



**City of Kingston
Information Report to Planning Committee
Report Number PC-16-094**

To: Chair and Members of Planning Committee
From: Lanie Hurdle, Commissioner, Community Services
Resource Staff: Paige Agnew, Director, Planning, Building & Licensing Services
Date of Meeting: October 20, 2016
Subject: Pending and Committed Residential Development Supply
January 1, 2016 to June 30, 2016

Executive Summary:

The purpose of this report is to provide information on the number of potential residential dwelling units in the City's residential development inventory that are located within the Urban Boundary. This report also provides information on residential Building Permit activity that has occurred from 2006 to the end of June 2016. The pending and committed housing information, reviewed against Building Permit trends provides an indication of the life span of housing available, or to be made available, within the Urban Growth Boundary. The life span, being the length of time it would take to see all approved units occupied, is an important planning consideration and is a matter of provincial interest, as identified in the 2014 Provincial Policy Statement. The forecasted life span of housing presented in this report is entirely reliant on development applications progressing to a point of final approval and registration, and assumes the average annual rate of unit consumption will remain largely unchanged.

As part of the City's housing monitoring program, the Planning Division has updated its inventory of potential residential dwelling units projected from development applications which are either committed for development or pending development approval. Planning staff reports on this program on a bi-annual basis. The inventory has been updated to include development applications received between January 1, 2016 and June 30, 2016.

The updated residential supply inventory is based on fifty-two (52) applications for approval including residential subdivisions, residential site plans, zoning by-law amendments and Secondary Plans. Exhibit A to Report Number PC-16-094 shows the geographic location of each of the applications. Exhibit B to Report Number PC-16-094 is a chart which provides the details of each of the fifty-two (52) applications. The chart shows the application status and the number and type of residential units associated with each development. A review of the City's

October 20, 2016

Page 2 of 13

residential Building Permit activity has also been completed to assess the absorption of lots in approved plans of subdivision (Exhibit C to Report Number PC-16-094). The Building Permit data was also reviewed for each of the sub-areas of the City (Exhibit D to Report Number PC-16-094).

The reporting of the pending and committed housing supply and Building Permit trends does not recognize the impacts of factors such as an appeal of an application to the Ontario Municipal Board (OMB), which can significantly delay or preclude a project coming to market, or of modifications to an application arising in response to changes in consumer preferences or market trends. This report provides an indication of the supply of housing that is projected to be added to the Kingston market and the potential life span of the housing supply.

Information presented in this report indicates that the life span of housing associated with committed development applications (i.e. registered plans of subdivision, approved site plans and draft approved plans of subdivision) is 6.2 years; this is the result of total unit supply divided by average annual demand. When units pending approval are added to the total supply, the total life span of all units is 15.4 years. While these numbers suggest a supply of housing that exceeds the objectives of the Province, as conveyed through the Provincial Policy Statement (PPS), they do not acknowledge the timing it takes to achieve *Planning Act* approvals and to resolve any appeals to the OMB. The life span calculations presented in this report do not reflect the ability of the private market to respond to housing demand through the phasing of registration and modifications which acknowledge changing consumer preferences.

The analysis of the pending and committed supply of housing within the City indicates a healthy supply of housing which is consistent with provincial policy objectives and the desire to accommodate an appropriate range and mix of housing types and densities.

Recommendation:

This report is for information purposes only.

October 20, 2016

Page 3 of 13

Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Lanie Hurdle, Commissioner, Community Services

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Gerard Hunt, Chief Administrative Officer

Consultation with the following Members of the Corporate Management Team:

Denis Leger, Commissioner, Corporate & Emergency Services	Not required
Jim Keech, President and CEO, Utilities Kingston	Not required
Desiree Kennedy, Chief Financial Officer & City Treasurer	Not required

October 20, 2016

Page 4 of 13

Options/Discussion:

The purpose of this report is to provide information on the number of potential residential dwelling units in the City's residential inventory that are located within the Urban Boundary. This data is reported by planning staff on a bi-annual basis. This information updates the previous inventory supply by including development applications received from January 1, 2016 to June 30, 2016. This report also provides information on residential Building Permit activity between 2006 to June 30, 2016. The review of Building Permit activity against the potential supply of dwelling units provides an indication of the life span of housing in the City; life span being the length of time it would take to see all approved units occupied.

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

Appeals to the Ontario Municipal Board (OMB) can also result in modifications to, or the delay or denial of a subdivision, zoning by-law amendment or Site Plan Control application. Over the past three years the City has seen a rise in the number of *Planning Act* applications appealed to the OMB. The process of going to the OMB can add months or years to the approvals process. This lag in approvals is not reflected in the pending and committed inventory but is an important consideration as the City monitors the life span of housing.

Policy Context

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

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

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

October 20, 2016

Page 5 of 13

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

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

- Residential subdivisions (registered plans, draft approved plans and applications submitted);
- Residential site plans (approved and submitted plans);
- Secondary Plans; and
- Zoning By-Law amendments (submitted plans).

The inventory excludes registered plans of subdivision with less than 5 vacant lots remaining in the subdivision as indicated by Building Permit data. These subdivisions are considered to be built out. As well, all applications that have been inactive for more than 5 years have been removed from the inventory.

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

Zoning by-law amendment applications for the lands known as 493-497 Princess Street, 19-23 Chatham Street and 460-468, 480 Princess Street (File Number D14-075-2014), 327 University Avenue (File Number D14-076-2014) and 965 Milford Drive (File Number D14-009-2016) have been appealed to the Ontario Municipal Board (OMB). It should be noted that applications that go to the OMB could result in the denial of the application or revisions to the number of residential units for a proposed development. Appeals can add a significant amount of time to the planning approval process, thereby delaying the addition of units to the market.

The geographic location of each of the fifty-two applications is shown on the map titled "Pending & Committed Urban Residential Development Planning Applications" (Exhibit A). Each application is identified on the map by the type and status of the application through colour coding (i.e. registered plans of subdivision, pending final approval, pending draft approval, etc.).

The map is accompanied by a chart titled "Pending & Committed Residential Subdivisions, Site Plans, Zoning By-Law Amendments & Secondary Plans, Detailed Development Report - Updated to the end of June 2016" (Exhibit B). This chart details each development application by name, service area, file number, the residential building type (i.e. single family, semi-detached, town housing/row houses and apartments) and the proposed number of units. There is also a summary chart that notes the total number of vacant residential lots remaining within the various types of tracked applications.

October 20, 2016

Page 6 of 13

The Pending and Committed Residential unit supply for registered plans of subdivision, site plans, zoning by-law amendments and Secondary Plans as of the end of June 2016 is summarized in Table 1.0.

