



CITY OF KINGSTON
REPORT TO PLANNING COMMITTEE

Report No.: PC-12-023

TO: Chair and Members of Planning Committee

FROM: Cynthia Beach, Commissioner, Sustainability and Growth

RESOURCE STAFF: Grant C. Bain, Director, Planning and Development Department

DATE OF MEETING: February 2, 2012

SUBJECT: PUBLIC MEETING REPORT (File No. D14-231-2011)
 247 Portsmouth Avenue
 Application for Zoning By-Law Amendment
 Applicant – Justin and Julia Connidis
 Agent – Hughes Downey Architects

EXECUTIVE SUMMARY:

The purpose of this report is to provide general information regarding an application for Zoning By-Law Amendment submitted by Hughes Downey Architects on behalf of Justin Connidis and Julia McArthur for the property located at 247 Portsmouth Avenue. The subject property has a total area of approximately 0.20 hectare and currently contains a single-family dwelling. The applicant is proposing to demolish the existing building and redevelop the site with a building containing sixteen residential units for seniors and one unit for the manager. The building will be operated by Abbeyfield Houses Society of Kingston. The Zoning By-Law Amendment requests the current zone be changed to permit the seniors residence as a use and to provide zoning relief for regulations such as maximum height, minimum side yard setback, minimum aggregate side yard setback and minimum parking requirements.

AUTHORIZING SIGNATURES:

ORIGINAL SIGNED BY COMMISSIONER
<hr style="width: 80%; margin-left: 0;"/> Cynthia Beach, P.Eng., MCIP, RPP, Commissioner, Sustainability and Growth
ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER
<hr style="width: 80%; margin-left: 0;"/> Gerard Hunt, Chief Administrative Officer

CONSULTATION WITH THE FOLLOWING COMMISSIONERS:

Lanie Hurdle, <i>Community Services</i>	N/R
Denis Leger, <i>Transportation, Properties & Emergency Services</i>	N/R
Jim Keech, <i>President and CEO, Utilities Kingston</i>	N/R

(N/R indicates consultation not required)

OPTIONS/DISCUSSION:

This report provides information on a proposed Zoning By-Law amendment to the former City of Kingston Zoning By-Law No. 8499, as amended, for the property at 247 Portsmouth Avenue, which is the subject of this Public Meeting.

On December 23, 2011, Hughes Downey Architects, on behalf of Justin Connidis and Julia McArthur, submitted a Zoning By-Law Amendment application for the purpose of redeveloping the subject property to a seniors' residence with 17 residential units (with one for the manager) and common living area, kitchen, and amenity space. The proposed height of the building is 12.5 metres. Concept drawings are attached as Appendix D, E and F to this report. The proposed amendment seeks to change the zone to permit the seniors' residence as a use and to request zoning relief for multiple regulations, including maximum building height, minimum side yard setback, minimum aggregate side yard setback, and minimum parking requirements. Twelve parking spaces are proposed to be provided. The subject property is designated Residential in the City of Kingston Official Plan and is zoned "One-Family Dwelling" (A1) in Zoning By-Law No. 8499, as amended. Site Plan Control will be required.

The subject site is approximately 0.20 hectare in size and is located in part of Block 57B 413 in Subdivision Plan 54 in Kingston Central and is municipally known as 247 Portsmouth Avenue (see attached Key Map). The property has frontage on the east side of Portsmouth Avenue, a collector road, between Johnson Street and King Street. Pedestrian entrance is available from Portsmouth Avenue and the property shares a right-of-way with 235 Portsmouth Avenue. The property currently contains a single-family detached dwelling building. Residential uses surround the property. The Limestone District School Board, KFL&A Public Health Building, Ongwanada Resource Centre, and St. Lawrence College are nearby.

The following were submitted in support of the Zoning By-Law application:

- Site Plan
- Landscaping Plan
- Elevations
- Water Servicing Report.

Anyone who attends the Planning Committee public meeting may present an oral submission, and/or provide a written submission on the proposed amendment. Also, any person may make written submissions at any time before City Council makes a decision on the application.

If a person or public body does not make oral submissions at a public meeting, or does not make written submissions before a decision has been made by City Council, the person or public body is not entitled to appeal the decision to the Ontario Municipal Board and may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

Anyone wishing to be notified of Council's decision on the subject amendment must submit a written request to:

Calvin Chan, Planner,
The Corporation of the City of Kingston,
216 Ontario Street,
KINGSTON, Ontario, K7L 2Z3.

Planning Committee will consider a comprehensive report and recommendation from the Planning and Development Department, respecting the subject application, at a future meeting. The Committee will make its recommendation to City Council at that meeting. The decision of City Council will be final unless appealed.

All persons who made oral or written submissions, or have requested notification in writing, will be given written notice of the future meeting(s) of Planning Committee at which the subject application will be considered.

EXISTING POLICY/BY-LAW:

The subject property is designated “Residential” in the City of Kingston Official Plan, which permits a variety of housing types. The Official Plan encourages medium and high density residential buildings designed for senior citizens in areas close to commercial, community facilities, and transit routes. The proposed development is consistent with the general purpose and intent of the Official Plan and therefore an amendment to the Official Plan is not required.

The subject site is zoned “One-Family Dwelling” (A1) in Zoning By-Law No. 8499, as amended. The “One-Family Dwelling” zone permits a one -family residential dwelling on a property, as well as other community uses such as libraries, community halls, churches and public and private day school. The Zoning By-Law Amendment application is required to change the zone to permit a residence for seniors and to provide zoning relief for regulations such as building height, minimum side yard, minimum aggregate side yard, and parking requirements.

