To: Chair and Members of the Planning Committee
From: Paige Agnew, Commissioner, Community Services
Resource Staff: Tim Park, Manager, Development Approvals
Date of Meeting: September 3, 2020
Subject: Public Meeting Report
File Number: D14-010-2020
Address: 1200 Princess Street
Application Type: Zoning By-Law Amendment
Owner: Sisters of Providence & United Church of Canada
Applicant: Providence Village Inc. & Fotenn Consultants Inc.

Council Strategic Plan Alignment:

Theme: 2. Increase housing affordability

Goal: 2.1 Pursue development of all types of housing city-wide through intensification and land use policies.

Executive Summary:

The following is a Public Meeting report to the Planning Committee regarding an application for a zoning by-law amendment submitted by Providence Village Inc. & Fotenn Consultants Inc. on behalf of Sisters of Providence & United Church of Canada, with respect to the subject site located at 1200 Princess Street. This report describes the proposed application and includes an overview of the relevant policies and regulations that will be evaluated as part of a future comprehensive report.

The property is currently designated ‘Institutional’ as per Schedule 3-A (Land Use) in the City of Kingston Official Plan, and the property is split-zoned the Special Education and Medical Uses ‘E2’ Zone, the Multiple-Family Dwelling ‘B1’ Zone, and the Multiple-Family Dwelling ‘B3’ Zone in
the City of Kingston Zoning By-Law Number 8499, as amended. The applicant is proposing to rezone the majority of the property to a site-specific Special Education and Medical ‘E2’ zone, while maintaining the existing ‘B3’ zoning at the northeast triangle of the site, and a portion of the existing ‘B1’ zoning at the south of the site.

The zoning by-law amendment, if successful, will facilitate the construction of a six-storey, 320 bed long-term care home on the site. This development will allow for the effective relocation of the current Providence Manor facility located on Sydenham Street downtown, to provide updated services within the community.

The zoning by-law amendment would also permit the construction of a three-storey parking structure on the site, which is anticipated to provide parking supply for the long-term care home as well as for future uses envisioned by the Sisters of Providence. At this time, a number of accessory uses, including four commercial units on the ground floor of the parking garage, are also proposed to support the development.
Consultation with the following Members of the Corporate Management Team:

Peter Huigenbos, Commissioner, Business, Environment & Projects  Not required
Brad Joyce, Commissioner, Corporate Services  Not required
Jim Keech, President & CEO, Utilities Kingston  Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer  Not required
Sheila Kidd, Commissioner, Transportation & Public Works  Not required
Options/Discussion:

Public Meeting Process
Anyone who attends a Planning Committee Public Meeting may present an oral submission, and/or provide a written submission on the proposed application. Also, any person may make written submissions at any time before City Council makes a decision on the application.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of Kingston to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Kingston before the by-law is passed, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a Public Meeting, or make written submissions to the City of Kingston before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

The Planning Committee will consider a comprehensive report and recommendation from the Planning Services, respecting the subject application, at a future meeting. The public is provided an additional opportunity to make oral submissions on the matter at the time the Committee considers the comprehensive report from staff. The Committee will make its recommendation to City Council at this meeting.

All persons who made oral or written submissions, or have requested notification in writing, will be given written notice of the future meeting(s) of the Planning Committee at which time the subject application will be considered. Anyone wishing to be notified of Council's decision on the subject application must submit a written request to:

Genise Grant, Intermediate Planner
The Corporation of the City of Kingston
Planning, Building & Licensing Services
216 Ontario Street
Kingston, ON K7L 2Z3
613-546-4291 extension 3185
ggrant@cityofkingston.ca

Background and Decision Date
In accordance with By-Law Number 2007-43, this application was subject to a pre-application meeting held on August 20, 2019, with the Planning Services and various other departments and agencies. Following this, a complete application submission was made by the applicant on June 19, 2020.

In accordance with the Planning Act, this application is subject to a decision by Council on or before September 17, 2020, which is 90 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 Local Planning Appeal Tribunal (LPAT). However, in accordance with Ontario
Regulations 149/20 and 278/20 (Special Rules Relating to Declared Emergency) made under the Planning Act, the period between June 19, 2020 and June 22, 2020 is not included for the purposes of calculating the above-noted timeframe.

**Site Characteristics**

The subject property is located on the south side of Princess Street, west of its intersection with Sir John A. MacDonald Boulevard. This is a large site within the urban area, at approximately 9.6 hectares in size, and having approximately 446 metres of frontage onto Princess Street.

The property is currently developed with the Motherhouse for the Sisters of Providence of St. Vincent de Paul; a "motherhouse" being the official home base of a religious congregation. The motherhouse building is located towards the north of the site, with the southern portion of the site being undeveloped. The property has a generous front yard which accommodates a number of mature trees. A portion of the property at the southwest of the site was recently severed and is currently going through a Site Plan Control process to accommodate a new hospice building.

The property is centrally located, on an Arterial Road, and provides access to express transit as well as walkability to nearby commercial uses, including grocery stores. An existing low-density residential neighbourhood is located to the west, and is characterized by one-and two-storey dwellings on deep lots. To the north of the site across Princess Street are commercial uses including a grocery store, a hotel, and a commercial plaza. To the east and south of the site are a number of residential apartment buildings, largely between 5 and 8 storeys in height.

**Proposed Application and Submission**

The application proposes to rezone the majority of the site to a site-specific Special Education and Medical Uses ‘E2’ Zone. The site-specific zone would permit a long-term care facility, along with a number of complementary commercial uses including a day care centre, restaurants and retail shops to support the institutional use. The existing ‘B3’ Zone at the northeast of the site and a portion of the ‘B1’ Zone at the south end of the site are proposed to remain. No development is currently proposed within these areas.

The six-storey, 320-bed long-term care facility is proposed to be constructed to the southeast of the existing motherhouse building and proposed parking garage, separated by landscaping and an improved service access/fire route. The facility as proposed would be set back approximately 31.7 metres from the east lot line, and 28.6 metres from the closest point at the west lot line. The building is separated approximately 100 metres from the nearest residential lot to the west. The ground floor of the facility would accommodate a number of spaces to support residents, including a chapel, library, wellness gym, and hair salon, among others. A day care centre would also be located on the ground floor at the south end of the building, with associated outdoor play areas.

