

By-Law Number 2026-XX

A By-Law to Amend By-law Number 2022-62, “Kingston Zoning By-law Number 2022-62” (Introduction of Exception Number E211 (310 Barrie Street))

Passed: [Meeting Date]

Whereas the Council of The Corporation of the City of Kingston enacted By-law Number 2022-62, “Kingston Zoning By-law Number 2022-62” (the “Kingston Zoning By-law”);

Whereas the subject lands are identified as Downtown Zone 1 on Schedule 1 of the Kingston Zoning By-law;

Whereas the Council of The Corporation of the City of Kingston deems it advisable to amend the Kingston Zoning By-law to introduce a new exception number;

Therefore be it resolved that the Council of The Corporation of the City of Kingston hereby enacts as follows:

1. By-law Number 2022-62 of The Corporation of the City of Kingston, entitled “Kingston Zoning By-law Number 2022-62”, is amended as follows:

1.1. Schedule E – Exception Overlay is amended by adding Exception Number E211, as shown on Schedule “A” attached to and forming part of this By-Law.

1.2. By adding the following Exception Number E211 in Section 21 – Exceptions, as follows:

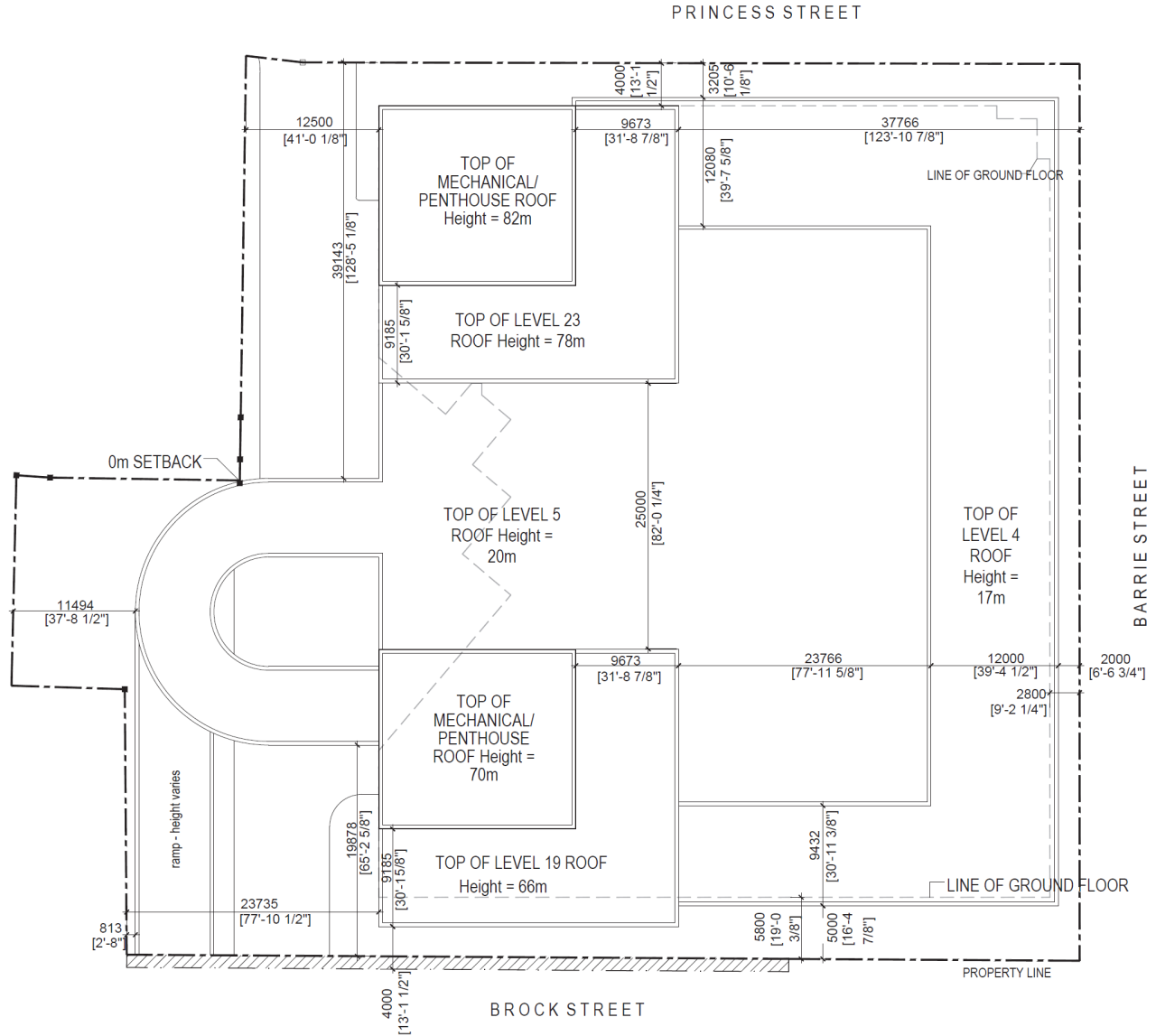
“E211. Despite anything to the contrary in this By-Law, the following provisions apply to the lands subject to this Exception:

