



CITY OF KINGSTON
PLANNING COMMITTEE
MEETING NO. 13-2010
AGENDA
Thursday, July 22nd, 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

1. MEETING TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. CONFIRMATION OF AGENDA
4. CONFIRMATION OF MINUTES
 - a) Meeting No. 10-2010 held Thursday, June 4th, 2010
5. DELEGATIONS / BRIEFING
 - a) Representatives from the Ministry of Transportation will be present to speak to the Committee regarding the Wolfe Island Transportation Study.
6. BUSINESS
 - a) Forest Cover on Lands Within the Urban Boundary

(Report No. PC-10-064)
(Schedule Pages 1-6)

Recommendation:

This report is for information purposes.

- b) Comprehensive Report
Application for Official Plan Amendment
File No. D09-052-2010
City of Kingston
1293-1343 Princess Street Site Specific Policy Area

(Report No. PC-10-065)
(Schedule Pages 7-17)

Recommendation:

THAT it be recommended to Council that the application for Official Plan Amendment (Our File No. D09-052-2010) submitted by the City of Kingston, for the properties located from 1293 Princess Street to 1343 Princess Street inclusive, **BE APPROVED**.

AND BE IT FURTHER RESOLVED that it be recommended to Council that the City of Kingston Official Plan, be further amended as follows:

1. The City of Kingston Official Plan, as amended, is hereby further amended by the following map and text change, which shall constitute Amendment No. 3 to the City of Kingston Official Plan:
 - a) **AMEND** Schedule '3-D', 'Site Specific Policies', of the City of Kingston Official Plan, so as to designate the properties located from 1293 Princess Street to 1343 Princess Street inclusive, as shown on Schedule 'A' to By-Law No. 2010-___, as 'Site Specific Policy Area No. 42'.
2. That the Official Plan for the City of Kingston, as amended, be further amended by adding the following new Site Specific Policy as Section 3.18.42:

"1293 Princess St.
to 1343 Princess St.
Schedule 3-D,
SSP No. 42

3.18.42 The properties from 1293 Princess Street to 1343 Princess Street inclusive, are within the Arterial Commercial designation as shown on Schedule 3-A. The Plan recognizes that as these properties, shown on Schedule 3-D as SSP No. 42, undergo a transition from low-density residential use to Arterial Commercial uses, the following site specific policies shall guide the development/redevelopment of these lands:

- a. Uses on these properties shall include permitted Arterial Commercial and existing Residential uses and small-scale service oriented office and financial services uses such as real estate, insurance, branch banks, medical and professional uses;
- b. Commercial uses will be limited to those uses which will be compatible with the residential character of the area;
- c. A comprehensive program of land assembly will be encouraged;
- d. Any commercial developments are required to support the residential character of the area in terms of building design, landscaping, rear yard parking, and building location on the lot;
- e. Vehicular access to the area from Alexander Street will be prohibited;
- f. The number of vehicular access points from Princess Street shall be minimized in the context of redevelopment and project design;
- g. Development or redevelopment will require the provision of adequate impact mitigation measures such as the provision of buffers, landscaping, site design, building arrangements and building design to ensure compatibility with any adjacent residential uses."

AND BE IT FURTHER RESOLVED that the 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, August 5th, 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	Comprehensive Report to be held on July 8/10
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 Scheduled as regular agenda item for August 05, 2010 Planning Committee Meeting
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.	Comprehensive Report July 8/10

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 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
xiii	ZBA	1126497 Ontario Inc.	346 University Ave.	D14-172-2009		Public Meeting held on Mar 4/10
xiv	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 & Comprehensive Report to be held on July 8/10
xv	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.
xvi	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
xvii	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
xviii	ZBA	Gerry Blacker	171 Union Street	D14-181-2010		Public Meeting held on June 3/10
xix	ZBA	Amey & Moniz	2312 & 2262 Cole Hill Rd.	D14-178-2010		Public Meeting held on June 17/10 Going to Council on July 20/10
xx	ZBA	Salvation Army	326 Alfred St.	D14-180-2010		Public Meeting held on May 20/10
xxi	ZBA	Peter Splinter Family Holdings	2435 Princess St.	D14-179-2010		Public Meeting held on June 3/10
xxii	OPA	City of Kingston	Princess St./Alexander St. - Site Specific Commercial Policies	D09—052-2010		Comprehensive Report July 22/10
xxiii	ZBA	1203139 Ontario Ltd.	110 Clergy Street	D14-187-2010		Public Meeting to be held on July 8/10
xiv	ZBA	Kingston & District Shrine Holdings Association	3260 Princess Street	D14-186-2010		Public Meeting t& Comprehensive Report to be held on July 8/10
xxv	ZBA	Four Corners Development Inc.	631 Fortune Crescent	D14-185-2010		Public Meeting to be held on July 8/10

xxvi	OPA/ZBA	7116381 Ontario Ltd.	630 Princess Street	D09—053-2010		
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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 submitted but inactive
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
viii	Salvation Army	326 Alfred St.	D11-290-2010	Residential redevelopment with 18 dwelling units	Bill Glover	Application Being Processed

12. APPROVED SITE PLAN ITEMS:

D11-269-2009 – 805 Development Dr. – 1766937 Ontario Inc.

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