



Notice of a Public Meeting

The City of Kingston has received applications for a:

Proposed Official Plan Amendment (OPA), Zoning By-Law Amendment (ZBA) & Draft Plan of Subdivision (DPS)

Purpose and Effect of the Applications: To amend the Official Plan, Zoning By-Law Number 8499 and establish a draft plan of subdivision to create a development with five (5) blocks. The proposed uses are residential, commercial and open space. The applications include the adaptive re-use of the administrative building and cell block of the former Prison for Women.

Applications for an Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision have been submitted by Siderius Developments Limited, King's Town Development Corporation, and Fotenn Consultants Incorporated, with respect to the property known as 40 Sir John A. Macdonald Boulevard (see enclosed Key Map). The subject site is located north of King Street West, west of Sir John A Macdonald Boulevard and south of Union Street.

The subject site is designated 'Institutional' in the Official Plan and is zoned Special Education and Medical 'E2' Zone in Zoning By-Law Number 8499, as amended.

The subject lands are included on the Municipal Heritage Register and are designated under Part IV of the Ontario Heritage Act, which also includes an interior designation. The site is adjacent to lands on the Municipal Heritage Register, designated under Part IV of the Ontario Heritage Act and as a National Historic Site (former Penitentiary Museum/Kingston Penitentiary Lands).

The applications propose the development of the site with a mixed-use subdivision consisting of five blocks: four of which are proposed for residential or mixed commercial/residential uses and one block for a community park. Private road access is proposed via Union Street and Sir John A. Macdonald Boulevard. The development is proposed to include the adaptive re-use of the administrative building and cell block of the former Prison for Women into a residential condominium with 24 dwelling units. Other proposed uses within the development include a retirement residence, seniors apartments, additional multi-unit dwelling units, a hotel and ground floor commercial.

The applicants are requesting an amendment to the Official Plan to re-designate the lands from Institutional to Residential and to introduce a Site-Specific Policy Area for the site. The applicant is requesting an amendment to the Zoning By-Law to create three new site-specific 'B3-XX' zones, a new site specific 'OS2-XX' zone. The lands corresponding with proposed Block A requested to be rezoned to a site-specific holding 'E2-XX-H' zone requiring a future zoning by-law amendment application to define uses and performance standards. Zoning relief is requested to facilitate the development as proposed.

In accordance with Section 37 of the Planning Act and Sections 9.5.25 – 9.5.30 of the Official Plan, the City will be seeking possible Community Benefits if any increase in density is approved by Council. Possible suggestions for community benefits can be provided by the public at the Public Meeting, or in writing via the municipal contact details noted on the next page of this notice.

The proposal, if successful, would also be subject to Final Plan of Subdivision application and Site Plan Control approval for each development block, in accordance with the City's Site Plan Control By-Law. A future zoning by-law amendment application is required to facilitate development of proposed 'Block A'.

Address of Property: 40 Sir John A Macdonald Boulevard
Name of Applicants: Siderius Developments Inc., King's Town Development Corporation and Fotenn Consultants Inc.
City File Number: D35-007-2021

Public Meeting

Date: October 7, 2021

Time: 6:00 p.m. *

Location: **This will be a virtual meeting. Details around how to view and participate in the meeting are available on the City's website at www.cityofkingston.ca/PlanningCommittee**

*All public meetings are scheduled for 6:00 p.m. The Planning Committee will deal with them in the order in which they appear on the agenda.

Additional information about the applications can be viewed by accessing the Development and Services Hub (DASH) at www.cityofkingston.ca/DASH. Enquiries may be made by telephoning Lindsay Lambert, Senior Planner, 613-546-4291, ext. 2176.

Written comments for or against this change may be sent to Planning Services via:
Mail: 216 Ontario Street, Kingston, ON K7L 2Z3

Fax: 613-542-9965

Email: llambert@cityofkingston.ca

Public Consultation

Anyone may attend the Public Meeting and make a verbal statement, and/or submit comments in writing, either in support of or in opposition to the proposed Official Plan Amendment and Zoning By-Law Amendment. The Planning Committee will receive a preliminary information report with respect to the applications at the Public Meeting, which will be available to the public on the City of Kingston's website at www.cityofkingston.ca/PlanningCommittee on October 1, 2021. A comprehensive report will be presented at a future meeting of the Planning Committee. 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.

Please note that City Council has delegated to the Planning Committee the authority to hold the Public Meeting instead of Council. All representations, both verbal and written, will be considered **only** by the Planning Committee, which will submit a Committee Report with its recommendations to Council for a decision on the matter.

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 Ontario Land 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 proposed Official Plan Amendment is adopted or 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 proposed Official Plan Amendment is adopted or 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If you wish to be notified of the decision of the City of Kingston on the proposed Official Plan Amendment or the proposed zoning by-law amendment, you must make a written request to:

City of Kingston, Planning Services
216 Ontario Street
Kingston, ON K7L 2Z3

If you have received this notice and you are the owner of land that contains seven or more residential units, please post this notice in a location that is visible to all of the residents.

If you are a person with a disability, and need City of Kingston information provided in another format, please contact customer service at 613-546-0000 or contactus@cityofkingston.ca.

NOTICE OF COLLECTION Personal information collected as a result of this public meeting is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act, and all other relevant legislation, and will be used to assist in making a decision on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will be made available for public disclosure to members of the public, at the meeting, through requests, and through the website of The Corporation of the City of Kingston. Questions regarding the collection, use, and disclosure of this personal information may be directed to the Director of Planning Services, 216 Ontario Street, Kingston, Ontario, K7L 2Z3.

DATED: at Kingston Ontario

John Bolognone

this 3rd day of **September**, 2021.

City Clerk

