



**City of Kingston
Information Report to Council
Report Number 16-140**

To: Mayor and Members of Council
From: Lanie Hurdle, Commissioner, Community Services
Resource Staff: Paige Agnew, Director, Planning, Building & Licensing Services
Date of Meeting: May 3, 2016
Subject: Pending and Committed Residential Development Supply
Update to December 2015

Executive Summary:

As part of the City's housing monitoring program, the Planning Division has updated its inventory of potential residential dwelling units anticipated from the development applications which are either committed for development or pending development approval. The inventory now includes those development applications received between January 1, 2015 and December 31, 2015.

The updated residential supply inventory is based on fifty-eight (58) applications for approval including residential subdivisions, residential site plans, zoning by-law amendments and Secondary Plans. An accompanying map shows the geographic location of each of the development applications (Exhibit A - Map - Pending & Committed Urban Residential Development, Subdivisions, Site Plan Applications and Secondary Plans). Along with the map is a chart which provides the details of each of the fifty-eight (58) applications (Exhibit B - Charts - Pending & Committed Urban Residential Subdivisions, Site Plans, Zoning By-Law Amendments and Secondary Plans Detailed Development Report). The chart shows the application's status and the number and type of residential units associated with each development. A review was also undertaken with respect to the City's residential building permit activity to highlight the uptake of development in specific plans of subdivision (Exhibit C - Chart – Urban and Rural Residential Building Permit Activity, 10 Year Trend Line and Life Span).

The purpose of this report is to provide information on the number of potential residential dwelling units in the City's residential development inventory that are located within the Urban Boundary. This report also provides information on residential building permit activity that has occurred from 2006 to the end of 2015. The pending and committed housing information, reviewed against building permit trends, provides an indication of the "life span" of housing

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available, or to be made available, within the Urban Growth Boundary. The “life span”, being the length of time it would take to see all approved units occupied, is an important planning consideration and is a matter of provincial interest, as identified in the 2014 Provincial Policy Statement (PPS). It is important to note that the forecasted “life span” of housing presented in this report is entirely reliant on development applications progressing to a point of final approval and registration, and assumes the average annual rate of unit consumption will remain largely unchanged.

The reporting of the pending and committed housing supply and building permit trends does not recognize the impacts of factors such as an appeal of an application to the Ontario Municipal Board (OMB), which can significantly delay or preclude a project coming to market, or if modifications to an application arising in response to changes in consumer preferences or market trends. Ultimately, this report offers an indication of the supply of housing that is likely to be added to the Kingston market and the potential “life span” (uptake) of such housing. The data in this report will be used to supplement additional analyses to be undertaken by Planning Division staff. Such analyses will consider factors including rental vacancy rates, particularly tied to multiple family dwellings (i.e. apartments), demographic trends (i.e. retiring boomer population, declining average household sizes, fluctuations in student enrolment, inward migration, etc.), activity in the resale market and overall housing affordability.

Information presented in this report suggests that the life span of housing associated with committed development applications (i.e. registered plans of subdivision, approved site plans and draft approved plans of subdivision) is 6.07 years. This does not consider variability in the demand for different forms of housing but is rather the result of total unit supply divided by average annual demand. When units pending approval are added to the total supply, the total life span of all units is 15.6 years. While these numbers suggest a supply of housing that exceeds the objectives of the Province, as conveyed through the PPS, they do not acknowledge the timing it takes to achieve *Planning Act* approvals and to resolve any appeals to the OMB, as applicable. Furthermore, the life span calculations presented in this report do not reflect the ability of the private market to respond to housing demand through the phasing of registration and modifications which acknowledge changing consumer preferences.

Ultimately, the pending and committed supply of housing within the City demonstrates a healthy supply of housing which is consistent with Provincial Policy objectives and the desire to accommodate an appropriate range and mix of housing types and densities.

Recommendation:

This report is for information purposes only.

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Lanie Hurdle, Commissioner, Community Services

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Gerard Hunt, Chief Administrative Officer

Consultation with the following Members of the Corporate Management Team:

Cynthia Beach, Corporate & Strategic Initiatives	Not required
Denis Leger, Transportation, Facilities & Emergency Services	Not required
Jim Keech, President and CEO, Utilities Kingston	Not required
Desiree Kennedy, Chief Financial Officer & City Treasurer	Not required

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Options/Discussion:

The purpose of this report is to provide information on the number of potential residential dwelling units in the City's residential development inventory that are located within the Urban Boundary. This information updates the previous inventory supply by including the development applications received from January 1, 2015 to December 31, 2015. This report also provides information on residential building permit activity taking place between 2006 and 2015. Considering building permit activity against the potential supply of dwelling units provides an indication of the "life span" of housing in the City; "life span" being the length of time it would take to see all approved units occupied.