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

Type of Residential Development and Status	Number of Potential Units
Registered Plan of Subdivision (approved)	782
Plans of Subdivision (draft approved)	2,577
Site Plan Applications (approved)	225
Total committed units	3,584
Plans of Subdivision (submitted with an approval still pending)	1,062
Site Plan (submitted with approval still pending)	909
Secondary Plans (approved with development proposals to follow)	2,817
Zoning By-Law Amendments	592
Total pending units	5,380
Total number of units	8,964

The chart indicates that the fifty-two pending and committed applications could result in 8,964 dwelling units being built. 40 percent or 3,584 of the 8,964 dwelling units have a planning commitment (i.e. registered plans of subdivision, draft approved plans of subdivision and approved site plans). The remaining dwelling units are under review through the planning process and the proposed number of dwelling units may be subject to change as the approval process proceeds.

The chart also indicates pending residential units for the Secondary Plans (i.e. Cataraqi West Secondary Plan and the property known as 752 King Street West). The residential units contained within approved and registered subdivisions located within the Cataraqi West Secondary Plan have been discounted from the residential unit calculation tied to the Secondary Plan to avoid double counting.

Summary of Pending and Committed Residential Unit Supply Located within the Central, East and West Areas of the City

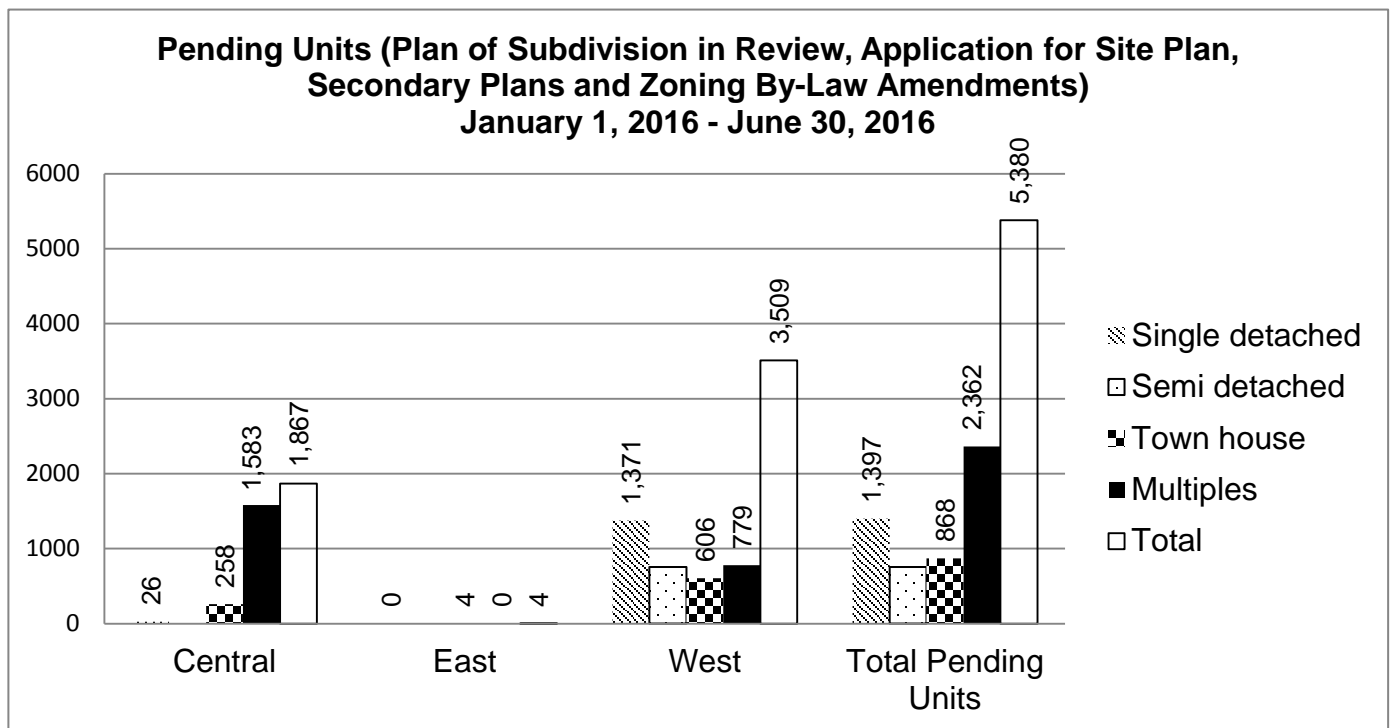
The pending and committed residential unit supply by sub area of the City is shown in Table 2.0 and Table 3.0.

October 20, 2016

Page 7 of 13

Table 2.0 – Pending Residential Units

Pending Units (Plan of Subdivision in Review, Application for Site Plan, Secondary Plans and Zoning By-Law Amendments)	Single detached	Semi detached	Townhouse	Multiple	Total
Central	26	0	258	1,583	1,867
East	0	0	4	0	4
West	1,371	753	606	779	3,509
Total Pending Units	1,397	753	868	2,362	5,380



As shown in Table 2.0 and the above noted chart, the majority of pending units are located in the west portion of the City. In the west, the housing type largely consists of single detached dwellings (1,371) and multiple unit dwellings (779). A large mixed use subdivision is proposed for the property known as 700 Gardiners Road that also skews the numbers for the west end of the City (File Numbers D12-022-2013/D14-120-2015).

In the east portion of the City, the pending units are comprised of town house units (4). The 4 townhouse units in the east end of the City refer to a zoning by-law amendment application – 297 Gore Road (File Number D14-014-2016) that is currently under review. This unit count is