NOTICE PROVISIONS:

A public meeting is being held respecting this application on February 2, 2012. Pursuant to the requirements of the Planning Act, a notice of the statutory Public Meeting was provided by advertisement in the form of a sign posted on the subject site 20 days in advance of the Public Meeting. In addition, prepaid first class mail was sent to all 56 property owners (according to the latest Assessment Rolls) within 120 metres (400 ft.) of the subject property and a courtesy notice was placed in the Kingston Whig-Standard. If the application is approved, a Notice of Passing will be circulated in accordance with the provisions of the Planning Act.

ACCESSIBILITY CONSIDERATIONS:

No accessibility concerns have been identified.

FINANCIAL CONSIDERATIONS:

No financial considerations are considered in this report.

CONTACTS:

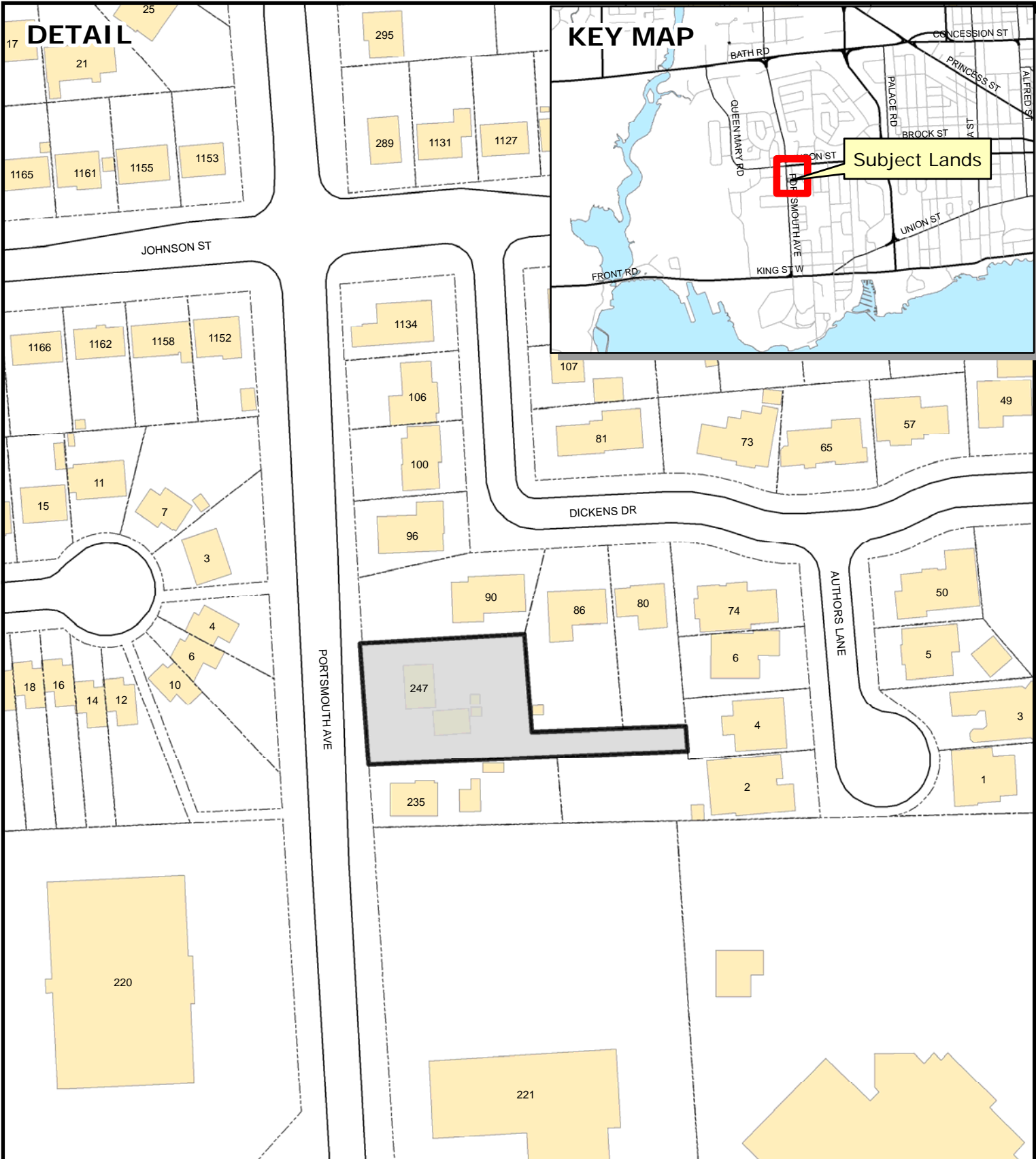
Calvin Chan, Planner, Development Approvals, 613- 546-4291, ext. 3126;
Marnie Venditti, Manager, Development Approvals, 613-546-4291, ext. 3256; and
Grant C. Bain, Director, Planning and Development, 613-546-4291, ext. 3252.

DEPARTMENTS/OTHERS CONSULTED AND AFFECTED:

The application has been circulated to a number of internal departments and external agencies for review and comment. The responses to the technical circulation will be addressed in the technical review and included in the comprehensive report to a future Planning Committee meeting.

EXHIBITS ATTACHED:

Exhibit A – Key Map;
Exhibit B – Existing Official Plan Designation;
Exhibit C – Existing Zoning;
Exhibit D – Proposed Site Plan;
Exhibit E – Proposed Landscaping Plan; and,
Exhibit F – Proposed Elevation.



