



Kingston Block 4

Urban Design Guidelines
Public Open House

Nov. 12, 2013



What are the Design Guidelines?

The Design Guidelines will be used to:

- + Assist Developers in preparing design concepts for Block 4 that take into consideration all of the information the City has about what the ideal development of Block 4 should be like; and
- + Assist the City in evaluating proposals that are provided for the purchase and development of Block 4 by determining how closely the proposed design aligns with the Design Guidelines.
- + Encourage the private sector to submit designs that fit into the context of downtown Kingston and set the tone for future development in the North Block district.

Basis for Design Guidelines

Broader Context	North Block/Block 4 Specific
<ul style="list-style-type: none"> Kingston's Strategic Plan (2011-2014) 	<ul style="list-style-type: none"> North Block District – Community & Business Enhancement Opportunities Report (2009)
<ul style="list-style-type: none"> Official Plan 	<ul style="list-style-type: none"> Heritage Preservation Guidelines (4 parts)
<ul style="list-style-type: none"> Community Improvement Plan for Brownfields 	<ul style="list-style-type: none"> Archaeological Assessment – Block 4 (Stage 1 and 2)
<ul style="list-style-type: none"> Zoning By-law (CI-22) 	<ul style="list-style-type: none"> Environmental Assessment – Block 4 (Phase 1 and 2)
<ul style="list-style-type: none"> Downtown Action Plan (2003) 	<ul style="list-style-type: none"> North Block District Parking Supply Requirements (2012)
<ul style="list-style-type: none"> Downtown & Harbour Architectural Guideline Study (2007) 	<ul style="list-style-type: none"> North Block Development: Block 4 Transportation Component (2013)
	<ul style="list-style-type: none"> Block 4 Market Study (2013)



Block 4 Design Guidelines

Document	Date	Decisions
Council Report 09-165	Aug. 4/09	Council adopts the recommendations in the “North Block District Community and Business Enhancement Opportunities Study” (2009) and that the next steps be undertaken for redevelopment of City owned property
Council Report 11-159	May 17/11	Report provided as update on progress on the recommendations and next steps outlined in the 2009 Study
Council Report 12-369	Nov. 20/12	Council carried the recommendation that staff initiate the process of declaring Block 4 surplus (not including the Kingston Hydro substation building, but including the 19-23 Queen Street buildings) , and prepare the property for eventual sale and redevelopment
Council Report 13-150 - Scenario Review for Block 4 – North Block District	Apr. 3/13	<p>Council carried the following motions:</p> <ol style="list-style-type: none"> 1) Permit development proposals to include uses included in the current zoning for the property that include a mix of residential, hotel with associated conference space, and ground floor commercial uses 2) Permit development proposals to be built to a maximum height between 6 and 18 storeys subject to the planning approvals required for the site, including an urban design study and heritage impact statements, to provide the rationale for the maximum permitted heights with a planning application being prepared with this information for Council’s consideration 3) Permit development proposals to include parking according to ratios within a predetermined range, based on implementation of the traffic demand management strategies 4) Require development proposals include provision of (a minimum) 40 public parking spaces 5) Require development proposals include developer ownership and restoration of the heritage buildings at 19-23 Queen St. 6) Development proposals may include a public funding component 7) Proposals would be accepted that include a conference centre component with the option for limited municipal funding contribution that includes funding from community partners, such as the Downtown Kingston! BIA and the Kingston Accomodation Partners 8) Staff proceed with preparing the necessary background studies and reports for the approval of these options, and that a final report be prepared for Council to approve the terms of reference for the redevelopment of the property <p>NOTE: For items 7 and 8, the City and KEDCO have jointly commissioned a study into the feasibility of a publicly funded conference center for Kingston. A report on the findings will be presented to Council on <u>November 19th</u>.</p>
Council Report 13-329	Oct. 1/13	Council carried the motion to declare Block 4 (including 19-23 Queen St) as surplus



Block 4 Components and Required Setbacks

Parcel 1

Electrical Substation
(owned by Kingston Utilities)

Parcel 1 is to remain under the ownership of Kingston Hydro and requires an 8m rear-yard setback.

Parcel 2

Heritage Properties, 19, 20, and 23 Queen Street to be sold to a developer proponent (owned by the City of Kingston)

Parcel 2 is to be sold to a developer proponent and includes the built boundary of preserved heritage buildings on site

Parcel 3

The Remainder of the site to be sold to a developer proponent (owned by the City of Kingston)

Parcel 3 is currently a public parking lot and is to be sold to a developer proponent along with Parcel 2. Parcel 3 contains several setbacks from the heritage buildings in Parcel 2 as shown above.