October 20, 2016

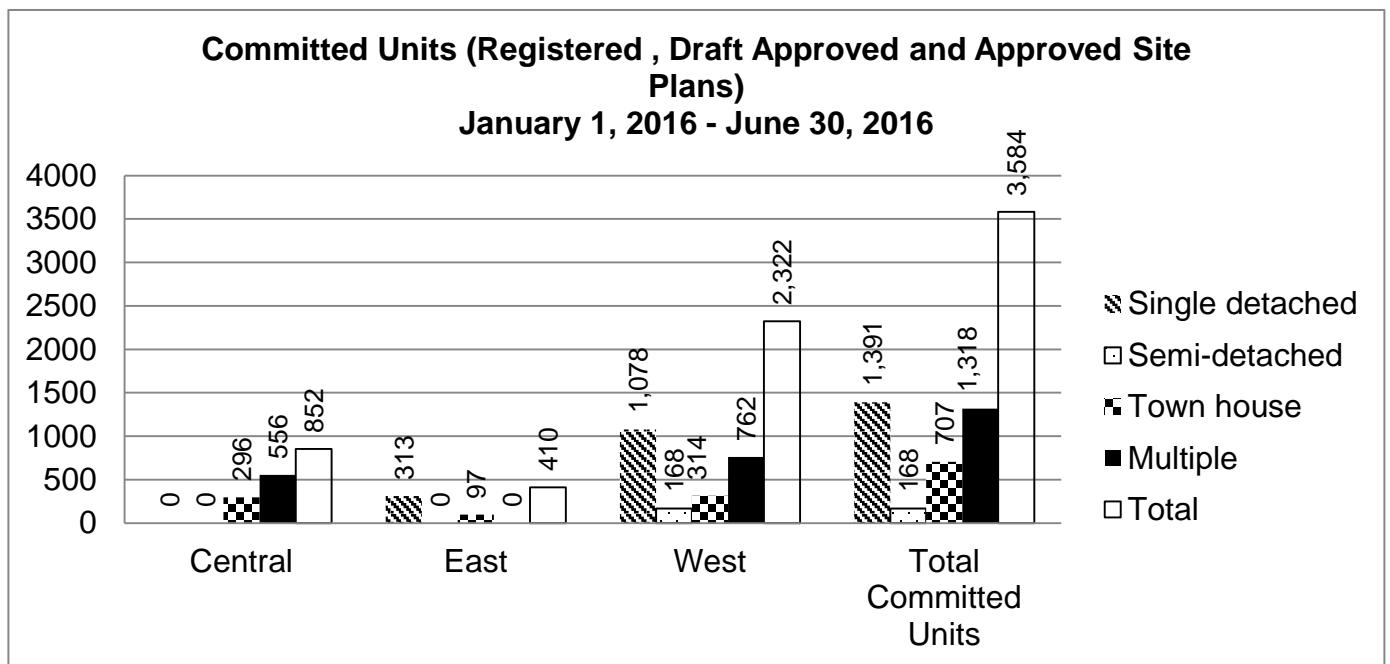
Page 8 of 13

not representative of the total lot supply in the east end of the City as there are approximately 410 lots available as indicated in Table 3 – Committed Residential Units.

The central portion of the City is comprised of committed units in the form of town houses (258) and multiples (556).

Table 3.0 – Committed Residential Units

Committed Units (Registered, Draft Approved Subdivisions and Site Plans)	Single detached	Semi detached	Townhouse	Multiple	Total
Central	0	0	296	556	852
East	313	0	97	0	410
West	1,078	168	314	762	2,322
Total Committed Units	1,391	168	707	1,318	3,584



As shown in Table 3.0, and in the above noted chart, the majority of committed units are located in the west portion of the City. In the west, the housing type largely consists of single detached dwellings (1,078) and multiple unit dwellings (762). In the east, the committed units are comprised of single detached units (313) and town house units (97). The central portion of the City is comprised of committed units in the form of town houses (296) and multiples (556).

Update on the Dwelling Unit Construction from 2006 to June 2016 as per the Issuance of Building Permits

The Planning Division has also updated the residential Building Permit activity running from 2006 to the end of June 30, 2016 based on the Cityview Building Permit data maintained by the

October 20, 2016

Page 9 of 13

Building Division (Exhibit C). This information indicates the number of residential Building Permits for new construction issued in both urban and rural areas. Only 7 of the 116 Building Permits (dwelling units) issued between January and the end of June 2016 were located outside of the City's Urban Growth Boundary.

The Building Permit data has also been used to identify the type of residential permits as well as the average number of annual permits issued from 2006 to the end of June 2016. This information is summarized in Table 4.0.

Table 4.0 - 10 Year Summary of Residential Building Activity - By Building Permits (2006 to June 30, 2016)

Type of Residential Building Permits Issued	Total Number of Units	Average Number of Units/Year*	% of Total by Building Type**
Single family dwellings	3,021	275	47%
Semi-detached dwellings	205	19	3%
Townhouses/rowhouses	597	54	9%
Multiples	2,574	234	41%
Number of residential permits	6,397	582	100%

Source: Cityview, Building Division

Note:*Averages are based on a 10 year period. **This does not represent the existing housing mix.

As indicated in Table 4.0, a total of 6,397 units were constructed over the past 10 years (2006-June 30, 2016). Based on the issuance of Building Permits between 2006 and June 2016, the percentage of the total number of units by building type was 47% single family dwellings, 3% semi-detached dwellings, 9% town houses/row houses and 41% multiples.

Update on Dwelling Unit Construction from January 1, 2016 to June 30, 2016

The Planning Division has updated residential permit activity from January 1, 2016 to the end of June 30, 2016 (Exhibit C). The data indicates that permits were issued for a total of 166 residential units. As of June 30, 2016, the composition of new residential dwelling units includes 71% (82) single family dwellings, 3% (4) semi-detached dwellings, 14% (16) town houses/row houses and 12% (14) multiples. The locations of the Building Permit data from January 1, 2016 to June 30, 2016 is shown on Exhibit D. The number of units by housing type within the sub areas of the City is shown on Table 5.0.

Table 5.0. – Building Permits by Housing Type – January 1, 2016 to June 30, 2016

Area	Single detached	Semi detached	Town house	Multiple	Total
Central	1	0	0	14	15
East	27	0	0	0	27
West	47	4	16	0	67

October 20, 2016

Page 10 of 13

Area	Single detached	Semi detached	Town house	Multiple	Total
Rural Area	7	0	0	0	7
Total	82	4	16	14	116

Table 5.0 and Exhibit D indicates that 58% (67) of residential units are being constructed in the west, 23% (27) were constructed in the east, 13% (15) were constructed in the central area and 6% (7) were constructed in the rural area of the City. The majority of building construction occurred in the west portion of the City and consisted largely of single detached units.

In the west portion of the City, the residential units are being constructed in King's Landing, Midland Park, Woodhaven and Westbrook Meadows. In the east portion of the City, the residential units are being constructed within the subdivisions of Greenwood Park West and Baxter Farm North. In the central portion of the City, the majority of residential units were multiple-unit residential.

Residential Permit Trends

The previous Pending and Committed Urban Residential Development Inventory Update for January 1, 2015 to December 31, 2015, [Report Number PC-16-031](#), presented to the Planning Committee on April 21, 2016, provided Building Permit information from 2006 to the end of 2015. A 10 year trend analysis indicated that there was a decline in the construction of single family dwellings and that the annual construction of multiple unit developments has increased since 2006. The decline in the construction of single family dwellings and the cyclical nature of the construction of multiple units may be an indication of the changing trends in consumer preferences; it also may be reflective of housing affordability.