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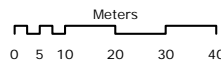
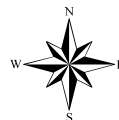
THE CORPORATION OF THE CITY OF KINGSTON
PLANNING & DEVELOPMENT DEPARTMENT

KEY MAP

Applicant: Justin & Julia Connidis
File Number: D14-231-2011
Address: 247 Portsmouth Avenue
Legal Description: PLAN 54 L PT BLK 57 B 413
ARN: 1011 070 110 12400

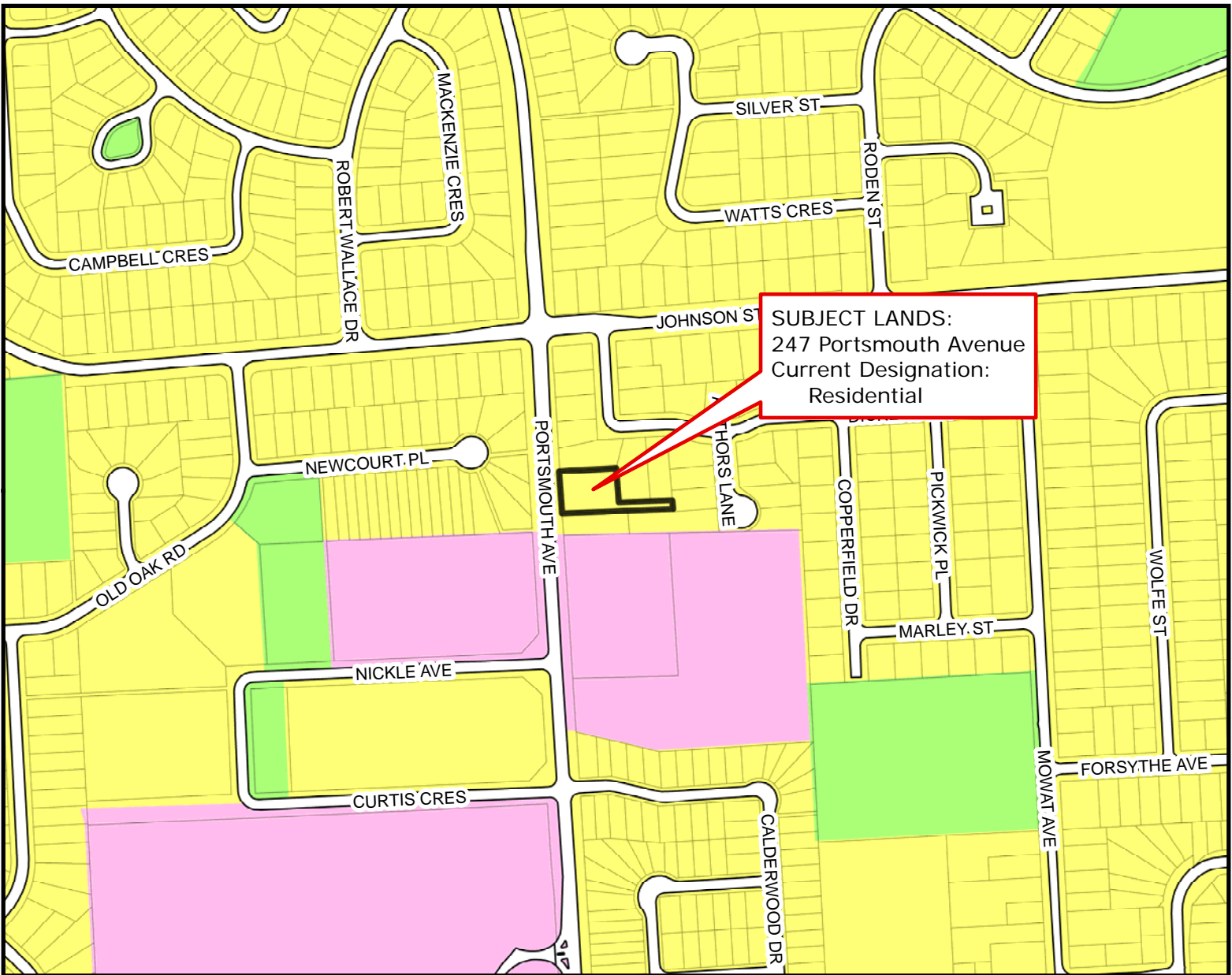
Legend

 Subject Lands



42

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LEGEND

RESIDENTIAL

- ESTATE RESIDENTIAL
- RESIDENTIAL

COMMERCIAL

- ARTERIAL COMMERCIAL
- CENTRAL BUSINESS DISTRICT
- DISTRICT COMMERCIAL
- MAIN STREET COMMERCIAL
- REGIONAL COMMERCIAL

EMPLOYMENT

- AIRPORT
- BUSINESS PARK INDUSTRIAL
- GENERAL INDUSTRIAL
- WASTE MANAGEMENT INDUSTRIAL

RURAL

- MINERAL RESOURCE AREA
- PRIME AGRICULTURAL AREA
- RURAL AREA

- RURAL COMMERCIAL
- RURAL INDUSTRIAL

OTHER

- DEFERRED AREA
- ENVIRONMENTAL PROTECTION AREA
- INSTITUTIONAL
- OPEN SPACE
- SECONDARY PLAN AREA



THE CORPORATION OF THE CITY OF KINGSTON

**Official Plan for the City of Kingston
Schedule 3-A, Existing Land Use**

Planning & Development
a department of
Sustainability & Growth

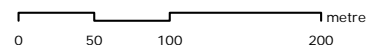
Applicant: Justin & Julia Connidis
File Number: D14-231-2011
Address: 247 Portsmouth Avenue
Legal Description: PLAN 54 L PT BLK 57 B 413
ARN: 1011 070 110 12400

