



**City Of Kingston
Planning Committee
Meeting Number 17-2016
Confirmed Minutes
Thursday September 15, 2016 at 6:30 p.m.
Council Chamber, City Hall**

Committee Members Present

Councillor Schell, Chair
Councillor Neill, Vice-Chair
Councillor M^cLaren
Councillor Osanic
Councillor Turner

Committee Members Absent

Councillor Allen

Staff Members Present

Ms. Bolton, Senior Planner
Ms. Didrikson, Intermediate Planner
Ms. Forfar, Manager, Development Approvals
Mr. Ochej, Committee Clerk
Mr. Adams, Senior Planner
Ms. Venditti, Senior Manager, Client Relations

Others Present

Approximately 7 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 and comprehensive report recommending approval to the Planning Committee regarding an application for a zoning by-law amendment submitted by IBI Group, on behalf of Stephen Sorensen, with respect to the subject site located at 85 King Street East.

The applicant is proposing alterations to an existing dwelling and carriage house, which will include relocating one of three existing dwelling units from the main house to the carriage house, and constructing a garage addition to link the two structures. The property is legal non-conforming in terms of the three existing units in the main house. There will be no increase in the total number of units on the property.

The applicant is also proposing to sever the carriage house from the rest of the property, and an application for consent has been submitted (File Number D10-019-2016). A heritage permit to allow the construction of the garage addition has already been obtained (File Number P18-042-2016), as the property is designated under Part IV of the *Ontario Heritage Act* and is within the Old Sydenham Heritage Conservation District (HCD).

A site-specific zone for the whole property, including the proposed severed and retained parcels, is proposed that would address the existing conditions on the site, permit the construction of the garage addition, and the transfer of one dwelling unit to the carriage house.

A Public Meeting regarding the proposed zoning by-law amendment was held on July 7, 2016. A second Public Meeting is being held concurrent with the comprehensive report submission with respect to this application on September 15, 2016, as the lot configuration for the proposed consent has been modified from what was originally submitted.

Application for Zoning By-Law Amendment
85 King Street East

Councillor Schell, Chair, called the public meeting regarding the Application for Zoning By-Law Amendment 85 King Street East to order at 6:40 p.m.

Ms. Cornish, IBI Group, 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 34 property owners (according to the latest Assessment Rolls) within 120 metres of the subject property and a courtesy notice was placed in The Kingston Whig-Standard on September 6, 2016.

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

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

Mr. Dixon expressed his approval for the process associated with the application, including its consideration by Heritage Kingston.

The public meeting regarding the application for a Zoning By-Law Amendment for 85 King Street East adjourned at 6:43 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 FOTENN Consultants, on behalf of Tamarack (Rideau) Corporation, with respect to the subject site located at 1200 Highway 15.

The Planning Division recommends approval of the application for a zoning by-law amendment to permit a drive-through service facility within 3.0 metres of a residential zone. Based on the separation of the proposed drive-through service facility to the nearest residential lot by a 30 metre wide road allowance and the submission of a noise report to the satisfaction of the Engineering Department, staff support the proposed amendment.

The requested amendment is consistent with the general intent of the Official Plan and the Provincial Policy Statement.

Application for Zoning By-Law Amendment
1200 Highway 15

Councillor Schell, Chair, called the public meeting regarding the Application for Zoning By-Law Amendment for 1200 Highway to order at 6:44 p.m.

Ms. Watson, 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 a sign posted on the subject site 20 days in advance of the Public Meeting. In addition, notices were sent by mail to 38 property owners (according to the latest Assessment Rolls) within 120 metres of the subject property and a courtesy notice was placed in The Kingston Whig-Standard on September 6, 2016.

Mr. Adams informed the Committee that one item of correspondence was received regarding this application.

Councillor McLaren expressed concern about the potential for noise amplification from the side of the building and asked if other configurations for the drive-thru were considered. Ms. Watson explained that a fence that will be constructed on Waterside Way and the separation of the building from the street will help mitigate the noise impact. She added that other configurations were considered, and that the current configuration represents the most efficient use of land.

Councillor McLaren commented on pedestrian access and expressed his overall concern with the application.

Councillor Neill sought clarification on the location of residential properties in relation to the drive thru. Ms. Watson provided clarification regarding the rear yard setbacks for residential properties.

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

Ms. Schmolka conducted a PowerPoint presentation regarding the application. A copy of the presentation can be obtained by contacting the City Clerk's Department.

Mr. Dixon expressed concern regarding the setbacks for the property, traffic congestion, and the location of Kingston Transit bus stops.

In response to the comments from members of the public, Ms. Watson provided an overview of the application's history with the Committee of Adjustment and described the desire of the community for increased business amenities in the area. She described the calculation of setbacks for the property in relation to noise and traffic impacts and provided clarity on the Kingston Transit infrastructure that will be built in the future.

Councillor Neill sought further details on the pedestrian walkway. Ms. Watson described the walkway, its connection to the City sidewalk, and its design to move pedestrian traffic to the designated crosswalk on the property.

