



CITY OF KINGSTON  
PLANNING COMMITTEE  
MEETING NO. 08-2010  
AGENDA  
Thursday, May 6<sup>th</sup>, 2010  
6:30 p.m. Council Chambers, City Hall

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*Please provide regrets to James Thompson, Committee Clerk at 613-546-4291, Ext. 1268; [jcthompson@cityofkingston.ca](mailto:jcthompson@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 ZONING BY-LAW AMENDMENT**

The purpose of this report is to provide general information regarding an application for Zoning By-Law Amendment, which has been submitted by Unicum Management Corp. with respect to the property located on the southwest corner of Division Street and Kirkpatrick Street. The subject property is 2.2 hectares in area and contains three, 3 storey residential apartment buildings, having a total of 112 units. Amendments to the Zoning By-law are required to permit an additional 3 storey apartment building with 46 units and 16 stacked townhouse units.

**File No. D14-177-2010**

**780 Division Street  
Unicum Management Corp. - Applicant**

**(See Report PC-10-043)  
(Schedule Pages 1-9)**

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

The purpose of this report is to provide general information regarding an application for Zoning By-Law Amendment, and Draft Plan of Subdivision which has been submitted by Greenwood Park Limited Partnership No. 1 with respect to property located on the west side of Highway 15, north of Biscayne Street. The Public Meeting with respect to these applications commenced on October 15, 2009 and was recessed by the Planning Committee in order to obtain further information from the circulate departments and agencies, in particular with respect to the proposed amendment to the environmental protection area. The applicant is proposing to develop a residential subdivision (Baxter Farm Subdivision) on approximately 11 hectares of undeveloped land. Originally the applications consisted of 144 single family residential lots, 6 future residential blocks, a stormwater pond, an environmental protection area and parkland. On January 29, 2010, a revised draft plan of subdivision was submitted which proposes 141 single family residential lots, 7 future residential blocks, a stormwater pond, a flood plain area, and 4 open space blocks.

The site is currently designated Low Density Residential and Environmental Protection Area in the City of Kingston Official Plan and zoned Restricted Rural (A1) and Residential Type 1 (R1) in Zoning By-Law No. 32-74. The Official Plan Amendment proposes to adjust the Environmental Protection Area boundary, to create an Open Space designation and to amend policies dealing with the road system. The Zoning By-Law Amendment and Draft Plan of Subdivision applications are required to permit the residential development.

**File No. D09-047-2009, D14-160-2009 & D12-051-2009**

**Baxter Farm Subdivision (Highway 15)  
Greenwood Park Limited Partnership No. 1 - Applicant**

**(See Report PC-10-033)  
(Schedule Pages 10-88)**

Regular Planning Committee Meeting No. 08-2010

1. MEETING TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. CONFIRMATION OF AGENDA
4. CONFIRMATION OF MINUTES
  - a) Meeting No. 06-2010 held Thursday, April 1<sup>st</sup>, 2010
  - b) Meeting No. 07-2010 held Thursday, April 15<sup>th</sup>, 2010
5. DELEGATIONS / BRIEFING
6. BUSINESS
7. OTHER BUSINESS
8. CORRESPONDENCE / DOCUMENTS
  - a) Correspondence received from Nigel & Tessa Dearsley, dated April 23<sup>rd</sup>, 2010 regarding Proposed Residential Subdivision, Hwy 15: File #'s: D09-047-2009, D14-160-2009 & D12-051-2009  
Schedule Pages 89-93
9. DATE OF NEXT MEETING

The next meeting of the Planning Committee is scheduled to be held on Thursday, May 20<sup>th</sup>, 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 permit the development of 91 townhouses	Public Meeting held on Feb 18/10.
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 on Feb 18/10.
iv	ZBA	Queen's University	143 Union Street	D14-116-2008	Expansion to School of Business.	Going to Council
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	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
vii	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
viii	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	Dormant files
ix	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
x	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
xi	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 to be held on May 6/10
xii	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

xiv	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.	Going to Council
xv	ZBA	Geertsma Homes Ltd.	1191-1235 Crossfield Ave. & 686-700 Augusta Dr.	D14-171-2009	To amend specific zone provisions in order to permit the development of single & semi detached dwellings	Council Approved last day for Appeals May 18 <sup>th</sup> /10
xvi	ZBA	J.A. Pye (Ontario) Ltd.	Lots 132, 155 & 196 to 211 & Blocks 213,214,215, 217,219 & 221, Plan 13M-58	D14-112-2008	To increase the allowable garage & driveway widths for lots for single detached dwelling & townhouses to decrease the lot frontage.	Public Meeting held on Feb 18/10
xvii	ZBA	1126497 Ontario Inc.	346 University Ave.	D14-172-2009		Public Meeting held on Mar 4/10
xviii	ZBA/Draft Plan of Sub	City of Kingston	Cataraqui Estates Business Park	D14-173-2009 D12-054-2009		Public Meeting held on March 4/10
xix	ZBA/Draft Plan of Sub	Braebury Homes	2939 Creekford Rd.	D14-168-2009 D12-052-2009		Public Meeting held on March 4/10
xx	ZBA	R. Neil & Sunni Rideout	1305 Princess St.	D14-174-2010	To permit an "office" as a use	Council approved last day for Appeals May 18/10
xxi	ZBA	1003758 Ontario Ltd.	234-236 Albert St.	D14-176-2010	Application for Zoning By-Law Amendment to reduce the minimum required lot areas for the new single-unit residential lot (created by consent and lot addition) and the retained residential lots and to recognize the existing non-complying exterior side yard setback for 234 Albert Street	Public Meeting held on April 15/10
xxii	ZBA	Unicum Management Corp.	780 Division St.	D14—177-2010	To build a 3 storey 46 unit apartments & 16 stacked townhouses	Going to Public Meeting May 6/10
xxiii	ZBA	473796 Ontario Ltd.	4153,4157 Mangan Blvd., 5216 Dundon Dr.	D14-183-2010	To construct single-detached residential dwellings on each property and requires a zoning by-law amendment to change the zones to permit the residential use.	

11. Applications Requested To Be Bumped Up To Planning Committee For Site Plan Control / or Final Subdivision 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
viii	City of Kingston	John Machin Park 750 Innovation Drive	D11-285-2010	Proposed addition of 2 soccer fields and washroom facility	Lisa Osanic	
ix	Frontenac Community Mental Health Services	35 Lyons Street	D11-282-2010	4½ storey building with 46 dwelling units	Lisa Osanic Steve Garrison	Application Being Processed

12. APPROVED SITE PLAN ITEMS:

D11-241-2009 – Unicum Management Corp. – 780 Division Street – Existing Apartment Buildings

13. APPLICATIONS APPEALED TO ONTARIO MUNICIPAL BOARD:

2010 City of Kingston Official Plan – 4 Appeals

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