Legend

Subject Lands

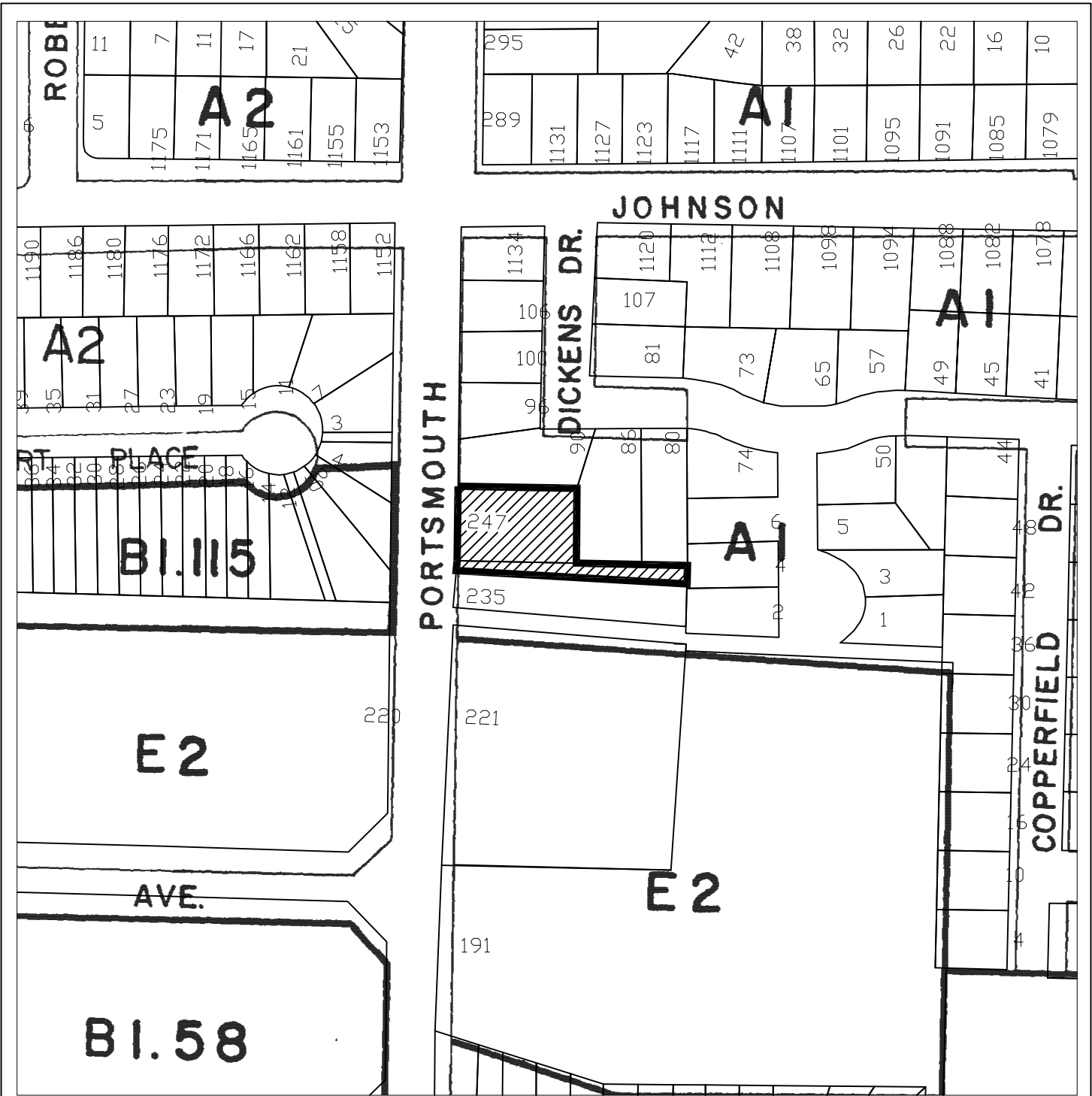


SCALE



1:5,000

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The Corporation of the City of Kingston
Zoning By-Law 8499, Map 25
Existing Zoning

Applicant: Justin & Julia Connidis
File No.: D14-231-2011
Address: 247 Portsmouth Avenue
Plan No.: PLAN 54 L PT BLK 57 B 413

Roll No.: 1011 070 110 12400

Scale: This map is not to be used for precise scaling.

Legend:



Subject Lands

Current Zoning:

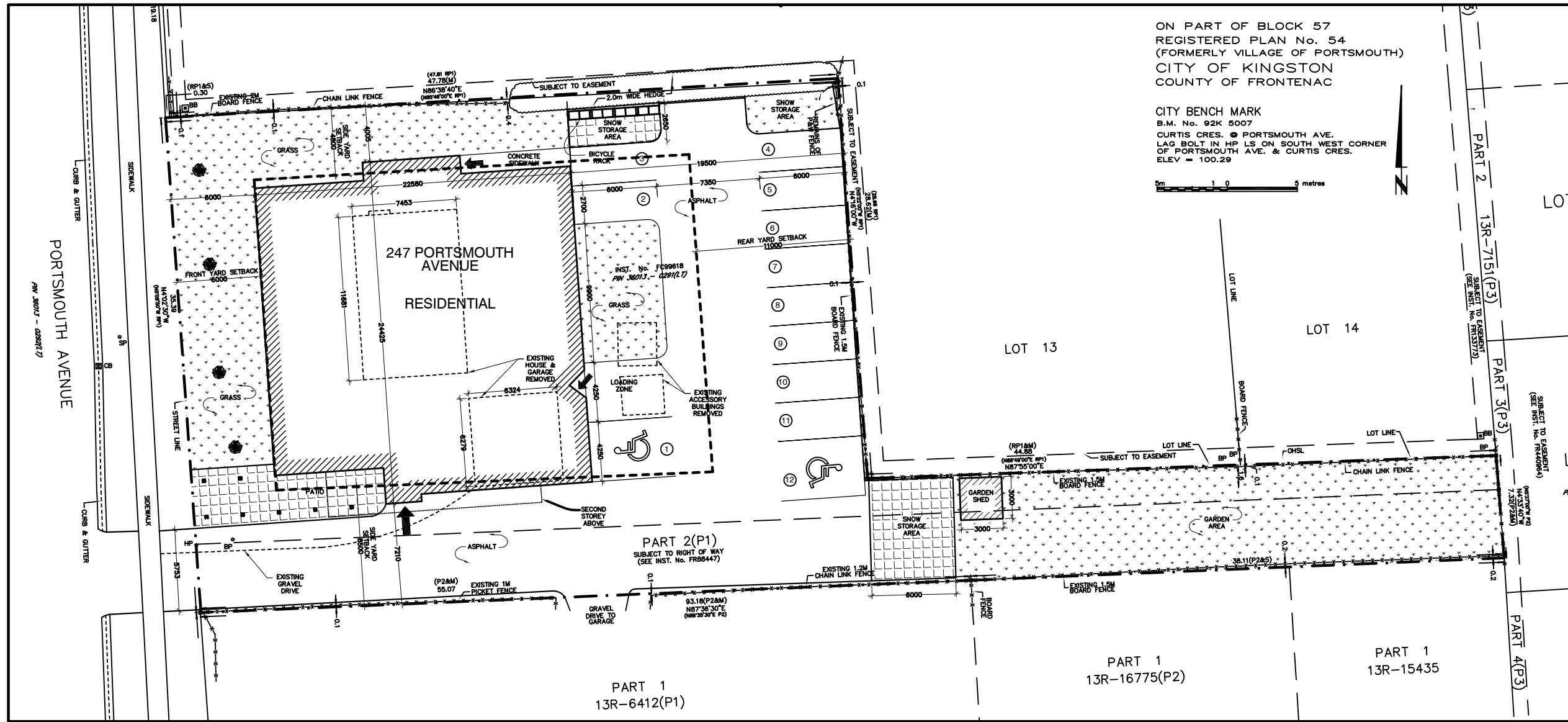
A1 - One-Family Dwelling Zone



Date: Jan 6, 2011

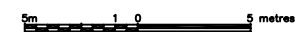
Prepared by: A. Adams

NOTE: THIS IS AN OFFICE CONSOLIDATION. FOR ACCURATE REFERENCE THE ORIGINAL ZONING BY-LAW AND AMENDMENTS THERETO SHOULD BE CONSULTED AT 1211 JOHN COUNTER BLVD



ON PART OF BLOCK 57
REGISTERED PLAN No. 54
(FORMERLY VILLAGE OF PORTSMOUTH)
CITY OF KINGSTON
COUNTY OF FRONTENAC

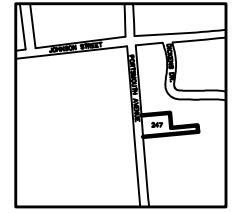
CITY BENCH MARK
B.M. No. 92K 5007
CURTIS CRES. @ PORTSMOUTH AVE.
LAG BOLT IN HP LS ON SOUTH WEST CORNER
OF PORTSMOUTH AVE. & CURTIS CRES.
ELEV = 100.29



LEGEND

- ALL DIMENSIONS ARE NOTED IN MILLIMETERS
- X---X--- EXISTING FENCE
- HP HYDRO POLE
- BP BELL POLE
- x 100.00 EXISTING LEVEL
- +100.00 NEW LEVEL
- ↑ BUILDING ENTRANCE
- REMOVED TREE
- EXISTING TREE
- CONCRETE PAVERS
- GRASS/LANDSCAPED AREAS
- BICYCLE STAND
- PROPERTY LINE
- - - - - SETBACKS

KEY PLAN



6		
5		
4		
3		
2		
1		
0	20/12/2011 FOR RE-ZONING	
No.	Date	Description

Consultants:	
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HUGHES DOWNEY ARCHITECTS



