



**City Of Kingston
Planning Committee
Meeting Number 16-2016
Confirmed Minutes
Thursday September 1, 2016 at 6:30 p.m.
Council Chamber, City Hall**

Committee Members Present

Councillor Schell, Chair
Councillor Neill, Vice-Chair
Councillor Allen
Councillor McLaren
Councillor Osanic
Councillor Turner

Committee Members Absent

There were none.

Staff Members Present

Ms. Agarwal, Senior Planner
Ms. Agnew, Director, Planning, Building and Licensing Services
Mr. Bolognone, City Clerk
Ms. Didrikson, Intermediate Planner
Ms. Forfar, Manager, Development Approvals
Ms. Hurdle, Commissioner, Community Services
Ms. Jaynes, Deputy City Clerk
Mr. Lagace, Information System Junior Technician
Ms. Lambert, Senior Planner
Mr. Newman, Manager, Policy Planning
Ms. Nicholson, Director, Legal Services and City Solicitor
Mr. Ochej, Committee Clerk
Ms. Rae, Senior Legal Counsel

Mr. Sands, Intermediate Planner
Ms. Venditti, Senior Manager, Client Relations

Others Present

Councillor Hutchison
Approximately 45 members of the public.

Introduction by Committee Chair

Councillor Schell, Chair, explained the purpose of the meeting and read the rights and obligations afforded to the Committee members and members of the public in these public meetings.

**Public Meeting
Held Pursuant to the Planning Act
6:30 p.m.
Application for Zoning By-Law Amendment**

The following is a Public Meeting report to the Planning Committee regarding an application for a zoning by-law amendment submitted by FOTENN Consultants Inc. on behalf of Choice Properties, with respect to the subject site located at 1100 Princess Street. This report describes the proposed application and includes an overview of the relevant policies and regulations that will be evaluated as part of a future comprehensive report.

The subject property is designated District Commercial in the Official Plan and zoned a site-specific General Shopping Centre Zone 'C3.85' in Zoning By-Law Number 8499.

The property contains a two-storey supermarket (Loblaws) and is part of the larger Kingston Centre development. The applicant is proposing a 372 square metre restaurant with a drive-through facility at the southeast corner of the intersection of Princess Street and Sir John A. Macdonald Boulevard. A zoning by-law amendment is being requested to amend the 'C3.85' Zone to permit the proposed development, seeking relief from a number of zoning provisions, and to recognize previously granted variances for the supermarket.

**Application for Zoning By-Law Amendment
1100 Princess Street**

Councillor Schell, Chair, called the public meeting regarding the Application for Zoning By-Law Amendment 1100 Princess Street to order at 6:37 p.m.

Ms. Garrah, FOTENN Consultants Inc., spoke to the details of the report and conducted a PowerPoint presentation. A copy of the presentation can be obtained by contacting the City Clerk's Department.

Pursuant to the requirements of the *Planning Act*, a notice of the statutory Public Meeting was provided by advertisement in the form of signs posted on the subject site 20 days in advance of the Public Meeting. In addition, notices were sent by mail to all 18 property owners (according to the latest Assessment Rolls) within 120 metres of the subject property. A courtesy notice was also placed in *The Kingston Whig-Standard* on August 30, 2016.

Ms. Agarwal informed the Committee that no items of correspondence were received regarding this application.

Councillor Osanic inquired if the drive thru for the property would be open 24 hours a day, seven days a week. Ms. Garrah responded that the hours of operation would vary depending on the tenant, which has yet to be determined.

Councillor Osanic sought clarification on vehicular and pedestrian access to the property. Ms. Garrah stated that vehicular traffic would follow existing interior roads and accesses on the property, and confirmed that the property owner is actively working with other businesses on the property to ensure the safety of pedestrians.

Councillor Neill inquired about the re-location of the garden centre for Loblaws. Ms. Garrah confirmed that the garden centre will be re-located to a new area on the Loblaws' property.

Councillor Schell opened the floor to members of the public to provide comment.

Mr. Anderson asked if a traffic study was required for the application and expressed concern about the impact to pedestrian safety.

Ms. Figge expressed concern regarding accessibility of the property for persons with disabilities and sought further information regarding the accessibility of site infrastructure.

Ms. Cliff-Jungling inquired about the setbacks of the building from Princess Street and Sir John A. Macdonald Boulevard, and the number of storeys for the building. She questioned whether or not the area is an appropriate location for a fast-food restaurant given its proximity to schools.

