



CITY OF KINGSTON
PLANNING COMMITTEE
MEETING NO. 03-2010
AGENDA

Thursday, January 21st, 2010
6:30 p.m. Council Chambers, City Hall

Please provide regrets to James Thompson, Committee Clerk at 613-546-4291, Ext. 1268; jthompson@cityofkingston.ca

COMMITTEE COMPOSITION

Councillor M. Gerretsen	Councillor W. Glover
Councillor D. Hector	Councillor L. Osanic
Councillor V. Schmolka	Councillor E. Smith

**PUBLIC MEETING
HELD PURSUANT TO THE PLANNING ACT
6:30 p.m.
APPLICATION FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT**

An application for Official Plan Amendment and Zoning By-Law Amendment has been submitted requesting permission for a site specific land use designation and zone to permit the establishment of 9 bachelor apartment units while continuing to operate their offices and services. The property is also located within the 'Residential' land use designation of the former City of Kingston Official Plan and the Adopted City of Kingston Official Plan. The applicable policies for property within the 'Residential' designation for both policy documents permit the development of various forms of housing, neighbourhood commercial and community facilities. The applicable residential land use policies also include policies for the development of affordable housing.

File No. D09-050-2009 & D14-165-2009

**771 Montreal Street
John Howard Society of Kingston and District; Applicant**

**(See Report PC-10-017)
(Pages 1-17)**

Regular Planning Committee Meeting No. 03-2010

1. MEETING TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. CONFIRMATION OF AGENDA
4. CONFIRMATION OF MINUTES
5. DELEGATIONS / BRIEFING

a) Queen's University, School of Urban & Regional Planning-Project Course

Students from the School of Urban & Regional Planning at Queen's University will present the results of their research on residential intensification in the near-university neighbourhoods.

6. BUSINESS
7. OTHER BUSINESS
8. CORRESPONDENCE / DOCUMENTS
9. DATE OF NEXT MEETING

The next meeting of the Planning Committee is scheduled to be held on Thursday, February 18th, 2010.

10. APPLICATIONS RECEIVED / IN PROCESS

	Application Type	Applicant	Civic Address	File No(s).	Proposal	Status
i.	OPA/ZBA	Tim Donut Limited	667 Cataraqui Woods Drive	D09-022-2006 D14-065-2006	To allow commercial use on site	In abeyance
ii.	Draft Plan Sub	J.A. Pye (Ontario) Ltd.	Lyndenwood Sub, Block 133, 13M-69	D12-031-2007	To create 34 single family dwellings	Public Meeting held March 6, 2008.
iii.	ZBA	J.A. Pye (Ontario) Ltd.	Lyndenwood – Lots 63 – 84 & 106 – 111 & Block 134	D14-108-2007	To allow single family dwellings	Public Meeting held March 6, 2008.
iv	ZBA	Queen's University	143 Union Street	D14-116-2008	Expansion to School of Business.	Public Meeting held June 19, 2008
v	OPA/ZBA	Duffe Lane Cottage Assoc.	Duffe Lane Condominium	D09-038-2008 D14-131-2008	Proposed 14 unit vacant land condominium	Public Hearing held on Feb 19/09.
vi	ZBA	Nigel & Tessa Dearsley	1368 Highway 15	D14-133-2008	to allow Bed & Breakfast	Public Meeting held on Jan 7/10
vii	ZBA	1684426 Ontario Inc.	2500 Princess St.	D14-079-2007	To change from Industrial Development to allow mixed Commercial & Industrial	Public Meeting held Sept 18/08, in process
viii	ZBA	CJM Property Management	299 Concession St.	D14-142-2009	To increase the maximum height, lot occupancy, and gross leasable office area and to decrease the number of parking spaces, number of barrier free parking spaces and loading spaces in order to add 3 storeys to the existing building.	Public Meeting held on March 5, 2009
ix	OPA/ZBA/Draft Plan of Sub	King's Town Development	790 Hwy 2 East	D09-041-2009, D14-146-2009 & D12-045-2009	Proposed residential development of 27 single family homes	In process
x	OPA/ZBL/Draft Plan of Sub	1766804 Ontario Ltd.	585 Sibbit Ave.	D09-042-2009 D14-151-2009 D12-049-2009	To allow for 8 single family dwelling, with a minimum 1 acre lot area	Public Hearing held Sept 17/09 Comprehensive Report to Committee Jan 7/10
xi	OPA/ZBA	Queen's University	390 King St. West	D09-046-2009 D14-158-2009	500 seat auditorium, 78 seat studio theatre, art gallery, lecture hall, music rehearsal room, and a production studio.	Public Hearing held on Sept. 17/09. In Process
xii	ZBA	City of Kingston	370 King St. West	D14-159-2009	Reduction in front, side and rear yard set-backs, reduction in parking, reduction in loading bays and increase in maximum height	Public Hearing held on Sept 17/09. In Process
xiii	OPA/ZBA	George Edward Lloyd & Jean Marc Rapin	247-249 Brock Street	D09-048-2009 D14-161-2009	The purpose of the applications is to additionally permit residential uses on the ground floor in the front of the building.	Approved by Council on December 15/09. Last day for Appeals Jan 13/10