Between January 1, 2016 and June 30, 2016, the total number of residential units that were constructed was 166. The Building Permit data indicates that the majority of recent building construction was single detached units (82). There were 14 multiple units built in this time period. The total committed units in the form of multiple units as of June 30, 2016 was 1,318. As these units have planning approvals, the timing of the construction of multiple units is now dependent on the proponent seeking to advance Building Permits.

Given that Building Permit data covers only six months of the year, an appropriate trend analysis cannot be provided to allow for yearly data comparisons. A complete and comprehensive trend analysis will be undertaken as information becomes available for the pending and committed inventory update for December 31, 2016. At that time it will be determined if the local trend associated with the decline in the construction of single detached dwellings and the increase of the construction of multiple units is being realized.

Other factors to be reviewed in future reports include demographic shifts, student enrollment, market rents, vacancy rates and affordability. It is anticipated that this updated information will be available by April 2017, following the release of the 2016 Census.

October 20, 2016

Page 11 of 13

Life Span

Section 1.4.1 of the Provincial Policy Statement (PPS) states that planning authorities shall a) maintain at all times the ability to accommodate 10 years of residential growth and b) maintain land with servicing capacity to provide at least a three year supply of residential units. Assuming historic patterns of housing demand continue, the life span of development-ready housing (i.e. registered plans of subdivision and approved site plans), would satisfy the PPS requirement as summarized in Tables 6.0 and 7.0 below. This information is also shown on Exhibit C.

Table 6.0 - Life Span of Development-Ready Housing

Dwelling Type	Average Annual Demand	Units in Registered Subdivisions and Approved Site Plans	Life Span (Years)
Single family dwellings	275	551	2.0
Semi-detached dwellings	19	22	1.2
Townhouses/rowhouses	54	212	3.9
Multiples	234	222	0.9
Number of residential permits	582	1,007	-

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

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

Table 7.0 - Life Span of Draft Approved Plans of Subdivision

Dwelling Type	Average Annual Demand	Draft Approved Plans of Subdivision	Life Span (Years)
Single family dwellings	275	840	3.1
Semi-detached dwellings	19	143	7.7
Townhouses/rowhouses	54	495	9.1
Multiples	234	1,096	4.7
Number of residential permits	582	2,574	-

The information presented in Table 7.0 above identifies the life span of housing that could be added to the market through the advancement of draft approved plans of subdivision to final approval and registration. Revisions to the parcel layout in a draft approved plan of subdivision may occur which will change the potential number of units. For example, if a developer identified that the market demand for semi-detached dwellings was on the decline, they may revise their

October 20, 2016

Page 12 of 13

draft plan of subdivision to accommodate additional single-family dwellings for which demand is higher; this would have a significant impact on the anticipated life span of the lots (i.e. the average annual demand for single family dwellings is 275 units per year whereas the demand for semis is 19 units per year).

If the average annual demand for housing (i.e. 582 units) is considered against all committed housing applications (i.e. registered plans of subdivision, approved site plans and draft approved plans of subdivision) (i.e. 3,584 units), without regard to the varying degrees of demand for a specific form of housing, the life span of housing supply is 6.2 years. When pending housing applications are considered (i.e. subdivisions pending draft approval, units contemplated within a secondary plan, site plan applications pending approval, zoning by-law amendments pending approval) (i.e. 5,380) against the average annual demand (i.e. 582 units), the life span of housing is increased by another 9.2 years resulting in a total life span of 15.4 years.

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

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

Next Steps

The updated residential development inventory for January 1, 2016 to June 30, 2016 will be made available to the public and will be posted on the City of Kingston website.

Given that Building Permit data for this recent report covers only six months of the year, a complete and comprehensive trend analysis will be undertaken as information becomes available for the pending and committed inventory update for December 31, 2016. It is anticipated that this information will be available in April 2017. Future reports will consider other market forces (i.e. changing consumer demands, demographic shifts, fluctuating student enrolment, local economic activity, inward migration, housing trends, etc.) to demonstrate the health of housing in the City and consistency with provincial policy objectives.

Existing Policy/By-Law:

Provincial

Provincial Policy Statement, 2014

Municipal

City of Kingston Official Plan
Urban Growth Strategy

October 20, 2016

Page 13 of 13

Notice Provisions:

Not applicable

Accessibility Considerations:

Not applicable

Financial Considerations:

Not applicable

Contacts:

Paige Agnew, Director, Planning, Building & Licensing Services 613-546-4291 extension 3252

Greg Newman, Manager, Policy Planning 613-546-4291 extension 3289

Annemarie Eusebio, Intermediate Planner 613-546-4291 extension 3183

Other City of Kingston Staff Consulted:

Kevin Cruz, GIS Data Management Coordinator

Lisa Capener-Hunt, Supervisor, Building Division

Exhibits Attached:

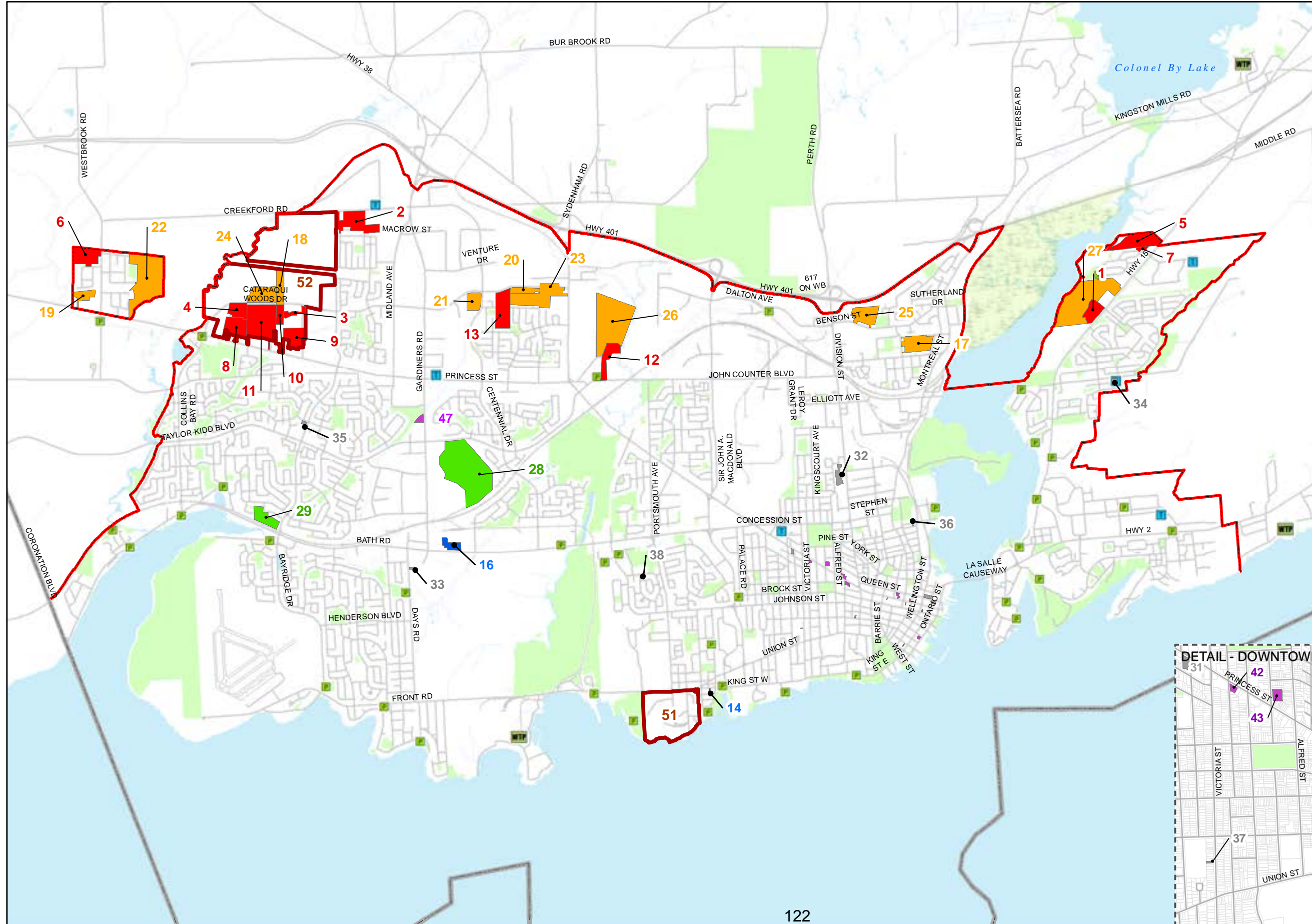
Exhibit A Map - Pending & Committed Urban Residential Development, Subdivisions, Site Plan Applications & Secondary Plans

Exhibit B Charts - Pending & Committed Urban Residential Subdivisions, Site Plans, Zoning By-Law Amendments, & Secondary Plans Detailed Development Report

Exhibit C Chart – Urban and Rural Residential Building Permit Activity and Life Span

Exhibit D Map – Building Permits by Housing Type

Pending & Committed Urban Residential Development Planning Applications - Key Map

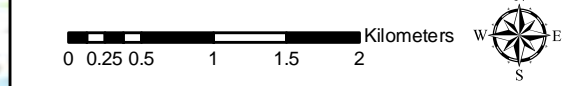


- LEGEND**
- URBAN BOUNDARY
 - ▭ SECONDARY PLANS
 - SUBDIVISION REGISTERED
 - SUBDIVISION PENDING FINAL APPROVAL
 - ZONING BY-LAW AMENDMENTS (PENDING APPROVAL)
 - SUBDIVISION PENDING DRAFT APPROVAL
 - SITE PLAN APPROVED
 - SITE PLAN PENDING
 - WATER TOWER
 - WASTEWATER TREATMENT PLANT
 - WASTEWATER PUMPING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

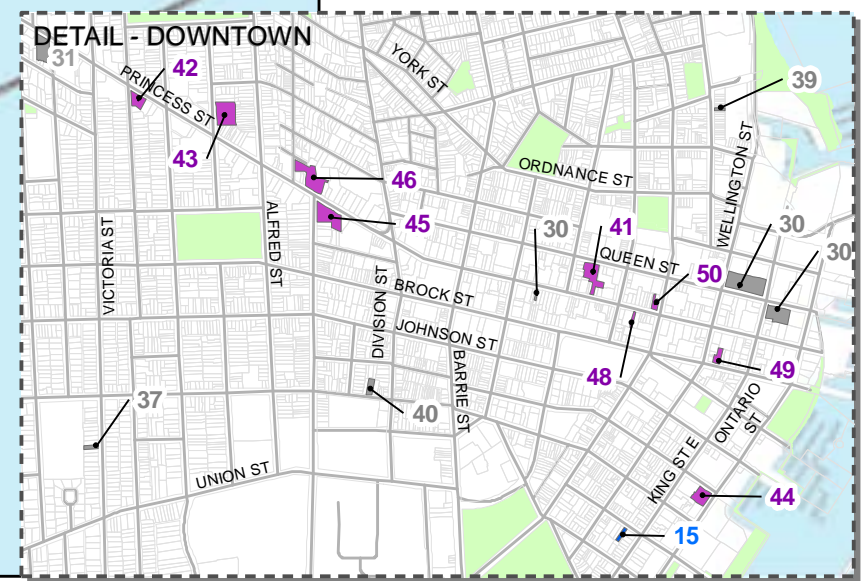
* For details summary of land composition please see accompanying report

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

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



Disclaimer: This document is subject to copyright and may only be used for your personal, non-commercial use provided you keep intact the copyright notice. The City of Kingston assumes no responsibility for any errors, and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained in this document. The City of Kingston does not make any representation or warranty, express or implied, concerning the accuracy, quality, likely results or reliability of the use of the information contained in this document. © 2016 The Corporation of the City of Kingston.



**Committed Urban Residential Subdivisions, Site Plans, Zoning By-law Amendments and Secondary Plans
Detailed Development Report (Updated to June 30, 2016)**

