City of Kingston  
Report to Planning Committee  
Report Number PC-20-055

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 & Comprehensive Report  
File Number: D14-009-2020  
Address: 31 Hyperion Court  
Application Type: Zoning By-Law Amendment  
Owner: Farhi Holding Company  
Applicant: Fotenn Consultants Inc.

Council Strategic Plan Alignment:

Theme: 4. Strengthen economic development opportunities  
Goal: 4.1 Support new and existing businesses

Executive Summary:

The following is a Public Meeting and comprehensive report recommending approval to the Planning Committee regarding an application for a zoning by-law amendment submitted by Fotenn Consultants Inc., on behalf of Farhi Holding Company, with respect to the subject site located at 31 Hyperion Court.

The subject lands are currently developed with a two-storey building with a gross floor area of approximately 4,200 square metres. The existing building is partially occupied by a variety of professional offices. A total of 214 surface parking spaces are provided in the western and southern portions of the site, while the eastern portion of the site remains vacant.

The subject lands are designated Business Park Industrial by the Official Plan and currently zoned 'M9 Business Park' by City of Kingston Zoning By-Law Number 8499. The applicant is
proposing to rezone the subject lands to expand the list of permitted uses and to establish complementary uses, which would be limited to a maximum of 25% total floor area of all buildings on the lot. The additional permitted uses and complementary uses requested by the applicant are envisioned by the Business Park Industrial designation.

The application is consistent with the Provincial Policy Statement and conforms with the general intent of the Official Plan. All comments received through the technical circulation of the zoning by-law amendment application have been resolved. Any future development of the subject lands beyond the existing two-storey building would be subject to Site Plan Control.

Recommendation:

That the Planning Committee recommends to Council:

That the application for a zoning by-law amendment (File Number D14-009-2020) submitted by Fotenn Consultants Inc., on behalf of Farhi Holding Company, for the property municipally known as 31 Hyperion Court, be approved; and

That By-Law Number 8499, entitled "Restricted Area (Zoning) By-Law of the Corporation of the City of Kingston", as amended, be further amended, as per Exhibit A (Draft By-Law and Schedule A to Amend Zoning By-Law Number 8499) to Report Number PC-20-055; and

That Council determines that in accordance with Section 34(17) of the Planning Act, no further notice is required prior to the passage of the by-law; and

That the amending by-law be presented to Council for all three readings.
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 & Comprehensive Report**
The Planning Service is recommending the Public Meeting and comprehensive report are heard concurrently based on the following:

- The proposal is compatible with the Provincial Policy Statement (2020) and the Kingston Official Plan;
- The proposal is considered minor in nature;
- The proposal will be contained within the existing structure; and
- Combining the Public Meeting and the comprehensive report facilitates the streamlining of the development approval process, thereby decreasing application processing time.

Anyone who attends the 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 this comprehensive report and recommendation from Planning Services, respecting the subject application following the Public 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.

Anyone wishing to be notified of Council’s decision on the subject application must submit a written request to:

Niall Oddie  
The Corporation of the City of Kingston  
Planning Services  
216 Ontario Street  
Kingston, ON K7L 2Z3  
613-546-4291 extension 3259  
noddie@cityofkingston.ca
Background and Decision Date
In accordance with By-Law Number 2007-43, this application was subject of a pre-application report dated March 26, 2020, file number D00-036-2020, which included input from Planning Services and various other departments and agencies. Following this, a complete application submission was made by the applicant on May 26, 2020.

In accordance with the Planning Act, zoning by-law amendments are subject to a decision by Council 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 May 26, 2020 and June 22, 2020 is not included for the purposes of calculating the above-noted timeframe.

Site Characteristics
The subject lands consist of approximately 2.76 hectares of land located at the southwest corner of John Counter Boulevard and Lappan’s Lane, within the Alcan Business Park. The site has approximately 186 metres frontage on John Counter Boulevard, approximately 120 metres frontage on Lappan’s Lane and approximately 214 metres frontage on Hyperion Court. The site is accessed by entrances on Lappan’s Lane and Hyperion Court. The subject lands are currently developed with a two-storey building with a gross floor area of approximately 4,200 square metres (Exhibit H – Existing Site Conditions and Exhibit I – Site Photographs). The existing building is partially occupied by a variety of professional offices. A total of 214 surface parking spaces are provided in the western and southern portions of the site, while the eastern portion of the site remains vacant.

The Alcan Business Park is located on the south side of John Counter Boulevard and is situated south of Highway 401, between the Sir John A Macdonald Boulevard and Division Street interchanges (Exhibit B – Key Map, Exhibit C – Neighbourhood Context). The lands to the east, south and west of the subject property are developed with similar business park uses, including professional offices. The City of Kingston municipal offices are located on the north side of John Counter Boulevard. A Kingston Transit transfer point is located approximately 280 metres east of the subject lands, which facilitates transit access throughout the urban boundary.

Proposed Application and Submission
The subject lands are designated ‘Business Park Industrial’ in the Official Plan (Exhibit E – Official Plan, Land Use) and zoned ‘M9 Business Park’ by City of Kingston Zoning By-Law Number 8499 (Exhibit G – Zoning By-law 8499, Map 9). The applicant is proposing to rezone the subject lands to apply a modified Business Park (M9) zone to the entire property to expand the list of permitted uses and to establish complementary uses, which would be limited to a maximum of 25% total floor area. The proposed amendment seeks to establish the permitted uses and complementary uses that are identified within the Official Plan designation but have not yet been incorporated into the zoning by-law. A holding symbol will be applied to the eastern portion of the site to prohibit any future development until an archaeological assessment has been completed. Further, a holding symbol will be applied to the complementary uses of ‘day care centre’ and ‘hotel’ until the applicant provides a noise study and Record of Site Condition, as applicable, to confirm land use
compatibility. There are no exterior alterations to the existing two-storey office building proposed as a result of the current application.