Mr. Dixon asked for more details regarding how the application would impact traffic on the site, and the design of the drive thru.

Mr. Jackson, Limestone District School Board, expressed concerns about pedestrian safety.

Ms. Garrah clarified that the existing vehicular accesses and driving lanes on the property would not be altered by the application, and added that the current number of vehicular access points, along with improved pedestrian access points, will ensure proper traffic circulation. She confirmed that accessible parking spaces and curb cuts will be included on the site. Regarding setbacks for the application, Ms. Garrah stated that the application requires relief from the zoning by-law. She confirmed the application is for a one-storey building, and that the details of the drive thru are available via the Development and Services Hub (DASH) located on the City website.

Councillor Neill commented that the drive thru lanes should be clearly delineated and that a pedestrian review should be conducted given the close proximity of the property to schools.

Ms. Agarwal stated that City Engineering Department staff were contacted regarding the application, but that a traffic study was not required due to the existing entrances and signalized intersection near the property.

Ms. Vendetti offered to follow up with City Engineering staff on the matter and stated a traffic study can be requested, if required.

The public meeting regarding the application for a Zoning By-Law Amendment for 1100 Princess Street adjourned at 7:10 p.m.

Public Meeting
Held Pursuant to the Planning Act
6:30 p.m.
Application for Zoning By-Law Amendment

The following is a Public Meeting and comprehensive report recommending approval to the Planning Committee regarding an application for a zoning by-law amendment submitted by Mark McKercher & Chris Boot, with respect to the subject site located at 40 Crescent Drive.

The subject property is approximately 904 square metres in area and currently contains a semi-detached dwelling and detached garage. The requested amendment to the zoning by-law is required to facilitate a future consent application to sever the existing semi-detached dwelling along the common party wall. No new

additions or enlargement of the existing building is proposed to accommodate the proposal.

A Public Meeting with respect to this application is being held concurrent with the regular Public Meeting and recommendation to the Planning Committee. The application conforms to and is consistent with the applicable policies in the Provincial Policy Statement and complies with the general intent of the City of Kingston Official Plan. No specific concerns were raised by external or internal agencies with respect to the zoning by-law amendment application.

**Application for Zoning By-Law Amendment
40 Crescent Drive**

Councillor Schell, Chair, called the public meeting regarding the Application for Zoning By-Law Amendment for 40 Crescent Drive to order at 7:11 p.m.

Mr. Boot spoke to the details of the report and conducted a PowerPoint presentation. A copy of the presentation can be obtained by contacting the City Clerk's Department.

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, notices were sent by mail to 62 property owners (according to the latest Assessment Rolls) within 120 metres of the subject property and a courtesy notice placed in the Kingston Whig-Standard on August 23, 2016.

Mr. Sands informed the Committee that no items of correspondence were received regarding this application.

Councillor Neill inquired if separation of such properties is common.

Ms. Vendetti stated it is common practice to sever a common wall in semi-detached properties. She added that severances usually do not come before the Planning Committee, with the exception of older properties.

Councillor Neill asked if there were any comments on the file. Mr. Sands stated he received three phone calls regarding the application, all seeking clarification on the nature of the application. Mr. Boot confirmed he had also spoken with neighbours to explain the application.

Councillor Schell opened the floor to members of the public to provide comment.

There were not comments from members of the public.

The public meeting regarding the application for a Zoning By-Law Amendment for 40 Crescent Drive adjourned at 7:15 p.m.

Public Meeting
Held Pursuant to the Planning Act
6:30 p.m.
Application for Zoning By-Law Amendment

The following is a Public Meeting and comprehensive report recommending approval to the Planning Committee regarding an application for a zoning by-law amendment submitted by Sonneveld Farms Ltd., on behalf of Thousand Islands Recreational Aviation Centre, with respect to the subject site located at 3955 Pine Grove Road.

The property is the westerly portion of the Gananoque Airport located within the City of Kingston boundary. The applicant is proposing to sever a 60.423 hectare parcel of land with frontage on Pine Grove Road and merge it with an abutting parcel of land to the southwest, owned by Sonneveld Farms Ltd. (3724 Sand Hill Road). The retained portion within the City's jurisdiction will be 3.116 hectares in area and consists of a runway and an adjacent strip of land to the west. The runway will remain in the ownership of the Thousand Islands Recreational Aviation Centre. The proposed lot addition will be used to expand Sonneveld Farms Ltd.'s agricultural operations. The purpose of the application for a zoning by-law amendment is to rezone the proposed lot addition to a site-specific General Rural Zone 'A2-40' to permit the proposed agricultural use and to prohibit residential use. The existing site-specific General Industrial Zone 'M2-1' of the retained portion is proposed to be amended to limit the permitted uses to the existing airfield, a farm, a specialized farm and a public use.