The pending and committed inventory should not be interpreted as a summary of all housing units that will ultimately become available within the local market place. Changes to draft approved plans of subdivision are commonly undertaken in response to market trends. For example, a developer may seek to modify a draft approved plan of subdivision to convert a block originally intended for townhomes into multiple lots to accommodate single family detached dwellings or an apartment building. Further, the phasing of development is used to ensure that the supply of housing does not outweigh demand. Once a lot is registered, the owner (developer) is obligated to pay property taxes, so adding unnecessary inventory to a plan of subdivision is discouraged.

Appeals to the Ontario Municipal Board (OMB) can also result in modifications to, or the complete denial of, a subdivision, zoning by-law amendment or site plan control application. Over the past three years the City has seen a rise in the number of *Planning Act* applications being taken to the OMB. While in many instances the Board has approved of a unit supply consistent with what was originally proposed, the process of going to the OMB can add months if not years to the approvals process. This lag in approvals is not reflected in the pending and committed inventory but is an important consideration as the City considers the "life span" of housing.

Policy Context:

The Provincial Policy Statement (PPS), under Section 1.4.1, requires that municipalities provide for an appropriate range and mix of housing types and densities required to meet the projected requirements of current and future residents of the regional market area. This section further notes that planning authorities shall:

- a) Maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment, and if necessary, lands which are designated and available for residential development; and
- b) Maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

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The Planning Division monitors residential development applications as part of the information needed to determine the existing and future supply of residential units to demonstrate consistency with the aforementioned PPS directive.

Update on the Pending and Committed Applications and the Dwelling Unit Inventory

The Planning Division has updated its previous inventory regarding the potential numbers of residential units that could be built in the future within the Urban Boundary of the City. This inventory, which identifies the number of potential units that may be built, is based on submitted application types including the following:

- Residential subdivisions (registered plans, draft approved plans and applications submitted);
- Residential site plans (approved and submitted plans);
- Secondary plans; and
- Zoning by-law amendments (submitted plans).

The inventory excludes registered plans of subdivision with less than 5 vacant lots remaining in the subdivision as indicated by building permit data. These subdivisions are considered to be built out. As well, all applications that have not been active for more than 5 years have been removed from the inventory. The Planning Division would require the applicants for these lands to submit new development applications that would then be reviewed against current standards. These lands include Highgate Creek Subdivision (located within the Cataraqui West Secondary Plan), 1081 Montreal Street, Meadowbrook, 293 Parkway Avenue, the Davis Tannery, Elevator Bay and the former Alcan site.

The inventory also includes the unit counts for stand-alone zoning by-law amendment applications that have been submitted. Second residential units (i.e. basement apartments, in-law suites) and residential conversions have also been incorporated. Zoning by-law amendments made concurrent with another active planning application have been excluded from the zoning by-law inventory in order to eliminate the double counting of residential units. In these cases, the file number for the zoning by-law amendment applications have been included in the respective application category (i.e. pending site plans, plans of subdivision).

Zoning by-law amendment applications for the lands known as 493-497 Princess Street, 19-23 Chatham Street and 460-468 and 480 Princess Street (D14-075-2014) and 327 University Avenue (D14-076-2014) have been appealed to the OMB. Applications that go to the OMB could result in the denial of the application or revisions to the number of residential units for a proposed development. Such appeals could take a significant amount of time with respect to the planning approval process. However, it should be noted that the monitoring of active zoning by-law amendment applications is important as the proposed residential units may eventually contribute to the overall housing supply.

The geographic location of each of the fifty-eight applications is shown on the map entitled "Pending & Committed Urban Residential Development Planning Applications" (Exhibit A). Each

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application is identified on the map by the type and status of the application through colour coding (i.e. registered plans of subdivision, pending final approval, pending draft approval, etc.).

The map is accompanied by a chart entitled “Pending & Committed Residential Subdivisions, Site Plans, Zoning By-Law Amendments & Secondary Plans, Detailed Development Report - Updated to the end of December 2015” (Exhibit B). This chart details each development application by name, service area, file number, the residential building type (i.e. single family, semi-detached, town housing/row houses and apartments) and the proposed number of units. There is also a summary chart that notes the total number of vacant residential lots remaining within the various types of tracked applications.

The Pending and Committed Residential unit supply for registered plans of subdivision, site plans, zoning by-law amendments and Secondary Plans as of the end of December 2015 are summarized in Table 1.0.