To the north of the long-term care home, a three-storey parking garage containing 299 parking spaces is proposed to be attached to the southeast of the motherhouse building. 11 of the spaces within the garage are currently proposed to be barrier-free. The applicants have indicated that the parking garage has been designed and placed to be mostly hidden from view from Princess Street, behind the tallest point of the Motherhouse. The parking garage is
proposed to include four commercial units on the ground floor fronting onto the private driveway, with patio spaces to provide active frontages. The applicants have proposed that retail store/shops, neighbourhood stores, and restaurant uses be permitted in these units.

Both the long-term care home and the parking garage will be accessed via the extended private driveway on the site. Additional surface parking will be provided at the front of the long-term care building, including 11 standard spaces, 6 barrier-free spaces, and 3 lay-by spaces for food deliveries. Loading is proposed to be accommodated at the rear of the facility, to be accessed by the upgraded fire route/service access on the site. Staff have communicated to the applicant that the current proposal appears to be deficient in barrier-free parking spaces for an institutional use; compliance with the zoning by-law will be required ahead of any Site Plan Control approvals.

Parkland dedication is being proposed in the form of a parkland easement to the south of the long-term care facility; this area is intended to accommodate a community garden. A public easement to access the parkland from Phillips Street will also be provided to ensure the public can use the site. Further details related to the parkland easement will be finalized with the City’s Parks Department through technical review, and will be secured through Site Plan Control.

In support of the application, the applicant has submitted the following:

- Site Survey;
- Archeological Assessment;
- Concept Plan, Floor Plans, and Elevations;
- Planning Justification Report;
- Preliminary Servicing Report;
- Preliminary Stormwater Management Report;
- Arborist Report and Tree Preservation Plan; and
- Traffic Impact Study.

All submission materials are available online through the Development and Services Hub (DASH) at the following link, DASH, using “Look-up a Specific Address” and searching 1200 Princess Street.

**Provincial Policy Statement**

The Provincial Policy Statement (2020) provides policy direction on matters of provincial interest related to land use planning and development, which are intended to be complemented by local policies addressing local interests. The Provincial Policy Statement promotes healthy, livable and safe communities through the efficient use of land throughout Ontario; Section 1 of the document provides policies to guide land use and development in the province. The subject property is within the City’s defined settlement area, which is where growth and development should be focused.

A preliminary list of the provincial policies applicable to the proposal is attached in Exhibit C. A detailed evaluation of the application against the applicable policies of the Provincial Policy Statement will be included in a future comprehensive report.
Official Plan Considerations
The subject lands are located within the City’s Urban Boundary as shown on Schedule 2 of the Plan, which is where growth is intended to be focused. Intensification resulting in an increase of residential and non-residential density is desirable; any development should demonstrate compatibility with existing uses in the area.

The subject property is designated Institutional in Schedule 3-A of the Official Plan (Exhibit D – Official Plan, Land Use). The Institutional land use designation is intended to support institutional land uses as an important component of the City’s employment base which provide services to the public. Extended care complexes are permitted uses within the Institutional designation. The application will be reviewed against Section 3.5 of the Plan to ensure conformity as part of a future comprehensive report.

The Official Plan highlights the importance of compatibility when considering proposals for development is existing built-up areas. Section 2.7 of the Plan provides specific land use compatibility principles against which development proposals should be reviewed. Proposals should clearly demonstrate no or minimized adverse effects on neighbouring land uses, and confirm that development will satisfy the long-term needs of intended occupants.

Section 9.5.9 of the Official Plan provides policies related to considerations to be made by Planning Committee and Council when reviewing Zoning By-Law Amendment applications. A subsequent recommendation will provide a review of this section of the Plan for the Committee’s benefit.

A preliminary list of the Official Plan policies applicable to the proposal is attached in Exhibit E. A detailed evaluation of the application against the applicable policies will be included in a future comprehensive report.

Zoning By-Law Considerations
The subject property is currently split-zoned, which means that a number of different zones apply to the same property. The Special Education and Medical Uses ‘E2’ Zone applies to the majority of the property, and specifically to the area including and surrounding the existing Motherhouse building. The E2 zone permits a number of institutional uses, including hospitals, penitentiaries, colleges and administrative offices. A long-term care facility is not included as a permitted use in the zone; Zoning By-Law 8499 does not currently contain a defined long-term care use. The proposed zoning by-law amendment would introduce an expanded site-specific ‘E2’ zone, and would introduce a definition for the use to be consistent with provincial legislation.

The Multiple-Family Dwelling ‘B3’ Zone, which applies to a triangular portion of the property along the Princess Street frontage, is not proposed to change as part of this application. No development is currently proposed within this area. The Multiple Family Dwelling ‘B1’ Zone, which applies to the south of the property, will partially remain as shown on ‘Schedule A’ of the proposed zoning by-law amendment. No development is proposed within this area at this time.

The following table provides a review of the proposal against the provisions of the ‘E2’ Zone. A proposed draft zoning by-law, as submitted by the applicant, is included as Exhibit H. This by-
law will be revised based on technical review and a final recommended amending by-law will be included in a subsequent comprehensive report for the Committee’s consideration.

<table>
<thead>
<tr>
<th>Section</th>
<th>Provision</th>
<th>Requirement</th>
<th>Proposed</th>
<th>Relief Requested?</th>
</tr>
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<tbody>
<tr>
<td>19.2</td>
<td>Permitted Uses</td>
<td>Variety of institutional uses, not including a long-term care facility or commercial uses.</td>
<td>Long-term care facility Complementary Uses: Chapel Day-care centre Neighbourhood Store Private Parking Structure Retail Store/Shop Restaurant</td>
<td>Yes</td>
</tr>
<tr>
<td>19.3 (a)</td>
<td>Height (Maximum)</td>
<td>23.0 metres</td>
<td>Long-term care facility: 30 metres</td>
<td>Yes</td>
</tr>
<tr>
<td>19.3 (b)</td>
<td>Minimum Aggregate Side Yard</td>
<td>61.0 metres</td>
<td>54.22 metres</td>
<td>Yes</td>
</tr>
<tr>
<td>19.3 (b)</td>
<td>Minimum Side Yard</td>
<td>23.0 metres</td>
<td>25.57 metres</td>
<td>No</td>
</tr>
<tr>
<td>19.3 (c)</td>
<td>Minimum Front Yard</td>
<td>9.0 metres</td>
<td>66.05 metres</td>
<td>No</td>
</tr>
<tr>
<td>19.3 (d)</td>
<td>Minimum Rear Yard</td>
<td>15.0 metres</td>
<td>127.39 metres</td>
<td>No</td>
</tr>
<tr>
<td>19.3 (e)</td>
<td>Minimum Lot Width</td>
<td>91.0 metres</td>
<td>432.07 metres</td>
<td>No</td>
</tr>
<tr>
<td>19.3 (f)</td>
<td>Minimum Lot Area</td>
<td>0.8 hectares</td>
<td>9.63 hectares</td>
<td>No</td>
</tr>
<tr>
<td>5.3 A (b)</td>
<td>Parking</td>
<td>“Homes for the aged” – 1</td>
<td>366 parking spaces</td>
<td>No</td>
</tr>
<tr>
<td>5.3A (h)</td>
<td>Standard Parking Space Dimensions</td>
<td>2.7 metres wide by 6.0 metres long</td>
<td>2.5 metres wide by 5.2 metres long</td>
<td>Yes</td>
</tr>
<tr>
<td>5.3A (d) (i)</td>
<td>Accessible Parking</td>
<td>Commercial/Other Uses – 4% of required spaces (1 space)</td>
<td>20 spaces</td>
<td>No (Applicant to revise plan to comply)</td>
</tr>
<tr>
<td>5.3A (d) (i)</td>
<td>Accessible Parking Space Dimensions</td>
<td>Type A: 3.4 metres wide by 6.0 metres long</td>
<td>Type A: 3.4 metres wide by 5.2 metres long</td>
<td>Yes</td>
</tr>
<tr>
<td>5.4 (a) (iv)</td>
<td>Loading Spaces</td>
<td>“Hospital or Sanitarium” - 1 space per 2,325 square metres of total floor area plus 1 additional space for each additional 4,650.0 square metres (5 spaces)</td>
<td>3 spaces</td>
<td>Yes</td>
</tr>
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### Technical Circulation Process

