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Local Planning Appeal Tribunal Denies IN8 Capital Condo

Lawyer calls Decision a "roadmap" for protecting Kingston's Downtown Heritage

Kingston—In a landmark ruling for Kingston, the Local Planning Appeal Tribunal ("LPAT") issued today a comprehensive decision denying IN8 Development's application for a proposed 16-storey tower at 223 Princess Street.

The Tribunal was not persuaded by evidence in favour of the project. The Tribunal stated: "the issue of the height of the residential tower, and its massing and scale, was not squarely tested against the compatibility and heritage protection policies in the OP, including compatibility with the built heritage fabric, and continuity of the building height and character of the St. Lawrence Ward and Lower Princess Street HCAs, and the significant cultural heritage resources of the downtown."

The decision also states: "The Tribunal orders that the appeal against By-law No. 2016-184 of the City of Kingston is allowed and By-law 2016-184 is hereby repealed."

The stated attempt to design a "landmark" building was found to be at "cross-purposes" with the objective of minimizing visual impacts on the city's skyline.

"The decision is a clear and concise planning precedent that provides a roadmap for preserving Kingston's built heritage form for years to come", said David Donnelly, counsel to Frontenac Heritage Foundation and Building Kingston's Future.

The Foundation is very pleased with the decision of the Tribunal and remains steadfast in protecting built heritage across the region. For more information, contact Shirley Bailey, President, FHF, at 343-363-1901.