Table 1.0: Summary of Pending and Committed Residential Supply Located Within the Urban Boundary

Type of Residential Development and Status	Number of Potential Units
Registered Plan of Subdivision (approved)	856
Plans of Subdivision (draft approved)	2,730
Site Plan Applications (approved)	228
Total Committed Units	3,814
Plans of Subdivision (submitted with an approval still pending)	1,385
Site Plan (submitted with approval still pending)	1,312
Secondary Plans (approved with development proposals to follow)	2,817
Zoning By-Law Amendments	451
Total Pending Units	5,965
Total Number of Units	9,779

The chart indicates that the fifty-eight pending and committed applications could result in 9,779 dwelling units being built in the future. It is important to note that 39 percent or 3,814 of the 9,779 dwelling units have a planning commitment (i.e. registered plans of subdivision, draft approved plans of subdivision and approved site plans). The remaining dwelling units are in the preliminary steps in the planning process and the proposed number of dwelling units may be subject to change as the approval process proceeds.

The chart also indicates the pending residential units for the Secondary Plans (i.e. Cataraqui West Secondary Plan and the property known as 752 King Street West). The residential units contained within approved and registered subdivisions located within the Cataraqui West

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Secondary Plan have been discounted from the residential unit calculation tied to the Secondary Plan.

Update on Dwelling Unit Construction from January 1, 2015 to December 31, 2015

The Planning Division has updated residential permit activity from January 1, 2015 to December 31, 2015 (Exhibit C). The data provides that permits were issued for a total of 518 residential units. The 2015 composition of new residential dwelling units includes 33% (172) single family dwellings, 1% (4) semi-detached dwellings, 6% (32) town houses/row houses and 60% (310) multiples.

Update on the Dwelling Unit Construction from 2006 to 2015 as per Issuance of Building Permits

The Planning Division also has updated the residential building permit activity running from 2006 to the end of 2015 based on the Cityview (software) building permit data maintained by the Building Division (Exhibit C). This historical information indicates the number of residential building permits for new construction issued in both urban and rural areas. It should be noted that only 14 of the 518 building permits (dwelling units) issued in 2015 were located outside of the City’s Urban Growth Boundary.

The building permit data has also been used to identify the type of residential permits as well as the average number per year of all of the residential building permits issued from 2006 to 2015. This information is summarized in Table 2.0.

Table 2.0: 10 Year Summary of Residential Building Activity - By Building Permits (2006 to the end of 2015)

Type of Residential Building Permits Issued	Total Number of Units	Average Number of Units/Year*	% of Total by Building Type**
Single family dwellings	2,939	294	47%
Semi-detached dwellings	201	20	3%
Townhouses/rowhouses	581	58	9%
Multiples	2,560	256	41%
Number of residential permits	6,281	628	100%

Source: Cityview, Building Division

Note: *Averages are based on a 10 year period.

**This does not represent the existing housing mix.

As indicated in Table 2.0, a total of 6,281 units were constructed over the past 10 years (2006-2015). Based on the issuance of building permits between 2006 and 2015 the percentage of the total number of units by building type was 47% single family dwellings, 3% semi-detached dwellings, 9% town houses/row houses and 41% multiples. The 10 year trend line graph shown

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on Exhibit C indicates that there was a decline in the annual construction of single family dwellings. It also shows that the annual construction of multiple units has increased since 2006. The decline in the construction of single family dwellings and the cyclical nature of the construction of multiple units may be an indication of the changing trends in consumer preferences; it also may be reflective of housing affordability.

Life Span

Section 1.4.1 of the PPS provides that planning authorities shall a) maintain at all times the ability to accommodate 10 years of residential growth and b) maintain land with servicing capacity to provide at least a three year supply of residential units. Assuming historic patterns of housing demand continue, the “life span” of development-ready housing (i.e. registered plans of subdivision and approved site plans) would satisfy the PPS requirement as summarized in Tables 3.0 and 4.0 below. This information is also shown on Exhibit C.

Table 3.0: Life Span of Development-Ready Housing

Dwelling Type	Average Annual Demand	Units in Registered Subdivisions and Approved Site Plans	Life Span (Years)
Single family dwellings	294	477	1.6
Semi-detached dwellings	20	26	1.3
Townhouses/rowhouses	58	196	3.4
Multiples	256	385	1.5
Number of residential permits	628	1,084	

Note that the “Life Span” for all units in the City has not been presented as the sum of all life spans, by unit, because the development of different types of residential units will occur concurrently (i.e. singles being built and occupied concurrently with the construction and occupancy of multiples). Further, a “Life Span” figure has not been calculated on the basis of total development-ready units divided by average annual demand as the demand for specific types of units is not consistent (i.e. the City sees the greatest local demand for singles and multiples).

The following table summarizes the supply of housing, and the life span of that supply, proposed within the City’s draft approved plans of subdivisions.

