



**CITY OF KINGSTON
AGENDA
PLANNING COMMITTEE
MEETING NO. 13-2007
September 6, 2007
5:00 p.m. Memorial Hall, City Hall**

COMMITTEE COMPOSITION

Councillor W. Glover *Councillor D. Hector*
Councillor R. Matheson *Councillor S. Meers*
Councillor L. Osanic *Councillor V. Schmolka*

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

Please note that this Planning Committee Meeting will begin at 5:00 p.m. in Memorial Hall, City Hall with a presentation by KEDCO on its future direction, followed by a question and answer period until 6:00 p.m.

The Planning Committee will hold one (1) Public Meeting this evening.

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

**APPLICATION FOR ZONING BY-LAW AMENDMENTS
To permit a commercial building with 1,337 square metres of
retail space located on the north side of Princess Street,
west of Gardiners Road on property approximately 0.32
hectares in area and currently containing an abandoned building**

File No. D14-094-2007

**Madajama Holdings Ltd.
2628 Princess Street**

See Report PC-07-063
(Pages 8 - 24)

1. MEETING TO ORDER

2. APPROVAL OF AGENDA

3. CONFIRMATION OF MINUTES

- Unconfirmed Minutes of Planning Meeting No. 12-2007 held Thursday, August 16, 2007 [distributed separately on September 4, 2007]

4. DISCLOSURE OF PECUNIARY INTEREST

5. DELEGATIONS / BRIEFINGS

KEDCO will provide a presentation on its future direction, followed by a question and answer period until 6:00 p.m.

6. BUSINESS

- i) 1102, 1106 and 1110 King Street West
(Admiral's Walk)
Zoning By-Law Amendment
Applicant: Admiral's Walk Residences Inc.
Agent: IBI Group
File No. D14-092-2007

(Report No. PC-07-064)
(See Pages 25 - 86)

For discussion and approval of the following recommendation:

THEREFORE BE IT RESOLVED that it be recommended to Council that the Application for Zoning By-Law Amendment (Our File No. D14-092-2007) submitted by IBI Group, on behalf of Admiral's Walk Residences Inc. for the property municipally known as 1102, 1106 and 1110 King Street West, **BE APPROVED**.

AND BE IT FURTHER RESOLVED that it be recommended to Council that the City of Kingston Zoning By-Law No. 8499, as amended, be further amended as follows:

1. By **DELETING** Part VIII, Exceptions to Various Zone Classifications, Section 216 and **REPLACING** Part VIII, Exceptions to Various Zone Classifications, Section 216 with the following new Section 216:

"216. On the approximately 3.74 ha parcel of land located on the south side of King Street West and commonly known as the Kingston Grain Elevator and Zoned as B3.216 on Zoning Map No. 27 attached to and forming part of By-Law No. 2007-__ as Schedule "A", the following regulations shall apply:

- (a) The permitted uses as listed in Section 16.2 shall be modified as follows:
 - i. there shall be a maximum of three buildings containing up to a maximum of 343 dwelling units and separate free standing buildings containing up to 38 townhouse units;
 - ii. That notwithstanding Section 16.2 to the contrary, a retirement home use, as defined herein, shall be a permitted use;
 - iii. the establishment of accessory uses complementary to a retirement home use, including but not limited to a hairdresser, pharmacy and small scale retail use to a maximum of 10% of the

gross floor area. The accessory uses shall be exclusive to the retirement home residents and employees; and

- iv. also permitted shall be the on-shore facilities necessary for a marina including associated commercial and restaurant facilities, including a retail convenience store for primary use by residents as well as customers of the marina, all to a maximum floor area of 1000 square metres.

