



**City Of Kingston
Planning Committee
Meeting Number 19-2016
Confirmed Minutes
Thursday October 20, 2016 at 6:30 p.m.
Council Chamber, City Hall**

Committee Members Present

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

Committee Members Absent

None

Staff Members Present

Ms. Eusebio, Intermediate Planner, Policy Planning
Ms. Lambert, Senior Planner
Mr. Newman, Manager, Policy Planning
Mr. Ochej, Committee Clerk
Mr. Sands, Intermediate Planner
Ms. Venditti, Senior Manager, Client Relations
Mr. Wicke, Senior Planner

Others Present

Councillor Holland
Approximately 25 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 initiated by the City of Kingston in order to implement the parking standards required under the *Accessibility for Ontarians with Disabilities Act* (AODA). 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 application is proposing to amend accessible parking requirements regarding parking space size and provision rates to implement AODA standards for accessibility in all City zoning by-laws and to clarify parking area requirements in the A zone of Zoning By-Law Number 8499.

Application for Zoning By-Law Amendment
Provincial Accessible Parking Standards

Councillor Schell, Chair, called the public meeting regarding the Application for a Zoning By-Law Amendment Provincial Accessible Parking Standards to order at 6:37 p.m.

Mr. Wicke, Senior Planner, 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 courtesy notice was placed in The Kingston Whig-Standard on September 27, 2016.

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

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

Mr. Dixon asked if the alignment change for accessible parking spaces would result in fewer accessible parking spaces overall, and if accessible parking spaces would be signed based on the type of vehicle.

Mr. Wicke responded that the new standards will not reduce the number of accessible parking spaces available. He added that staff is currently working on signage requirements and is unsure if they will sign accessible parking spaces for different types of vehicle.

The public meeting regarding the application for the Application for a Zoning By-Law Amendment Provincial Accessible Parking Standards adjourned at 6:48 p.m.

The Committee recessed at 6:49 p.m.

The Committee returned from recess at 6:55 p.m.

Public Meeting
Held Pursuant to the Planning Act
6:30 p.m.

Application for Official Plan and Zoning By-Law Amendment

The following is a Public Meeting report to the Planning Committee regarding an application for an Official Plan & zoning by-law amendment submitted by IBI Group Incorporated on behalf of Anchor Concrete Realty (2001) and Red Rock Enterprises Limited, with respect to the subject properties located at 1645 Sydenham Road and 1456 Aley 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 lands are currently designated 'Rural Industrial' and 'Rural' in the City of Kingston Official Plan and are currently zoned Residential Type 1 'R1' zone, Special General Industrial 'M1-5' zone, Restricted Agricultural 'A1' zone and Special Restricted Agricultural 'A1-7' zone in Zoning By-Law Number 76-26, as amended.

The applicant is proposing to expand the existing Anchor Concrete site located at 1645 Sydenham Road and to sever a portion of the existing site containing the Anchor Rebar facility. An Official Plan amendment and zoning by-law amendment are required in order to re-designate and rezone the lands proposed to be added to the site from 1456 Aley Street through a separate *Planning Act* consent process. The proposed severance of the Anchor Rebar facility is also subject to a consent application. The applicant is requesting that the subject applications for Official Plan amendment and zoning by-law amendment also recognize an existing, non-conforming retail use on the site.

Application for Official Plan and Zoning By-Law Amendment
1645 Sydenham Road and 1456 Aley Street

Councillor Schell, Chair, called the public meeting regarding the Application for an Official Plan and Zoning By-Law Amendment for 1645 Sydenham Road and 1456 Aley Street to order at 6:58 p.m.

Mr. Touw, IBI Group Incorporated, 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 46 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 October 11, 2016.

Ms. Lambert informed the Committee that two items of correspondence were received regarding this application.

Councillor Allen inquired if the woodland that would be removed is considered significant habitat and how the adjacent woodland would be maintained. Mr. Touw responded that an ecologist had examined the woodland for plants and wildlife and found that the area was of limited value. He added that a ditch that runs near the property acts as a natural barrier between the property and the adjacent woodland.

Councillor Allen sought clarification on the impact of storm water runoff from the property to nearby residential properties. Mr. Touw explained that the topography of the land and the many water courses that run through the area can contribute to flooding issues. He further explained that the property will be maintaining all existing conditions related to storm water runoff and that the storm water pond on the property will assist in controlling storm water.