Application for Zoning By-Law Amendment
3955 Pine Grove Road

Councillor Schell, Chair, called the public meeting regarding the Zoning By-Law Amendment for 3955 Pine Grove Road to order at 7:16 p.m.

Ms. Gibson, Thousand Islands Recreation Aviation Centre, provided the Committee with a brief history of the property and an overview of the report.

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, notices were sent by mail to 14 property owners (according to the latest Assessment Rolls) within 120 metres of the subject property in both Kingston and Leeds and the Thousand Islands and a courtesy notice was placed in *The Kingston Whig-Standard* on August 30, 2016.

Ms. Agarwal informed the Committee that no items of correspondence regarding this application were received.

Councillor Schell opened the floor to members of the public to provide comment.

Mr. Anderson inquired if there is any environmental contamination on the property.

Mr. Gibson confirmed there is no environmental contamination on the property.
The public meeting regarding the application for a Zoning By-Law Amendment for 3955 Pine Grove Road adjourned at 7:21 p.m.

Regular Planning Committee Meeting Number 16-2016

Meeting to Order

Councillor Schell called the regular meeting to order at 7:22 p.m.

Approval of the Agenda

Moved by Councillor Osanic
Seconded by Councillor Turner

That the agenda be amended to include the addendum, and as amended, be approved.

Carried

Confirmation of Minutes

Moved by Councillor Neill
Seconded by Councillor Turner

That the minutes from the August 4, 2016 Planning committee meeting be confirmed.

Carried

Disclosure of Pecuniary Interest

There were none.

Delegations

There were none.

Briefings

- a) Mr. Newman, Manager, Policy Planning, was present and spoke to the committee regarding the Official Plan Update - Comprehensive Report PC-16-086.

Mr. Newman conducted a PowerPoint presentation, which can be obtained by contacting the City Clerk's Department.

Business

a) Application for Zoning By-Law Amendment 40 Crescent Drive

Moved by Councillor Turner
Seconded by Councillor Osanic

That it be recommended to Council that the application for a zoning by-law amendment (File Number D14-027-2016) submitted by Mark McKercher & Chris Boot, for the property municipally known as 40 Crescent Drive, be approved; and

That By-Law Number 76-26, entitled "Township of Kingston Restricted Area By-Law", as amended, be further amended, as per Exhibit A (Draft By-Law and Schedule A to amend Zoning By-Law Number 76-26) to Report Number PC-16-078; and

That Council determines that in accordance with Section 34(17) of the Planning Act, no further notice is required prior to the passage of the by-law; and

That the amending by-law be presented to Council for all three readings.

Carried

b) Application for Zoning By-Law Amendment 3955 Pine Grove Road

Moved by Councillor Allen
Seconded by Councillor Neill

That it be recommended to Council that the application for a zoning by-law amendment (File Number D14-013-2016) submitted by Sonneveld Farms Ltd., on behalf of Thousand Islands Recreational Aviation Centre, for the property municipally known as 3955 Pine Grove Road, be approved; and

That By-Law Number 32-74, entitled "Township of Pittsburgh Zoning By-Law", as amended, be further amended, as per Exhibit A (Draft By-Law and Schedule A to amend Zoning By-Law Number 32-74) to Report Number PC-16-082; and

That Council determines that in accordance with Section 34(17) of the Planning Act, no further notice is required prior to the passage of the by-law; and

That the amending by-law be presented to Council for all three readings.

Carried

c) Application for Zoning By-Law Amendment 297 Gore Road

Moved by Councillor Turner
Seconded by Councillor Allen

That it be recommended to Council that the application for a zoning by-law amendment (File Number D14-014-2016) submitted by the Real Estate & Environmental Initiatives Department, on behalf of the City of Kingston, for the property municipally known as 297 Gore Road, be approved; and

That By-Law Number 32-74, Entitled "Township of Pittsburgh Zoning By-Law", as amended, be further amended, as per Exhibit A (Draft By-Law and Schedule A to amend Zoning By-Law Number 32-74) to Report Number PC-16-079; and

That Council determines that in accordance with Section 34(17) of the Planning Act, no further notice is required prior to the passage of the by-law; and

That the amending by-law be presented to Council for all three readings.