The application has been circulated to a number of internal departments and external agencies for review and comments. The responses to the technical circulation will be addressed in the technical review and included in the comprehensive report for consideration at a future Planning Committee meeting.

### Existing Policy/By-Law:

The proposed amendment will be reviewed against the policies of the Province of Ontario and City of Kingston to ensure that the changes will be consistent with the Province’s and the City’s vision of development. The following documents will be assessed:

**Provincial**

*Planning Act*

Provincial Policy Statement, 2020

**Municipal**

City of Kingston Official Plan

Zoning By-Law Number 8499

### Notice Provisions:

Pursuant to the requirements of the *Planning Act*, a notice of the Statutory Public Meeting was provided by advertisement in *The Kingston Whig-Standard* 20 days in advance of the Public Meeting. A courtesy notice was also placed in *The Kingston Whig-Standard* on August 25, 2020.

### Accessibility Considerations:

None

### Financial Considerations:

None
Contacts:
Tim Park, Manager, Development Approvals 613-546-4291 extension 3223
Genise Grant, Intermediate Planner 613-546-3291 extension 3185

Other City of Kingston Staff Consulted:
None

Exhibits Attached:
Exhibit A  Key Map
Exhibit B  Neighbourhood Context (2019)
Exhibit C  Provincial Policy Statement – Applicable Policies
Exhibit D  Official Plan, Land Use
Exhibit E  Official Plan – Applicable Policies
Exhibit F  Zoning By-Law Number 8499, Map 21
Exhibit G  Proposed Site Plan, Floors Plans and Elevations
Exhibit H  Proposed Draft Zoning By-Law
Exhibit A
Report Number PC-20-049

Key Map

File Number: D14-010-2020
Address: 1200 Princess Street

Subject Lands
Preliminary List of Applicable Policies of the Provincial Policy Statement

Policies applicable to the subject application include, but are not limited to the following. The application will be evaluated against the applicable policies in a future comprehensive report.

<table>
<thead>
<tr>
<th>Policy Number</th>
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</table>
| 1.1.1         | Healthy, liveable and safe communities are sustained by:  
|               | a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs; f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society; g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs; h) promoting development and land use patterns that conserve biodiversity; and i) preparing for the regional and local impacts of a changing climate. | Building Strong Healthy Communities          |
| 1.1.3.1       | Settlement areas shall be the focus of growth and development.                                                                                                                                              | Building Strong Healthy Communities          |
| 1.1.3.2       | Land use patterns within settlement areas shall be based on densities and a mix of land uses which:  
<p>|               | a) efficiently use land and resources; b) are appropriate for, and efficiently use, the infrastructure and public service facilities which                                                                 | Building Strong Healthy Communities          |</p>
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<td>are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; c) minimize negative impacts to air quality and climate change, and promote energy efficiency; d) prepare for the impacts of a changing climate; e) support active transportation; f) are transit-supportive, where transit is planned, exists or may be developed;</td>
<td>Building Strong Healthy Communities</td>
</tr>
<tr>
<td>1.4.1</td>
<td>1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall: a) maintain at all times the ability to accommodate residential growth for a minimum of 15 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.</td>
<td>Building Strong Healthy Communities</td>
</tr>
<tr>
<td>1.6.6.2</td>
<td>Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.</td>
<td>Building Strong Healthy Communities</td>
</tr>
<tr>
<td>1.6.6.7</td>
<td>Planning for stormwater management shall: c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure; d) mitigate risks to human health, safety, property and the environment; e) maximize the extent and function of vegetative and pervious surfaces; and f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low</td>
<td>Building Strong Healthy Communities</td>
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<td>Policy Number</td>
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<td></td>
<td>impact development.</td>
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<tr>
<td>2.6.2</td>
<td>Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.</td>
<td>Wise Use and Management of Resources</td>
</tr>
</tbody>
</table>
Preliminary List of Applicable Official Plan Policies

Policies applicable to the subject application include, but are not limited to the following. The application will be evaluated against the applicable policies in a future comprehensive report.