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

- Survey;
- Concept Plan;
- Floor Plans;
- Servicing Brief;
- Servicing Plan; and
- Planning Justification Report.

All submission materials are available online through the Development and Services Hub (DASH) at the following link, DASH, using “Look-up a Specific Address”. If there are multiple addresses, search one address at a time, or submission materials may also be found by searching the file number.

**Provincial Policy Statement**

The Provincial Policy Statement (PPS) (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 PPS directs growth to occur within settlement areas and to make efficient use of existing and planned infrastructure. Specific direction on employment is provided by Section 1.3, which directs planning authorities to: promote economic development and competitiveness by providing opportunities for a diversified economic base; address potential barriers to investment; protect and preserve employment areas; and limit sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility.

The application being considered is site specific to accommodate a specific proposal and does not involve any major policy issues. The proposal seeks to allow a broader range of uses within an existing building located within the Alcan Business Park, resulting in a diversified economic base. The requested permitted uses are compatible with the surrounding uses and the complementary uses would be limited to a maximum of 25% of the total floor area in order to protect the primary business park uses. The sensitive uses proposed by the application are considered to be ancillary to the primary employment uses and the applicant will be required to submit additional information to confirm land use compatibility. The application is consistent with the direction provided by the Provincial Policy Statement.

A detailed review of the applicable policies is attached in Exhibit D – Consistency with Provincial Policy Statement.

**Official Plan Considerations**

The subject property is located within a Business District on Schedule 2 – City Structure of the Official Plan. According to Section 2.2.6, Business Districts are primarily intended to accommodate employment opportunities. These include General Industrial and Business Park...
Industrial designations, as well as the Waste Management Industrial designation and limited retail and service commercial uses that serve business activities.

As shown in Exhibit E – Official Plan, Land Use, the subject property is designated ‘Business Park Industrial’ on Schedule 3-A – Land Use, and further identified as being within Site Specific Policy Area 9 on Schedule 3-D – Site Specific Policies. Section 3.6.A of the Official Plan states the goal of the Business Park Industrial designation is to “develop attractive areas for prestige office, research, light industrial, and similar employment uses at visible and easily accessed locations within the City.” The additional permitted uses and complementary uses proposed by the applicant are consistent with the permitted uses identified in Section 3.6.A.1 and complementary uses identified in Section 3.6.A.2 for the Business Park Industrial designation. Further, in accordance with Section 3.6.12, the proposed complementary uses would be limited to a maximum of 25% of the total floor area and the complementary uses would be situated in proximity to an arterial road, in accordance with Section 3.6.14. The uses proposed by the applicant do not contain any of the uses prohibited by Section 3.6.A.4.

Section 3.17.9 provides detailed policies for Site Specific Policy Area 9, which is recognized as an area which is in the process of land use transition from its historical industrial use to a mix of residential and higher-order business park uses. The purpose of these policies is to outline a development program for the district, which includes guidance on: services and utilities; land division; wildlife habitat; and buffers for non-residential development. These policies shaped the plan of subdivision application that created the subject lands. These policies are not applicable to the current application, which seeks to expand the list of permitted uses and establish complementary uses for the existing building within the Alcan Business Park.

Section 2.7 provides direction on land use compatibility, which seeks to ensure various land uses, buildings, sites or urban design treatments can co-exist with one another from both a functional and visual perspective. The proposed uses and complementary uses, including the 25% maximum, are compatible with surrounding development and are not anticipated to generate any adverse effects. The current application does not propose any exterior modifications to the existing two-storey structure. The proposed uses of ‘day care centre’ and ‘hotel’ are considered sensitive land uses and the applicant would be required to submit a noise study and Record of Site Condition, as applicable, prior to establishing these uses. It is noted that there are existing day care centres and hotels currently operating within the Business Park Industrial designation elsewhere in the municipality.

The additional permitted uses and complementary uses, together with the maximum of 25% total floor area for complementary uses, are consistent with the permitted and complementary uses contemplated by the Official Plan for the Business Park Industrial designation. The proposed amendment conforms with the intent of the City of Kingston Official Plan. A detailed review of the applicable policies is attached in Exhibit F – Conformity with Official Plan.

**Zoning By-Law Discussion**

The subject lands are zoned ‘M9 Business Park’ by City of Kingston Zoning By-Law Number 8499, as amended (Exhibit G – Zoning By-Law Number 8499, Map 9). Lands within this zone may be used for a wide variety of industrial uses, including:
(a) any assembly, manufacturing, fabricating, or processing plant which is not obnoxious or a nuisance by reason of emission of contaminants as defined in the Environmental Protection Act or its legal successor;

(b) data processing and related service;

(c) film or recording studio;

(d) laboratory or research and development facility;

(e) printing establishment;

(f) professional office in which a service or consultation is given, including the offices of a lawyer, a planner, an architect, a surveyor, an engineer, or a chartered accountant, but does not include a personal service shop, a medical/dental office, a clinic, a travel agency, or a real estate agency;

(g) corporate administrative operations of an office nature; and

(h) accessory uses which are clearly subordinate to the use permitted in the M9 zone, and which shall not occupy an area which is greater than 10% of the total floor area.

