City of Kingston
Report to Planning Committee
Report Number PC-18-035

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: May 17, 2018
Subject: Public Meeting Report
File Number: D35-008-2017
Address: 305 & 323 Rideau Street
Application Type: Official Plan & Zoning By-Law Amendment
Owner: RAW Factory Inc. & 2521909 Ontario Inc.
Applicant: RAW Design Inc.

Executive Summary:

The following is a Public Meeting report to the Planning Committee regarding applications for Official Plan & zoning by-law amendments submitted by RAW Design Inc. on behalf of RAW Factory Inc. & 2521909 Ontario Inc., with respect to the subject site located at 305 & 323 Rideau Street. This report describes the proposed applications and includes an overview of the relevant policies and regulations that will be evaluated as part of a future comprehensive report.

The applicant is proposing to redevelop the lands located at 305 & 323 Rideau Street, the former Bailey Broom Factory. The applicant is proposing to adaptively reuse the former Bailey Broom Factory structure to accommodate a range of commercial uses and develop nine (9) residential townhomes on the vacant parcel known municipally as 323 Rideau Street.

The applicant is proposing two vehicular access points from Rideau Street to access the proposed site. The access lane is to be located east of the proposed townhome units and north of the former Bailey Broom Factory building. No vehicular access to Cataraqui Street is proposed.
To accommodate the proposed redevelopment, the applicant is requesting to amend the Official Plan to re-designate the southern portion of the site from ‘Residential’ to ‘Main Street Commercial’ to accommodate the mix of commercial uses that are proposed within the existing Bailey Broom Factory structure. The proposed ‘Main Street Commercial’ designation would permit the following proposed commercial uses: office space and co-working office/meeting space along with a café. Additional uses such as event space, performance space, artisan workshops, food-based start-ups, market and education space are considered and contemplated to be located within the adaptively repurposed heritage building. The former Bailey Broom Factory building is designated under Part IV of the Ontario Heritage Act and is subject to a Heritage Conservation Easement Agreement. The existing ‘Residential’ designation is not required to be amended for the northern vacant parcel to accommodate the proposed nine (9) townhome units. As part of the proposed Official Plan amendment, the applicant is proposing to remove the entire site from Site-Specific Policy Area (SSPA) Number 8. The SSPA Number 8 applies to lands within the Inner Harbour Area, which was completed in 1984. The SSPA includes the following specific policies:

- The maximum permitted density is fifty (50) residential units per net hectare; however, an increased density may be permitted pursuant to Section 37 of the Planning Act following:
  
  a. The establishment of assisted housing for special needs groups, in which case a maximum density increase of 15% or 7.5 residential units per hectare may be granted;
  b. Dedication of parkland in excess of the required dedication, in which case a maximum density increase of 15% or 7.5 residential units per hectare may be granted;
  c. Dedication of lands required for the provision of a new road allowance in which case a maximum density increase of 15% or 7.5 residential units per hectare may be granted.

To accommodate the proposed development, the applicant is proposing a zoning by-law amendment to rezone the parcels to two unique site-specific zones. The parcels are currently located in a site-specific Three to Six-Family Dwelling ‘B1.207’ zone in Zoning By-Law Number 8499, as amended, which permits: multiple family dwellings, group dwellings, row dwellings, senior citizen apartments, group homes, community halls, bachelor apartments, churches and church halls. The existing site-specific zone restricts the maximum permitted density to 50 dwelling units per net hectare and includes provisions for increased densities. The northern parcel is proposed to be rezoned to a site-specific Multiple Family ‘B1-xx’ zone to accommodate the proposed townhome units and a site-specific Neighbourhood Commercial ‘C1-xx’ zone to accommodate the adaptive reuse of the former Bailey Broom Factory structure is proposed for the southern portion of the site.