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<tr>
<td>2.1.1. Most growth will occur within the Urban Boundary, shown on Schedule 2, where development will be directed to achieve greater sustainability through: a. appropriate (minimum) densities; b. land use patterns that foster transit and active transportation; e. direction of new development and key land uses to areas where they can best result in sustainable practices; m. encouraging a mix of land uses that provide for employment, education, personal service and convenience retail in close proximity to residential land uses, subject to compatibility matters as outlined in Section 2.7;</td>
<td>Sustainable Development</td>
</tr>
<tr>
<td>2.2.4. The Urban Boundary shown by the dashed line on Schedule 2 has been established to recognize the substantially built up areas of the City where major sewer, water and transportation infrastructure has been planned. The land within the Urban Boundary will be the focus of growth and development in the City and contains sufficient land to accommodate the projected growth for a planning horizon of 2036.</td>
<td>City Structure - Urban Boundary</td>
</tr>
<tr>
<td>2.2.5. Housing Districts are planned to remain stable in accordance with Section 2.6 of this Plan, but will continue to mature and adapt as the City evolves. Re-investment and upgrading will be encouraged through minor infilling and minor development (i.e., that which can integrate compatibility within the prevailing built form standards of height, density and amenity that are generally found in the neighbourhood). Housing Districts will be designated for residential uses of different types, but will also contain areas of open space, community facilities and commercial uses.</td>
<td>City Structure – Housing Districts</td>
</tr>
<tr>
<td>2.3.2. In 2013, residential density within the City’s Urban Boundary was 25.7 units per net hectare. The City intends to increase the overall net residential and non-residential density within the Urban Boundary through compatible and complementary intensification, the development of underutilized properties and brownfield sites.</td>
<td>Principles of Growth - Intensification</td>
</tr>
<tr>
<td>2.6.3. Stable areas will be protected from development that is not intended by this Plan and is not compatible with built heritage resources or with the prevailing pattern of development in terms of density, activity level, built form or</td>
<td>Protecting Stable Areas</td>
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<td>Policy</td>
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<td>type of use. The following types of intensification are generally considered appropriate within stable areas: d. intensification that requires a zoning by-law amendment or minor variance in support of factors that may affect the intensity of use (e.g., density, building height, reduction in parking and/or amenity areas, etc.) provided it can be demonstrated that the proposal will: complement existing uses in the area; support a transition in density and built form; support active transportation and public transit; and be compatible with existing development taking into account the policies of Section 2.7 of this Plan.</td>
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<tr>
<td>2.7.3. The land use compatibility matters to be considered under Section 2.7.2 include, but are not limited to: a. shadowing; b. loss of privacy due to intrusive overlook; c. increased levels of light pollution, noise, odour, dust or vibration; d. increased and uncomfortable wind speed; e. increased level of traffic that can disrupt the intended function or amenity of a use or area or cause a decrease in the functionality of active transportation or transit; f. environmental damage or degradation; g. diminished service levels because social or physical infrastructure necessary to support a use or area are overloaded; h. reduction in the ability to enjoy a property, or the normal amenity associated with it, including safety and access, outdoor areas, heritage or setting; i. visual intrusion that disrupts the streetscape or buildings; j. degradation of cultural heritage resources; k. architectural incompatibility in terms of scale, style, massing and colour; or, l. the loss or impairment of significant views of cultural heritage resources and natural features and areas to residents.</td>
<td>Land Use Compatibility</td>
</tr>
<tr>
<td>2.7.4. Mitigation measures may be used to achieve development and land use compatibility. Such measures may include one or more of the following: a. ensuring adequate setbacks and minimum yard requirements; b. establishing appropriate transition in building heights, coverage, and massing; c. requiring fencing, walls, or berming to create a visual screen; d. designing the building in a way that minimizes adverse effects; e. maintaining mature vegetation and/or additional new landscaping requirements; f. controlling access locations, driveways, service areas and activity areas; and, g. regulating location, treatment and size of accessory uses and structures, lighting, parking areas, garbage storage facilities and signage.</td>
<td>Land Use Compatibility – Mitigation Measures</td>
</tr>
<tr>
<td>2.7.6. Only development proposals that meet the long-term</td>
<td>Land Use</td>
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<td>needs of the intended users or occupants will be supported. Proponents, whether developing individual buildings on a single site, or multiple buildings being built at one time or phased over time, will be required to demonstrate to the satisfaction of the City that the functional needs of the occupants or users will be met by providing: a. suitable scale, massing and density in relation to existing built fabric; b. appropriate landscaping that meets or improves the characteristic green space amenity of the site and surroundings and enhances the City’s tree planting program; c. adequate land area and appropriate site configuration or provision for land assembly, as required; d. efficient use of municipal services, including transit; e. appropriate infill of vacant or under-utilized land; and, f. clearly defined and safe: site access; pedestrian access to the building and parking spaces; amenity areas; building entry; and, parking and secure and appropriate bicycle facilities.</td>
<td>Compatibility – Functional Needs</td>
</tr>
<tr>
<td>3.5.1. The predominant land uses permitted in areas designated as Institutional as shown on Schedule 3 vary by the type of institution and by the provisions of the zoning by-law. Community facilities may also be permitted in accordance with Section 3.2. The Institutional designation includes the following categories and complementary uses supportive of, or related to, the type of operation of each: c. extended care complexes include resident accommodation, care and nursing facilities, therapy areas, kitchen and dining facilities, offices, meeting rooms, recreation facilities, pharmacy, and open space areas. Accessory uses include childcare centres, personal care services, staff accommodation, and parking areas and structures.</td>
<td>Land Use Designations – Institutional Uses</td>
</tr>
<tr>
<td>3.5.4. Each institution must provide on-site parking within its Institutional designation, unless other arrangements are made with the City. Any residential use related to the primary institutional use must provide sufficient resident and visitor parking.</td>
<td>Land Use Designations – Institutional Uses</td>
</tr>
<tr>
<td>3.5.5. Parking structures or underground parking will be encouraged, in order to preserve as much open space as possible</td>
<td>Land Use Designations – Institutional Uses</td>
</tr>
<tr>
<td>3.5.8. Any development proposal of an institutional use that requires Planning Act approval, including site plan control review, will be assessed based on the following criteria: a. compatibility with the height, massing, bulk and scale of other surrounding institutional buildings or adjacent residential buildings; b. the cultural heritage character of properties designated under the Ontario Heritage Act will be</td>
<td>Land Use Designations – Institutional Uses</td>
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<td>preserved and the functional use or reuse of such buildings will be promoted in accordance with the policies of Section 7 of this Plan; c. compatibility with the architectural or heritage character of the surrounding buildings and area; d. design and siting of proposed buildings or structures to preserve as much open space as possible; e. access by means of an arterial or major collector road, to ensure traffic will not infiltrate into surrounding residential neighbourhoods or local residential streets; f. provision of pedestrian and cycling facilities; g. assessment of safety and convenience on the site, including lighting, sidewalks, location and treatment of parking areas, landscaped areas or building access locations; h. buffering of any adjacent residential areas to minimize functional or visual impacts and the impacts of increased lighting and noise through such means as screening, berthing, landscaping or fencing; i. consideration of any proposed land use in accordance with the land use compatibility and design policies of Section 2.7 and Section 8 of this Plan; and, j. building and site design in accordance with Section 2.1.4 of this Plan.</td>
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</tr>
<tr>
<td><strong>4.1.1.</strong> New development will proceed only if the City is satisfied that adequate services, roads, and utilities are available, or can be made available, to serve the proposal adequately. In determining the adequacy of servicing, utility systems, or the transportation system, the City will consider not only the proposal, but also the potential for development that exists in the same service area.</td>
<td>Infrastructure and Transportation</td>
</tr>
<tr>
<td><strong>4.3.4.</strong> For urban infill development projects, the City will require the preparation of a stormwater management report to address the impacts of additional lot coverage or new uses of the site on the quality and quantity of water. Proponents must endeavour to improve the management of stormwater from the existing development areas.</td>
<td>Stormwater Management</td>
</tr>
<tr>
<td><strong>4.6.11.</strong> The City may require the proponent of any development to prepare a traffic impact analysis or a transportation study to the satisfaction of the City to address the requirements of Sections 4.6.1 through 4.6.10, and to assess the influence of development on active transportation movement, vehicular flows and traffic volumes, and transportation demand management. Any such analyses will assess the impact of the proposal on the roadways and, if needed, will recommend improvements necessary to accommodate the proposal, to discourage excessive through traffic, provide traffic calming measures, and maintain satisfactory service levels for all modes of</td>
<td>Transportation</td>
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<tr>
<td>Policy</td>
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<td>------------------------------------------------------------------------</td>
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<tr>
<td>transportation on public streets.</td>
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<tr>
<td><strong>5.21.</strong> The City of Kingston recognizes the importance of noise</td>
<td>Natural Heritage – Tree</td>
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<td>management. Any proposed development that has a sensitive use within</td>
<td>Conservation</td>
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<td>the potential influence area as described in the Province’s D-6</td>
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<tr>
<td>Guideline or between the 25 to 30 NEF contours requires a detailed</td>
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<td>noise study to the satisfaction of the City. The study must be</td>
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<td>conducted by a qualified person in accordance with Ministry of the</td>
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<td>Environment and Climate Change guidelines or any such further guidance</td>
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<td>or requirement implemented by the City, as applicable, address all</td>
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<tr>
<td>sources of noise affecting the site, and include recommendations for</td>
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<td>mitigation to meet the applicable noise criteria</td>
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<td><strong>6.1.20.</strong> Trees will be protected in accordance with the City’s Tree</td>
<td>Archeological Resource</td>
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<tr>
<td>By-law. The City will monitor and review the Tree By-law to ensure its</td>
<td>Conservation</td>
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<tr>
<td>provisions are up-to date and provide adequate protection</td>
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<tr>
<td><strong>7.4.2.</strong> The City will permit development and site alteration on</td>
<td>Urban Design – Accessibility</td>
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<tr>
<td>lands containing archaeological resources or areas of archaeological</td>
<td>and Safety</td>
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<td>potential if the significant archaeological resources have been</td>
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<td>conserved. In general, preservation of the resources “in situ” is the</td>
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<td>preferred method, but in some cases the conservation can occur by</td>
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<td>removal and documentation. Where significant archaeological resources</td>
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<td>are preserved “in situ”, only development and site alteration that</td>
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<td>maintains the heritage integrity of the site is permitted.</td>
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<td><strong>8.4.</strong> Through the review of development proposals, construction</td>
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<td>of public works, or the preparation and approval of area plans, the</td>
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<td>City will promote the provision of barrier-free access and safety by:</td>
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<td>a. providing for age-friendly needs and the requirements of people</td>
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<td>with disabilities, and others requiring access supports through</td>
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<td>improved amenities such as parking, benches, and washrooms, clear</td>
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<tr>
<td>signage, visual or auditory indicators, and other means as appropriate;</td>
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<tr>
<td>b. improving public security through enhanced lighting, visibility of</td>
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<tr>
<td>public areas, provision of entrance locations in well-traveled areas,</td>
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<tr>
<td>and ease of access for emergency personnel or vehicles; c. clearly</td>
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<tr>
<td>defining building entrances and avoiding designs that would create</td>
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<tr>
<td>areas that are hidden from public view and thus potentially available for criminal activity; d. arranging public uses and amenities within a convenient walking distance; e. providing adequate walkway widths, visually permeable materials and structures, and landscaping elements that do not obstruct sightlines in the design of streetscapes, transportation</td>
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<tr>
<td>Policy</td>
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<tr>
<td>facilities, or public buildings and places; and, f. promoting safe environments by applying Crime Prevention Through Environmental Design (CPTED) concepts and principles in the design of buildings, site layout and landscaping of development sites.</td>
<td>Urban Design – Streetscapes and Public Spaces</td>
</tr>
</tbody>
</table>