The applicant is proposing to amend the zoning by-law to establish a site specific M9 zone to align the permitted uses to those identified within the Business Park Industrial designation of the Official Plan. The applicant also proposes to establish complementary uses, which would be limited to a maximum of 25% of the total floor area of buildings or structures. Specifically, the applicant has requested that, in addition to the existing M9 uses, the subject lands also be permitted the following:

Additional Permitted Uses:

a) Commercial school;
b) Education centre;c) Education facility;d) Professional office.

Complementary Uses, which shall not, in the aggregate, occupy an area greater than 25% of the total floor area of the building(s) on the lot, shall include:

a) Bake shop;b) Coffee shop;c) Day care centre (-H);d) Dental office;e) Financial institution;f) Hotel (-H);g) Medical clinic;h) Medical office;
i) Personal service shop;
j) Recreational facility;
k) Restaurant;
l) Retail store;
m) Sports training and treatment centre; and
n) Veterinary clinic.

A Holding Symbol will be applied on the proposed complementary uses of ‘day care centre’ and ‘hotel’ until the applicant has submitted a noise study and Record of Site Condition, as appropriate, which will be used to demonstrate land use compatibility of these sensitive land uses. A Holding Symbol will also be placed on the vacant eastern portion of the subject lands for any development requiring the disturbance of previously undisturbed soil. Prior to the removal of the holding symbol, the applicant will be required to submit an archaeological assessment to confirm no adverse impacts.

Other Applications
There are no other current development applications associated with this zoning by-law amendment. The development of the subject lands was previously approved through site plan application D11-156-02. As the current application seeks to expand the list of permitted uses for the subject lands but does not propose any new development, the previous site plan approval would not need to be modified at this time. However, site plan approval will be required if any interior building alterations involve a change in major occupancy as defined by the Ontario Building Code.

Technical Analysis
This application has been circulated to external agencies and internal departments for review and comment. All comments on the proposal have been addressed and no outstanding issues with this application remain at this time.

Public Comments
This application has been processed with a combined public meeting and comprehensive report. The public meeting for this application is September 3, 2020. A notice of complete application was circulated in the Kingston Whig-Standard on June 30, 2020. There have not been any public inquiries on the application as of the date of this report.

Effect of Public Input on Draft By-Law
There has been no public input received on this application as of the date of this report. As such, the proposal has not been revised in response to public input.

Conformity of Existing Zoning with Official Plan
The Official Plan is the document in which the City of Kingston sets out its land use planning goals and policies that guide physical development, the protection of natural and cultural heritage, resource management and necessary supporting infrastructure. The Official Plan manages and directs change with high level policies that are meant to be implemented through other, more detailed and specific municipal by-laws, such as a zoning by-law. The zoning by-law is a separate document that is an implementation tool to put the Official Plan’s general policies
into specific requirements that can be measured and applied to individual properties across the City. Zoning by-laws must conform with the policies of the Official Plan, however, due to the nature of the Official Plan policies, it is important to note that there is more than one way for a zoning by-law to conform with the policies. The existing zoning by-law on the subject property conforms with the policies of the Official Plan and the Business Park Industrial designation, the purpose of which is to develop attractive areas for prestige office, research, light industrial and similar employment uses at visible and easily accessed locations within the City. The current zoning permits a variety of business park industrial uses which present diverse economic opportunities.

It is important to acknowledge that in the time since the existing zoning was implemented, the City has adopted a new Official Plan that has since been amended several times. Specifically, the five-year comprehensive review that was adopted by Council through By-Law Number 2017-57 modified policies relating to permitted uses and complementary uses for employment areas and the Business Park Industrial designation. While the current zoning does conform with the Official Plan, the amendment proposed by the applicant seeks to utilize the updated policies contained within the amended Official Plan.

**Conclusion**

Approval of the proposed zoning by-law amendment will provide additional economic opportunities for an existing two-storey structure within the Alcan Business Park. The additional permitted uses and complementary uses proposed by the amendment conform to the policies for Employment Areas and the Business Park Industrial designation within the Official Plan. The proposed uses are compatible with the existing surrounding uses and measures have been put in place to protect the employment lands by limiting the amount of complementary commercial uses that can be established. A holding symbol will be used to ensure land use compatibility prior to establishing the sensitive uses of ‘day care centre’ or ‘hotel’. There are no concerns from external agencies or internal departments with respect to the proposed amendment. The proposed application is consistent with the Provincial Policy Statement (2020), conforms to the City’s Official Plan and represents good land use planning.

**Existing Policy/By-Law:**

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

**Provincial**

*Planning Act*

Provincial Policy Statement, 2020

**Municipal**

City of Kingston Official Plan

Zoning By-Law Number 8499
Notice Provisions:

A Public Meeting is being held concurrent with the Comprehensive Report submission with respect to this application on September 3, 2020. 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.

If the application is approved, a Notice of Passing will be circulated in accordance with the provisions of the Planning Act.

At the time of writing of this report, no public correspondence has been received. Any public correspondence received after the publishing of this report will be included as an addendum to the Planning Committee agenda.