The component of the zoning by-law amendment application proposing to rezone the northern portion of the subject property to a site-specific ‘B1-xx’ zone to accommodate the proposed townhome units is seeking relief from: the minimum front yard, side yard and rear yard requirements, permitting habitable space in a cellar, minimum access aisle width, yard projections and lot coverage for the proposed accessory structures.
The component of the zoning by-law amendment application proposing to rezone the southern portion of the subject property to a site-specific Neighbourhood Commercial 'C1-xx' zone to facilitate the adaptive reuse of the former Bailey Broom Factory structure is seeking relief from: permitted uses, minimum number of parking spaces, minimum parking space dimensions and required number of loading facilities.
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:

Jim Keech, President & CEO, Utilities Kingston Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer Not required
Denis Leger, Commissioner, Corporate & Emergency Services Not required
Options/Discussion:

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

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

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

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

Jason Sands, Senior Planner  
The Corporation of the City of Kingston  
Planning, Building & Licensing Services  
216 Ontario Street  
Kingston, ON K7L 2Z3  
613-546-4291 extension 3277  
jwsands@cityofkingston.ca

**Background and Decision Date**
In accordance with By-Law Number 2007-43, this application was subject to a pre-application meeting held on November 29, 2016, with the Planning Division and various other departments and agencies. Following this, a formal submission was made by the applicant on March 29, 2018 and on April 9, 2018, this application was deemed complete in accordance with the *Planning Act*.

In accordance with the *Planning Act*, this application is subject to a decision by Council on or before November 5, 2018 which is 210 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).
Application Submission
This report provides information on proposed amendments to the City of Kingston Official Plan and the former City of Kingston Zoning By-Law Number 8499, as amended, which are the subjects of this Public Meeting.

The applicant is proposing to redevelop the former Bailey Broom Factory site by introducing commercial uses in the designated heritage building on the southern portion of the site as well as establishing nine (9) residential townhome units on the northern portion of the site which is currently vacant. The proposed residential component of the development includes 9, 3.5 storey townhome dwelling units on the approximately 1,550 square metre parcel. Each townhome dwelling is proposed to include an individual garage located at the rear of the property.

The applicant is proposing to retrofit the existing building to accommodate office space, co-working office/meeting space along with a café. Additional uses such as: event space, performance space, artisan workshops, food-based start-ups, market and education space are considered and contemplated to be located within the adaptively repurposed heritage building.

Two access points for vehicular access are proposed from Rideau Street to provide access to both the northern and southern portions of the site. The current proposal seeks a one-way access point to access the 9 townhomes proposed on the northern parcel. A total of nine vehicle parking spaces and 14 bicycle parking spaces are proposed to be accommodated on the southern parcel (305 Rideau Street).

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

- Planning Rationale
- Site Plan Drawing Package (Exhibit G)
- Architectural Elevations (Exhibit H)
- Townhome Floor Plans (Exhibit I)
- Serviceability Report
- Stormwater Management Report
- Servicing and Grading Plan
- Tree Inventory and Preservation Plan
- Noise Study
- Record of Site Condition
- Archaeological Report
- Landscape Plan
- Heritage Impact Statement

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.
Existing Site Characteristics
The subject site consists of two separate parcels, 305 and 323 Rideau Street which front onto Rideau Street (Exhibit A - Key Map). The site is located at the northeast corner of the Rideau Street/Cataraqui Street intersection. The property known municipally as 305 Rideau Street (southern portion) is developed with the former Bailey Broom Factory structure which was constructed in stages between 1894 and 1911. The northern portion of the site, known municipally as 323 Rideau Street is currently vacant.

Cumulatively, the subject properties are approximately 2,800 square metres in area with approximately 85 metres of road frontage on Rideau Street and approximately 49 metres of road frontage on Cataraqui Street. Rideau Street and Cataraqui Street are both considered Local Roads in the Official Plan.

The former Bailey Broom Factory structure located on the southern portion of the site is designated under Part IV of the Ontario Heritage Act and subject to a Heritage Conservation Easement Agreement. This application and any future modifications to the designated property will require heritage approvals.