**8.5.** Through the review of development proposals, construction of public works, or the preparation and approval of area plans, the City shall maintain or enhance the character of valued streetscapes, community areas, and landscapes by:

a. preserving human scale in locations that are pedestrian-oriented and establishing an appropriate street wall height by controlling building heights through an implementing zoning by-law, requiring building step-backs, having entrances at street level, providing street furniture, and other means as appropriate;
b. providing shade through natural or built means to provide comfortable outdoor environments and provide protection from ultraviolet radiation;
c. protecting views to the water, City Hall and other significant buildings or landscapes;
d. siting new buildings and structures in a manner that repeats and complements the siting and spacing of existing buildings, structures or landscaped areas in order to continue a pattern that is characteristic of surrounding neighbourhoods and heritage areas;
e. the strategic use of building separation, landscaping and buffers to mitigate inharmonious elements of the built or natural environment, such as railways, service areas, or incompatible uses;
f. designing public spaces or requiring the design of common spaces in private projects to have a clear sense of definition, and provide sufficient amenity, accessibility and security to encourage public use and linkage to other public areas;
g. preserving and enhancing the context of special buildings, streetscapes, landscapes and sites that have been identified as having architectural, or cultural heritage value or interest;

<table>
<thead>
<tr>
<th>Policy</th>
<th>Category</th>
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<tbody>
<tr>
<td>8.6. The City requires the design of new development to be visually compatible with surrounding neighbourhoods and areas of cultural heritage value or interest through its site plan control review, preparation of zoning standards, and urban design guidelines, as appropriate, that address the following: a. siting, scale and design of new development in relation to the characteristics of the surrounding neighbourhood or the significant cultural heritage resources</td>
<td>Urban Design – New Development</td>
</tr>
<tr>
<td>Policy</td>
<td>Category</td>
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<td>-----------------------------------------------------------------------</td>
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<tr>
<td>including, scale, massing, setbacks, access, landscaped treatment, building materials, exterior design elements or features; b. protecting natural heritage features and areas and cultural heritage landscapes through the siting, design and review of new development; c. promoting innovation in building design to create an interesting and varied built environment, to increase sustainability by improving energy efficiency, and to deliver barrier-free accessibility; d. achieving compatibility in land use and with a predominant architectural style, street pattern or site arrangement where that style or arrangement forms a valuable component of the existing neighbourhood or the cultural heritage value or interest of the identified area. Section 2.7 provides additional policy in this regard; and, e. encourage spaces, services and facilities that highlight arts and culture in a manner that generates and sustains cultural vitality.</td>
<td>Urban Design – Multiple Building Projects</td>
</tr>
</tbody>
</table>

