



**CITY OF KINGSTON
AGENDA
PLANNING COMMITTEE
MEETING NO. 10-2006
September 21, 2006
6:30 pm. Council Chambers, City Hall**

COMMITTEE COMPOSITION

<i>Councillor Beavis</i>	<i>Councillor Pater</i>
<i>Deputy Mayor George</i>	<i>Councillor Patterson</i>
<i>Councillor George</i>	<i>Councillor Stoparczyk, Chair</i>
<i>Councillor Meers</i>	<i>Councillor Sutherland, Vice-Chair</i>

Please provide regrets to Sunni Rideout, Committee Clerk at 546-4291, Ext. 1219

The Planning Committee will hold four (4) Public Meetings this evening.

**PUBLIC MEETING
HELD PURSUANT TO THE PLANNING ACT
6:30 p.m.**

**APPLICATION FOR ZONING BY-LAW AMENDMENT
To add a restaurant with food commissary and catering
activities as a permitted use to a property with a current zoning
designation of 'M' Industrial (Wishbone Deli)**

File No. D14-061-2006

**Cunningham Swan Carty Little Bonham – Agent
Carol Dillabough – Applicant
Counter Corporation Inc. – Owner
1407 John Counter Boulevard**

**See Public Hearing/Comprehensive Report PC-06-081
(Schedule – Pages 4 - 15)**

**PUBLIC MEETING
HELD PURSUANT TO THE PLANNING ACT
6:30 p.m.**

**APPLICATION FOR ZONING BY-LAW AMENDMENT
To permit an additional 8,703 m² to the allowable gross leasable retail
floor area of the proposed retail power centre on property that is
currently vacant with a former truck depot on a portion of the site.**

FILE NO. D14-062-2006

**Gordon Driedger Real Estate Advisor Inc., Agent
KCAP King's Crossing Inc., Applicant
1150 – 1202 Division Street and 86 Dalton Avenue**

**See Public Hearing Report No. PC-06-078
(Schedule Pages 16 - 27)**

**PUBLIC MEETING
HELD PURSUANT TO THE PLANNING ACT
6:30 p.m.**

**APPLICATION FOR OFFICIAL PLAN AND
ZONING BY-LAW AMENDMENT
To permit office and neighbourhood commercial uses with respect
to property currently occupied by a vacant one and a half storey
stone house with a one storey addition and attached garage**

File Nos. D09-021-2006 and D14-064-2006

**Network Security Systems, Applicant
293 Division Street, Kingston Central**

**See Report PC-06-079
(Schedule – Pages 28 - 38)**

**PUBLIC MEETING
HELD PURSUANT TO THE PLANNING ACT
6:30 p.m.**

**APPLICATION FOR ZONING BY-LAW AMENDMENT
To develop 96 freehold townhouse units on property located on the
northeast corner of Montreal Street and John Counter Boulevard
which is currently vacant with an abandoned building**

File Nos. D14-066-2006

**Stirling Bridge Limited, Applicant
Montreal Street and John Counter Boulevard**

**See Public Hearing Report PC-06-083
(Schedule – Pages39 - 49)**

PLANNING COMMITTEE MEETING No. 10-2006

1. MEETING TO ORDER

2. APPROVAL OF AGENDA

3. CONFIRMATION OF MINUTES

- Minutes of Meeting No. 08-2006 held Thursday, August 17, 2006 (A copy of the unconfirmed Minutes were distributed 25th August, 2006).