Carried

d) Official Plan Update – Comprehensive Report

Councillor Neill inquired as to why there was not an opportunity for public input on the recommendations in the report. Mr. Newman responded that the changes in the report were largely administrative and that changes were not made to the fundamental intent of the policy, which would have necessitated further public input. Mr. Newman added that members of the public can still provide written comments before the report goes to City Council.

Councillor Neill asked about the corridor allotments for consideration of high density development in Williamsville, and how established neighbourhoods will be protected. Mr. Newman provided clarification on the corridor allotments, and stated that the focus will be on areas immediately adjacent to the corridor, and that transition will be supported.

Councillor Neill expressed concern about the relationship between centres and corridors and stable areas. Mr. Newman responded that the policy intention is to keep housing districts stable, and explained the definition of those housing areas. He further described the policy tests for developments in stable areas.

Councillor Neill sought clarification regarding the criteria for neighbourhoods in transition and how they compare with stable areas. Mr. Newman confirmed that the transition policy has been removed and that stable areas have defined characteristics.

Councillor McLaren inquired about the role of the province in the Official Plan. Mr. Newman stated that the Ministry of Municipal Affairs and Housing (MMAH) is the approval authority, and explained the one window review process. Mr. Newman added that only minor comments were received from the MMAH and that the Official Plan is consistent with provincial interests.

Councillor McLaren sought clarification on the ribbon of life, and its alignment with the protection of trees and forests. Mr. Newman confirmed these areas are now in better alignment with provincial policy regarding the environment, and that the ribbon of life goes beyond the provinces expectations as it is unique to Kingston and a few other Ontario municipalities.

Councillor McLaren asked for further details regarding the Official Plan's provisions for heritage protection. Mr. Newman responded that heritage has been given greater consideration in the planning process.

Councillor McLaren inquired about progress made in creating safe and healthy communities. Mr. Newman discussed the Official Plan's support for mixed use development, and the consultation process with the Municipal Accessibility Advisory Committee. Mr. Rory Baksh, Dillon Consulting, added that active transportation and community gardens policies have also been added to the Official Plan.

Councillor McLaren sought further information regarding affordable housing. Mr. Newman explained that recognition of affordable housing targets has been included in the Official Plan, and that staff is waiting on changes from the province to the Planning Act to see if other options are available.

Councillor McLaren inquired about the financial well-being and sustainability of the City. Mr. Newman stated that proper planning helps prevent inefficient land use. Mr. Baksh discussed the generation of additional tax revenues and related policies.

Councillor McLaren asked about the process for balancing public and private interests. Mr. Newman answered that staff have focused on alternative manners towards public engagement, and added that staff are currently examining best practices in Ontario.

Councillor Osanic inquired if there were any comments from the province regarding changes to the ribbon of life. Mr. Newman could not confirm if the province had made comments on the changes to the ribbon of life, and added that staff are working to clarify the policy intent for the ribbon of life and how exemptions can be granted.

Councillor Osanic commented that she found it odd that the province was not consistent on the ribbon of life and asked if other municipalities have similar policies. Mr. Baksh stated ribbon of life policies are rare among municipalities, and that the approaches and objectives for them vary, depending on the municipality.

Councillor Turner asked if hotel accommodations are included in the business districts near the airport property. Mr. Newman confirmed that a number of uses are supported for businesses that support the operation and function of the airport, and that hotel accommodations may fit within that designation, although they are not explicitly identified.

Councillor Turner inquired about changes in the Official Plan related to students. Mr. Newman confirmed that the reference to student accommodations as having specific land uses could not be included due to human rights issues.

Councillor Allen asked about development outside the urban boundary and what efforts have been undertaken to encourage sustainable rural development. Mr. Newman discussed the use of a population projection study to help ensure there is sufficient land within the urban boundaries. He added that the Provincial Policy Statement (PPS) states the focus of growth should be urban areas, with limited growth in rural areas. Regarding sustainable rural development, Mr. Newman discussed the review of the rural estate lots policy and mentioned that staff are examining the policies of other municipalities in this area.

Councillor Allen sought further information on the relationship between the comprehensive zoning by-law and the Official Plan. Mr. Newman stated that the consolidation of zoning by-laws has begun. He further explained the consolidated zoning by-law will help implement the policies of the Official Plan.