8.10. New multiple building development projects involve a number of separate buildings being built either at one time or in phases on an initial single landholding. It is the intent of Council to review multiple building projects in accordance with the following policies: a. in support of any development application, and as part of any site plan control application, the proponent of a multiple building development project must prepare an overall plan for the total project showing such features as: building footprints and configurations; parking areas and structures for vehicles and bicycles for each building; lands devoted exclusively to each building, and where applicable, the location of affordable units in accordance with Section 3.3.10 of this Plan; vehicle, cyclist and pedestrian access to the project and to each building; amenity areas for each building, and associated lighting; public open space areas and access where required; stormwater management schemes; site servicing details; internal vehicular and active transportation movement; landscaping details, buffering and screening in terms of a multilevel design proposal; any proposed phasing for the project in order of sequence; and, any intended future proposals for land division; b. in projects where the phasing of buildings is planned in conjunction with the dedication of public parklands, or the dedication of a public road, Council may require that development proceed by way of a plan of subdivision to ensure permanent universally designed longterm public access to public parklands, access to each building site, appropriate construction of a public road, and the availability of full services at each phase of the phasing.
<table>
<thead>
<tr>
<th>Policy</th>
<th>Category</th>
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<tbody>
<tr>
<td>program; c. the design of individual buildings within multiple</td>
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<tr>
<td>building projects are to be coordinated and mutually compatible; d.</td>
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<tr>
<td>residential multiple building projects are encouraged, where feasible,</td>
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<tr>
<td>to incorporate a variety of compatible residential building types such</td>
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<td>as street row housing, townhousing, stacked townhousing, maisonnettes,</td>
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<td>quadruplexes and various apartment building types in a comprehensive</td>
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<td>plan; e. the maximum permissible density for any residential multiple</td>
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<td>building project may be calculated comprehensively for the project</td>
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<td>as a whole, exclusive of lands required for roads, parks, or other</td>
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<td>public purposes; f. in residential projects where some form of</td>
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<td>individual dwelling unit ownership is anticipated for all or a</td>
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<td>portion of the project, each separate building and land parcel must</td>
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<td>have frontage on an assumed road and be designed to stand ultimately</td>
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<td>as an independent project. A plan of condominium may provide</td>
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<tr>
<td>frontage on a private road provided the lands making up a plan of</td>
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<td>condominium have frontage on an assumed road; g. the design of</td>
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<tr>
<td>residential multiple building projects must be coordinated in terms</td>
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<tr>
<td>of individual resident privacy, residential unit views, solar access,</td>
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<tr>
<td>amenity area access and use, and private and public vehicular and</td>
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<td>active transportation access and movement; h. where it is clearly</td>
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<td>demonstrated by the proponent that the development is in the long-</td>
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<td>term interests of the residents of a residential multiple building</td>
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<td>project, a ground floor convenience commercial outlet serving the day</td>
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<td>to day needs of nearby residents, and located within the main walls</td>
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<td>of one of the residential buildings, may be permitted without</td>
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<td>amendment to this Plan; and, i. Council must be satisfied prior to</td>
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<tr>
<td>any approval that any residential multiple building project will</td>
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<tr>
<td>serve the long-term housing and daily needs of the intended residents,</td>
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<td>and provide a safe, healthy, accessible and convenient living</td>
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<td>environment.</td>
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</table>

9.5.9. When considering an application to amend the zoning by-law, the Planning Committee and Council will have regard to such matters as: a. conformity of the proposal with the intent of the Official Plan policies and schedules; b. compatibility of the proposal with existing uses and zones, sensitive uses, the natural heritage system, cultural heritage resources, and compatibility with future planned uses in accordance with this Plan; c. compatibility of proposed buildings or structures with existing buildings and structures, with zoning standards of adjacent sites, with any future planned standards as provided in this Plan, and with any
<table>
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<th>Policy</th>
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<tr>
<td>urban design guidelines adopted by the City for the area; d. the extent to which the proposal is warranted in this location and the extent to which areas zoned for the proposed use are available for development; e. the suitability of the site for the proposal, including its ability to meet all required standards of loading, parking, open space or amenity areas; f. the suitability of the density relative to the neighbourhood and/or district, in terms of units per hectare, bedrooms per hectare, floor space index, and/or employees per hectare, as applicable; g. the impact on municipal infrastructure, services and traffic; h. comments and submissions of staff, agencies and the public; and, i. the degree to which the proposal creates a precedent.</td>
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</table>
PLANNING COMMITTEE

Existing Zoning - By-law 8499, Map 21

File Number: D14-010-2020
Address: 1200 Princess Street

Legend

- Subject Lands
- Consolidated Zoning
Diagonal hatch indicates tree protection areas.

EXISTING SITE ACCESS (TO REMAIN)

EXISTING BUILDING COVERAGE: 7,132.72 m² = 7.40%

EXISTING LANDSCAPED AREA: 76,448.25 m² = 79.35%

EXISTING PAVED AREA: 12,763.88 m² = 13.25%

EXISTING PARKING SPACES: 134 SPACES

EXISTING LOADING SPACES: 1 SPACE

EXISTING FIRE HYDRANTS TO REMAIN IN SERVICE

EXISTING PARKING SPACES TO REMAIN

EXISTING BUILDING AREA DEMOLISHED:

MOTHERHOUSE: 13,678.00 m²
MOTHERHOUSE (TO REMAIN)

DROP-OFF (TO MOTHERHOUSE PLANT: 1,539.00 m²

REMAIN)

BARN: 167.00 m²

CHURCH SHED: 275.00 m²

TOTAL BUILDING AREA DEMOLISHED: 1,237.00 m²

EXISTING GFA DEMOLISHED:

MOTHERHOUSE PLANT: 795.00 m²

TOTAL EXISTING GFA: 18,083.00 m²

EXISTING GFA DEMOLISHED: 37 EX. PARKING SPACES

EXISTING PARKING SPACES EXISTING GFA DEMOLISHED: 105 SPACES

EXISTING PARKING SPACES TO BE DEMOLISHED

EXISTING FIRE HYDRANTS TO BE REMOVED AND REPLACED WITH NEW HYDRANTS AS REQUIRED (REFER TO EXISTING FIRE HYDRANTS TO BE REMOVED AND REPLACED WITH NEW HYDRANTS AS REQUIRED (REFER TO EXISTING ACCESSORY BUILDINGS TO BE DEMOLISHED

EXISTING MOTHERHOUSE CIVIL DRAWINGS)

1 ST STORAGE BARN 1 ST STOREY

PARKING STATISTICS.