The subject properties are surrounded by a mix of land uses; low density residential to the north and west, former industrial uses to the east and commercial uses to the south. Emma Martin Park is located approximately 135 metres east of the site, adjacent to the Woolen Mill on the shores of the Rideau Canal. The K&P Trail is in close proximity to the site along with the Katings (Catons) Soccer fields and Megaffin Park (Exhibit B - Neighbourhood Context).

Chronology
In the spring of 2014, the City of Kingston approved an agreement to purchase the road corridor lands within 5 Cataraqui Street on the condition that the subject property (305 & 323 Rideau Street) be sold and demolished. At this time, the subject property was not listed or designated and recognized as exemplifying heritage significance.

In August 2014, Council approved a budget to complete investigations of the existing building, which included a designated substance review, building condition assessment, minor structural repairs, heritage assessment and public consultation. The original condition that would require a future buyer to demolish the existing building was removed as a result of public consultation with concern related to the heritage character of the existing red brick Bailey Broom Factory building.

In January 2015, Council approved the Municipal Heritage Committee’s recommendation to designate the subject property to recognize its façade and cultural heritage attributes.

RAW Design Inc. was the sole respondent to the City of Kingston issued Request for Information (RFI). In March 2015, a Request for Proposal (RFP) was issued to RAW Design Inc. for the acquisition, restoration and repurposing of the subject properties. In 2016, RAW Design Inc. purchased the subject properties which included a sale agreement that requires the owner to complete the restoration of the existing building prior to developing the vacant lands known municipally as 323 Rideau Street.
Proposed Application
The applicant is proposing to development 9 residential townhome units on the existing vacant northern parcel which is known municipally as 323 Rideau Street. The proposed townhomes are to be 3.5 storeys in height, accessed via a one-way internal access lane at the rear and include a garage in the rear yard. With respect to the site-specific zoning, the following relief is requested from the provisions of Zoning By-Law Number 8499, as amended:

<table>
<thead>
<tr>
<th>Zoning By-Law Provision proposed to be amended</th>
<th>Required</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>Front Yard (minimum)</td>
<td>7.5 metres</td>
<td>0.0 metres</td>
</tr>
<tr>
<td>Side Yard (minimum)</td>
<td>North: 3.5 metres</td>
<td>South: 0.7 metres</td>
</tr>
<tr>
<td></td>
<td>South: 0.0 metres</td>
<td></td>
</tr>
<tr>
<td>Prohibited Uses</td>
<td>Cellar habitation</td>
<td>Habitation within a cellar is permitted</td>
</tr>
<tr>
<td>Parking Design Standards</td>
<td>One entrance/One exit lane</td>
<td>N/A</td>
</tr>
<tr>
<td>Front Yard Stair projection</td>
<td>3.5 metres</td>
<td>0.0 metres</td>
</tr>
<tr>
<td>Accessory Structures</td>
<td>10% lot coverage (maximum) Not less than 1.8 metres from the main building</td>
<td>Not Applicable Not applicable</td>
</tr>
</tbody>
</table>

The applicant is proposing to adaptively reuse the former Bailey Broom Factory structure on the southern portion of the subject property, known municipally as 305 Rideau Street. The proposal includes renovating and retrofitting the existing building to accommodate a range of commercial uses, including: office space, co-working office/meeting space along with a café. Additional uses such as: event space, performance space, artisan workshops, food-based start-ups, market and education space. The proposed development at 305 Rideau Street includes 9 vehicle and 14 bicycle parking spaces. With respect to the site-specific zoning, the following relief is requested from the provisions of Zoning By-Law Number 8499, as amended:

<table>
<thead>
<tr>
<th>Zoning By-Law Provision proposed to be amended</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Uses</td>
<td>Retail, neighbourhood stores, offices, banks, restaurants</td>
<td>Office space, cafe, event space, artisan workshops, food-based start-ups, market, education space and other similar community focused uses, car share</td>
</tr>
<tr>
<td>Zoning By-Law Provision proposed to be amended</td>
<td>Required</td>
<td>Proposed</td>
</tr>
<tr>
<td>-----------------------------------------------</td>
<td>----------------------------------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>Parking Spaces required</td>
<td>1 space/28 square metres of gross leasable area (13 spaces)</td>
<td>9 spaces</td>
</tr>
<tr>
<td>Parking Space Design</td>
<td>2.7 metres x 6.0 metres</td>
<td>2.6 metres x 6.0 metres</td>
</tr>
<tr>
<td>Loading Facilities</td>
<td>3.5 metres x 10.5 metres</td>
<td>None</td>
</tr>
</tbody>
</table>

**Provincial Policy Statement**

The Provincial Policy Statement (2014) 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 subject properties are within the City of Kingston Urban Boundary, which is an area identified in the Official Plan for residential intensification. Applicable policies in the Provincial Policy Statement include, but are not limited to: policies which encourage development patterns that minimize land consumption and servicing costs, are transit-supportive (Sections 1.1.1; 1.1.3.2); policies regarding active transportation (Sections 1.6.6.1); and policies which encourage an appropriate range and mix of housing and commercial uses (Sections 1.1.1b) and 1.4).

Section 2.6 of the Provincial Policy Statement contains policies regarding Cultural Heritage and Archaeology. This section states that significant built heritage resources shall be conserved. The current proposal represents adaptively reusing a designated heritage building that will ensure the long-term protection and preservation.

This proposal will be evaluated as part of the future comprehensive report in order to ensure it conforms to the policy direction in the Provincial Policy Statement (2014).

**Official Plan Considerations**

**City Structure**

The subject lands are located in a ‘Housing District’ as shown on Schedule 2 of the City of Kingston Official Plan. Section 2.2 of the Official Plan states that the city is divided into broad, structural elements which are intended to remain stable for the duration of the Plan. Housing Districts are generally planned to remain stable, but will continue to mature and adapt as the city evolves. Re-investment and upgrading will be encouraged through minor infilling and development that can integrate compatibly within the prevailing built form standards of height, density and amenity that are generally found in the neighbourhood. Council promotes higher levels of density along major transit routes and in proximity to Centres. Housing Districts will be designated for residential uses of different types, but will also contain areas of local open space, community facilities and neighbourhood or district commercial designations as described in Section 3.4 of this Plan (Section 2.2.5).
The Official Plan identifies that it is the intent of the city to increase urban residential density and that residential intensification with 40% of new residential development occurring through intensification (Section 2.4.5(a)).

Infill is defined in the Official Plan as “the development or redevelopment of a vacant or underutilized lot, or a consolidated number of lots. Infill development encourages intensification and sustainability”.

Site-Specific Policy Area (SSPA) Number 8
The subject properties are identified as being included in SSPA Number 8 on Schedule 3-D of the Official Plan (Exhibit D - Official Plan, Site-Specific Policy Area Number 8). The SSPA applies to lands within the Inner Harbour Area, which was completed in 1984. The SSPA includes the following specific policies:

- The maximum permitted density is fifty (50) residential units per net hectare; however, an increased density may be permitted pursuant to Section 37 of the Planning Act following:
  a. The establishment of assisted housing for special needs groups, in which case a maximum density increase of 15% or 7.5 residential units per hectare may be granted;
  b. Dedication of parkland in excess of the required dedication, in which case a maximum density increase of 15% or 7.5 residential units per hectare may be granted; or
  c. Dedication of lands required for the provision of a new road allowance in which case a maximum density increase of 15% or 7.5 residential units per hectare may be granted.

Through the Official Plan amendment application, the applicant is proposing to remove the entire site from the site-specific policy designation.