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Table 4.0: Life Span of Draft Approved Plans of Subdivision

Dwelling Type	Average Annual Demand	Draft Approved Plans of Subdivision	Life Span (Years)
Single family dwellings	294	920	3.1
Semi-detached dwellings	20	130	6.5
Townhouses/rowhouses	58	434	7.5
Multiples	256	1,246	4.9
Number of residential permits	628	2,730	

The information presented in Table 4.0 above highlights the additional life span of housing that could be added to the market through the advancement of draft approved plans of subdivision to final approval and registration. As noted previously, revisions to the parcel layout in a draft approved plan of subdivision commonly occur in response to changes in market demand for a specific form of housing. For example, if a developer identified that the market demand for semi-detached dwellings was on the decline, they may seek to revise their draft plan of subdivision to accommodate additional single-family dwellings for which demand is higher. This would have a significant impact on the anticipated life span of the lots (i.e. the average annual demand for single family dwellings is 294 units per year whereas the demand for semis is 20 units per year).

If the average annual demand for housing (i.e. 628 units) is considered against all committed housing applications (i.e. registered plans of subdivision, approved site plans and draft approved plans of subdivision) (i.e. 3,814 units), without regard to the varying degrees of demand for a specific form of housing, the life span of housing supply is 6.07 years. When pending housing applications are considered (i.e. subdivisions pending draft approval, units contemplated within a secondary plan, site plan applications pending approval, zoning by-law amendments pending approval) (i.e. 5,965 units) against the average annual demand (i.e. 628 units), the life span of housing is increased by another 9.5 years resulting in a total life span of 15.6 years.

It should be noted that based on the review of recently registered subdivisions, the length of time it takes for the first phase of a plan of subdivision to receive draft approval and then final approval could take approximately 2 years.

While these numbers suggest a supply of housing that exceeds the objectives of the Province, as conveyed through the PPS, they do not acknowledge the timing it takes to achieve *Planning Act* approvals and to satisfy appeals to the OMB, as applicable. Furthermore, the life span calculations presented in this report do not reflect the ability of the private market to respond to housing demand through the phasing of registration and modifications which acknowledge changing consumer preferences.

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Ultimately, the pending and committed supply of housing within the City demonstrates a healthy supply of housing which is consistent with Provincial Policy objectives and the desire to accommodate an appropriate range and mix of housing types and densities.

Next Steps

The updated residential development inventory for January 1, 2015 to December 31, 2015 will be made available to the public and will be posted on the City of Kingston website.

Future iterations of the Pending and Committed Report will consider other market forces (i.e. changing consumer demands, demographic shifts, fluctuating student enrolment, local economic activity, inward migration, housing trends, etc.) to demonstrate the health of housing in the City and consistency with Provincial Policy objectives. Staff will also be undertaking further monitoring with respect to housing affordability and trends within the municipality. This analysis will involve a comprehensive review of housing data which would include market rents, vacancy rates, affordable housing price, activity on the new home market and the resale market.

Existing Policy/By-Law:

Provincial Policy Statement, 2014
City of Kingston Official Plan
Urban Growth Strategy

Notice Provisions:

Not applicable

Accessibility Considerations:

Not applicable

Financial Considerations:

Not applicable

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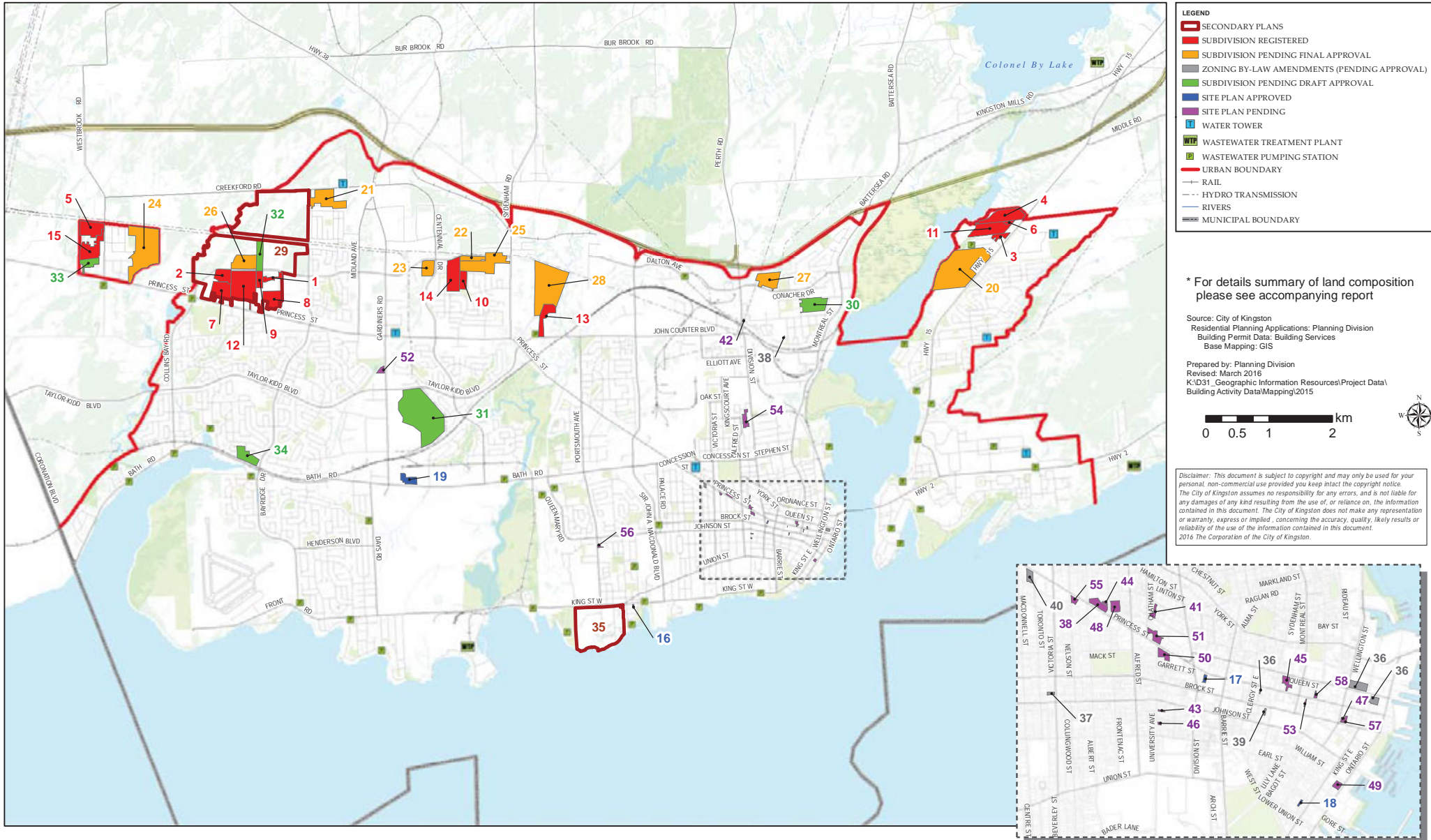
Exhibits Attached:

- Exhibit A Map - Pending & Committed Urban Residential Development, Subdivisions, Site Plan Applications and Secondary Plans
- Exhibit B Charts - Pending & Committed Urban Residential Subdivisions, Site Plans, Zoning By-Law Amendments and Secondary Plans Detailed Development Report
- Exhibit C Chart – Urban and Rural Residential Building Permit Activity, 10 Year Trend Line and Life Span



Pending & Committed Urban Residential Development Planning Applications - Key Map

Updated to: December 31st, 2015



- LEGEND**
- SECONDARY PLANS
 - SUBDIVISION REGISTERED
 - SUBDIVISION PENDING FINAL APPROVAL
 - ZONING BY-LAW AMENDMENTS (PENDING APPROVAL)
 - SUBDIVISION PENDING DRAFT APPROVAL
 - SITE PLAN APPROVED
 - SITE PLAN PENDING
 - WATER TOWER
 - WASTEWATER TREATMENT PLANT
 - WASTEWATER PUMPING STATION
 - URBAN BOUNDARY
 - RAIL
 - HYDRO TRANSMISSION
 - RIVERS
 - MUNICIPAL BOUNDARY

* For details summary of land composition please see accompanying report

Source: City of Kingston
Residential Planning Applications: Planning Division
Building Permit Data: Building Services
Base Mapping: GIS

Prepared by: Planning Division
Revised: March 2016
K:\D31_Geographic Information Resources\Project Data\Building Activity Data\Mapping\2015



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**Committed Urban Residential Subdivisions, Site Plans, Zoning By-law Amendments and Secondary Plans
Detailed Development Report (Updated to December 31st, 2015)**