Councillor Osanic inquired about the replanting of trees that will be removed as part of the application. Mr. Touw responded that there is some opportunity for replanting of trees on site and that compensation, as per the tree by-law, may also take place.

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

Mr. Murphy spoke to his written comments regarding the application, a copy of which may be obtained by contacting the City Clerk's Department.

Mr. Dixon questioned the need for the additional storage lands requested in the application and asked if multiple entrances were required for the site. He discussed the issue of after-hours noise and asked if the application will conform to the noise by-law.

Ms. Inkster expressed her displeasure with the public notice process and discussed the use of the woodland adjacent to the application as a recreational area for nearby residents. She expressed further concern regarding traffic volumes on Sydenham Road in relation to the application.

Mr. Touw provided an overview of the public consultation process undertaken by the applicant and discussed the history of the re-location of Bangma Masonry to its current location. With respect to noise, Mr. Touw advised the Committee that back up signals for trucks are exempt from the noise by-law, and that the applicant is willing to receive feedback from residents whenever there is excessive noise from the property. Mr. Touw explained that the lot severance and creation of a second entrance is required in order for the property to receive additional power supply. He added that entrances will be specified for large trucks and cars, and that the separation is occurring to address traffic safety on Sydenham Road.

Councillor Neill commented that there are few opportunities to improve existing industrial sites and suggested the planting of trees or use of screening as potential site improvements. Mr. Touw responded that a landscaping plan for the Sydenham Road portion of the property is included in the application. Councillor Schell sought further details regarding the landscaping plan. Mr. Touw responded that the landscaping plan will take advantage of mature trees and provide overall improvement to the site.

The public meeting regarding the Application for an Official Plan and Zoning By-Law Amendment for 1645 Sydenham Road and 1456 Aley Street adjourned at 7:42 p.m.

Regular Planning Committee Meeting Number 19-2016

Meeting to Order

Councillor Schell called the regular meeting to order at 7:43 p.m.

Approval of the Agenda

Moved by Councillor Neill
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 October 6, 2016 Planning committee meeting be confirmed.

Carried

Disclosure of Pecuniary Interest

Councillor Neill declared a pecuniary interest regarding Business item 'a' as he owns property in proximity to the application.

Delegations

There were none.

Briefings

- a) Ms. Eusebio, Intermediate Planner, Policy Planning, provided a briefing regarding Business item c), Pending and Committed Residential Development Supply January 1, 2016 to June 30, 2016

Note: Ms. Eusebio conducted her briefing as part of Business item 'c'.

Business

a) Application for Zoning By-Law Amendment 70 Barbara Avenue

Councillor Neill withdrew from the meeting at 7:45 p.m.

Councillor Osanic sought clarification regarding the distance between the rear fence line of abutting properties and the building proposed in the application. Mr. Sands clarified that the distance from the rear fence line of abutting properties to the back of the proposed buildings is 5.11 metres.

Councillor Osanic inquired about the number of trees that will be removed and if any compensation would be provided. Mr. Sands stated that tree removals and compensation will be determined through the site plan approval process, adding that the applicant is committed to retaining as many trees as possible. Ms. Venditti added that the City is holding approximately \$ 18,000 in security from the applicant to ensure compensation will be provided.

Councillor Osanic sought further information as to how the \$ 18,000 security was determined. Ms. Venditti explained that the security amount was based on a tree inventory conducted on the property, and that the site plan approval and landscaping

plan will be evaluated in comparison to the tree inventory. She added that the security amount will be accessed if insufficient tree compensation is provided.

Councillor Osanic inquired about amenity space for the property. Mr. Sands responded that a public-private open space park is included in the application and that greenspace between the buildings may provide for additional amenities.

Councillor Allen sought further information regarding the height of the application and its impact on abutting properties on Alfred Street. Mr. Sands responded that the grading of the property in the application slopes from north-to-south, which lowers the buildings in comparison to properties on Alfred Street. Mr. Sands added that a buffering screen between the buildings and the rear lot line on Alfred Street is required.

Councillor Allen inquired about the impact of storm water runoff to properties on Division Street. Mr. Sands responded that the flow of storm water for the property will not differ from existing conditions and that the topography of the property will see storm water channeled towards the park. He added that the internal roadway will block flow towards Division Street and further channel storm water towards the park.

Councillor Allen commented on possible improvements to storm water runoff that could be sought.

