



CITY OF KINGSTON
PLANNING COMMITTEE
MEETING NO. 11-2010
AGENDA
Thursday, June 17th, 2010
6:30 p.m. Council Chambers, City Hall

Please provide regrets to James Thompson, Committee Clerk at 613-546-4291, Ext. 1268; 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**

This is a Public Hearing and Comprehensive Report for an application for Zoning By-Law Amendment with respect to properties located at 2262 and 2324 Cole Hill Road, on the east side of Cole Hill Road, north of Bur Brook Road.

The application has been submitted to satisfy conditions of provisional consent approval for each of the properties resulting through a reconfiguration of lot lines. As proposed, the lot line readjustment would result in split Agricultural "A1" Zoning and Residential "R1" Zoning on each of the lots. The purpose of this application is to satisfy the conditions of provisional consent approval and bring each of the resulting properties into one zone.

No outstanding written or verbal objections have been received by Staff from the circulation of the public notice or during the Consent Application public hearing process.

File No. D14-178-2010

**2262 and 2324 Cole Hill Road
Vacso Moniz and Kimberly and Hollis Amey – Applicant**

**(See Report PC-10-051)
(Schedule Pages 1-17)**

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

The purpose of this report is to provide general information regarding an application for a city initiated Official Plan Amendment regarding the properties along Princess Street from McMichael Street to properties abutting Indian Road, which are municipally addressed from 1293 Princess Street to 1343 Princess Street inclusive. There are 11 properties affected. The proposed amendment is to re-establish a site-specific policy area in order to implement the "Alexander Street Policy Area" policies from the former City of Kingston Official Plan, which were not included in the 2010 City of Kingston Official Plan due to an administrative oversight. Amendment will also involve a map change to Schedule 3-D "Site-Specific Policies". The properties are currently designated Arterial Commercial in the City of Kingston Official Plan.

File No. D09-052-2010

Princess Street- Alexander Street Site Specific Policy Area

**(See Report PC-10-055)
(Schedule Pages 18-25)**

Regular Planning Committee Meeting No. 11-2010

1. MEETING TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. CONFIRMATION OF AGENDA
4. CONFIRMATION OF MINUTES
5. DELEGATIONS / BRIEFING
- i) Brook McIlroy & Urban Design/Pace Architects will present the final draft document for the City of Kingston Residential Intensification/New Community Design Guidelines.

Distributed Separately

6. BUSINESS

- a) Comprehensive Report
Application for Zoning By-Law Amendment
2262 and 2324 Cole Hill Road
Applicant: Vacso Moniz and Kimberly and Hollis Amey
File No. D14-178-2010

(Report No. PC-10-051)
(Schedule Pages 1-17)

Recommendation:

THAT it be recommended to Council that the application for Zoning By-Law Amendment (Our File No. D14-178-2010) submitted by Vasco Moniz and Kimberly and Hollis Amey for the properties municipally known as 2262 and 2324 Cole Hill Road, **BE APPROVED**.

AND THAT the former Township of Kingston Zoning By-Law No. 76-26, as amended, be further amended as follows:

1. Map 1 of Schedule "A", as amended, is hereby further amended by changing the zone symbol of the 0.15 hectare parcel of vacant land with 86 metres of road frontage on Cole Hill Road, to be severed from 2262 Cole Hill Road and merged on title with 2324 Cole Hill Road from 'R1' to 'A1', as shown on Schedule "A" attached to and forming part of By-Law No. 2010-___; and
2. Map 1 of Schedule "A", as amended, is hereby further amended by changing the zone symbol of the 0.15 hectare parcel of vacant land with no road frontage, to be severed from 2324 Cole Hill Road and merged on title with 2262 Cole Hill Road from 'A1' to 'R1', as shown on Schedule "A" attached to and forming part of By-Law No. 2010-___.

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

- b) Kingston Residential Intensification and New Community Design Guidelines

(Report No. PC-10-053)
(Schedule Pages 26-32)

Recommendation:

THAT it be recommended to Council that the Kingston Residential Intensification and New Community Design Guidelines, dated May 2010, be accepted in fulfillment of the Terms of Reference, that the report be received, and that the guidelines be approved in principle;

AND THAT the guidelines be forwarded to other Municipal Departments for information and consideration for future implementation.

c) **Briceland Farms Subdivision - Driveways**
Application for Zoning By-Law Amendment
Applicant – Briceland Developments
File No. D14-155-2009

(Report No. PC-10-047)
(Schedule Pages 33-61)

Recommendation:

THAT it be recommended to Council that the Application for Zoning By-Law Amendment (Our File No. D14-155-2009) submitted by Briceland Developments, for the subdivision known as Briceland Farms, **BE APPROVED**.