- (a) The maximum number of **dwelling units** is 458;
- (b) The calculation of an **angular plane** and **build-to-plane** is not required;
- (c) The minimum number of **parking spaces** per **dwelling unit** is 0.25 **parking spaces**;
- (d) The minimum number of **car-share spaces** is 5 spaces;
- (e) The minimum number of **parking spaces** for commercial **uses** is 100 **parking spaces**;
- (f) The minimum number of short-term delivery **parking spaces** is 2 spaces;
- (g) The minimum width of a **drive aisle** is 6.0 metres;

- (h) The maximum width of a **driveway** is 9.0 metres;
- (i) Clause 4.3.3 does not apply with respect to communal **amenity areas** located on the fifth and sixth floors of the **building**;
- (j) The minimum **height** of the **first storey** is 4.5 metres;
- (k) The minimum **gross leasable area** of a **non-residential use** on the **first storey** is 3,400 square metres;
- (l) Commercial **uses** on the **first storey** will be recessed a minimum of 0.8 metres from the outer wall of the podium;
- (m) On the second, third and fourth floors of the **building**, 100% of the length of any wall facing a **street** will be comprised of **dwelling units**, **amenity areas** or **building** components that support **residential uses**;
- (n) A minimum of 60% of the surface area of the **first storey** façade facing a **street** must be comprised of transparent glazing;
- (o) The maximum floor plate of all **storeys** above the fifth **storey** is 750 square metres;
- (p) The minimum dimensions of the required **sight triangles** at Barrie Street and Brock Street are 8.7 metres by 8.7 metres. The **building** may extend into the **sight triangle** above the **first storey**, as shown in Figure E211;
- (q) The **building setbacks** are specified on Figure E211. The **building setbacks** may be varied by the greater of:
 - 5%; and
 - the percentage of the **setback** distance prescribed by the **Planning Act**;
- (r) Despite the minimum **setback** requirements, architectural features such as ramps, stairs, canopies, and wind screens may project horizontally into the required **setback** up to the **lot line**;
- (s) The maximum **building heights** are specified on Figure E211. The maximum **building heights** may be increased by the greater of:
 - 0.5 metres; and
 - the percentage of the maximum **building height** prescribed by the **Planning Act**;
- (t) The **building** components described in Clause 4.18.2, and indoor **amenity areas**, are permitted to cover a maximum area of 45% of the roof area on which they are located, in the aggregate, with

maximum heights and minimum setbacks as shown on Figure E211; and

(u) Figure E211"



2. This By-Law shall come into force in accordance with the provisions of the *Planning Act*.

Given all Three Readings and Passed: [Meeting Date]