Accessibility Considerations:

None

Financial Considerations:

None

Contacts:

Tim Park, Manager, Development Approvals 613-546-4291 extension 3223

Niall Oddie, Planner 613-546-4291 extension 3259

Other City of Kingston Staff Consulted:

None

Exhibits Attached:

Exhibit A Draft By-Law and Schedule A to Amend Zoning By-Law Number 8499

Exhibit B Key Map

Exhibit C Neighbourhood Context (2018)

Exhibit D Consistency with the Provincial Policy Statement

Exhibit E Official Plan, Land Use

Exhibit F Conformity with the Official Plan

Exhibit G Zoning By-Law Number 8499, Map 9
Exhibit H    Existing Site Conditions
Exhibit I    Site Photographs
By-Law Number 2020-XX


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 9 of Schedule “A”, as amended, is hereby further amended by changing the zone symbol of the subject site from ‘M9’ to ‘M9.591’ and ‘M9.591-H’ as shown on Schedule “A” attached to and forming part of By-Law Number 2020-___.

1.2. By adding a new Section 591 in Part VIII – Exceptions to the Various Zone Classifications, as follows:

“591. 31 Hyperion Court

Notwithstanding the provisions of Section 31B hereof to the contrary, on the lands zoned ‘M9.591’ on Schedule ‘A’ hereto, the following regulations shall apply:

i. Permitted uses shall also include:

a. Commercial school;
b. Education centre;

c. Education facility; and

d. Professional office.

ii. Permitted complementary uses, which shall not, in the aggregate, occupy an area greater than 25% of the total floor area of the building(s) on the lot, shall include:

a. Bake shop;

b. Coffee shop;

c. Day care centre (− H);

d. Dental office;

e. Financial institution;

f. Hotel (− H);

g. Medical clinic;

h. Medical office;

i. Personal service shop;

j. Recreational facility;

k. Restaurant;

l. Retail store;

m. Sports training and treatment centre;

n. Veterinary clinic.

iii. (-H) Holding Zone Provisions

In accordance with Section 5.39 of this By-law, the following (-H) Holding provisions are applicable:

a. The (-H) Holding provision that applies to the specific uses of ‘day care centre’ and ‘hotel’ may not be removed until such time as:
i. A satisfactory noise impact study prepared by a qualified person (as defined by the City of Kingston) and which adheres to all applicable municipal and provincial requirements has been submitted and completed to the satisfaction of the City of Kingston; and

ii. a Record of Site Condition (RSC) signed by the qualified person who prepared it, along with a copy of all supporting studies, and which meets the requirements of Ontario Regulation 153/04 (as amended), is provided and completed to the satisfaction of the City of Kingston, as applicable.

b. The (-H) Holding provision that applies to the eastern undisturbed portion of the site applies to all uses and may not be removed until such time as an archaeological assessment has been submitted and approved by the City of Kingston and the Ministry of Heritage, Sport, Tourism and Culture Industries.

iv. Definitions:

a. “Bake Shop” means a commercial establishment with fifteen (15) or less seats where bakery products are sold or offered for sale to the general public;

b. “Coffee Shop” means a commercial establishment with fifteen (15) or less seats that primarily serves beverages that are non-alcoholic to the general public, and may include ancillary retailing or prepared light snack foods such as pastries, muffins, desserts, fruit, yogurt, confectionery items and baked goods;

c. “Personal Service Shop” means the use of any lot, building or structure, or part thereof, for the provision of services involving the care of persons or their apparel, including, but not limited to: barber, hairdresser, beautician, aesthetician, tailor, dressmaker, shoemaker, tanning salon, dry cleaning and laundry store or similar service establishments as licensed by the City. “Personal service shop” shall not include an adult entertainment establishment or adult entertainment store, as defined herein. The sale of merchandise shall be permitted only as an accessory use to the principal service provided;
d. “Sports Training and Treatment Centre” means the use of any lot, building or structure, or part thereof, for physical rehabilitation, injury prevention, health and fitness or other related services.”

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: D14-009-2020
Address: 31 Hyperion Court

Legend

Reference By-Law 8499, Map 9

□ Rezoned from M9 to M9.591
◼ Rezoned from M9 to M9.591-H

Certificate of Authentication
This is Schedule 'A' to By-Law Number ____, passed this _____ day of ____________ 2020.

Mayor ___________________ Clerk ___________________

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SCHEDULE 'A'
TO BY-LAW NUMBER

File Number: D14-009-2020
Address: 31 Hyperion Court

Legend

Reference By-Law 8499, Map 9
- Rezoned from M9 to M9.591
- Rezoned from M9 to M9.591-H

Certificate of Authentication
This is Schedule ‘A’ to By-Law Number ____, passed this ______ day of _____________ 2020.