Registered Plan of Subdivision (Committed for Development)																				
Map No.	Development Name	Service Area	File Number	Plan No.	Date Registered	Residential Categories					Building Permits					Vacant Remaining				
						SF	SD	TNH	MULT	Total	SF	SD	TNH	MULT	Total	SF	SD	TNH	MULT	Total
1	Woodhaven Phase 3 Stage 1	W	D12-011-2013	13M-103	9/1/2015	51	8	141	0	200	0	0	13	0	13	51	8	128	0	187
2	Woodhaven West Phase 2	W	D12-015-2014	13M-102	8/20/2015	121	0	0	0	121	3	0	0	0	3	118	0	0	0	118
3	Clipper Court	E	D12-069-2012	13M-101	4/9/2015	30	0	0	0	30	18	0	0	0	18	12	0	0	0	12
4	Baxter Farm North	E	D12-009-2013	13M-100	11/5/2014	41	0	0	0	41	5	0	0	0	5	36	0	0	0	36
5	Westbrook Meadows Phase 3	W	D12-007-2013	13M-97	2/21/2014	58	0	0	0	58	21	0	0	0	21	37	0	0	0	37
6	Greenwood Park West- 13R-20791	E	D12-018-2014	13R-20791 (13M-85)	12/3/2013	17	0	0	0	17	1	0	0	0	1	16	0	0	0	16
7	Woodhaven West Phase 1	W	D12-065-2011	13M-94	10/8/2013	33	20	86	0	139	23	18	45	0	86	10	2	41	0	53
8	1 Potter Street	W	D12-053-2009	13M-92	8/2/2013	96	12	34	0	142	15	4	16	0	37	81	8	16	0	105
9	2939 Creekford Road	W	D12-072-2012	13M-90	4/11/2013	0	10	65	0	75	0	6	57	0	63	0	4	8	0	12
10	Lydenwood Phase 4, Stage 5	W	D12-060-2011	13M-87	6/7/2012	65	0	0	0	65	59	0	0	0	59	6	0	0	0	6
11	Greenwood Park West	E	D12-059-2011; D27-013-0215	13M-85	2/22/2012	123	0	0	0	123	112	0	0	0	112	11	0	0	0	11
12	Woodhaven Phase 1	W	D27-024-2010	13M-84	7/29/2010	264	2	57	0	323	202	2	57	0	261	62	0	0	0	62
13	Cataraqui Mills	W	D12-037-2000	13R-19751, 1853	12/16/2009	50	0	0	0	50	20	0	0	0	20	30	0	0	0	30
14	King's Landing Phase 4	W	D12-015-2004	13M-80	11/16/2009	120	30	0	0	150	116	26	0	0	142	4	4	0	0	8
15	Westbrook Meadows, Phase 1	W	D12-003-2005	13M-84	6/8/2006	94	0	0	0	254	91	0	0	0	91	3	0	0	0	163
Committed units serviced by Ravensview (C/E)						211	0	0	0	211	136	0	0	0	136	75	0	0	0	75
Committed units serviced by West (W)						952	82	383	160	1577	550	56	190	0	796	402	26	193	160	781
Total Units						1163	82	383	160	1788	686	56	190	0	932	477	26	193	160	856

Approved Site Plans (Not Built)							
Map No.	Development Name	Service Area	File Number	Residential Categories			Total
				SF	SD	TNH	
16	13, 15, 17 Grange Street	C	D11-100-2015	0	0	3	3
17	394-396 Princess Street	C	D11-015-2013	0	0	3	3
18	76 Gore Street	C	D11-418-2012	0	0	1	1
19	1600 Bath Road	W	D11-020-2004	0	0	221	221
Pending units serviced by Ravensview (C/E)				0	0	3	7
Pending units serviced by West (W)				0	0	221	221
Total Units				0	0	3	228

Secondary Plans **							
Map No.	Development Name	Service Area	File Number	Residential Categories			Total
				SF	SD	TNH	
29	Cataraqui West **	W	D09-009-2004	1093	753	422	2268
Pending units serviced by West (W)				1093	753	422	2268
Total Units				1093	753	422	2268

Draft Approved Plan of Subdivision (Pending Final Approval)							
Map No.	Development Name	Service Area	File Number	Residential Categories			Total
				SF	SD	TNH	
20	Riverview (1138-1200 Hwy 15)	E	D12-021-2015	262	0	97	359
21	Midland Park Phase 4, Stages 2-4	W	D12-020-2014	68	0	0	68
22	2700 Delmar Street	W	D12-016-2014	25	48	0	73
23	1163 Centennial Drive	W	D12-014-2013	0	0	22	563
24	1350-1370 Woodfield Crescent	W	D12-008-2013	304	76	0	380
25	Lydenwood Phase 5	W	D12-005-2013	128	6	57	191
26	1201 Woodhaven Drive	W	D12-002-2013	133	0	0	133
27	311 Conacher Drive	C	D12-070-2012	0	0	258	258
28	Purdy's Mills	C	D12-064-2011	0	0	0	705
Pending units serviced by Ravensview (C/E)				262	0	355	1322
Pending units serviced by West (W)				658	130	79	1408
Total Units				920	130	434	2730

* The following inactive development applications have been removed: Highgate Creek Subdivision, 1081 Montreal St, Meadowbrook, 293 Parkway Ave, Davis Tannery, Elevator Bay & the Alcan District Secondary Plan
 **Registered Plans 13M-84, 13M-90, 13M-92, 13M-94, 13M-102, and 13M-103 have been discounted from the Cataraqui West Master Plan residential unit calculation.