Client:
ABBIEFIELD HOUSES SOCIETY

Project Name:
KINGSTON ABBIEFIELD HOUSE
247 PORTSMOUTH AVE., KINGSTON, ON

Drawing Title:
SITE PLAN

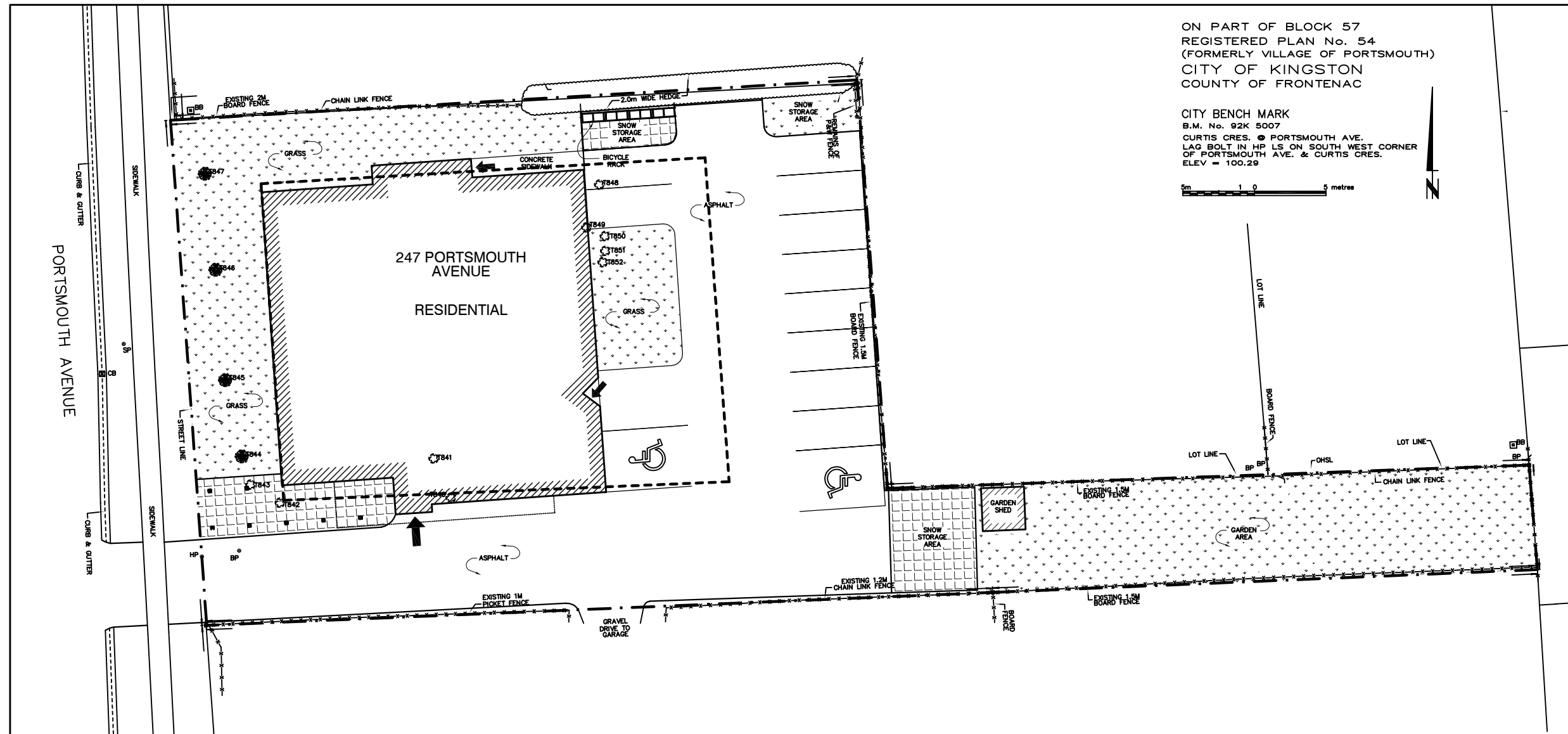
Scale: 1:150 Checked By: RBD

Date: 20-DEC-2011 Drawn By: LT

Project No. 10-48 Drawing No. SP-1 Rev 0

SITE STATISTIC TABLE

	REQUIRED ZONE B	PROVIDED
LOT AREA		2058 m ²
PAVED/GRAVELLED AREA		871 m ²
LANDSCAPED AREA		684 m ²
BUILDING AREA COVERAGE (%)	33.3% (MAX.)	24.4%
GROUND FLOOR AREA		503 m ²
GROSS BUILDING FLOOR AREA		1225 m ²
HEIGHT OF BUILDING	12 m (MAX)	12.5 m
NUMBER OF STOREYS		3 STOREYS
NUMBER OF PARKING SPACES	17 (MIN)	12
NUMBER OF BARRIER FREE PARKING SPACES		2
NUMBER OF LOADING SPACES		1
PERCENTAGE OF ACCESSORY BUILDING AREA	15% (MAX)	0.4%
PERCENTAGE OF LANDSCAPED AREA		33.2%
NUMBER OF UNITS		17
DENSITY	69	82.6
NUMBER OF BEDROOMS/UNIT		1
TOTAL AMENITY AREA	264 m ² (MIN)	647 m ²
TOTAL PLAY SPACE	2.4 m ² (MIN)	244 m ²

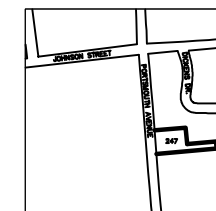


LEGEND

ALL DIMENSIONS ARE NOTED IN MILLIMETERS

- X-X--- EXISTING FENCE
- HP HYDRO POLE
- BP BELL POLE
- x 100.00 EXISTING LEVEL
- +100.00 NEW LEVEL
- ↑ BUILDING ENTRANCE
- REMOVED TREE
- EXISTING TREE
- CONCRETE PAVERS
- GRASS/LANDSCAPED AREAS
- BICYCLE STAND


KEY PLAN



6		
5		
4		
3		
2		
1		
0	20/12/2011	FOR RE-ZONING
No.	Date	Description

Consultants:		
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HUGHES DOWNEY ARCHITECTS