Land Use Designation
The subject lands are currently designated ‘Residential’ and within the City of Kingston Official Plan (Exhibit C - Official Plan, Land Use). The applicant is proposing to amend the ‘Residential’ Official Plan designation for the southern portion of the site (305 Rideau Street). The southern portion is proposed to be re-designated to ‘Main Street Commercial’ to facilitate the adaptive reuse of the former Bailey Broom Factory building. The northern portion of the site (323 Rideau Street) is not proposed to be re-designated as the nine proposed townhome units conform to the existing residential designation.

The overall development plan envisions the construction of nine (9) residential townhome units on the northern portion of the site (323 Rideau Street), which is approximately 1,550 square metres in area. Therefore, the proposed density of the residential development equates to approximately 58 dwelling units per net hectare, which is considered medium density residential in the Official Plan. Section 3.3.B of the Plan notes that medium density residential applies to development projects that extend from 37.5 up to 75 dwelling units per net hectare. According to Section 3.3.B.2, new medium density residential uses may be approved through rezoning without an Official Plan amendment, subject to:
a. Site Plan Control review;
b. Adequate municipal services;
c. Functional amenity areas designed to be programmed, versatile and well integrated;
d. Adequate on-site parking for both vehicles and bicycles; and
e. Protection of adjacent low density residential areas from adverse effects such as overshadowing and excessive traffic.

The Official Plan provides guidance and criteria with respect to assessing the potential for adverse effects, and the functionality of a development. The following adverse effects, outlined in section 2.7.3, must be eliminated or minimized in any land use change, including changes to residential density:

a. Shadowing;
b. Loss of privacy due to intrusive overlook;
c. Increased levels of noise, odour, dust or vibration;
d. Increased and uncomfortable wind speed;
e. Increased level of traffic that can disrupt the intended function or amenity of a use or area;
f. Environmental damage or degradation;
g. Diminished service levels because social or physical infrastructure necessary to support a use or area are overloaded;
h. Reduction in the ability to enjoy a property, or the normal amenity associated with it, including safety and access, outdoor areas, historic quality or setting;
i. Visual intrusion that disrupts the streetscape, building or cultural heritage resource;
j. Architectural incompatibility in terms of scale, style, massing and colour; or
k. The loss or impairment of significant views of cultural heritage resources and natural features and areas to residents.

Section 3.3.10 of the Official Plan outlines the City of Kingston’s affordable housing initiatives, which are designed to provide a range of housing with respect to both tenure and affordability.

The applicant is proposing to re-designate the southern portion of the site (305 Rideau Street) to ‘Main Street Commercial’ to accommodate a mix of commercial uses within the former Bailey Broom Factory building.

The goal of the Main Street Commercial designation is to provide retail and other commercial services to surrounding neighbourhoods in a setting that is street oriented and pedestrian focused (Section 3.4.C). The permitted commercial uses include retail, service and office uses that are suitable for an accessible main street pedestrian format, and are intended to serve the surrounding neighbourhood (Section 3.4.C.2).

**Urban Design**

Section 3.4.C.12 states that an extension of a Main Street Commercial designation requires an Official Plan amendment along with an Urban Design Study. Section 3.4.C.13 outlines criteria in which the Urban Design Study will be assessed including the provision of a continuous street.
façade; highly transparent ground floor treatments; high level of architectural detailing; materials and finishes that are complementary to existing buildings and surrounding areas; minimized shadow impacts on adjacent open spaces, buildings and streets; streetwall height between 3-4 storeys to frame the street; stepbacks above established streetwall; appropriate parking and loading facilities to provide safe and convenient vehicular and active transportation movements; locating surface parking at the rear of buildings; use of landscaping to define pedestrian and vehicle routes; improve edge conditions and minimize visual impact of surface parking; screen loading and service areas; appropriate scale and density of development; and incorporation of opportunities to green the public and private realms.

The Urban Design policies found in Section 8 address the City's design guidelines and policies related to accessibility and safety; streetscapes and public spaces and designing new development to be visually compatible with surrounding neighbourhoods and areas of cultural heritage value or interest. Urban design policies under Section 8 are also intended to ensure that new residential development is integrated compatibly into the existing built fabric and is conducive to active transportation.