Janet Jaynes
City Clerk



Bryan Paterson
Mayor



Schedule 'A' to By-Law Number

Address: 310 Barrie Street
File Number: D14-011-2025

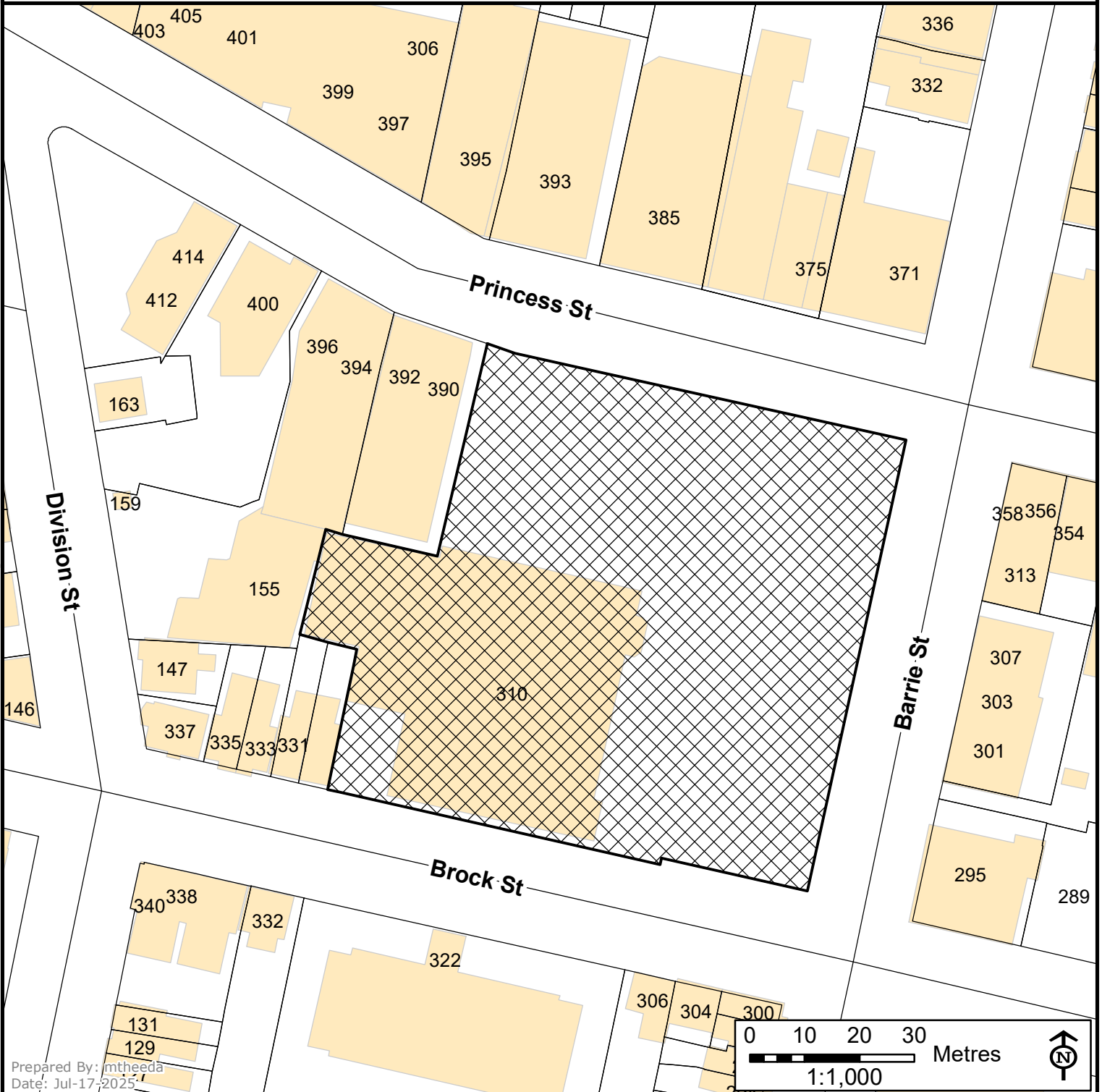
Kingston Zoning By-Law 2022-62 Schedule E - Exception Overlay

-  Subject Lands
-  Lands to be added as E211

Certificate of Authentication

This is Schedule 'B' to By-Law Number _____, passed this _____ day of _____ 202_.

Mayor Clerk



Prepared By: mtheeda
Date: Jul-17-2025

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