



Notice of Complete Applications and a Community Meeting

The City of Kingston has received applications for a:

Proposed Official Plan Amendment (OPA) and Zoning By-Law Amendment (ZBA)

Purpose and Effect of the Applications: To amend the Official Plan and Kingston Zoning By-Law to permit a broader range of commercial uses and facilitate the adaptive reuse of the former Prison for Women building.

The applicant is requesting an amendment to the Official Plan and Kingston Zoning By-Law to Block 2 and Block 7 on the approved plan of subdivision for 40 Sir John A. MacDonald Blvd, known as Union Park (See Key Map). The site has an area of approximately 0.66 hectares. The property is currently designated 'Residential' and subject to Site Specific Policy 71 in the City of Kingston Official Plan. The property is zoned 'URM4' Zone in Zoning By-Law Number 2022-62. The property is also subject to Exception Number E99 and Holding Number H150 in the Kingston Zoning By-Law.

The applicant is proposing an adaptive re-use of the former Prison for Women building. The Administration Wing and Cell Block are proposed to be retained and rehabilitated, while the Annex Wing and other modern additions are proposed to be removed. The initial concept for the building includes a ground-floor year-round public market with multiple vendors and possibly a commercial kitchen. Office uses are proposed on the upper floors of the building. A parking lot is proposed on the south side of Block 2 with 75 surface parking spaces, in addition to 60 underground parking spaces.

Applications for Official Plan, Zoning By-law Amendment, and Draft Plan of Subdivision were previously approved for the lands in 2022 (D35-007-2021), followed by an approved Final Plan of Subdivision in April 2025 (D12-001-2023). The property is also subject to an approved Heritage Easement Agreement with the City. Block 2 contains the former Prison for Women building. While the building was originally approved to contain residential units, the applicant's updated market analysis indicates that a broader range of commercial uses is more appropriate. Block 7 continues to be proposed to accommodate a publicly accessible memorial garden that recognizes and interprets the history of the former Prison for Women site.

An Official Plan Amendment is required to redesignate Block 2 from Residential to Mixed Use while also amending Site Specific Policy 71 to permit a mix of commercial and residential uses on Block 2. A Zoning By-Law Amendment is also required to rezone the site to Mixed Use 1 (MU1) and to establish site-specific zoning permissions and performance standards to facilitate the proposed adaptive re-use.

Address of Property:	40 Sir John A MacDonald Blvd
Name of Applicant:	Fotenn Planning + Design
City File Number:	D35-003-2026

Community Meeting

Date:	October 8, 2026
Time:	6:00 p.m. *
Location:	This will be a hybrid meeting. Attendees can participate in-person at Council Chambers, City Hall, 216 Ontario Street, or virtually. To register to attend virtually contact Christine O'Connor, Committee Clerk, at cloconnor@cityofkingston.ca.

*All Community 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 <https://www.cityofkingston.ca/DASH>. Enquiries may be made by contacting Meghan Robidoux, Senior Planner, 613-546-4291, ext. 3253 (mrobidoux@cityofkingston.ca) or Victoria McCutcheon, Intermediate Planner, 613-546-4291, ext. 3237 (vmccutcheon@cityofkingston.ca).

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: mrobidoux@cityofkingston.ca or vmccutcheon@cityofkingston.ca

Public Consultation

Anyone may attend the Community 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 report providing information with respect to the applications at the Community Meeting, which will be available to the public on the City of Kingston’s website at www.cityofkingston.ca/PlanningCommittee on October 2, 2026. The purpose of the Community Meeting is to provide an opportunity for initial discussion and public feedback on the proposed Official Plan Amendment and Zoning By-Law Amendment. No recommendation to the Committee will be made at this meeting. A recommendation will be made at a future Public Meeting.

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 do so.

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

Janet Jaynes

this 20th day of August, 2026.

City Clerk



Planning Committee
Key Map
Address: 40 Sir John A. MacDonald Blvd
File Number: D35-003-2026

 Subject Lands