xiv	OPA/ZBA/Draft Plan of Sub	Greenwood Park Limited	Baxter Farm	D09-047-2009 D14-160-2009 D12-051-2009	To allow 144 single family residential lots, 6 future residential blocks, a stormwater pond, an environmental protection area and a park.	Public Hearing held on October 15/09
xv	ZBA	Clermont Venture Group	652 Dalton Ave.	D14-162-2009	To allow office and restaurant as permitted uses.	Public Hearing held on October 15/09 Comprehensive Report to Committee held on January 7/10
xvi	ZBA	Elevator Bay Development Ltd.	1102, 1106 & 1110 King St. West	D14-164-2009	To increase the amount of units from 343 dwelling units to 363.	Public Meeting held on Dec 03-09
xvii	OPA/ZBA	James & Lois Roettger	1371 Spooner Road	D09-049-2009 D14-163-2009		Public Meeting held on Dec 03-09
xviii	ZBA	Dave Gay & Melia Holder	271 Main St., Barriefield	D14-166-2009		Public Meeting held on Dec 03-09
xix	ZBA	Children's Aid Society	817 Division Street	D14-157-2009	The applicant is proposing to demolish the existing buildings and construct a three storey, 7,023 square metre administrative office building. In addition to the Frontenac Children's Aid Society, a portion of the office space will be leased to other similar social service agencies and a day-care centre.	Public Meeting held on Sept 3/09
xx	ZBA	City of Kingston	Cataraqui Business Park (Phase 1)	D14-170-2009	The purpose of the application is to reduce the minimum lot area and lot frontage required for industrial development on the proposed future subdivided land.	Going to Public Meeting held on Jan 7/10
xxi	ZBA	John Howard Society	771 Montreal Street	D14-165-2009		Going to Public Meeting to be Jan 21/10
xxii	ZBA	Ann Harrison	3029 Creekford Rd.	D14-169-2009		Public Meeting held on Jan 7/10

11. APPLICATIONS REQUESTED TO BE BUMPED UP TO PLANNING COMMITTEE FOR SITE PLAN CONTROL APPROVAL:

	Applicant	Civic Address	Related File No(s).	Proposal	Bump Up Request	Details
i.	Admiral Walk Residences Inc	1102, 1106 & 110 King Street	D14-092-2007	Senior Citizen Apartment	Planning Committee	Application not submitted
ii	Rock Bottom Holdings	Marker Crescent & Conacher Dr.	D14-053-2006	Townhouses/Condo Development	Planning Committee	Application not submitted
iii.	Peter Splinter	2435 Princess Street	D14-075-2006	Mixed Commercial/ Residential development	Planning Committee	Phase 1 & Phase 2 approved ,
iv	KCAP King's Crossing Inc.	1040 – 1162 Division Street 88 Dalton Ave.	D14-062-2006	38,740 sq. m. retail power centre	Planning Committee	Phase 1 & 2 approved , Phase 3 in process
v	Clermont Venture Group	652 Dalton Ave.	D11-263-2009	To allow for the construction of Tim Horton's	Planning Committee	Site Plan Application to construct restaurant with drive through
vi	Conseil Des Ecoles Publique De L'est De L'Ontario	72 Gilmour Ave.	D11-271-2009	41 parking spaces for the elementary school with bus loading in front of school, increase of landscaping	Planning Committee	
vii	Barr Homes	1 Potter Street	D12-053-2009	Residential Subdivision	Lisa Osanic	Application Being Processed

12. APPROVED SITE PLAN ITEMS:

D11-184-2008M – Marriott Residence Inn, 7 Earl Street. – Addition of Parking Structure & Patio

D11-225-2008 - Peter Splinter, 2394 Princess Street – mixed commercial and residential building

13. APPLICATIONS APPEALED TO ONTARIO MUNICIPAL BOARD:

D09-032-2007 & D14-106-2007 Lowe's Companies Canada, ULC, 1085 Gardiners Road – Mediated Settlement in progress.

D09-035-2008 & D14-111-2008 Jay Patry Enterprises Inc., 495-513 Frontenac Street – Completed Awaiting Decision.

14. ADJOURNMENT

15. ABEYANCE ITEMS

Date & Mtg No.	Description of Item	Who is To Respond	Deadline	Status
22-02-07	Staff will report further on issues relating to Site Plan Control under Section 41 regarding exterior design and accessibility guidelines	Commissioner Sustainability & Growth	Q2	#84 on priority matrix
07-06-07	Report on how to identify woodlots within Urban Boundary including treed areas less than 1 hectare, whether publicly or privately owned and suggestions on how to protect existing woodlots from clear cutting prior to site plan approval so that this information can be used during Official Plan review	Commissioner Sustainability & Growth	Q4	#33 on Priority Matrix