inc., dated June 28, 2006; updated August 14, 2006;
- Noise Studies, prepared by State of the Art Acoustik Inc., dated August 18, 2006 (Generator), August 25, 2006 (Mechanical), and September 7, 2006 (Concert);
- Health and Safety Plan, prepared by Pinchin Environmental, dated August 29, 2006 and revised September 14, 2006;
- Lighting Plan, prepared by Mulvey & Banani International Inc., dated August 25, 2006; and
- Waste Management Plan, prepared by Pinchin Environmental, dated September 14, 2006.

Summaries of the reports are attached as Exhibit B.

The City and EllisDon have discussed and resolved the landscaping concerns and a revised landscaping plan will be prepared and submitted reflecting these comments. Barrack Street will contain gingko trees in grates (similar to Market Square) with the grates and tree guards to match the lighting elements. In the area between the curvilinear wall and the replicated Fort Frontenac ruin walls, trees in planters raised operational concerns with respect to clearance distances required for snow removal equipment and trees within grates would necessitate an archeological study as a result

of the disturbance of earth. Therefore, trees will not be planted in this area. Curved benches are to be placed along the curved wall rather than against the replicated ruins. This will provide a view of the ruins and permit the use of the ruins as encouraged by Parks Canada.

Correspondence has been received from the Ministry of Transportation with inquiries pertaining to the effect of the development on the Wolfe Island Ferry Terminal. The City will closely monitor traffic operations in this area, with particular attention to the intersection of Ontario Street and Barrack Street. During the initial and possible future events, police will be hired to control traffic at key intersections, with the ability to respond quickly to facilitate the loading and unloading of the ferry. The City is prepared to upgrade the traffic signal and implement Integrated Traffic Systems measures necessary at Ontario Street and Barrack Street if traffic problems occur which may disrupt the movement of vehicles either loading or unloading from the ferry. Further, the lane configurations at this intersection will not be altered after the construction of the Centre and therefore, is not expected to diminish the operation of the ferry.

The majority of issues have been addressed through revisions to the site plan drawings and Staff is continuing to work with EllisDon to resolve outstanding concerns. As of the writing of this report, the following issues are being resolved:

- Revisions to Engineering drawings to address the location of pedestrian cross walks and ramps, addition of notes to clarify temporary catch basin and sidewalk pattern, and ensuring the electrical and elevation drawings are consistent;
- Revision of grading plan to ensure appropriate grades between site and public right of way;
- Revision of noise studies to address potential mitigation methods.

At the time of the writing of this report, the following documents are undergoing review:

Health and Safety Plan;  
Waste Management Plan; and  
Revised Stormwater Management Brief and plan

**EXISTING POLICY/BY LAW:**

The Site Plan By-Law No. 2006-65 delegated the approval of site plans to the Director of Planning and Development unless a request is made to refer the application to the Planning Committee under Section 5. In such an instance the Planning Committee is the approval authority.

**Provincial Policy Statement**

The Provincial Policy Statement sets out overall policy direction on matters of Provincial interest related to land use planning and development. These are complemented by local policies. The submitted proposal is consistent with the following Provincial Policy Statement policies:

- accommodating recreational use to meet long-term needs (Policy 1.1.1 a));
- avoiding development and land use patterns which may cause environmental or public health and safety concerns (Policy 1.1.1c));
- promoting cost-effective development standards to minimize land consumption and servicing costs (Policy 1.1.1e));
- ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs (Policy 1.1.1g));
- planning public facilities to meet the needs of pedestrians (Policy 1.5.1a)); and
- providing for a full range of and equitable distribution of publicly-accessible built facilities (Policy 1.5.1b)).

**Official Plan**

The site is designated a combination of Central Business System and Open Space and is further located in the Lower Princess Street Commercial Core in the Official Plan for the former City of Kingston. The submitted proposal is consistent with these provisions.

**Zoning By-Law**

The site is zoned Site Specific C1-22 in the Downtown and Harbour Zoning By-Law through By-Law No. 2002-29. Arenas, auditorium and restaurants are permitted within this zone. The submitted proposal is consistent with the zoning on the property.

**NOTICE PROVISIONS:**

A courtesy notice was published in the September 19, 2006 edition of *Kingston This Week*. Further, all those who signed in during the meeting of September 7, 2006 received a notice by first class mail of this meeting.

**ACCESSIBILITY CONSIDERATIONS:**

The site plan application has been reviewed and modified to address the accessibility considerations.

**FINANCIAL CONSIDERATIONS:**

No financial considerations are to be considered with this report. This report is based on the site plan approval process only.

**CONTACTS:**

Wendy Tse, Acting Manager, Development Approvals (546-4291, ext. 3219); and  
George Wallace, Director, Planning and Development Department (546-4291, ext. 3252)

**DEPARTMENTS/OTHERS CONSULTED AND AFFECTED:**

Building, Building & By-Law Enforcement  
Engineering Department  
Utilities Kingston  
Environment Division  
Fire & Rescue  
Cultural and Recreation  
Heritage  
Transportation  
Accessibility Committee  
Ministry of Transportation  
Department of National Defence

- Commissioner Beach, Sustainability and Growth;
- Commissioner Segsworth, Public Works and Emergency Services;
- Commissioner Hunt, Finance and Corporate Performance;
- Commissioner Thurston, Community Development Services;
- Commissioner Leger, Corporate Services; and
- Jim Keech, President Utilities Kingston.

**EXHIBITS ATTACHED:**

**APPENDICES TO REPORT #PC-06-084**  
**September 21, 2006**

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Exhibit A - Memorandum, prepared by Sustainability and Growth

Exhibit B - Executive Summaries

Generator Environmental Noise Study, prepared by State of the Art Acoustik Inc.

Mechanical Noise Environmental Impact Study, prepared by State of the Art Acoustik Inc.

Concert Noise Environmental Impact Study, prepared by State of the Art Acoustik Inc.

Transportation Study, prepared by IBI Group

Health and Safety Plan/Waste Management Plan, prepared by EllisDon

Building Accessibility, prepared by EllisDon

Summary & Recommendations of Archeological Reports Parts 1 to 4.