Registered Plan of Subdivision (Committed for Development)															
Map No.	Development Name	Service Area	File Number	Plan No.	Date Registered	Residential Categories					Vacant Lots Remaining				
						SF	SD	TNH	MULT	Total	SF	SD	TNH	MULT	Total
1	Riverview (1138-1200 Highway 15), Phase A	E	D12-021-2015	13M-107	6/20/2016	82	0	28	0	110	82	0	28	0	110
2	Midland Park Phase 4, Stages 2-4	W	D12-020-2014	13M-104	1/18/2016	68	0	0	0	68	51	0	0	0	51
3	Woodhaven Phase 3 Stage 1	W	D12-011-2013	13M-103	9/1/2015	51	8	141	0	200	51	8	128	0	187
4	Woodhaven West Phase 2	W	D12-015-2014	13M-102	8/20/2015	121	0	0	0	121	111	0	0	0	111
5	Baxter Farm North	E	D12-009-2013	13M-100	11/5/2014	41	0	0	0	41	35	0	0	0	35
6	Westbrook Meadows Phase 3	W	D12-007-2013	13M-97	2/21/2014	58	0	0	0	58	34	0	0	0	34
7	Greenwood Park West- 13R-20791	E	D12-018-2014	13R-20791 (13M-85)	12/3/2013	17	0	0	0	17	16	0	0	0	16
8	Woodhaven West Phase 1	W	D12-065-2011	13M-94	10/8/2013	33	20	86	0	139	9	2	37	0	48
9	1 Potter Street	W	D12-053-2009	13M-92	8/2/2013	96	12	34	0	142	77	4	8	0	89
10	2939 Creekford Road	W	D12-072-2012	13M-90	4/11/2013	0	10	65	0	75	0	4	8	0	12
11	Woodhaven Phase 1	W	D27-024-2010	13M-84	7/29/2010	264	2	57	0	323	52	0	0	0	52
12	Cataraqui Mills	W	D12-037-2000	13R-19751, 1853	12/16/2009	50	0	0	0	50	29	0	0	0	29
13	King's Landing Phase 4	W	D12-015-2004	13M-80	11/16/2009	120	30	0	0	150	4	4	0	0	8
Committed units serviced by Ravensview (C/E)						140	0	28	0	168	133	0	28	0	161
Committed units serviced by West (W)						861	82	383	0	1326	418	22	181	0	621
Total Units						1001	82	411	0	1494	551	22	209	0	782

Approved Site Plans (Not Built)								
Map No.	Development Name	Service Area	File Number	Residential Categories				
				SF	SD	TNH	MULT	Total
14	13, 15, 17 Grange Street	C	D11-100-2015	0	0	3	0	3
15	76 Gore Street	C	D11-418-2012	0	0	0	1	1
16	1600 Bath Road	W	D11-020-2004	0	0	0	221	221
Pending units serviced by Ravensview (C/E)				0	0	3	1	4
Pending units serviced by West (W)				0	0	0	221	221
Total Units				0	0	3	222	225

Draft Approved Plan of Subdivision (Pending Final Approval)								
Map No.	Development Name	Service Area	File Number	Residential Categories				
				SF	SD	TNH	MULT	Total
17	60-80 Daly Street	C	D12-023-2015 D14-126-2015	0	0	35	0	35
18	Woodhaven Phase 2/3	W	D12-019-2014 D14-073-2014	30	8	55	0	93
19	3566 Princess Street	W	D12-012-2013 D14-049-2013	37	0	0	0	37
20	2700 Delmar Street	W	D12-016-2014	22	42	0	0	64
21	1163 Centennial Drive	W	D12-014-2013	0	0	22	541	563
22	1350-1370 Woodfield Crescent	W	D12-008-2013	304	76	0	0	380
23	Lydenwood Phase 5	W	D12-005-2013	134	20	56	0	210
24	1201 Woodhaven Drive	W	D12-002-2013	133	0	0	0	133
25	311 Conacher Drive	C	D12-070-2012	0	0	258	0	258
26	Purdy's Mills	C	D12-064-2011	0	0	0	555	555
27	Riverview Subdivision, Phase B,C,D and E	E	D12-068-2012	180	0	69	0	249
Pending units serviced by Ravensview (C/E)				180	0	362	555	1097
Pending units serviced by West (W)				660	146	133	541	1480
Total Units				840	146	495	1096	2577

Summary of Committed Units (Registered, Draft Approved Subdivisions and Approved Site Plans)	SF	SD	TNH	MULT	Total
Central	0	0	296	556	852
East	313	0	97	0	410
West	1078	168	314	762	2322
Total Committed Units	1391	168	707	1318	3584

Service Areas
 E - Kingston East & C- Kingston Central - Serviced by the Ravensview Plant
 W- Kingston West - Serviced by the West Plant

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

* The following inactive development applications have been removed: Highgate Creek Subdivision, 1081 Montreal St, Meadowbrook, 293 Parkway Ave, Davis Tannery, Elevator Bay & the Alcan District Secondary Plan

**Pending Urban Residential Subdivisions, Zoning By-law Amendments, Site Plans and Secondary Plans
Detailed Development Report (Updated to June 30, 2016)**

Application for Plan of Subdivision (Pending Draft Plan Approval)									
Map No.	Development Name	Service Area	File Number	Residential Categories					Total
				SF	SD	TNH	MULT		
28	700 Gardiners Road	W	D12-022-2015 D14-120-2015	234	0	184	600	1018	
29	655 Graceland Avenue	W	D12-010-2013 D14-041-2013	44	0	0	0	44	
Pending units serviced by Ravensview (C/E)				0	0	0	0	0	
Pending units serviced by West (W)				278	0	184	600	1062	
Total Units				278	0	184	600	1062	

Zoning By-Law Amendments (Pending Approval)									
Map No.	Development Name	Service Area	File Number	Residential Categories					Total
				SF	SD	TNH	MULT		
30	18 and 51-57 Queen Street and 282 Princess	C	D14-146-2015	0	0	0	380	380	
31	720 Princess Street	C	D14-063-2014	0	0	0	68	68	
32	70 Barbara Avenue	C	D14-005-2016	0	0	0	116	116	
33	484 Days Road	W	D14-011-2016	0	0	0	2	2	
34	297 Gore Road	E	D14-014-2016	0	0	4	0	4	
35	965 Milford Drive**	W	D14-009-2016	0	0	0	10	10	
36	92 Catarqui Street	C	D14-017-2016	1	0	0	0	1	
37	230 Victoria Street	C	D14-018-2016	0	0	0	1	1	
38	103 Richardson Drive	C	D14-019-2016	0	0	0	1	1	
39	113 Raglan Street	C	D14-020-2016	0	0	0	1	1	
40	271-273 Earl Street	C	D14-022-2016	0	0	0	8	8	
Pending units serviced by Ravensview (C/E)				1	0	4	575	580	
Pending units serviced by West (W)				0	0	0	12	12	
Total Units				1	0	4	587	592	

Summary of Pending Units (Plan of Subdivision in Review, Application for Site Plan, Secondary Plans and Zoning By-law Amendments)	SF	SD	TNH	MULT	Total
Central	26	0	258	1583	1867
East	0	0	4	0	4
West	1371	753	606	779	3509
Total Pending Units	1397	753	868	2362	5380