230 Rideau St. Kingston ON K7K 3A4
T (613) 544-9183 F (613) 547-0852
bruce@hughesdowney.ca

Client:
ABBIEFIELD HOUSES SOCIETY

Project Name:
KINGSTON ABBIEFIELD HOUSE
247 PORTSMOUTH AVE., KINGSTON, ON

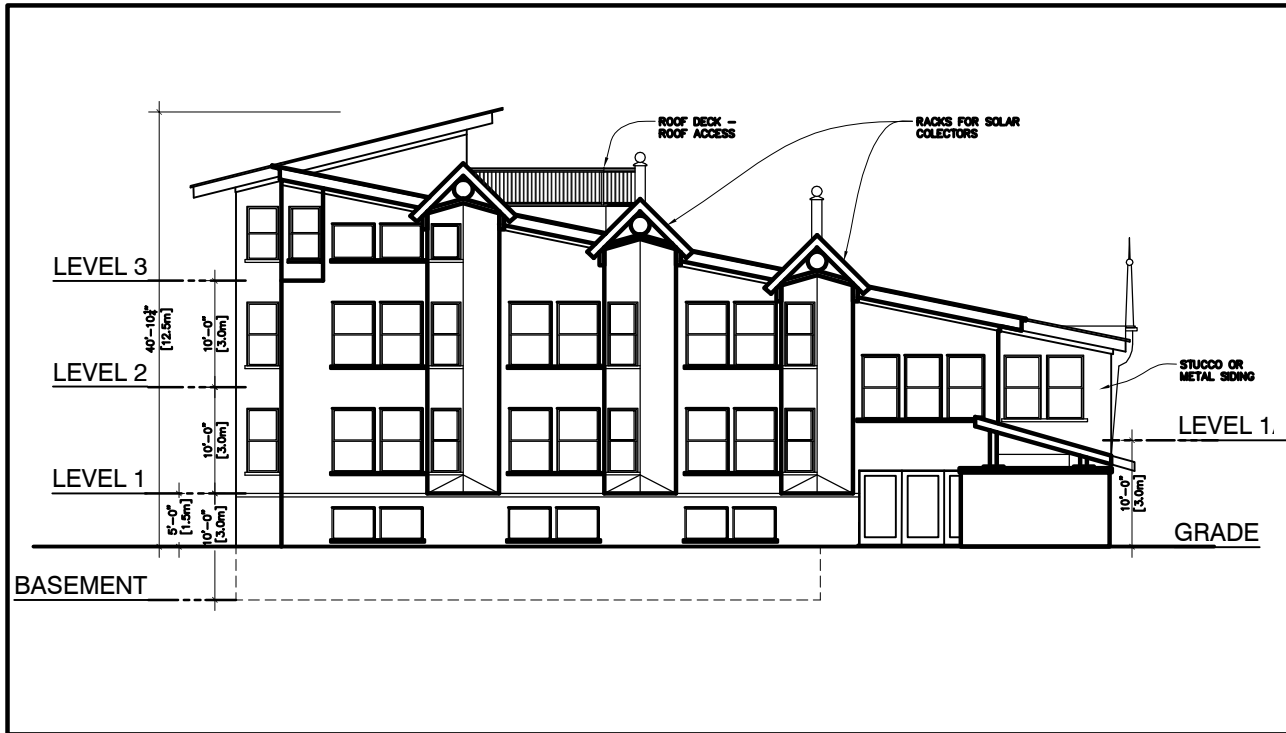
Drawing Title:
LANDSCAPING PLAN

Scale: 1:150 Checked By: RBD

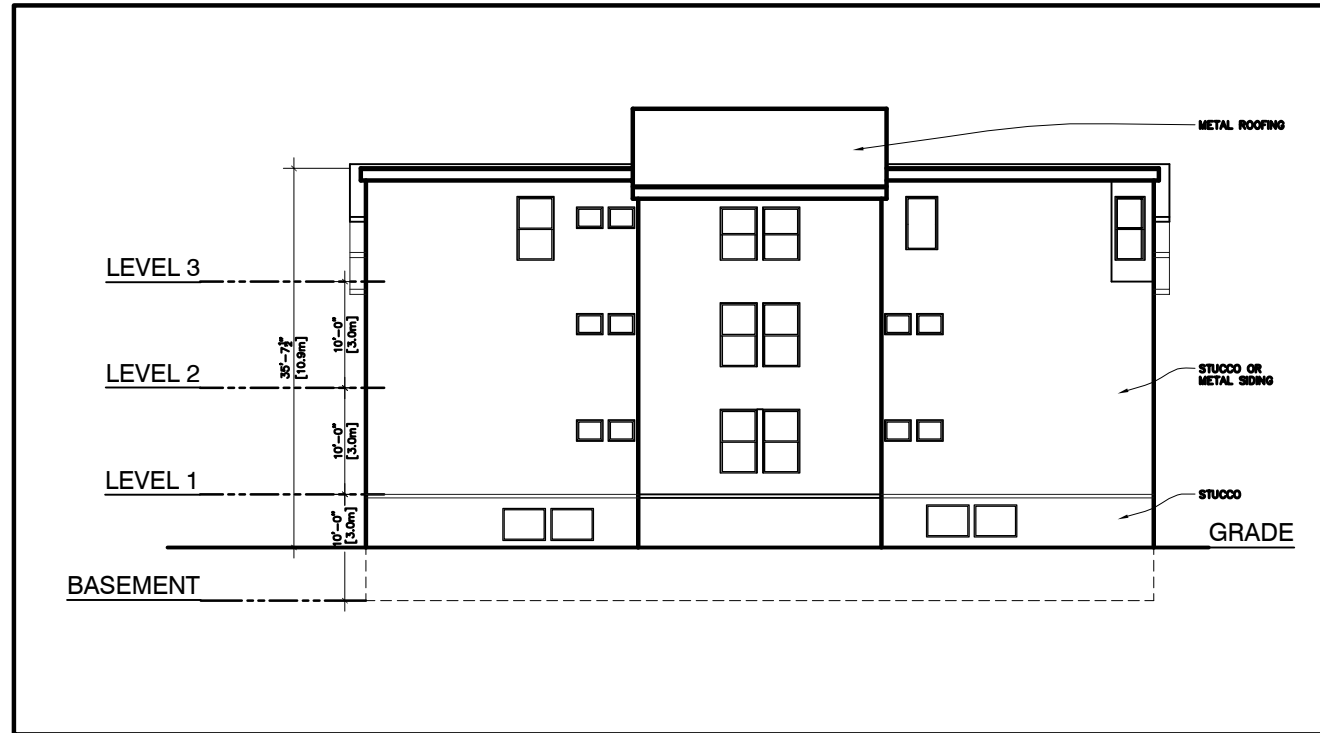
Date: 20-DEC-2011 Drawn By: LT

Project No. 10-48 Drawing No. SP-3 Rev 0

TREE INVENTORY				
TREE NO.	TREE SPECIES	SIZE (CM)	CONDITION	NOTES
T840	WHITE ASH	59	MODERATE CONDITION, 15% DEAD WOOD	TREE TO BE REMOVED
T841	BUR OAK	47	MODERATE CONDITION, 15% DEAD WOOD	TREE TO BE REMOVED
T842	BUR OAK	49	MODERATE CONDITION, 15% DEAD WOOD	TREE TO BE REMOVED
T843	BUR OAK	31	MODERATE CONDITION	TREE TO BE REMOVED
T844	BUR OAK	43,45	MODERATE CONDITION, 10% DEAD WOOD	
T845	WHITE ASH	70	MODERATE CONDITION, 10% DEAD WOOD	
T846	WHITE ASH	46.5, 38.5	MODERATE CONDITION, 15% DEAD WOOD	