(b) Notwithstanding Section 16.3 to the contrary, the following regulations shall apply:

- i. the front yard regulations shall not apply;
- ii. the side yard regulations shall not apply;
- iii. the rear yard regulations shall not apply;
- iv. the maximum lot occupancy shall be 210 percent with the lands within the B3.216 zone being considered as one lot for zoning purposes;
- v. the density provisions shall not apply;
- vi. a dwelling unit equivalency ratio of 2 retirement home suites, as defined herein, to one dwelling unit (2:1 units) for a retirement home use to a maximum 154 retirement home suites is permitted; and
- vii. Notwithstanding Section 5.3 to the contrary, a reduced parking ratio of 0.60 parking spaces per retirement home suite shall apply to the retirement home use.
- viii. Notwithstanding Section 5.3 to the contrary, commercial uses, excluding the accessory retirement home uses but including the marina use, shall be supplied at the rate of one parking space per each 18.5 square meters of floor area.

c) **Retirement Lodge or Retirement Home Use:**

A residence providing accommodation primarily for retired persons or couples where each private bedroom or living unit has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided and common lounges, recreation rooms and medical care facilities may also be provided for the exclusive use of the residents.

d) **Retirement Home Suite:**

Shall be defined as a habitable space designed for living and sleeping consisting of studios, one or two bedrooms, private bathroom and separate entrance from a common hall, a kitchenette which may include convenience facilities such as a bar fridge and a microwave oven may be included, but without full cooking facilities."

2. **AND BE IT FURTHER RESOLVED** that the amending By-Law be presented to City Council for all three readings.

7. OTHER BUSINESS

8. CORRESPONDENCE / DOCUMENTS

Memorandum received from Doug Ritchie, Managing Director, Downtown Kingston providing comments respecting letter from John Mirski (July 20, 2007) re: Zoning Draft (Kingston Shopping Centres Ltd.

A copy of the correspondence is attached hereto as schedule pages 87 - 89

9. DATE OF NEXT MEETING

The next Planning Committee is **Thursday, September 20, 2007** in Memorial Hall, City Hall at 5:00 p.m.

10. APPLICATIONS RECEIVED / IN PROCESS

- i. **Official Plan, Zoning By-Law Amendment & Subdivision Application**
Tanner Drive
Brothlin Enterprises – Applicant
File No. - D09-015-2006, D12-012-2006 & D14-042-2006
Proposal: To permit 44 townhouse units, 60 mixed use commercial/residential units
Consisting of senior citizens housing and/or apartment housing with commercial uses on the
Ground floor, a park, an environmental protection area and a cul-de-sac.
Status: Applicant requested in November, 2006 that these applications be held in abeyance.

- ii. **Official Plan & Zoning By-Law Amendment**
1110, 1112, 1128 Sunnyside & 2245 Mclvor Rd
Gary Oosterhof – Applicant
File No. – D09-013-2005 & D14-040-2005
Proposal: To permit commercial uses.
Status: Incomplete applications were submitted.
We have been waiting for information since February, 2006. New consultant indicated in
February, 2007 that applicant wants to keep files open and that information will be forthcoming.

- iii. **Official Plan, Subdivision & Zoning By-Law Amendment**
700 Gardiners Road
Arcturus Realty Corporation – Applicant
File No. – D09-024-2007 D12-023-2007 & D14-082-2007
Proposal: Redevelopment of former Nordx/CT site for residential, commercial and light
Industrial development.
Status: Waiting for numerous supporting studies.

- iv. **Official Plan & Zoning By-Law Amendment**
653-663 Princess Street & 582 – 598 Victoria Street
Auburn Developments Inc. – Applicant
File No. – D09-025-2007 & D14-085-2007
Proposal: To permit an 11 storey student apartment building.
Status: Incomplete Applications.
Waiting for further information (plans and reports). Applicant indicated on June 20, 2007-07-26
that information is forthcoming.

- v. **Zoning By-Law Amendment**
455 Front Road
Vector Energy - Applicant
File No. - D14-039-2006
Proposal: to permit power generation by a non-utility provider through the construction of
3 wind-turbines of 100 metres in height.
Status: Awaiting noise report.

- vi. **Zoning By-Law Amendment**
667 Catarauqui Woods Drive
Tim Horton Donut Limited – Applicant
File No. D14-065-2006
Proposal: To permit an automatic car wash, gasoline facility and associated

Convenience retail.

Status: Applicant currently pursuing the expansion of the existing TDL warehouse on these lands. On June 18, 2007 applicant requested that these applications remain open but placed on hold.

vii. Zoning By-Law Amendment

2500 Princess Street
1684426 Ontario Ltd. – Applicant
File No. D14-079-2007

Proposal: to permit the construction of a retail store and associated uses, such as a restaurant.