A future comprehensive report will evaluate the proposed development with respect to the provisions outlined in the Official Plan.

**Zoning By-Law Considerations**

The lands known municipally as 305 & 323 Rideau Street are currently located in a site-specific Multiple Family Dwelling ‘B1.207’ zone in Zoning By-Law Number 8499, as amended (Exhibit E - Existing Zoning). The ‘B1.207’ zone came into effect in 1988, the permitted uses include: multiple family dwellings, group dwellings, row dwellings, senior citizen apartments, group homes, community halls, bachelor apartments, churches and church halls. The existing site-specific zone restricts the maximum permitted density to 50 dwelling units per net hectare and includes provisions for increased densities.

The applicant is proposing to change the existing site-specific zoning to a site-specific Multiple Family ‘B1-xx’ zone to accommodate the proposed townhome units and a site-specific Neighbourhood Commercial ‘C1-xx’ zone to accommodate the adaptive reuse of the former Bailey Broom Factory structure.

The zoning by-law amendment application proposing to rezone the northern portion of the subject property to a site-specific ‘B1’ zone to accommodate the proposed townhome units is seeking relief from: the minimum front yard, side yard and rear yard requirements, permitting habitable space in a cellar, minimum access aisle width, yard projections and lot coverage for the proposed accessory structures.

The component of the zoning by-law amendment application proposing to rezone the southern portion of the subject property to a site-specific Neighbourhood Commercial ‘C1-xx’ zone to facilitate the adaptive reuse of the former Bailey Broom Factory structure is seeking relief from: permitted uses, minimum number of parking spaces, minimum parking space dimensions and required number of loading facilities.
Technical Circulation Process
The application has been circulated to a number of internal departments and external agencies for review and comments. The responses to the technical circulation will be addressed in the technical review and included in the comprehensive report for consideration at a future Planning Committee meeting.

Existing Policy/By-Law:

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

Provincial
Planning Act
Provincial Policy Statement, 2014

Municipal
City of Kingston Official Plan
Zoning By-Law Number 8499

Notice Provisions:
Pursuant to the requirements of the Planning Act, a notice of the Statutory Public Meeting was provided by advertisement in the form of signs posted on the subject site 20 days in advance of the Public Meeting. In addition, notices were sent by mail to all 76 property owners (according to the latest Assessment Rolls) within 120 metres of the subject property. A courtesy notice was also placed in The Kingston Whig-Standard on May 8, 2018.

Accessibility Considerations:
Not applicable

Financial Considerations:
Not applicable

Contacts:
Paige Agnew, Director, Planning, Building & Licensing Services 613-546-4291 extension 3252
Marnie Venditti, Manager, Development Approvals 613-546-4291 extension 3256
Jason Sands, Senior Planner 613-546-4291 extension 3277

Other City of Kingston Staff Consulted:
Not applicable
Exhibits Attached:

Exhibit A  Key Map
Exhibit B  Neighbourhood Context (2015)
Exhibit C  Official Plan, Land Use
Exhibit D  Official Plan, Site-Specific Policy Area Number 8
Exhibit E  Zoning By-Law Number 8499, Map 17
Exhibit F  Public Notice Notification Map
Exhibit G  Proposed Site Plan
Exhibit H  Proposed Architectural Elevations
Exhibit I  Proposed Townhome Floor Plans
KEY MAP

Applicant: RAW Design Inc.
Owner: 2521909 Ontario Inc / RAW Factory Inc.
File Number: D35-008-2017
Address: 305 & 323 Rideau Street

LEGEND

Subject Property
Property Boundaries
Applicant: RAW Design Inc.
Owner: 2521909 Ontario Inc / RAW Factory Inc.
File Number: D35-008-2017
Address: 305 & 323 Rideau Street
OFFICIAL PLAN, Land Use