4. DISCLOSURE OF PECUNIARY INTEREST

5. DELEGATIONS

6. BRIEFINGS

7. BUSINESS

i) Proposed Greenbelt Corridor for Collins Creek Watershed

*(Report No. PC-06-076)
(See Schedule Pages 55 - 68)*

For discussion and approval of the following recommendation:

THEREFORE BE IT RESOLVED that it be recommended to City Council that the City of Kingston support the proposed Greenbelt Corridor project for the Collins Creek Watershed, by permitting staff to participate in the project.

ii) PUBLIC HEARING/COMPREHENSIVE REPORT

(File No. D14-061-2006)

Zoning By-Law Amendment –1407 John Counter Boulevard

Cunningham Swan Carty Little Bonham LLP-Agent

Carol Dillabough-Applicant

Counter Corporation Inc.- Owner

*(Report No. PC-06-081)
(See Schedule Pages 4 - 15)*

For discussion and approval of the following recommendation:

THEREFORE BE IT RESOLVED, subject to the comments received at the public meeting, that it be recommended to Council that the application for Zoning By-Law Amendment (D14-061-2006) submitted by Cunningham Swan Carty Little Bonham LLP, on behalf of Carol Dillabough for the property situated at the northeast corner of the intersection of John Counter Boulevard and Sir John A Macdonald Boulevard, Kingston Central, **BE APPROVED**.

AND BE IT FURTHER RESOLVED that Zoning By-Law No. 8499 of the former City of Kingston be further amended as follows:

1. That Zone Map No. 9 of Zoning By-Law No. 8499 of the City of Kingston be amended so as to rezone the approximately 9.15 hectare parcel of land, known municipally as 1407 John Counter Boulevard from the existing 'M' and to a Site Specific 'M.362', as shown on Schedule 'A' forming part of By-Law No. 2006-_____.
2. By Adding Part VIII, Section 362- Exceptions to Various Zone Classifications:

"362. On the approximately 9.15 hectare parcel of land located at the north-east corner of the John Counter and Sir John A Macdonald Boulevards and designated 'M.362' on Schedule A to By-Law No. 2006-_____, the following provisions shall apply in addition to Section 31A:

- i) The following use shall also be permitted:
 - restaurant with food commissary and catering activities
- ii) The use listed in i) above shall not occupy in total more than 158 m² of floor space."

AND BE IT FURTHER RESOLVED that the Amending By-Law be presented to Council for three readings.

- iii) **Application for Site Plan Control Approval**
Planning File No. D11-092-2006
2072496 Ontario Ltd. - Applicant
Proposed Automatic/Self-Serve Car Wash
752 Highway No. 15

(Report No. PC-06-082)
(See Pages 69 - 102)

For discussion and approval of the following recommendation:

WHEREAS an application has been submitted by 2072496 Ontario Ltd. with respect to the property located at 752 Highway No. 15, Kingston East, requesting Site Plan Control approval for the construction of an automatic car wash, eight bay self-serve car wash, and three vacuum stations; and

WHEREAS a member of Council requested that the Site Plan Control Application be referred to Planning Committee for final approval; and

WHEREAS the application has been reviewed by City Departments and outside Agencies and there are still some minor technical requirements to be addressed by the Applicant:

THEREFORE BE IT RESOLVED that it be recommended to Planning Committee that:

The application for Site Plan Control Approval (File No. D11-092-2006) submitted by 2072496 Ontario Ltd. respecting the parcel of land located on the western side of Highway No. 15, north of Barrett Court and south of Medley Court, known municipally as 752 Highway No. 15, requesting approval for the construction of an automatic car wash, eight bay self-serve car wash and three vacuum stations be **APPROVED IN PRINCIPLE**.

AND BE IT FURTHER RESOLVED that the application be referred back to staff and that the Director of Planning and Development be authorized to issue final approval subject to:

- (a) That the development includes the installation of privacy fence as prescribed by the site-specific 'CH-11' zone to buffer the non-residential from an abutting residential area, with the exact specifications of the privacy fence being prescribed in the Site Plan Control Agreement;
- (b) All outstanding technical issues be resolved to the satisfaction of the City; and
- (c) The Owner entering into a Site Plan Control Agreement with the City which shall list the approved plans and the special municipal conditions attached to this Report as Appendix F pertaining to the development, one of which will be the exact specifications of the privacy fence.