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

1.1. Amending Section 5.3B(c) by deleting reference to the "A7" zone;

1.2. Amending Section 12A.3(h) by deleting it and replacing it with the following:

"(h) OFF-STREET PARKING

Parking facilities not located in an enclosed building or covered structure such as a carport may be located in a front yard space, rear yard or interior side yard, or exterior side yard space. The following provisions shall apply to regulate such parking facilities:

(a) Any area used for a parking facility shall have a stable surface designed to support vehicle traffic.

(b) One Family Dwellings:

1. The location of a parking facility may extend from the front of the house to the front lot line, the maximum width shall be the lesser of 50% of the lot frontage or 5.6 metres.
2. Notwithstanding the above provisions the following addresses shall be limited to the following widths:

60	Eugene Court	5.8 meters
63	Eugene Court	4.7 meters
67	Eugene Court	5 meters
68	Eugene Court	4.8 meters
71	Eugene Court	5.3 meters
34	Wiley Street	5.9 meters
36	Wiley Street	6.1 meters
42	Wiley Street	5.2 meters
44	Wiley Street	4.1 meters
46	Wiley Street	5.7 meters
48	Wiley Street	5.7 meters
49	Wiley Street	5.9 meters
54	Wiley Street	6.3 meters
56	Wiley Street	5.5 meters
60	Wiley Street	6.3 meters

(c) Semi-Detached Dwellings or Linked Dwellings:

- (i) The location of a parking facility may extend from the front of the house to front lot the line, the maximum width shall be the lesser of the 50% of the lot frontage or 5.6 metres.
- (ii) Notwithstanding the above provisions the following addresses shall be limited to the following widths:

96	Briceland Street	4.7	metres
100	Briceland Street	6.0	metres
102	Briceland Street	4.7	metres
104	Briceland Street	5.4	metres
108	Briceland Street	4.6	metres
110	Briceland Street	4.6	metres
116	Briceland Street	4.3	metres
120	Briceland Street	5.5	metres
124	Briceland Street	4.7	metres
126	Briceland Street	4.7	metres
128	Briceland Street	5.5	metres
130	Briceland Street	5.2	metres
132	Briceland Street	5.7	metres
134	Briceland Street	4.6	metres
138	Briceland Street	5.7	metres
140	Briceland Street	5.1	metres
142	Briceland Street	4.7	metres
146	Briceland Street	5.2	metres
148	Briceland Street	5.0	metres
150	Briceland Street	4.6	metres
152	Briceland Street	5.2	metres
158	Briceland Street	5.2	metres
162	Briceland Street	5.8	metres
164	Briceland Street	5.4	metres
166	Briceland Street	4.8	metres
168	Briceland Street	5.0	metres
170	Briceland Street	5.2	metres
171	Briceland Street	5.2	metres
172	Briceland Street	5.4	metres
174	Briceland Street	5.0	metres
175	Briceland Street	4.9	metres
176	Briceland Street	5.6	metres
177	Briceland Street	6.0	metres
178	Briceland Street	5.2	metres
180	Briceland Street	5.2	metres
182	Briceland Street	5.2	metres
184	Briceland Street	5.3	metres
186	Briceland Street	5.0	metres
188	Briceland Street	4.6	metres
190	Briceland Street	5.7	metres