Public Corner Park (Toronto)



Entrance point into mid-block connection (Toronto)



Interior Courtyard Space (Chez Piggy in Kingston)



Possible pedestrian entrance points into courtyard by re-opening historic carriage ways



Low-Rise Building (approximately 6 stories)

Required Components

- Maximum 4 storey podium level
- Appropriate and Compatible with Waterfront Exposure
- Through block pedestrian connection
- Ground level uses should be lively and engaging on all sides due to the buildings exposure at both the street level and into the interior courtyard
- Setback of 5th and 6th storeys on a 50° angular plane from podium level.



High-Rise Building (approximately 10-18 stories)

Required Components

- Maximum 4 storey podium level
- Appropriate and Compatible with Waterfront Exposure
- Through block pedestrian connection
- Ground level uses should be lively and engaging on all sides due to the buildings exposure at both the street level and into the interior courtyard
- Setback of towers a minimum of 5m from the street edge of the podium level
- Towers over 35m (10 storeys) should have a distinctiveness in their design to provide new landmarks along Kingston's waterfront
- Corner park measuring a minimum of 400m
- Screening of mechanical uses



1. Active Street Frontage and Arcade Area (Waterloo)



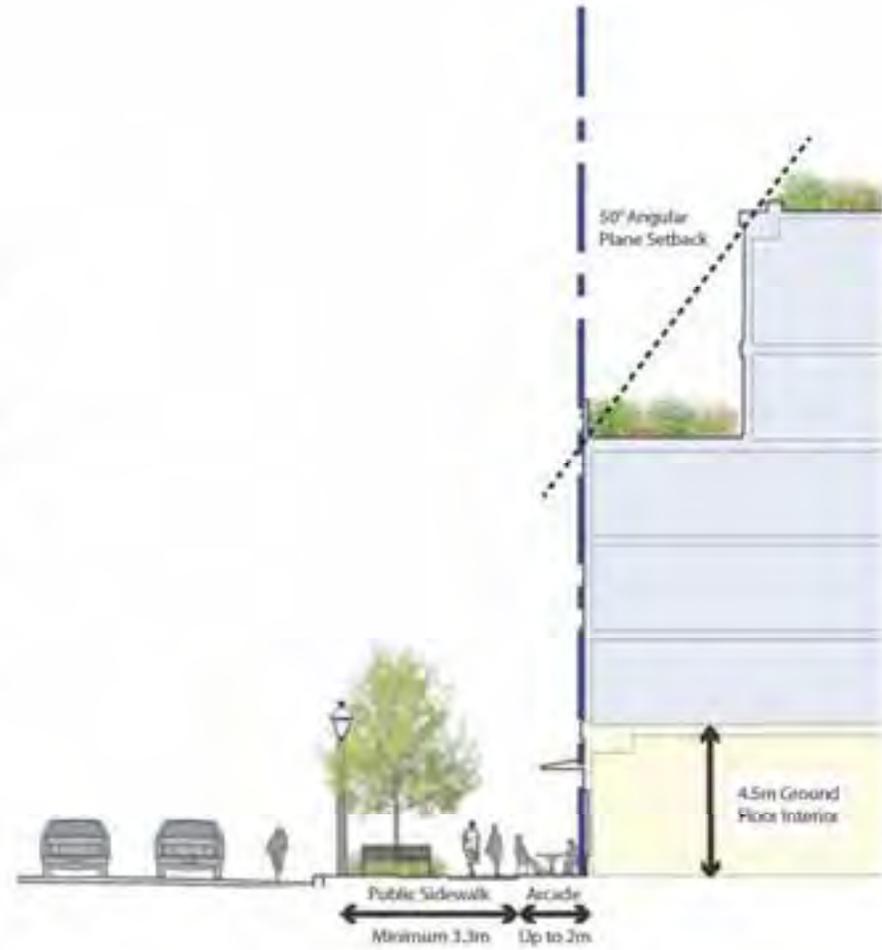
2. Opportunity for artist or professional live-work spaces to activate ground floor (Wycwood Barns, Toronto)



3. Context sensitive signage in Kingston



4. Pedestrian scale lighting (Distillery District, Toronto)



Sustainable Design Features for New Development

Block 4 presents a unique location for the inclusion of a range of sustainable design features and project proposals that include LEED Certified buildings will receive more points in project evaluations. Developer proponents are encouraged to consider the following LEED categories when undertaking new building design:

- Sustainable Sites
- Water Efficiency
- Energy and Atmosphere
- Materials and Resources
- Indoor Environmental Quality
- Innovation and Design Process

Block 4 as a Component of a Sustainable Neighbourhood

Developer proposals should also consider opportunities for supporting a broader sustainable development strategy that incorporates the North Block District. The North Block area is positioned to act as an integrated sustainable neighbourhood through design features including pedestrian linkages, renewable energy and an integrated network of open space. Possible certifications for the North Block District include:

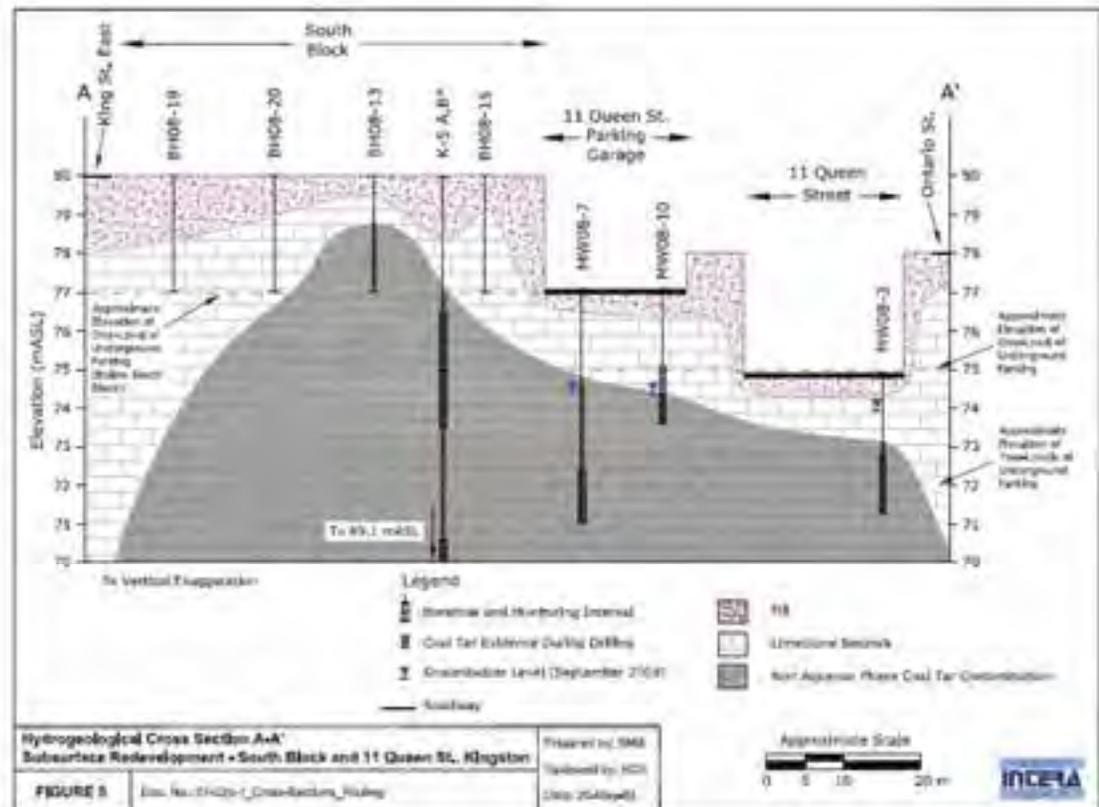
- LEED for Neighbourhood Development
- Formation of an Eco-District



LEED Platinum Infill Development (Toronto)



Extensive Greenroof at Dockside Green (Victoria)