**iv) Site Plan Control Application
Kingston Regional Sports and Entertainment Centre
1 Barrack Street
D11-089-2006**

Note: This report will be distributed separately from the Agenda.

8. OTHER BUSINESS

9. CORRESPONDENCE / DOCUMENTS

10. DATE OF NEXT MEETING

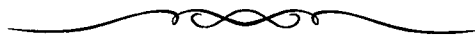
The next regularly scheduled Planning Committee is Thursday, 19th October, 2006 in Council Chambers, City Hall at 6:30 p.m.

11. APPLICATIONS RECEIVED / IN PROCESS

- i) **Official Plan Amendment**
70-72 Cataraqui Street
Upper Canada Veterinary Group - Applicant
File No. - D09-017-2006
Public meeting held May 18, 2006, waiting for additional information from applicant.
- ii) **Zoning By-Law Amendment**
455 Front Road
Vector Energy - Applicant
File No. - D14-039-2006
Waiting for additional information from Applicant
- iii) **Zoning By-Law Amendment**
1104-1110 Italia Lane

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- Mario Gencarelli – Applicant**
File No. D14-060-2006
New Application July 12/06 (being reviewed)
- iv) **Zoning By-Law Amendment**
467 & 471 Johnson Street
Michael, Angeliki. & Speros Kanellos – Applicants
File No. D14-066-2006
New Application Aug 1/06 (being reviewed)
- v) **Official Plan, Zoning By-Law Amendment & Subdivision Application**
Tanner Drive
Brothlin Enterprises – Applicant
File No.s - D09-015-2006, D12-012-2006 & D14-042-2006
Waiting for information from Applicant.
- vi) **Zoning By-Law Amendment**
228-236 Rose Abbey Drive
Caraco Development – Applicant
File No. D14-058-2006
Signs were not posted as the statutory notice requires.
- vii) **Zoning By-Law Amendment**
667 Cataraqui Woods Drive
Tim Horton Donut Limited – Applicant
File No. D14-065-2006
New Application Aug 11/06 (being reviewed)
- viii) **Condominium Plan, & Darft Plan of Subdivision Applications**
Montreal Street & John Counter Boulevard
Stirling Bridge Limited – Applicant
File No.s D07-005-2006 & D12-018-2006
New Application Sept 8/06 (being reviewed)
- ix) **Zoning By-Law Amendment**
228 Rose Abbey Drive
Caraco Development – Applicant
File No. D14-058-2006
Deferred until October as signage requirements not met.

12. ADJOURNMENT



ABEYANCE ITEMS

1. Streamlining Planning Approval Process – Delegation of Approval Authority for Consents (effective December 1, 2006)
 - i. Report from staff to Planning Committee after one year's time to assess effectiveness of the revised process for streamlining approvals and achieving internal efficiencies;
 - ii. If it is determined to have been successful, the report will include examining expanding the delegation of consent granting authority to include all "uncontested" consent applications. (abeyance item added August 21, 2006)

ADDENDUM TO

**PLANNING COMMITTEE MEETING NO. 10-2006
To be held Thursday, September 21st, at 6:30 p.m.
in Council Chambers, City Hall**

Planning Committee Meeting 10-2006 Addendum

BUSINESS

Site Plan Control Application
Kingston Regional Sports and Entertainment Centre
1 Barrack Street
D11-089-2006

See Report No. PC-06-084
(attached)

For discussion and approval of the following recommendation:

WHEREAS Planning Committee requested that Site Plan Control Application be referred to Planning Committee for approval; and

WHEREAS Planning Committee at its meeting of September 7, 2006 granted **approval in principle** for Site Plan Control Approval;

THEREFORE BE IT RESOLVED that the application submitted by EllisDon Ltd., on behalf of the City of Kingston, for Site Plan Control Approval (File No. D11-089-2006) with respect to the property located at 1 Barrack Street, be referred back to staff and that the Director of the Planning and Development Department be authorized to issue final approval subject to the remaining outstanding technical issues being resolved.