5 EXISTING PARKING SPACES

8 EXISTING PARKING SPACES REMOVED AND REPLACED WITH NEW HYDRANTS AS REQUIRED (REFER TO EXISTING ACCESSORY BUILDINGS TO BE DEMOLISHED

EXISTING FIRE HYDRANT 48 EXISTING PARKING SPACES REMOVED AND REPLACED WITH NEW HYDRANTS AS REQUIRED (REFER TO EXISTING ACCESSORY BUILDINGS TO BE DEMOLISHED

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1 ST STORAGE BARN 1 ST STOREY

PARKING STATISTICS.
EXISTING SITE ACCESS
PROPERTY ADDRESS: 1220 PRINCESS STREET, KINGSTON, ON.

APPLICABLE ZONING BY-LAW: BY-LAW No.8499

PERMITTED USES: HOSPITAL, PENITENTIARY, DND COLLEGE, CONVENT, ACCESSORY BUILDINGS, RESIDENTIAL CARE FACILITIES, CORRECTIONS EXISTING FIRE HYDRANT RESIDENCES, RECOVERY HOMES & DETOX CENTRES

EXISTING FIRE HYDRANT LOADING DIMENSIONS REQUIRED: 3.5m (w) x 10.5m (l) x 4.3m

EXISTING GFA: 18,083.00 m2

EXISTING GFA TO BE DEMOLISHED: 1,237.00 m2

PROPOSED GFA: 19,320.00 m2

FAIRVIEW PLANT SERVICE AREA
COMMERCIAL (290m2): 1 SPACE / 465m2 GFA: 1 SPACE

LOADING SPACES REQUIRED: 6 SPACES

LOADING DIMENSIONS PROVIDED: 3.5m (w) x 10.5m (l) x 4.3m

TOTAL LOADING SPACES PROVIDED: 3 SPACES

COMMERCIAL (290m2): 1 SPACE / 465m2 GFA: 1 SPACE

LOADING SPACES REQUIRED: 6 SPACES

LOADING DIMENSIONS PROVIDED: 3.5m (w) x 10.5m (l) x 4.3m

TOTAL LOADING SPACES PROVIDED: 3 SPACES

LONG-TERM CARE HOME (2,240m2): 1 SPACE / 2,325m2 + 1 SPACE FOR EACH ADDITIONAL 4,645m2: 5 SPACES

LOADING SPACES REQUIRED: 6 SPACES

LOADING DIMENSIONS PROVIDED: 3.5m (w) x 10.5m (l) x 4.3m

TOTAL LOADING SPACES PROVIDED: 3 SPACES

LONG-TERM CARE HOME:

BARRIER-FREE PARKING SPACES (IN GARAGE): 14 SPACES

STANDARD PARKING SPACES (SURFACE PARKING): 42 SPACES

LAY-BY PARKING SPACES: 5 SPACES

LONG-TERM CARE HOME: 76 SPACES

BARRIER-FREE PARKING SPACES*: 6 SPACES

4% OF REQUIRED PARKING TO BE BARRIER-FREE = 2 B/F SPACES

LONG-TERM CARE HOME: 109 SPACES

BARRIER-FREE PARKING SPACES*: 13 SPACES

4% OF REQUIRED PARKING TO BE BARRIER-FREE = 5 B/F SPACES

LONG-TERM CARE HOME: 131 SPACES

BARRIER-FREE PARKING SPACES*: 13 SPACES

4% OF REQUIRED PARKING TO BE BARRIER-FREE = 5 B/F SPACES

LONG-TERM CARE HOME: 131 SPACES

BARRIER-FREE PARKING SPACES*: 26 SPACES

4% OF REQUIRED PARKING TO BE BARRIER-FREE = 13 B/F SPACES

LONG-TERM CARE HOME: 219 SPACES

BARRIER-FREE PARKING SPACES*: 49 SPACES

4% OF REQUIRED PARKING TO BE BARRIER-FREE = 9 B/F SPACES

LONG-TERM CARE HOME: 268 SPACES

BARRIER-FREE PARKING SPACES*: 52 SPACES

4% OF REQUIRED PARKING TO BE BARRIER-FREE = 13 B/F SPACES

TOTAL PARKING PROVIDED: 366 SPACES

20 BARRIER-FREE SPACES ARE PROVIDED = 5% OF THE TOTAL PARKING
Exhibit G
Report Number PC-20-049

Site Statistics (Parking Garage):

<table>
<thead>
<tr>
<th>Category</th>
<th>Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landlord Area</td>
<td>8,843.60 m²</td>
</tr>
<tr>
<td>Parking Area (on site)</td>
<td>317 spaces</td>
</tr>
<tr>
<td>Building Coverage</td>
<td>13,190.35 m²</td>
</tr>
<tr>
<td>Existing GFA</td>
<td>1,539.00 m²</td>
</tr>
<tr>
<td>Demo GFA</td>
<td>795.00 m²</td>
</tr>
<tr>
<td>Proposed GFA</td>
<td>13,190.35 m²</td>
</tr>
<tr>
<td>Total GFA</td>
<td>13,934.35 m²</td>
</tr>
<tr>
<td>Proposed Building Height</td>
<td>10.81 m</td>
</tr>
<tr>
<td>Fire Route / Service Access</td>
<td></td>
</tr>
</tbody>
</table>

Primary Use: Structured Parking
Secondary Use: Retail
Lot Area: 8,843.60 m²
Paved Area: 1,952.30 m² = 22%
Landscape Area: 1,508.80 m² = 17%
Building Coverage: 5,382.40 m² = 61%

Proposed Building Height: 10.81 m (3 Storeys)
Loading Spaces Provided: 1 Space
Parking Provided (on site): 317 Spaces*

*Refer to Drawing A1.12 for full breakdown of parking statistics.
Exhibit G
Report Number PC-20-049