Councillor Neill discussed the creation of purpose-built units and asked how the City can protect against the creation of purpose-built units. Mr. Newman responded that staff

are looking to establish standards that can apply to anyone and benefit everyone. He added that there are limitations with the Planning Act that prevent controlling the number of bedrooms or units. Mr. Baksh added that new policy in the Official Plan is designed to build housing for the long term needs of the community.

Councillor Neill inquired about the evolution of the Official Plan and if amendments can be made. Mr. Newman confirmed amendments to the Official Plan are possible.

Councillor Osanic asked why complementary commercial uses of land around the airport was included if there is excess commercial land in Kingston. Mr. Baksh clarified that the intent of the policy is to differentiate between airport land, and land for businesses that would complement the needs of airport users.

Councillor Osanic expressed concern for the ambiance of the area surrounding the airport and stated that she did not want to see the area turned into strip malls. Mr. Baksh confirmed that the intent of the policy is to allow for the creation of businesses that will complement the needs of airport users.

Moved by Councillor Turner
Seconded by Councillor Allen

That it be recommended to Council that the Final Draft of the Official Plan Update, attached as Exhibit A to Report PC-16-086 be adopted; and

That the City of Kingston Official Plan, as amended, be further amended, as per Exhibit B (Draft By-Law to Amend the City of Kingston Official Plan) to Report Number PC-16-086; and

That pursuant to Section 26. (7) of the *Planning Act*, it is hereby declared that this 5 Year Update of the City of Kingston Official Plan meets the requirements of Section 26. (1), clauses (a), (b) and (c) of the *Planning Act* and accordingly it is hereby confirmed that the revised City of Kingston Official Plan as adopted by the Council of the Corporation of the City of Kingston:

- (a) Conforms with all applicable provincial plans;
- (b) Has regard to the matters of provincial interest listed in Section 2 of the *Planning Act*; and
- (c) Is consistent with the 2014 Provincial Policy Statement; and

That the amending by-law be presented to Council for all three readings; and

That staff be directed to submit the Official Plan Update and amending by-law to the Ministry of Municipal Affairs for the Minister's approval.

Carried

The Committee recessed at 8:35 p.m.

The Committee reconvened at 8:44 p.m.

e) Application for Zoning By-Law Amendment & Proposed Amendment to the Brownfields Community Improvement Plan 223 Princess Street

Councillor Neill expressed his support for the community benefits program, and asked staff to consider increased levels of engagement with the public on future community benefits reports. He requested that each recommendation in the report be voted on separately.

Councillor Neill discussed the peer review, and expressed concern for the precedent that would be set if this application was approved. He asked staff for further information regarding the setbacks from Queen Street. Ms. Lambert provided details on the setback from Queen Street for the application, and added that staff have worked with the applicant on improvements that would mitigate the impact to Queen Street. Ms. Vendetti added that the peer review was based on a previous proposal from the applicant.

Councillor Neill commented that the setback issues have not been addressed to the degree he feels is necessary. He stated he would like floor plate limitations in buildings above six storeys to be considered. Councillor Neill summarized his comments by stating the mitigation of the visual impact has not been sufficiently addressed and that he would not be supporting the application.

Councillor Allen inquired about the massing of the building and how staff arrived to its recommendation. Ms. Vendetti responded that the shadow impact of the building has been mitigated by reducing the width at the top of the building. She added that changes to the façade and terraces, as well as improvements to pedestrian access, have been made to improve the streetscape of the building.

Ms. Agnew discussed the use of floor plate guidelines and stated the importance of context in considering the differences in policies used in other municipalities.

Councillor Allen sought further information on how the building would be integrated into the landscape of downtown. Ms. Lambert discussed the change in material between the podium and tower of the building. Ms. Agnew added that other aspects have been included, such as the appearance of multiple facades on the building, to make the building visually compatible with the area.

Councillor Osanic inquired about the traffic impact study with respect to the vehicular entrance and exit. Ms. Lambert stated that further work would happen during the site plan process.

Councillor Hutchison inquired as to the reasoning why staff were recommending the height of the application. Ms. Lambert responded that the recommended height encourages intensification in the downtown and mitigates the impact to the cultural heritage resources of the site. She further described other criteria that support the building height. Ms. Vendetti added that a number of criteria are considered in the application process and provided an overview on the compatibility of the application with fit, form, and function. Ms. Agnew provided further information regarding the peer review and technical evaluation process for the application.

Councillor Hutchison inquired if the City has a policy regarding floor plates. Ms. Vendetti confirmed there is no policy on floor plates. Councillor Hutchison commented on the relationship between floor plates and height restrictions.