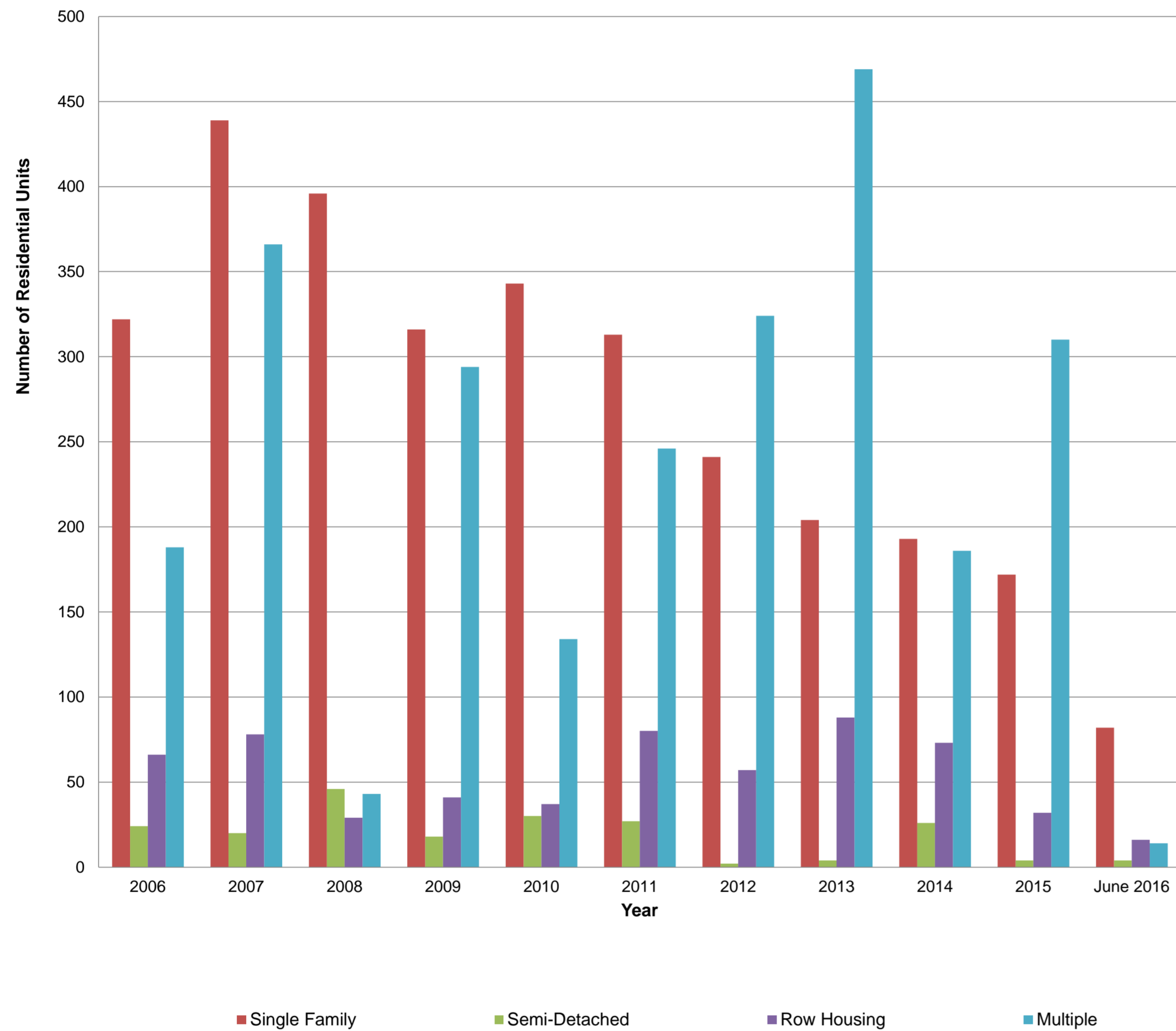
Application for Site Plan (Pending Site Plan Approval)									
Map No.	Development Name	Service Area	File Number	Residential Categories					Total
				SF	SD	TNH	MULT		
41	223 Princess Street	C	D11-106-2015 D14-099-2015	0	0	0	212	212	
42	630 Princess Street**	C	D11-017-2013	0	0	0	29	29	
43	495-513 Frontenac Street	C	D11-058-2014 D14-055-2013	0	0	0	71	71	
44	128-136 Ontario Street	C	D11-053-2014	0	0	0	5	5	
45	460-468 & 480 Princess St., 327 University Avenue**	C	D11-052-2014 D14-076-2014	0	0	0	222	222	
46	493-497 Princess St., 19-23 Chatham St., 2, 10 Creighton St.**	C	D11-051-2014 D14-075-2014	0	0	0	190	190	
47	845 Gardiners Road	W	D11-047-2014 D14-065-2014	0	0	0	167	167	
48	174 Princess Street	C	D11-034-2013	0	0	0	2	2	
49	73-75 & 77-79 Brock Street	C	D11-378-2012	0	0	0	5	5	
50	155, 157 & 159 Princess Street	C	D11-377-2012	0	0	0	6	6	
Pending units serviced by Ravensview (C/E)				0	0	0	742	742	
Pending units serviced by West (W)				0	0	0	167	167	
Total Units				0	0	0	909	909	

Secondary Plans									
Map No.	Development Name	Service Area	File Number	Residential Categories					Total
				SF	SD	TNH	MULT		
51	752 King Street West	C	D09-075-2012	25	0	258	266	549	
52	Catarqui West ***	W	D09-009-2004	1093	753	422	0	2268	
Pending units serviced by Ravensview (C/E)				25	0	258	266	549	
Pending units serviced by West (W)				1093	753	422	0	2268	
Total Units				1118	753	680	266	2817	

** Application is subject to OMB Approval

***Registered Plans 13M-84, 13M-90, 13M-92, 13M-94, 13M-102, and 13M-103 have been discounted from the Catarqui West Master Plan residential unit calculation.