Applicant: RAW Design Inc.
Owner: 2521909 Ontario Inc / RAW Factory Inc.
File Number: D35-008-2017
Address: 305 & 323 Rideau Street

LEGEND

- Subject Property
- ARTERIAL COMMERCIAL
- DISTRICT COMMERCIAL
- ENVIRONMENTAL PROTECTION AREA
- GENERAL INDUSTRIAL
- INSTITUTIONAL
- OPEN SPACE
- RESIDENTIAL

PLANNING COMMITTEE

PREPARED BY: J. Partridge
DATE: 4/11/2018
PLANNING COMMITTEE
PUBLIC NOTICE NOTIFICATION MAP

Applicant: RAW Design Inc.
Owner: 2521909 Ontario Inc / RAW Factory Inc.
File Number: D35-008-2017
Address: 305 & 323 Rideau Street

LEGEND

- Subject Property
- 120m Public Notice Boundary
- Property Boundaries
- 76 Properties in Receipt of Notice

Prepared by: K. Cruz
Date: 4/11/2018

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<tr>
<th>Lot</th>
<th>Area</th>
<th>Coverage</th>
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<tr>
<td>2</td>
<td>0.28 ha</td>
<td>125.1 sq. m</td>
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**Site Statistics**

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<th>Value</th>
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<tr>
<td>Lot Width (Max)</td>
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<td>Parking (Parking Area)</td>
<td>1 Space/40m² of livable</td>
</tr>
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<td>Space/Wing</td>
<td>37 m²</td>
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<tr>
<td>Space/Wall</td>
<td>2.7 m</td>
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<tr>
<td>Min. Width</td>
<td>0.5 m</td>
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<tr>
<td>Min. Depth</td>
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<tr>
<td>Parking (Parking)</td>
<td>1 Space/40m² of livable</td>
</tr>
<tr>
<td>Gross Area</td>
<td>12.0 m²</td>
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<td>Number of Stories</td>
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**Building Statistics**

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<td>Second</td>
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**Site Design**

<table>
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</thead>
<tbody>
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<td>First</td>
<td>4.5 m</td>
</tr>
<tr>
<td>Second</td>
<td>4.0 m</td>
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</table>

**Exhibit H**

<table>
<thead>
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<th>Component</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Lot (Total)</td>
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</tr>
<tr>
<td>Second Lot (Total)</td>
<td>5.0 m</td>
</tr>
<tr>
<td>Rear Lot (Total)</td>
<td>4.7 m</td>
</tr>
</tbody>
</table>

**Project Site**

- **Lot Area**: 2041.1 sq. m
- **Lot Coverage**: 1500.0 sq. m
- **Site Width**: 16.1 m
- **Parking Area**: 1 Space/40m² of livable
- **Space/Wing**: 37 m²
- **Space/Wall**: 2.7 m
- **Min. Width**: 0.5 m
- **Min. Depth**: 6.0 m
- **Parking**: 1 Space/40m² of livable
- **Gross Area**: 12.0 m²
- **Number of Stories**: 3
- **First Lot (Total)**: 69.6 m²
- **Second Lot (Total)**: 56.25 m²
- **First Lot (Total)**: 4.5 m
- **Second Lot (Total)**: 4.0 m

**Exhibit H**

<table>
<thead>
<tr>
<th>Component</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Lot (Total)</td>
<td>5.5 m</td>
</tr>
<tr>
<td>Second Lot (Total)</td>
<td>5.0 m</td>
</tr>
<tr>
<td>Rear Lot (Total)</td>
<td>4.7 m</td>
</tr>
</tbody>
</table>

**Site Design**

- **First**: 4.5 m
- **Second**: 4.0 m

**Project Data**

- **Zoning Designation**: Multi Family Dwelling (R1), 200-300 m² Category
- **Project Name**: TRUE NORTH
- **Location**: Project Site
- **Project Reference**: A001
- **Issued For**: SPA
- **Date**: 2017-11-24