Mayor ___________________ Clerk ___________________

Prepared By: akeeping
Date: 2020-08-06

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### Demonstration of How the Proposal is Consistent with the Provincial Policy Statement (2020)

<table>
<thead>
<tr>
<th>Policy Number</th>
<th>Policy</th>
<th>Category</th>
<th>Consistency with the Policy</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1.1 a)</td>
<td>promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</td>
<td>Building Strong Healthy Communities</td>
<td>The proposed development seeks to expand the permitted uses and complementary uses for an existing building within an existing business park, which will promote efficient development and land use patterns and better utilize existing services.</td>
</tr>
<tr>
<td>1.1.1 b)</td>
<td>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;</td>
<td>Building Strong Healthy Communities</td>
<td>The additional permitted uses and complementary uses established by this application will diversify the economic opportunities within an existing business park. Taking advantage of existing buildings and infrastructure helps to reduce development costs.</td>
</tr>
<tr>
<td>1.1.1 c)</td>
<td>avoiding development and land use patterns which may cause environmental or public health and safety concerns;</td>
<td>Building Strong Healthy Communities</td>
<td>The proposed development is not anticipated to generate any environmental, public health or safety concerns. A holding symbol would be established for the sensitive uses proposed by the application and would only be removed once sufficient information has been</td>
</tr>
<tr>
<td>1.1.1 e)</td>
<td>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;</td>
<td>Building Strong Healthy Communities</td>
<td>submitted to confirm land use compatibility. The proposed development would increase the permitted uses for an existing building serviced by municipal infrastructure. Increasing the permitted uses will expand the economic opportunities within the business park. The subject lands are closed within walking distance of a Kingston Transit transfer point.</td>
</tr>
<tr>
<td>1.1.1 g)</td>
<td>ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;</td>
<td>Building Strong Healthy Communities</td>
<td>The applicant has submitting a servicing brief which concludes that the proposed uses will not exceed the capacity of the service. No concerns were raised with servicing through the technical review process.</td>
</tr>
<tr>
<td>1.1.1 h)</td>
<td>promoting development and land use patterns that conserve biodiversity;</td>
<td>Building Strong Healthy Communities</td>
<td>The proposed development would promote economic development within the city without developing any additional land, which conserves biodiversity.</td>
</tr>
<tr>
<td>1.1.3.1</td>
<td>Settlement areas shall be the focus of growth and development.</td>
<td>Building Strong Healthy Communities</td>
<td>The application seeks to intensify the use of an existing two-storey office building in the Alcan Business Park, which is located within the urban boundary.</td>
</tr>
<tr>
<td>1.1.3.2</td>
<td>Land use patterns within settlement areas shall be based on densities and a mix of land uses which: a) efficiently use land and resources;</td>
<td>Building Strong Healthy Communities</td>
<td>The application seeks to expand the list of uses for an underutilized building within a business park. The resulting economic opportunities would facilitate an efficient use</td>
</tr>
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b) are appropriate for, and efficiently use, the infrastructure and public service facilities which 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; and g) are freight-supportive.

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

| 1.1.3.4 | Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. |
| Building Strong Healthy Communities | The current application seeks to expand the permitted uses and establish complementary uses for an existing building within a serviced industrial park. The proposed uses are compatible with surrounding development. A holding symbol will be applied to the proposed sensitive uses. The applicant would need to submit a | of land and existing municipal services. The proposed development would reduce the demand for greenfield development and contribute to a diverse range of uses within the urban boundary. The subject lands are within walking distance of a Kingston Transit transfer point. |
| 1.2.6.1 | Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures. | Building Strong Healthy Communities | The current application proposes to establish ‘day care centre’ and ‘hotel’ as complementary uses within the business park. A holding symbol will be applied to the use and will require the submission of a record of site condition and a noise study to ensure land use compatibility. |
| 1.2.6.2 | Where avoidance is not possible in accordance with policy 1.2.6.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures: a) there is an identified need for the proposed use; b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations; c) adverse effects to the proposed sensitive land use are minimized and |
| | | Building Strong Healthy Communities | Building Strong Healthy Communities | The additional permitted uses proposed by the application are consistent with the existing and planned uses within the Alcan Business Park. The proposed complementary uses will be limited to 25% of the total floor area, which will maintain the primary use of the site as business park industrial. As noted above, a holding symbol will be applied to ‘day care centre’ and ‘hotel’ uses. Prior to removing the holding symbol, the applicant will need to submit a record of site condition and a noise study to demonstrate land use compatibility. The inclusion of these sensitive uses within an existing building in an |
mitigated; and d) potential impacts to industrial, manufacturing or other uses are minimized and mitigated.  