Service Areas
 E - Kingston East & C - Kingston Central - Serviced by the Ravensview Plant
 W - Kingston West - Serviced by the West Plant
 Source: City of Kingston, Planning Division

Residential Categories
 SF: Single Family
 TNH: Townhouse/Rowhouse
 SD: Semi Detached Dwelling
 MULT: Multiple Family Dwelling

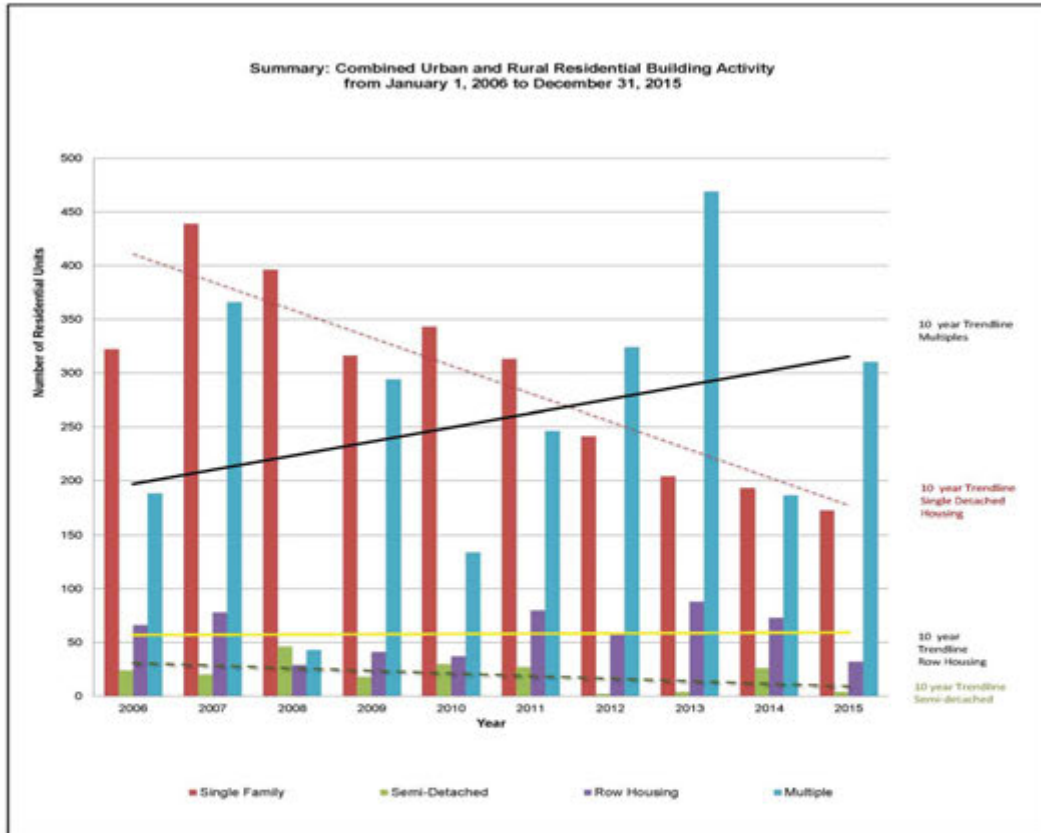
Pending Urban Residential Subdivisions, Zoning By-law Amendments, Site Plans and Secondary Plans
Detailed Development Report (Updated to December 31st, 2015)

Application for Plan of Subdivision (Pending Draft Plan Approval)								
Map No.	Development Name	Service Area	File Number	Residential Categories				Total
				SF	SD	TWR	MULT	
30	65-65 Day Street	C	2014-025-2015	0	0	30	0	30
31	160 Gardens Road	W	2014-025-2015	362	0	116	650	1028
32	Woodhewn Phase 2/3	W	2014-073-2014	36	0	64	0	100
33	2088 Pineson Street	W	2014-014-2015 2014-046-2015	37	0	0	0	37
34	350 Deaneville Avenue	W	2014-015-2015 2014-041-2015	51	0	67	0	118
Pending units serviced by Resonance (C/E)				0	0	30	0	30
Pending units serviced by Wood (W)				472	0	206	650	1328
Total Units				472	0	297	920	1385

Secondary Plans								
Map No.	Development Name	Service Area	File Number	Residential Categories				Total
				SF	SD	TWR	MULT	
35	752 King Street East	C	2009-076-2012	26	0	224	220	524
Pending units serviced by Resonance (C/E)				25	0	209	205	549
Total Units				25	0	254	205	549

Zoning By Law Amendments (Pending Approval)								
Map No.	Development Name	Service Area	File Number	Residential Categories				Total
				SF	SD	TWR	MULT	
36	118 and 11-17 Queen Street and 282 Pineson Street	C/E	2014-140-2015	0	0	0	360	360
37	358 Victoria Street	C/E	2014-075-2015	0	0	0	1	1
38	347 Kiley Street	C/E	2014-140-2015	0	0	0	1	1
39	232 Brook Street	C/E	2014-140-2015	0	0	0	1	1
40	120 Pineson Street	C/E	2014-063-2014	0	0	0	49	49
Pending units serviced by Resonance (C/E)				0	0	0	491	491
Total Units				0	0	0	451	451