192	Briceland Street	5.3	metres
194	Briceland Street	5.2	metres
196	Briceland Street	5.0	metres
198	Briceland Street	4.6	metres
200	Briceland Street	5.2	metres
202	Briceland Street	5.0	metres
206	Briceland Street	5.6	metres
208	Briceland Street	5.0	metres
210	Briceland Street	4.8	metres
212	Briceland Street	5.0	metres
214	Briceland Street	4.8	metres
216	Briceland Street	6.0	metres
219	Briceland Street	5.7	metres
221	Briceland Street	6.6	metres
222	Briceland Street	4.7	metres
224	Briceland Street	5.4	metres
226	Briceland Street	5.4	metres
228	Briceland Street	4.3	metres
230	Briceland Street	4.6	metres
232	Briceland Street	4.5	metres
234	Briceland Street	4.0	metres
61	Wiley Street	3.4	metres
63	Wiley Street	3.4	metres
5	Wilfred Crescent	5.6	metres
10	Wilfred Crescent	5.5	metres
18	Wilfred Crescent	5.5	metres
19	Wilfred Crescent	4.7	metres
21	Wilfred Crescent	4.8	metres
23	Wilfred Crescent	4.4	metres
41	Wilfred Crescent	4.3	metres
43	Wilfred Crescent	4.0	metres
46	Wilfred Crescent	5.4	metres
47	Wilfred Crescent	4.3	metres
48	Wilfred Crescent	5.8	metres
55	Wilfred Crescent	5.7	metres
61	Wilfred Crescent	6.2	metres
63	Wilfred Crescent	6.3	metres
54	Wilson Street	5.5	metres
62	Wilson Street	4.0	metres"

AND FURTHER THAT the Engineering Department proceed with amendments to harmonize By-Law No. 10 "A By-Law Respecting Streets" regulations with these Zoning By-Law amendments, where appropriate;

AND FURTHER THAT the Amending By-Law be presented to City Council for all three readings.

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, July 8th, 2010.

10. APPLICATIONS RECEIVED / IN PROCESS

	Application Type	Applicant	Civic Address	File No(s).	Proposal	Status
i.	OPA/ZBA	Tim Donut Limited	667 Cataraqi 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	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.
v	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
vi	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
vii	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
viii	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
ix	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
x	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 May 6/10 continuation of meeting held on May 20/10
xi	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
xii	ZBA	J.A. Pye (Ontario) Ltd.	Lots 132, 155 & 196 to 211 & Blocks	D14-112-2008	To increase the allowable garage & driveway widths	Public Meeting held on Feb 18/10

			213,214,215, 217,219 & 221, Plan 13M-58		for lots for single detached dwelling & townhouses to decrease the lot frontage.	
xiii	ZBA	1126497 Ontario Inc.	346 University Ave.	D14-172-2009		Public Meeting held on Mar 4/10
xiv	ZBA/Draft Plan of Sub	City of Kingston	Cataraqui Estates Business Park	D14-173-2009 D12-054-2009		Comprehensive Report held on June 3/10
xv	ZBA/Draft Plan of Sub	Braebury Homes	2939 Creeford Rd.	D14-168-2009 D12-052-2009	3 semi-detached lots, 19 residential townhouse blocks and 3 undeveloped blocks	Last day for Appeals June 30/10
xvi	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	
xvii	ZBA	Unicum Management Corp.	780 Division St.	D14—177-2010	To build a 3 storey 46 unit apartments & 16 stacked townhouses	Public Meeting held on May 6/10.
xviii	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.	Public Meeting held on June 3/10
xix	OPA/ZBA/Draft Plan of Sub	1278804 Ontario Corp.	3480 Princess St.	D09-051-2010, D14-182-2010 & D12-055-2010		Public Meeting held on May 20/10
xx	ZBA	Gerry Blacker	171 Union Street	D14-181-2010		Public Meeting held on June 3/10
xxi	ZBA	Amey & Moniz	2312 & 2262 Cole Hill Rd.	D14-178-2010		Public Meeting June 17/10
xxii	ZBA	Salvation Army	326 Alfred St.	D14-180-2010		Public Meeting held on May 20/10
xxiii	ZBA	Peter Splinter Family Holdings	2435 Princess St.	D14-179-2010		Public Meeting held on June 3/10
xxiv	OPA	City of Kingston	Princess St./Alexander St. - Site Specific Commercial Policies	D09—052-2010		Public Meeting June 17/10
xxv	ZBA	1203139 Ontario Ltd.	110 Clergy Street	D14-187-2010		
xxvi	ZBA	Kingston & District Shrine Holdings Association	3260 Princess Street	D14-186-2010		

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	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	
vi	Barr Homes	1 Potter Street	D12-053-2009	Residential Subdivision	Lisa Osanic	Application Being Processed
vii	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:

D11-244-2009M – 477 Palace Rd – Addition of a Fifth Residential Basement Unit

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 2010	#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 2010	#33 on Priority Matrix