Status: awaiting SWM. Traffic Entrance and Servicing.

viii. Official Plan Amendment

267, 283 & 295 Parkway Avenue
CaraCo Development Corporation – Applicant
File No. D09-028-2007

Proposal: to change designation of right of way from OS to residential

Status: Additional information is required.

ix. Condominium Plan

738 Fortune Crescent
1517849 Ontario Limited – Applicant
File No. D07-007-2007

Proposal: To approve a condominium for a one storey, three unit industrial building.

Status: Processing. Public Meeting held July 19, 2007.

x. Zoning By-Law Amendment

2628 Princess Street
Clermont Venture – Applicant
File No. D14-094-2007

Proposal: To permit a 1,350 m² commercial building.

Status: Processing. Public Meeting scheduled for September 6, 2007.

xi. Zoning By-Law, Official Plan Amendment & Subdivision Application

998 Highway #15
Novatech Engineering Consultants Limited – Applicant
Files No. D14-087-2007, D09-026-2007 & D12-024-2007

Proposal: To develop 25.24 ha for single and multiple family dwellings seniors housing and Commercial use.

Status: Incomplete application. Waiting for supporting studies.

xii. Official Plan Amendment and Zoning By-Law Amendment

1150-1202 Division Street and 86 Dalton Avenue
KCAP King's Crossing Inc. – Applicant
File Nos. D09-029-2007 and D14-095-2007

Proposal: To remove the Environmental Protection area designation and zone from a remanant pond (P4).

Status: Processing. Public Meeting Scheduled for Setpember 20, 2007-08-30

11. Applications Requested To Be Bumped Up To Planning Committee:

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- D11-149-2007 **619 McKay Street**
Owner: Bayhill Developments Limited
Proposal: Contractors shop and yard consisting of 5 proposed units. (The site plan application has been received and has been circulated for First Technical Circulation comments due July 25, 2007.)
- D14-092-2007 **1102, 1106, 1110 King Street (Elevator Bay)**
Owner: Admiral Walk Residences Inc.
Proposal: Senior Citizen apartment proposed. (The site plan application has not been received to date.)
- D14-075-2006 **564 Tanner Drive**
Owner: 1003379 Ontario Limited
Proposal: three storey, 160-bed long term care facility with an associated daycare centre and 23 bungalow style townhouses for seniors (site plan application has not been received to date)
- D14-053-2006 **Marker Crescent (Conacher Drive)**
Owner: Rock Bottom Holdings Inc.
Proposal: 270 condominium townhouses (site plan application has not been received to date)
- D14-075-2006 **2435 Princess Street**
Owner: Peter Splinter
Proposal: four storey, 44 unit, residential apartment building, four storey office building, additional retail buildings and renovation of existing plaza (site plan application has not been received to date)
- D14-062-2006 **1150-1202 Division Street and 86 Dalton Avenue**
Owner: KCAP King's Crossing Inc.
Proposal: 38,740 square metre retail power centre (site plan application has not been received to date)

12. Approved Site Plan Items:

D11-089-2007 Kingston Regional Sports and Entertainment Centre, 1 Barrack Street

13. Applications Appealed to Ontario Municipal Board:

- D09-009-2004 Application for Official Plan Amendment
Catarauqui West Land Owners Group
Appealed on grounds City did not make a decision within 180 days. Pre-Hearing Conference scheduled for August 9, 2007
- D14-071-2006 Application For Zone Change

Caraco Development Corporation – 982 Nottinghill Avenue
Council decision to Deny application appealed to OMB by applicant.

D11-127-2007 Application For Site Plan Control Approval
2112789 Ontario Inc. – 1009 Coverdale Drive
Proposed Pharma Plus & Coverdale Plaza (Three Phases)
Referral of Site Plan to OMB for Settlement (Final Access Design on
Coverdale Drive)

13. Upcoming Conversations with Planning Committee

September 20, 2007 Kingston General Hospital (Joe De Mora)

14. 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)