| 1.3.1 | 1.3.1 Planning authorities shall promote economic development and competitiveness by: a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs; b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment; d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and e) ensuring the necessary infrastructure is provided to support current and projected needs. | Building Strong Healthy Communities | The additional uses and complementary uses proposed by the subject application would contribute to a diversified economic base, while protecting the primary use of the lands as business park industrial. The expanded uses for the subject lands within an established business park may help to reduce barriers to investment and result in an improved occupancy rate for the existing building. The servicing brief submitted with the application demonstrates that the existing services are adequate for the proposed uses. |
| 1.3.2.1 | Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs. | Building Strong Healthy Communities | The servicing brief submitted with the application demonstrates that the existing services are adequate for the proposed uses. |
| 1.3.2.3 | Within employment areas planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility. Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas. | Building Strong Healthy Communities | The application proposes a 'day care centre' and 'hotel' as complementary uses, which are recognized as sensitive land uses that are ancillary to the business park activities. A holding symbol would be applied to these uses, requiring the applicant to provide a noise study and record of site condition, as applicable, to demonstrate land use compatibility. The application does not seek to establish any other sensitive uses. |
| 1.3.2.6 | Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations. | Building Strong Healthy Communities | The application seeks to expand the permitted uses and establish complementary uses for the subject lands to expand the economic opportunities for the subject lands. The site has frontage on John Counter Boulevard, which is identified as an arterial road. The Alcan Business Park is located in close proximity to Highway 401, which provides regional connectivity. |
| 1.6.6.1 | Planning for sewage and water services shall: | Building Strong Healthy Communities | The servicing brief submitted with the application indicates that |
a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:
1. municipal sewage services and municipal water services; and
2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible;
b) ensure that these systems are provided in a manner that:
1. can be sustained by the water resources upon which such services rely;
2. prepares for the impacts of a changing climate;
3. is feasible and financially viable over their lifecycle; and
4. protects human health and safety, and the natural environment;
c) promote water conservation and water use efficiency;
d) integrate servicing and land use considerations at all stages of the planning process; and
e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5.
For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing the proposed uses will not exceed the capacity of the existing service. The proposed development will not require any servicing upgrades and will promote efficient use of existing services within the urban boundary of the municipality.
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Building Strong Healthy Communities</th>
<th>Wise Use and Management of Resources</th>
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<tbody>
<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>The subject lands are located within the urban boundary and are serviced by municipal infrastructure. The applicant has submitted a servicing report which demonstrates there are adequate services available for the proposed uses.</td>
<td>The current development does not propose any site alteration, but a holding symbol will be applied to the vacant eastern portion of the subject lands to ensure that the applicant submits an archaeological assessment report as per policy 2.6.2.</td>
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<tr>
<td>1.7.1 a)</td>
<td>Long-term economic prosperity should be supported by: a) promoting opportunities for economic development and community investment-readiness</td>
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<td>archaeological resources have been conserved.</td>
<td>archaeological assessment prior to any future ground disturbance.</td>
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## Demonstration of How the Proposal is Consistent with the City of Kingston Official Plan