Application for Site Plan (Pending Site Plan Approval)								
Map No.	Development Name	Service Area	File Number	Residential Categories				Total
				SF	SD	TWR	MULT	
41	220 Catherine Street & 80 Elm Street	C	2011-087-2015 2014-114-2015	0	0	0	24	24
42	271 Queen Street	C	2014-086-2015	0	0	0	0	0
43	240 University Avenue	C	2014-114-2015 2014-114-2015	0	0	0	0	0
44	310 Pineson St. S/W 401-403-611 Pineson St	C	2011-189-2015 2014-123-2015	0	0	0	250	250
45	233 Pineson Street	C	2011-036-2015 2014-099-2015	0	0	0	224	224
46	217-219 University Avenue & 282 Wilton Street	C	2011-080-2014	0	0	0	0	0
47	155, 157, 159 & 171 Wellington Street	C	2011-075-2014	0	0	0	20	20
48	435-513 Fitchton Street	C	2011-069-2014 2014-285-2015	0	0	0	71	71
49	128-138 Ontario Street	C	2011-053-2014	0	0	0	0	0
50	460-468 & 467 Pineson St. 107 University Avenue	C	2011-052-2014 2014-019-2014	0	0	0	320	320
51	462-467 Pineson St. 16-23 2015-025 St. E. 121 Goughlin St.	C	2011-051-2014 2014-075-2014	0	0	0	180	180
52	340 Gardens Road	W	2011-047-2014 2014-099-2014	0	0	0	147	147
53	774 Pineson Street	C	2011-034-2015	0	0	0	0	0
54	75 Barbara Avenue	C	2011-029-2015	0	0	0	48	48
55	320 Pineson Street	C	2011-017-2015	0	0	0	28	28
56	247 Plymouth Avenue	C	2011-060-2012	0	0	0	17	17
57	75-76 & 77-78 Brook Street	C	2011-016-2012	0	0	0	0	0
58	155, 157 & 159 Pineson Street	C	2011-071-2012	0	0	0	0	0
Pending units serviced by Resonance (C/E)				0	0	0	1137	1140
Pending units serviced by Wood (W)				0	0	0	167	167
Total Units				0	0	0	1304	1312



TYPE USE	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total # of Units	Average # of Units/Year	% of Total by Building Type
Single Family	322	439	396	316	343	313	241	204	193	172	2,939	294	47%
Semi-Detached	24	20	46	18	30	27	2	4	26	4	201	20	3%
Row Housing	66	78	29	41	37	80	57	88	73	32	581	58	9%
Multiple	188	366	43	234	134	266	324	469	186	310	2,560	256	41%
TOTAL UNITS	600	903	514	669	544	666	624	765	478	518	6,281	628	100%

Note: Building permit data from 2006-2007 was manually calculated and can be referenced from Report PC-05-04. Building permit data from 2006 - 2015 is based on information from the City of Kingston Building Services Cityview. Building permit data includes residential development resulting in the creation of a new unit. For more information about the Pending and Committed Residential Development Report, please contact the Planning Division at 613-546-4291 ext 3180

**Summary of Pending and Committed Residential Unit Supply
within the Urban Boundary**

Type of Residential Development and Status	Number of Potential Units
Registered Plan of Subdivision (approved)	856
Plans of Subdivision (draft approved)	2,730
Site Plan Applications (approved)	228
Total committed units	3,814
Plans of Subdivision (submitted with an approval still pending)	1,365
Site Plan (submitted with approval still pending)	1,312
Secondary Plans (approved with development proposals to follow)	2,617
Zoning By-law Amendments	451
Total pending units	5,965
Total number of units	9,779

Life Span of Total Pending and Committed Residential Units

Potential Units	Average Annual Demand	*Life Span (Years)
Total pending units	5,965	9.50
Total committed units	3,814	6.07
Total potential units	9,779	15.57
Number of residential permits	628	-

**Life Span of Development Ready Housing
Registered Subdivisions and Approved Site Plans**

Dwelling Type	Average Annual Demand	Units in Registered Subdivisions and Approved Site Plans	*Life Span (Years)
Single family dwellings	294	477	1.6
Semi-detached dwellings	20	26	1.3
Townhouses/rowhouses	58	196	3.4
Multiples	256	365	1.5
Number of residential permits	628	1064	-

Lifespan of Draft Approved Plans of Subdivision

Dwelling Type	Average Annual Demand	Draft Approved Plans of Subdivision	*Life Span (Years)
Single family dwellings	294	920	3.1
Semi-detached dwellings	20	130	6.5
Townhouses/rowhouses	58	434	7.5
Multiples	256	1246	4.9
Number of residential permits	628	2730	-

*Life span (years) - The length of time it would take to see all approved units occupied.