PRIMARY USE: LONG-TERM CARE HOME
SECONDARY USE: CHILD CARE
LOT AREA: 15,257.05 m²
PAVED AREA: 4,409.50 m² = 29%
LANDSCAPED AREA: 6,908.90 m² = 45%
BUILDING COVERAGE: 3,944.70 m² = 26%
EXISTING GFA: 442.00 m²
DEMO GFA: 442.00 m²
PROPOSED (TOTAL) GFA: 22,240.00 m²
TOTAL NUMBER OF RHA'S: 10
BASIC BEDS: 130 BASIC
PRIVATE BEDS: 190 PRIVATE
TOTAL NUMBER OF BEDS: 320 TOTAL BEDS
PROPOSED BUILDING HEIGHT: 30.15 m (6 STOREYS + MECH. P/H)
LOADING SPACES PROVIDED: 2 SPACES
PARKING PROVIDED (ON SITE): 20 SPACES*
* REFER TO DRAWING A1.12 FOR FULL BREAKDOWN OF PARKING STATISTICS.

NOT FOR CONSTRUCTION

Primary usage: Long-Term Care Home
Secondary usage: Child Care
Lot area: 15,257.05 m²
Paved area: 4,409.50 m² = 29%
Landscaped area: 6,908.90 m² = 45%
Building coverage: 3,944.70 m² = 26%
Existing GFA: 442.00 m²
Demo GFA: 442.00 m²
Proposed (total) GFA: 22,240.00 m²
Total number of RHA's: 10
Basic beds: 130 basic
Private beds: 190 private
Total number of beds: 320 total beds
Proposed building height: 30.15 m (6 storeys + mechanical penthouse)
Loading spaces provided: 2 spaces
Parking provided (on site): 20 spaces*
* Refer to drawing A1.12 for full breakdown of parking statistics.
BUILDING HEIGHT: MEANS THE VERTICAL DISTANCE FROM THE AVERAGE FINISHED GRADE OF THE ENTIRE LOT TO THE HIGHEST POINT OF THE ROOF SURFACE IN THE CASE OF FLAT ROOFS (EXCLUDING MECHANICAL PENTHOUSE UNLESS MORE THAN 10% OF THE ROOF AREA) OR TO A POINT HALFWAY UP THE ROOF IN THE CASE OF PITCHED ROOFS.
BUILDING HEIGHT: MEANS THE VERTICAL DISTANCE FROM THE AVERAGE FINISHED GRADE OF THE ENTIRE LOT TO THE HIGHEST POINT OF THE ROOF SURFACE IN THE CASE OF FLAT ROOFS (EXCLUDING MECHANICAL PENTHOUSE UNLESS IT IS MORE THAN 10% OF THE ROOF AREA) OR TO A POINT HALFWAY UP THE ROOF IN THE CASE OF PITCHED ROOFS.
By-Law Number 2020-XX

A By-Law to Amend By-Law Number 8499, “Restricted Area (Zoning) By-Law of The Corporation of the City of Kingston” (Zone Change from ‘E2’ and ‘B1’ Zones to a Site-Specific ‘E2.XX’ Zone, 1200 Princess Street)

Passed: [Meeting Date]

Whereas by Order of the Minister of Municipal Affairs and Housing, The Corporation of the Township of Kingston, The Corporation of the Township of Pittsburgh and The Corporation of the City of Kingston were amalgamated on January 1, 1998 to form The Corporation of the City of Kingston as the successor municipal Corporation and pursuant to the Minister’s Order, any by-laws of the former municipality passed under the Planning Act continue as the by-laws covering the area of the former municipality now forming part of the new City; and

Whereas the Council of The Corporation of the City of Kingston deems it advisable to amend By-Law Number 8499, as amended, of the former City of Kingston;

Therefore be it resolved that the Council of the Corporation of the City of Kingston hereby enacts as follows:

1. By-Law Number 8499 of The Corporation of the City of Kingston, entitled “Restricted Area (Zoning) By-Law of The Corporation of the City of Kingston”, as amended, is hereby further amended as follows:

1.1. Map 21 of Schedule “A”, as amended, is hereby further amended by changing the zone symbol of the subject site from ‘E2’ and ‘B1’ to ‘E2.XX’, as shown on Schedule “A” attached to and forming part of By-Law Number 2020-XX.

1.2. By Adding the following Section XX in Part VIII – Exceptions To Various Zone Classifications as follows:

“(x) 1200 Princess Street

Notwithstanding the provisions of Section 5 and 19 hereof to the contrary, the lands designated ‘E2.XX’ on Schedule ‘A’ hereto, the following regulations shall apply:

a) Additional Permitted Uses: Long-Term Care Facility

b) Permitted Complementary Commercial Uses
i) Chapel
ii) Day-Care Centre
iii) Neighbourhood Store
iv) Private Parking Structure
v) Retail Store/Shop
vi) Restaurant

c) Definition

i) Long-Term Care Facility: shall mean an institutional care facility as licensed under the Long Term Care Act, 1994, S.O. 1994, C.26, and any amendments thereto.

d) Commercial Uses: Commercial uses on the site shall be limited to a maximum gross floor area of 500 square metres.

e) Minimum Aggregate Side Yard: 54.0 metres

f) Maximum Building Height

i) Long-Term Care Facility: 32.0 metres
ii) All other uses: 23.0 metres

g) Off-Street Parking

i) The minimum size of a standard parking space shall be 2.5 metres wide by 5.2 metres long.
ii) The minimum size of a Type A barrier free parking space shall be 3.4 metres wide by 5.2 metres long.
iii) The minimum size of a Type B barrier free parking space shall be 2.7 metres wide by 5.2 metres long.
iv) The minimum size of a required access aisle adjacent to a barrier free parking space shall be 1.5 metres wide by 5.2 metres long.

h) Loading Spaces

i) The minimum number of loading spaces shall be 3 spaces.

2. That this by-law shall come into force in accordance with the provisions of the Planning Act.

Given all Three Readings and Passed: [Meeting Date]
John Bolognone
City Clerk

Bryan Paterson
Mayor
SCHEDULE 'A'
TO BY-LAW NUMBER

File Number: D14-010-2020
Address: 1200 Princess Street

Legend

Reference By-Law 8499, Map 21

- Rezoned from E2 to E2.XX
- Rezoned from B1 to E2.XX

Certificate of Authentication

This is Schedule ‘A’ to By-Law Number ____, passed this _____ day of __________ 2020.

_________________     _____________________
Mayor                                       Clerk