<table>
<thead>
<tr>
<th>Policy Number</th>
<th>Policy</th>
<th>Consistency with the Policy</th>
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<tbody>
<tr>
<td>2.1.1 h)</td>
<td>strategies that will revitalize both neighbourhoods and employment areas, and rehabilitate brownfield sites for re-use;</td>
<td>The subject lands are located within an existing employment area. The existing building is not being utilized to its full potential due to vacant office space. The additional permitted uses and complementary uses created by this amendment may help to better utilize existing resources within the Alcan Business Park.</td>
</tr>
<tr>
<td>2.2.6 a)</td>
<td>areas of interface with sensitive uses are addressed so that compatible development is achieved and there is no adverse effect on the sensitive use or to the proposed employment use(s);</td>
<td>The current application proposes to establish a ‘day care centre’ and ‘hotel’ as complementary uses, which are considered to be sensitive land uses. To ensure land use compatibility, a holding symbol will be implemented for these uses. Prior to lifting of the holding symbol, the applicant would need to provide a noise study and Record of Site Condition, as applicable.</td>
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<td>2.2.6 c)</td>
<td>uses which may involve noise or odour are sufficiently separated, buffered, or screened in accordance with the Ministry of the Environment and Climate Change Guidelines (D-1 and D-6) or any such further regulation implemented by the City, as applicable;</td>
<td>As noted above, the ‘day care centre’ and ‘hotel’ uses proposed by the applicant are considered to be sensitive land uses. Prior to establishing these uses, the applicant would need to submit a noise study and Record of Site Condition, as applicable, to confirm land use compatibility.</td>
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<td>2.2.6 e)</td>
<td>regional commercial uses, institutions, recreation or hospitality uses will be restricted to limited locations that will not undermine the business park, industrial or technological uses</td>
<td>The applicant proposes to establish complementary commercial uses, which include hospitality and recreation uses, in accordance with the Official Plan. To ensure these uses do not undermine the business park uses, the complementary uses would be limited to a maximum of</td>
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<tr>
<td>2.3.1</td>
<td>The focus of the City’s growth will be within the Urban Boundary, shown on Schedule 2, where adequate urban services exist, or can be more efficiently extended in an orderly and phased manner, as established by this Plan. Kingston’s Water Master Plan and Sewer Master Plan will guide the implementation of the infrastructure planning.</td>
<td>The proposed development is located within the urban boundary. The servicing brief provided by the applicant indicates that the proposed uses will not exceed the capacity of the existing service.</td>
</tr>
<tr>
<td>2.3.7</td>
<td>The City will promote and protect employment areas and pursue increased levels of job creation in the commercial, institutional and industrial sectors in order to foster a diversified and vigorous economic base with a range of opportunities for its residents.</td>
<td>The additional uses proposed by the current application would seek to promote and protect employment areas, in accordance with the existing Official Plan policies. Complementary commercial uses are limited to a maximum 25% total floor area in order to protect the business park uses.</td>
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<td>2.3.8</td>
<td>Cultural heritage resources will continue to be valued and conserved as part of the City’s defining character, quality of life, and as an economic resource that contributes to tourism in both the urban and rural portions of the City.</td>
<td>A holding symbol will be placed on the subject lands relating to any future development that requires ground disturbance. Prior to removing the holding symbol, the applicant will be required to provide a current archaeological assessment for any undisturbed lands.</td>
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<tr>
<td>2.6.3</td>
<td>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</td>
<td>The proposed development is compatible with the permitted uses and complementary uses identified within the Official Plan. The current application would move to align the current zoning with the updated Official Plan</td>
</tr>
<tr>
<td>Development and/or land use change must demonstrate that the resultant form, function and use of land are compatible with surrounding land uses.</td>
<td>The current application would change the land uses for the subject lands. The current application is consistent with the uses and complementary uses identified within the Business Park Industrial designation within the Official Plan, and the proposed uses are consistent with the surrounding uses within the Alcan Business Park. The current application does not seek to establish any new buildings or alter the design or form of the existing structure, which is consistent with the surrounding buildings and uses.</td>
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<td>2.9.1 a) providing an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long-term needs;</td>
<td>The subject lands are designated Business Park Industrial and contribute to economic development within the municipality. The current application seeks to expand the list of permitted uses and to establish complementary uses, which have been deemed appropriate and desirable by the existing policies of the Official Plan to meet long-term economic needs.</td>
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<td>2.9.1 b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses that support a wide range of economic activities and</td>
<td>The subject lands are designated Business Park Industrial and contribute to economic development within the municipality. The current application seeks to expand the list of permitted uses and to establish complementary uses,</td>
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<td>Section</td>
<td>Description</td>
<td>Details</td>
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<tr>
<td>2.9.1 c)</td>
<td>planning for, protecting and preserving employment areas for current and future uses;</td>
<td>The uses proposed by the current application are consistent with the uses identified within the Official Plan policies for the Business Park Industrial designation. Complementary uses will be capped at a maximum 25% total floor area to protect the main business park uses.</td>
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<td>2.9.1 d)</td>
<td>ensuring the necessary infrastructure is provided to support current and projected needs;</td>
<td>The servicing brief provided by the applicant indicates that the proposed uses will not exceed the capacity of the service.</td>
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<tr>
<td>3.6.3 b)</td>
<td>the protection of industrial establishments from incompatible land uses that may jeopardize the viability and efficiency of industrial operations;</td>
<td>The current application seeks to expand the list of permitted uses and establish complementary uses for the existing building within the Alcan Business Park. The uses sought by the application are consistent with the permitted uses identified within the Business Park Industrial designation. The complementary uses will be limited to maximum 25% of total floor area, which will protect the business park uses from incompatible development. A holding symbol will be applied to the proposed complementary uses of 'day care centre' and 'hotel'. The holding symbol will not be removed until appropriate studies have been completed to ensure land use compatibility.</td>
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<td>3.6.7</td>
<td>Employment areas will be protected from fragmentation, the intrusion of sensitive uses as defined by Ministry of the Environment and Climate Change guidelines, high</td>
<td>The current application seeks to expand the list of permitted uses and establish complementary uses for the existing building within the Alcan Business Park. The uses sought by the application are consistent with the</td>
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<td>3.6.12</td>
<td>Within the business parks identified in Section 3.6.2, or on a single land holding equal to or greater than 10 hectares in area that is designated for employment uses, the total floor area of all complementary uses should not exceed 25 percent of the total floor area of established, or concurrently developed space for permitted employment uses. The current application seeks to establish complementary uses for the subject lands, in accordance with the uses identified in the Business Park Industrial designation. The current application would limit such uses to a maximum of 25% total floor area.</td>
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<td>3.6.14</td>
<td>Complementary uses in employment areas are encouraged to: a. Cluster within a 500 metre radius from the centre of the intersection of arterial and/or collector roads; and b. Be located on and/or be oriented towards the road frontage. The subject lands are located at the intersection of the Lappan’s Lane and John Counter Boulevard. The existing building is frontage on John Counter Boulevard, Lappan’s Lane and Hyperion Court.</td>
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<td>3.6.15</td>
<td>The zoning by-law will establish specific provisions related to land use, setbacks, and lot The current application seeks to amend the list of uses the zoning by-law permits the subject land to be used for. The list of proposed</td>
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<td>Coverage, for each of the specific Industrial designations identified by this Plan.</td>
<td>Uses and complementary uses is aligned with those contained within the Business Park Industrial designation.</td>
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<td><strong>3.6.16</strong></td>
<td>Complementary commercial and public uses listed within each Industrial designation will be permitted only within separate zoning categories, and such uses will be restricted in size and subject to maximum floor space limits in the zoning by-law. The current application seeks to establish a site-specific zone that would permit the subject lands to be used in accordance with the permitted uses and complementary uses outlined in the Business Park Industrial designation. The proposed zoning would limit complementary uses to 25% of the total floor area.</td>
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<td><strong>3.6.A.1</strong></td>
<td>The main uses permitted within the Business Park Industrial designation include: a. corporate administrative offices and government offices; b. research and development facilities, including laboratories; c. data processing facilities, including call centres; d. technologically advanced manufacturing, fabricating, and assembling operations for the production of high value products; e. administrative, professional and technical services, such as engineering and surveying firms, that support the above uses and are consistent with the image and amenity of a Business Park Industrial setting; f. film or recording studio; g. commercial school or training facility, provided that such uses are consistent with the image and amenity of the Business Park Industrial setting. The additional permitted uses sought by the current application were selected from the list of permitted uses contained within the Business Park Industrial designation. The application does not propose to establish open storage.</td>
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the use is contained within an enclosed building(s); h. the following light industrial uses, provided they are contained within enclosed buildings:
- manufacturing, repairing, fabricating, processing and assembling operations;
- construction and transportation activities and facilities;
- storage, warehousing, and wholesale trade activities; and,
- communications facilities and utilities.
  i. outdoor storage, subject to the following criteria, all of which must be satisfied:
- the outdoor storage use does not front onto or abut a public road;
- the area used to accommodate open storage, to be limited in the zoning by-law, is located to the rear or interior side yard of the property, preferably behind the primary building occupying the site;
- the outdoor storage use does not abut a lot which is zoned for a non-industrial land use;
- the outdoor storage use does not generate any emissions, dust, or debris that cannot be contained onsite; and,
- the outdoor storage area must be screened from view through landscaping and other measures that
| 3.6.A.2 | The following uses are permitted as complementary uses within the Business Park Industrial designation:  
| a. office and business services, such as printing and equipment repair, which are intended to serve the Business Park Industrial area;  
| b. day care facilities and/or places of worship, provided that the sensitive use is compatible with the industrial uses in the area and located in such a manner (e.g., on the periphery of an employment area) so that it does not preclude the development potential of adjacent employment lands;  
| c. hotels and/or conference facilities, including banquet halls, trade show buildings, and similar uses to be defined in the implementing zoning by-law;  
| d. restaurants, drive-through facilities, financial institutions, personal services, medical and paramedical uses, and convenience commercial uses;  
| e. public and private parks and recreation facilities;  
| f. parking lots and structures; and,  
| g. sources of renewable energy, subject to the | The complementary uses sought by the current application were selected based on the list of complementary uses contained within the Business Park Industrial designation. The complementary uses would be limited to a maximum of 25% total floor area of the subject lands, ensure the majority of the total floor area continues to be used for primary industrial park uses. |
| 3.6.A.4 | New development that is considered incompatible with the Business Park Industrial designation, and is prohibited within the Urban Boundary, include the following:  
a. automotive wrecking yards;  
b. scrap and salvage yards (except where such products are recycled as an input to a permitted employment use on the same site);  
c. pits and quarries;  
d. sanitary landfill sites;  
e. elementary and secondary schools;  
f. commercial uses except for those complementary uses permitted in the Business Park Industrial designation, and the retail accessory uses permitted in Section 3.6.11 of this Plan; and,  
g. residential uses, except for caretaker or guard’s quarters. | The current application does not seek to establish any of these prohibited uses. |
| 3.17.9 | The Alcan District has a number of servicing and development issues which must be addressed prior to or in conjunction with any development of the District. Specific direction is provided on: Services and Utilities; Land Division; Wildlife Habitat; and Non-Residential Buffers. | These policies are not applicable to the current application as the subject lands were developed in accordance with an approved plan of subdivision, under the guidance of these policies. The current application does not propose any physical development, rather seeks to expand the list of permitted uses and to establish complementary uses for the existing two-storey office building. |
### 7.4.10