EXCERPT FROM PHILIP PENNY'S 1888 MAP

19-23 QUEEN STREET FRONT ELEVATION

1881 MAP of KINGSTON

1818 MAP of KINGSTON

1880 MAP of KINGSTON (detail)

1878 BRIDE EYE VIEW

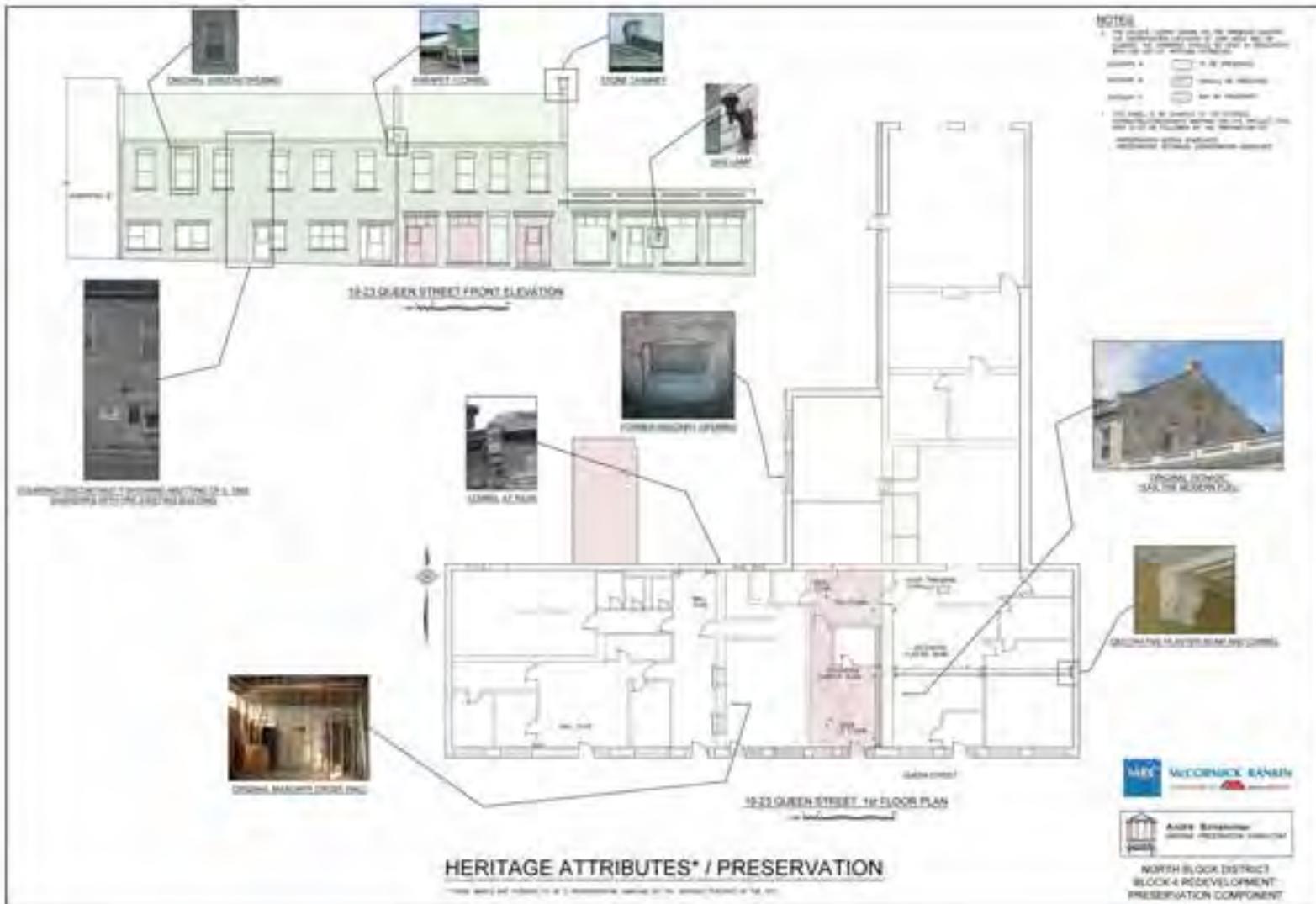
1908 FIRE INSURANCE MAP

1924-1932 FIRE INSURANCE MAP

ca. 1934 PHOTO

SITE EVOLUTION

NORTH BLOCK DISTRICT
 BLOCK 4 REDEVELOPMENT
 PRESERVATION COMPONENT



Purpose of the Public Open House - November 12, 2013

- + To present the draft Design Guidelines to the public and to obtain feedback that will be used in the finalization of the Guidelines.
- + To show the draft Design Guidelines have been built on previous reports, studies, guidelines and so on.
- + To show how the draft Design Guidelines are aligned with the Heritage Preservation Guidelines prepared for, and supported by the Municipal Heritage Committee for 19-23 Queen St.
- + To show how the Design Guidelines will be used in the Request for Proposal process.

Planned Next Steps:

Next Steps:
Report to Council regarding Conference Centre Feasibility Study (anticipated for November 19, 2013)
Report to Council regarding final version of Design Guidelines and Evaluation Criteria for Proposals
Issue Request for Information – Statement of Interest and Qualifications
Identify qualified purchasers/developers
Issue Request for Proposals
Evaluate Proposals
Report to Council on proposal evaluation
Select purchaser/developer
Finalize terms of purchase and development agreements
Development begins