Summary: Combined Urban and Rural Residential Building Activity from January 1, 2006 to June 30, 2016



TYPE USE	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	June 2016	Total # of Units	Average # of Units/Year	% of Total by Building Type
Single Family	322	439	396	316	343	313	241	204	193	172	82	3,021	275	47%
Semi-Detached	24	20	46	18	30	27	2	4	26	4	4	205	19	3%
Row Housing	66	78	29	41	37	80	57	88	73	32	16	597	54	9%
Multiple	188	366	43	294	134	246	324	469	186	310	14	2,574	234	40%
TOTAL UNITS	600	903	514	669	544	666	624	765	478	518	116	6,397	582	100%

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

Type of Residential Development and Status	Number of Potential Units
Registered Plan of Subdivision (approved)	782
Plans of Subdivision (draft approved)	2,577
Site Plan Applications (approved)	225
Total committed units	3,584
Plans of Subdivision (submitted with an approval still pending)	1,062
Site Plan (submitted with approval still pending)	909
Secondary Plans (approved with development proposals to follow)	2,817
Zoning By-law Amendments	592
Total pending units	5,380
Total number of units	8,964

Life Span of Total Pending and Committed Residential Units

Potential Units	Average Annual Demand	*Life Span (Years)
Total pending units	5,380	9.2
Total committed units	3,584	6.2
Total potential units	8,964	15.4
Number of residential permits per year	582	-

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

Dwelling Type	Average Annual Demand	Units in Registered Subdivisions and Approved Site Plans	*Life Span (Years)
Single family dwellings	275	551	2.0
Semi-detached dwellings	19	22	1.2
Townhouses/rowhouses	54	212	3.9
Multiples	234	222	0.9
Number of residential permits	582	1007	-

Lifespan of Draft Approved Plans of Subdivision

Dwelling Type	Average Annual Demand	Draft Approved Plans of Subdivision	*Life Span (Years)
Single family dwellings	275	840	3.1
Semi-detached dwellings	19	143	7.7
Townhouses/rowhouses	54	495	9.1
Multiples	234	1096	4.7
Number of residential permits	582	2574	-

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

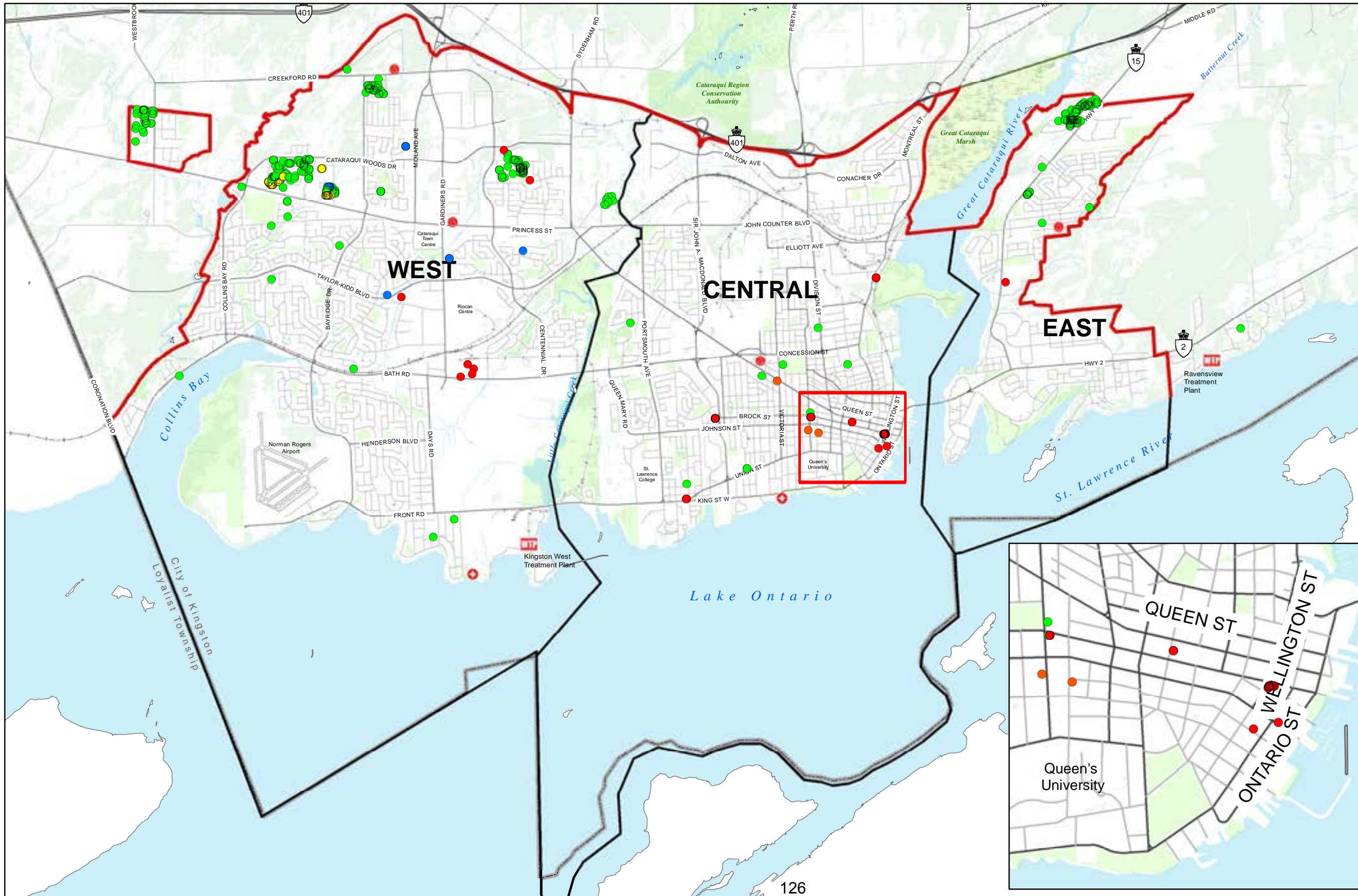
Note: Building permit data from 2006-2007 was manually calculated and can be referenced from Report PC-08-84. Building permit data from 2008 - 2016 is based on information from the City of Kingston Building Services Cityview. Building permit data includes residential development resulting in the creation of a new unit.

For more information about the Pending and Committed Residential Development Report, please contact the Planning Division at 613-546-4291 ext 3180

Building Permits by Housing Type



Location of Building Permits Issued From January 1, 2016 to June 30, 2016



Legend

Residential Permits

- Single Family Dwelling
- Semi-Detached
- Row Housing
- Multiples

Urban Boundary

WTP Wastewater Plant

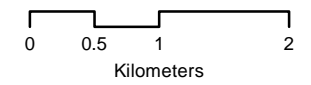
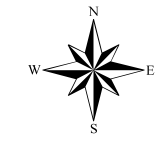
★ Water Filtration

● Water Tower Location

Administrative Boundary

— Rail

Municipal Boundary



Source: City of Kingston
 - Residential Areas: Planning & Development
 - Building Permits: Building & Licensing
 - Base Mapping: GIS

Prepared by: Planning & Development
 Date: August 2016

*Disclaimer: This document is subject to copyright and may only be used for your personal, non-commercial use provided you keep intact the copyright notice. The City of Kingston assumes no responsibility for any errors, and is not liable for any damages of any kind resulting from the use of, or reliance on the information contained in this document. The City of Kingston does not make any representation or warranty, express or implied, concerning the accuracy, quality, likely results or reliability of the use of the information contained in this document.
 © 2016 The Corporation of the City of Kingston.*