T847	WHITE ASH	62	GOOD CONDITION	
T848	WHITE ASH	18	MODERATE CONDITION, 15% DEAD WOOD	TREE TO BE REMOVED
T849	WHITE ASH	30	MODERATE CONDITION	TREE TO BE REMOVED
T850	WHITE ASH	28	MODERATE CONDITION	TREE TO BE REMOVED
T851	WHITE ASH	22	MODERATE CONDITION, LEANING	TREE TO BE REMOVED
T852	APPLE SP.	36	GOOD CONDITION	TREE TO BE REMOVED



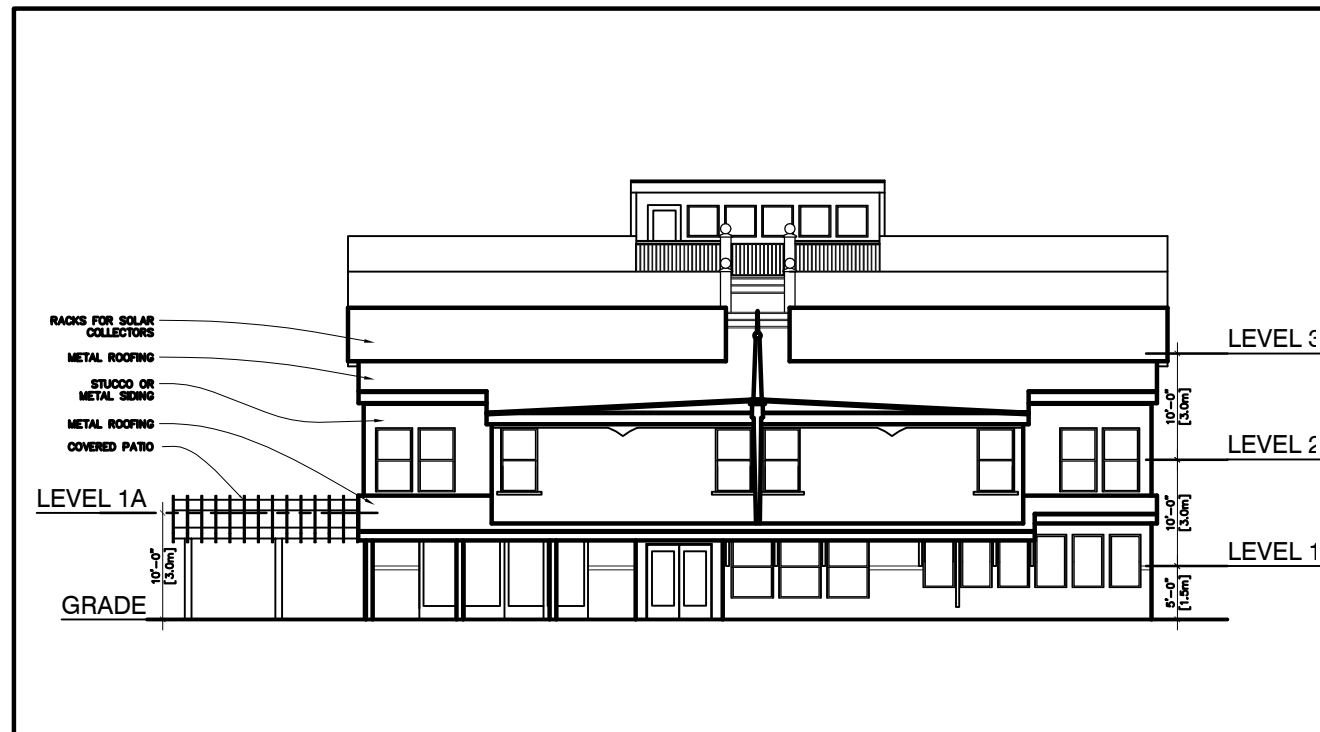
1 WEST ELEVATION - STREET FRONT
1:100



2 NORTH ELEVATION
1:100



3 EAST ELEVATION
1:100



4 SOUTH ELEVATION
1:100

6		
5		
4		
3		
2		
1		
0	20/12/2011	FOR RE-ZONING

No.	Date	Description

Consultants:

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 T (613) 544-9183 F (613) 547-0862
 bruce@hughesdowney.ca



Client:
ABBIEFIELD HOUSES SOCIETY

Project Name:
KINGSTON ABBIEFIELD HOUSE
 247 PORTSMOUTH AVE., KINGSTON, ON

Drawing Title:
ELEVATIONS

Scale:	1:100	Checked By:	RBD
Date:	20-DEC-2011	Drawn By:	LT
Project No.	10-48	Drawing No.	A-1
		Rev	0