Councillor Neill asked if there are plans for a second drive-thru service on the property. Ms. Watson confirmed there is no current plan for a second drive-thru.

Councillor Turner inquired about the installation of traffic signals and bus stop infrastructure. Ms. Watson confirmed that traffic signals will be installed at the intersection of Waterside Way and Highway 15. Mr. Adams described the location of the bus stops on Highway 15, and confirmed they will be separated from the through lanes of Highway 15.

Councillor McLaren asked if other options could be explored for the design of the site. Ms. Watson responded that several options were explored, and described the factors that went into the proposed design.

The public meeting regarding the application for a Zoning By-Law Amendment for 1200 Highway 15 adjourned at 7:25 p.m.

Regular Planning Committee Meeting Number 17-2016

Meeting to Order

Councillor Schell called the regular meeting to order at 7:26 p.m.

Approval of the Agenda

Moved by Councillor Neill
Seconded by Councillor Osanic

That the agenda be approved.

Carried

Confirmation of Minutes

Moved by Councillor Osanic
Seconded by Councillor Turner

That the minutes from the September 1, 2016 Planning committee meeting be confirmed.

Carried

Disclosure of Pecuniary Interest

There were none.

Delegations

There were none.

Briefings

There were none.

Business

a) Application for Zoning By-Law Amendment 85 King Street East

Councillor Neill inquired if any correspondence was received regarding the application. Ms. Bolton confirmed that no correspondence was received regarding the application.

Moved by Councillor Neill
Seconded by Councillor Osanic

That it be recommended to Council that the application for a zoning by-law amendment (File Number D14-021-2016) submitted by IBI Group, on behalf of Stephen Sorensen, for the property municipally known as 85 King Street East, be approved; and

That By-Law Number 8499, entitled "Restricted Area (Zoning) By-Law of the Corporation of the City of Kingston", as amended, be further amended, as per Exhibit A (Draft By-Law and Schedule A to amend Zoning By-Law Number 8499) to Report Number PC-16-080; 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 1200 Highway 15

Councillor Neill commented on residents' desire for more commercial growth in east Kingston and the third crossing proposal.

Councillor McLaren inquired if changes to the design of the application could be considered. Mr. Adams provided an overview of the site planning process for the application. Ms. Vendetti added that the application is consistent with the Official Plan and described the factors considered in the application.

Councillor Turner commented that houses have yet to be developed in the immediate area of the application and as a result potential home owners will be aware of the presence of the commercial property. Mr. Adams confirmed that houses in the immediate area have not been completed.

Councillor Osanic suggested that noise from the drive thru could be mitigated by the planting of specific trees. Mr. Adams offered to communicate the suggestion to the applicant.

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 D14-033-2016) submitted by FOTENN Consultants, on behalf of Tamarack (Rideau) Corporation, for the property municipally known as 1200 Highway 15, 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 to amend Zoning By-Law Number 32-74) to Report Number PC-16-092; 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 113 Raglan Road

Councillor McLaren inquired as to the progress of the application regarding parking. Ms. Didrikson confirmed that the applicant and their neighbours have agreed to work together moving forward.

Moved by Councillor Turner
Seconded by Councillor Osanic

That the following recommendation be approved and forwarded to Council on September 20, 2016 for consideration:

That it be recommended to Council that the application for zoning by-law amendment (File Number D14-020-2016) submitted by David Richardson, for the lands municipally known as 113 Raglan Road, be approved; and

That By-Law Number 8499 of The Corporation of the City of Kingston, entitled "Restricted Area (Zoning) By-Law of the Corporation of the City of Kingston", as amended, be further amended, as per Exhibit A (Draft By-Law and Schedule A to amend Zoning By-Law Number 8499) to Report Number PC-16-075; 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 as Amended
(See Motion to Amend that Carried)**

Moved by Councillor Osanic
Seconded by Councillor Turner

That the first recommend clause of Report PC 16-075 be amended by deleting the date of 'August 9, 2016' and replacing it with the date of 'September 20, 2016'.

Carried

d) Application for Zoning By-Law Amendment 15 Markland Street

Moved by Councillor Osanic
Seconded by Councillor Neill

That it be recommended to Council that the application for a zoning by-law amendment (File Number D14-014-2013) submitted by Lawrence vanWyngaarden, for the property municipally known as 15 Markland Street, be approved; and

That By-Law Number 8499, entitled "Restricted Area (Zoning) By-Law of the Corporation of the City of Kingston", as amended, be further amended, as per Exhibit A (Draft By-Law and Schedule A to amend Zoning By-Law Number 8499) to Report Number PC-16-087; 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

**e) Supplementary Report for Application for Zoning By-Law Amendment 113
Raglan Road**

There were no comments.

Motions

There were none.

Notices of Motion

There were none.

Other Business

There was none.

Correspondence

There was none.

Date and Time of Next Meeting

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

Adjournment

Moved by Councillor Neill
Seconded by Councillor Osanic

That the meeting of the Planning Committee adjourn at 7:37 p.m.

Carried