Councillor Holland inquired about traffic impacts to Our Lady of Fatima Parish. Mr. Sands discussed the traffic study, commenting that Fray Street is not currently a municipally maintained road, but that a holding provision has been applied and that the road will be constructed to municipal standards. He added that the traffic study showed no adverse impacts to Fray Street.

Councillor Holland sought further details regarding the application and the City's management of the urban forest. Ms. Venditti spoke to the tree inventory and compensation process and described how the landscaping plan that will be included as part of the site plan approval process will be compared to the tree inventory. She added that any monetary compensation will go towards reforestation in other areas of the city.

Councillor Holland noted that the increased density for the application remains a concern of residents in the area. She requested that the site plan control application be 'bumped up' for the file.

Councillor Osanic stated she would not be supporting the application due to the increase in density and the removal of trees. She expressed concern over the impact the application would have on urban forests and suggested that a row of trees should be maintained between the proposed buildings and the rear fence line of properties on Alfred Street.

Councillor Allen inquired if community benefits were considered as part of the application. Mr. Sands responded that the application did not meet the requirements

necessary to trigger the community benefits process. He added that the proximity of the application to Division Street, as well as Kingston Transit express routes, is compatible with the area, and that the public-private park could be considered a benefit.

Councillor Allen sought clarification regarding the applicability of the community benefit program.

Ms. Venditti discussed the current zoning of the application, and stated that the application falls within medium density, and is consistent with Official Plan policies.

Councillor Allen suggested investment in additional greenspace at the property. He expressed his support for low-impact intensification, and the 'bump up' of the site plan control application.

Councillor Turner commented on the difficulty of losing greenspace, and expressed her support for the application as it supports intensification.

Moved by Councillor Allen
Seconded by Councillor Turner

That it be recommended to Council that the application for a zoning by-law amendment (File Number D14-005-2016) submitted by IBI Group Incorporated, on behalf of MC Townhomes Inc., for the property municipally known as 70 Barbara Avenue, 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-16-093; 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 Official Plan and Zoning By-Law Amendment 1572 Sunnyside Road

Councillor Neill returned to the meeting.

Moved by Councillor Osanic
Seconded by Councillor Allen

That it be recommended to Council that the applications for Official Plan and zoning by-law amendment (File Number D35-001-2016) submitted by McIntosh Perry Consulting Engineers Limited, on behalf of the Cataraqui Region Conservation Authority, for the property municipally known as 1572 Sunnyside Road, be approved; and

That the City of Kingston Official Plan, as amended, be further amended, amendment number 51, as per Exhibit A, (Draft By-Law and Schedules A, B and C to amend the Official Plan) to Report Number PC-16-100; and

That By-Law Number 76-26, entitled "Township of Kingston Restricted Area By-Law", as amended, be further amended, as per Exhibit B (Draft By-Law and Schedule A to amend Zoning By-Law Number 76-26) to Report Number PC-16-100; 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-laws be presented to Council for all three readings.

Carried

c) Pending and Committed Residential Development Supply January 1, 2016 to June 30, 2016

Ms. Eusebio spoke to the details of the report and provided a PowerPoint presentation. A copy of the presentation can be obtained by contacting the City Clerk's Department.

Councillor Neill asked if secondary suites are included in the pending unit calculations. Ms. Eusebio responded that secondary suites are captured from building permit information and included in the pending unit calculations.

Councillor Neill inquired if new developments that have the potential for secondary suites are included in the pending unit calculations. Ms. Eusebio responded that potential secondary suites are not included in pending unit calculations as the properties are counted as single units when building permits are issued.

Councillor Neill sought clarification regarding the growth in multi-unit buildings and the decline in single-family buildings. Ms. Eusebio stated that the trend over the past ten years has seen an increase in the number of multi-unit buildings and that this is a result of demographic shifts and vacancy rates. Mr. Newman added that 2016 has seen fewer new builds and that dominance of multi-unit buildings has not occurred. He added that multi-unit building increases are cyclical and that they can be skewed by a single building containing a large number of units.

Motions

There were none.

Notices of Motion

There were none.

Other Business

There was none.

Correspondence

Please see the addendum.

Date and Time of Next Meeting

The next meeting of the Planning Committee is scheduled for Thursday November 3, 2016 at 6:30 p.m.

Adjournment

Moved by Councillor Neill
Seconded by Councillor Osanic

That the meeting of the Planning Committee adjourn at 8:31 p.m.

Carried