Councillor Hutchison sought clarification on building code separations and the definition of proximity. Ms. Agnew clarified that building code separations concern fire protection and privacy. Ms. Vendetti commented that a number of factors are considered when defining proximity and how an application fits into a block.

Councillor Hutchison inquired if protection is in place to prevent similar buildings from being built in the area. Ms. Agnew responded that each application is reviewed on its own merits, and described the review and approval process for zoning by-law amendments.

Councillor Neill asked why the shadow study for the winter solstice period was included on the addendum. Ms. Vendetti responded that the study was included due to a request from the member of the public.

Councillor Neill expressed concern with the timeliness of information regarding the application.

Councillor McLaren provided comments regarding the application, a written copy of which can be obtained by contacting the City Clerk's Department.

Councillor Neill discussed the original intent of Queen Street as a residential area and the restrictions on building heights.

Councillor Turner commented on the design of the building and the changes the applicant had made based on comments from City staff and the public. She discussed the need for the Committee to support the application.

Councillor Allen commented on the need to judge applications on their own merits, and the contradictions that can be found within City policies. He expressed his support for the application and the need to support the building of different types of housing.

Councillor Osanic expressed concern regarding the height of the application and stated she would not be supporting the application.

Councillor Schell requested that Councillor Neill assume the role of Chair.

Councillor Schell commented on the desire of people to live in buildings such as the one proposed in the application and the importance of having people living downtown in order to support downtown businesses. She further added the importance of the community benefits that would be included as part of the application.

Councillor Neill returned the role of Chair to Councillor Schell.

Moved by Councillor Allen
Seconded by Councillor Turner

That the application for an amendment to create a new Community Improvement Project Area in the City of Kingston Community Improvement Plan for Brownfields Project Areas 1A, 1B and 1C (File Number D18-001-2015), submitted by FOTENN Consultants Incorporated, on behalf of IN8 (The Capitol) Developments Incorporated, for the property municipally known as 223 Princess Street, be approved; and

Carried

That it be recommended to Council that By-Law Number 2005-40 "A By-Law to Designate Brownfields Project Areas 1A, 1B and 1C as Community Improvement Project Areas", as amended, be further amended as per Exhibit A (Draft By-Law and Schedule A to add a new Community Improvement Project Area) to Report Number PC-16-085; and

Carried

That it be recommended to Council that By-Law Number 2005-41 "A By-Law to Adopt the Community Improvement Plan for Brownfields Project Areas" 1A, 1B and 1C, as amended, be further amended as per Exhibit B (Draft By-Law and Schedules A, B, C, D, E, F and G to add site specific policies to and replace mapping of the Brownfields CIP) to Report Number PC-16-085; and

Carried

That the amending by-laws be presented to Council for all three readings; and

Carried

That the application for a zoning by-law amendment (File Number D14-122-2015 and D18-001-2015) submitted by FOTENN Consultants Incorporated, on behalf of IN8 (The Capitol) Developments Incorporated, for the property municipally known as 223 Princess Street, be approved; and

Lost on Tie Vote

That Council designates the subject site at 223 Princess Street to be a Class 4 area as per the Environmental Noise Guideline of NPC-300 of the Ministry of Environment and Climate Change, subject to a related holding symbol being applied in the amending zoning by-law; and

Lost on Tie Vote

That By-Law Number 96-259 of The Corporation of the City of Kingston, entitled "Downtown and Harbour Zoning By-Law of the Corporation of the City of Kingston", as amended, be further amended, as per Exhibit C (Draft By-Law and Schedules A and B to amend Zoning By-Law Number 96-259) to Report Number PC-16-085; and

Lost on Tie Vote

That Council determines that in accordance with Section 34(17) of the Planning Act, no further notice is required prior to the passage of the by-law; and

Lost on Tie Vote

That the amending by-law be presented to Council for all three readings; and

Lost on Tie Vote

That Council approves the community benefits being sought under Section 37 of the Planning Act and authorizes the Mayor and Clerk, following the review and recommendation by staff, including the City Solicitor, to execute a Community Benefits Agreement with the applicant.

Carried

Motions

There were none.

Notices of Motion

There were none.

Other Business

There was none.

Correspondence

Please see addendum.

Date and Time of Next Meeting

The next meeting of the Planning Committee is scheduled for Thursday September 15, 2016 at 6:30 p.m.

Adjournment

Moved by Councillor Turner
Seconded by Councillor Allen

That the meeting of the Planning Committee adjourn at 10:18 p.m.

Carried