| Upon receiving information that lands proposed for development may include archaeological resources or constitute an area of archaeological potential, Council will not take any action to approve the development, and the owner of such land will be requested to have studies carried out at the owner’s expense by qualified persons in accordance with the Province’s Standards and Guidelines for Consultant Archaeologists, as amended from time to time, and provide a copy of any correspondence from the Ministry of Tourism, Culture and Sport for any completed studies. | As the current application does not propose any ground disturbance, a holding symbol will be applied to the remaining vacant lands in the eastern portion of the site. Prior to permitting any development within the eastern portion of the subject lands, the applicant will need to submit an archaeological assessment and submit an application to remove the holding symbol. |

### 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 | The application seeks to establish additional permitted uses and complementary uses for lands within a developed business park. The requested permitted uses and complementary uses have been selected based on the identified permitted and complementary uses within the Business Park Industrial designation. The proposal limits complementary uses to a maximum of 25% total floor area of the lot, which serves to ensure the subject lands continue to primarily be used for employment purposes. The proposed uses are compatible with surrounding uses, which include professional offices and light industrial uses. The proposal does not include any exterior modifications to the existing building and as such, the |
standards of adjacent sites, with any future planned standards as provided in this Plan, and with any 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.

| 9.5.21 | The City may pass a holding by-law pursuant to the Planning Act that will include the symbol “H” in situations where the future use of the land (or buildings or structures) has been determined but where imminent development will not adversely impact the prestige business park presence. The current application would not set an undesirable precedent within the municipality as several similar zoning by-law amendments have been approved within the Business Park Industrial designation in recent years. |
| A holding symbol will be used to require an archaeological assessment prior to any future development that would cause new ground disturbance within the eastern portion of the site. The subject lands are currently developed with a two-storey office building and surface parking lot. |
would be premature until various conditions are met, as set forth in the holding by-law, including any of the following:

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<td>d.</td>
<td>studies have been completed (and may also be peer reviewed) to the satisfaction of the municipality to justify or support initiation of development; or,</td>
</tr>
<tr>
<td>e.</td>
<td>conditions arising from any study, or conditions which address any other impediment to development have been satisfactorily met, or are deemed by the City to be no longer relevant.</td>
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and it is anticipated that the proposed permitted uses and complementary uses could be accommodated within the existing building.

A holding symbol will also be applied to the proposed complementary uses of ‘day care centre’ and ‘hotel’. Prior to permitting these sensitive uses, the applicant will need to submit a noise study and record of site condition, as applicable, to demonstrate land use compatibility.
PLANNING COMMITTEE

Existing Zoning - By-law 8499, Map 9

File Number: D14-009-2020
Address: 31 Hyperion Court

Legend

- Subject Lands
- Consolidated Zoning
Site Photographs – 31 Hyperion Court

August 7, 2020

Figure 1 - Existing two-storey structure

Figure 2 - View to east, including vacant portion of subject lands
Figure 3 - Existing development to south

Figure 4 - Existing development to west