



# CITY OF KINGSTON NORTH BLOCK DISTRICT

## BLOCK 4 - CURRENT ZONING PROVISIONS

Block 4 Currently Zoned (H) C1-22: Central Business System (subject to Holding (H) Zone provisions)

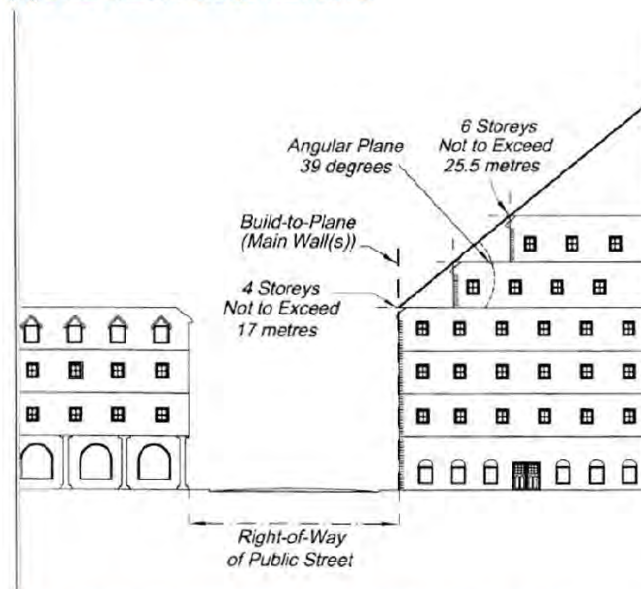
### (H) C1-22 ZONING REQUIREMENTS

Site Provisions	C1-22 Requirements
Lot Area (minimum)	Nil
Lot Frontage (minimum)	Nil
Front Yard (minimum)	Prescribed by build-to-plane requirements of Section 7.21
Exterior Side Yard (minimum)	
Side Yard (minimum)	Nil, except as required in Section 7.2.5 or Section 7.2.7
Rear Yard (minimum)	
Building Height (minimum)	8.5 metres (2 storeys)
Build-to-Plane Height (maximum)	17 metres (approx.. 4 storeys)
Angular Plane Height (maximum)	25.5 metres (approx.. 6 storeys)
Lot Coverage (minimum)	50%
Lot Coverage (maximum)	100%
Density (maximum)	123 residential units per net hectare
Off-Street Parking	See parking requirements
Off-Street Loading	Nil

### (H) C1-22 PARKING REQUIREMENTS

Type of Use or Building	Minimum Required Parking Spaces (Kingston)	Minimum Required Parking Spaces (North Block)
Office	1.45 per 100m <sup>2</sup> GFA	Nil
Retail	1.2 per 100m <sup>2</sup> GFA	Nil
Restaurant	7 per 100m <sup>2</sup> GFA	Nil
Restaurant (Take-out)	10 per 100m <sup>2</sup> GFA	Nil
Hotel/ Motel	1 per guest room/ suite +  1 space for every 4 persons that can be accommodated in a beverage room  1 bus parking space for every 50 rooms to a maximum of 3 bus spaces	Nil
Apartments	1 per unit	1 per unit
Public Hall	1 per 7 seats or 1 per 23m <sup>2</sup> GFA used for the hall, whichever is greater	Nil

### (H) C1-22 HEIGHT REQUIREMENTS



#### C1 Permitted Uses: Section 7.1 of the Zoning By-law

- Office
- Retail
- Restaurant
- Hotel
- Mixed Commercial-Residential Development

#### Holding Zone (H) C1-22 Permitted Interim Uses Section 6.3.2:

- i) Existing Uses
- ii) Other uses deemed appropriate by Council (specified in Holding Zone By-law)

#### Holding Zone not to be removed until:

- i) Site servicing study issues have been addressed
- ii) Record of Site Condition is registered



# CITY OF KINGSTON NORTH BLOCK DISTRICT

## BLOCK 4 - CURRENT OFFICIAL PLAN PROVISIONS

**BLOCK 4:** Designated as part of the Central Business District within the City of Kingston's Official Plan and is subject to associated policies throughout the plan including:

1. Downtown Harbour and Special Area policies (Section 10A), and
2. North Block Central Business District, Site Specific Policies (SSP No. 22, Section 3.18.22)

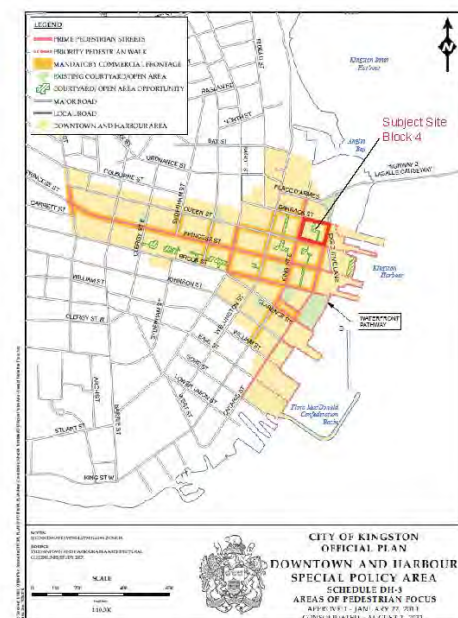
### NORTH BLOCK (SSP No. 22) POLICIES AND INTENSIFICATION OBJECTIVES (section 3.18.22)

1. An urban design study will be required for building heights in excess of 25.5 metres
2. Development must strengthen pedestrian access by creating mid-block connections and pedestrian links to areas such as Princess Street and the waterfront
3. Create pedestrian friendly retail at grade
4. Amenity space may be provided in alternate areas such as rooftops, internal courtyards and mid-block connections
5. Waterfront views are to be maintained along Queen and Barrack Streets
6. Replacement of parking lots with above grade parking structures
7. Development must be supported by a traffic and parking impact study
8. Heritage buildings must be protected and conserved
9. Archeological protection must take place
10. Site remediation must be completed when necessary as per City's brownfield program

### OPPORTUNITIES FOR HEIGHT AND DENSITY BONUS (section 9.5.25)

Increased height and density may be considered subject to bonus policy provisions in return for public benefits including:

1. Wide range of housing types (i.e. affordable housing)
2. Additional parkland dedication
3. Access to public transit
4. Public areas and pathways
5. Public/ underground parking
6. Community open spaces
7. Conserving cultural heritage resources
8. Protecting or enhancing significant views
9. Provision of public art
10. Green technology and sustainable architecture
11. Streetscape improvements
12. Local area improvements as identified in community design plans





# CITY OF KINGSTON NORTH BLOCK DISTRICT BLOCK 4 - KEY VIEW PLANES AND SUN EXPOSURE



KEY VIEW PLANES



SUN EXPOSURE