



**City Of Kingston
Planning Committee
Meeting Number 09-2016
Agenda**

**Thursday April 21, 2016 at 6:30 p.m.
Council Chamber, City Hall**

Please provide regrets to Catalina Blumenberg, Committee Clerk at 613-546-4291, ext. 1317 or cblumenberg@cityofkingston.ca

Committee Composition

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

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Public Meeting Introduction

“NOTICE OF COLLECTION – Personal information collected as a result of this public hearing and on the forms provided at the back of the room is collected under the authority of the *Planning Act* and will be used to assist in making a decision on this matter. All names, addresses, opinions and comments may be collected and may form part of the minutes which will be available to the public. Questions regarding this collection should be forwarded to the Director of Planning, Building & Licensing Services.

The purpose of public meetings is to present planning applications in a public forum as required by The Planning Act. Following presentations by the applicant, Committee members will be afforded an opportunity to ask questions for clarification or further information. The meeting will then be opened to the public for comments and questions. Interested persons are requested to give their name and address for recording in the minutes. There is also a sign in sheet for interested members of the public at the back of the room.

No decisions are made at public meetings concerning applications, unless otherwise noted. The public meeting is held to gather public opinion.

Exemption to this rule is outlined in By-Law No. 2006-75 to *Delegate Various Planning Approvals to Staff and to Adopt Certain Procedures for the Processing Of Planning Applications Subject to Delegated Authority*. Council has authorized staff to use discretion in determining if an application can be a **Combined Public Meeting/Comprehensive Report** to expedite the approval process.

Public meeting reports are provided to inform the public of all relevant information. Information gathered is then referred back to Planning, Building & Licensing Services Staff for the preparation of a comprehensive report and recommendation to Planning Committee. This means that after the meeting tonight, staff will be considering the comments made by the public in their further review of the applications.

When this review is completed, a report will be prepared making a recommendation for action to this Committee. The recommendation is typically to approve (with conditions) or to deny. This Committee then makes a recommendation on the applications to City Council. **City Council has the final say on the applications from the City’s perspective.**

Following Council decision notice will be circulated in accordance with the Planning Act, and anyone with an interest in the matter may file an appeal. Interested persons are advised that if a person or public body does not make oral submissions at a public meeting or make written submissions before the By-Law is passed, the person or public body is not entitled to appeal the decision of Council to the Ontario Municipal Board, unless, in the opinion of the Board, there are reasonable grounds to do so.

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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 for a property known municipally as 5059 Leo Lake Road. This report describes the purpose and effect of the requested application and includes an overview of the relevant policies and regulations that apply to the subject property.

The subject property is designated 'Rural' and 'Environmental Protection Area' in the Official Plan, and is zoned General Rural Zone 'A2' in Zoning By-Law Number 32-74.

The applicant is proposing to amend the zoning by-law to facilitate consent applications (File Numbers D10-215-2015 & D10-216-2015) to sever two waterfront properties from the original land holding. The proposed zoning by-law amendment is to implement the recommendations of the Environmental Impact Study and comments from the Cataraqui Region Conservation Authority (CRCA), specifically to increase the minimum Water Setback (Section 5(22) of Zoning By-Law Number 32-74) from 15 metres to 40 metres and establish the building envelopes on the severed parcels.

To learn more about this application, visit the [DASH](#) page.

Application for Zoning By-Law Amendment
5059 Leo Lake Road
File Number: D14-007-2016
Applicant: Mark Touw (IBI Group)
(See Report PC-16-037)
(Schedule Pages 1 - 13)

Planning Committee Meeting Number 09-2016 Agenda
Thursday April 21, 2016 at 6:30 p.m., Council Chamber, City Hall

Regular Planning Committee Meeting Number 09-2016

Meeting to Order

Approval of the Agenda

Confirmation of Minutes

That the minutes of the Planning Committee Meeting Number 08-2016 held on Thursday April 7, 2016 be approved.

(Distributed April 15, 2016)

Disclosure of Pecuniary Interest

Delegations

Briefings

Mr. Newman, Manager, Policy Planning, will provide a presentation regarding Planning Primer: Intensification & Height.

Business

a) Pending and Committed Residential Development Supply Update to December 2015

The Report of the Commissioner of Community Services (PC-16-031) is attached.

Schedule Pages 14 - 27

Recommendation:

This report is for information purposes only.

b) Community Benefits under Section 37 of the *Planning Act* City-initiated Official Plan Amendment and Guidelines

The Report of the Commissioner of Community Services (PC-16-041) is attached.

Schedule Pages 28 - 41

Recommendation:

This report is for information purposes only.

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c) Application for Zoning By-Law Amendment 358 Victoria Street

The Report of the Commissioner of Community Services (PC-16-036) is attached.

Schedule Pages 42 - 71

To learn more about this application, visit the [DASH](#) page.

Recommendation:

That the application for a zoning by-law amendment (File Number D14-073-2015) submitted by Heather Cirella (HMD Drafting & Design), on behalf of Jeevan Rajaratnam and Karthika Sarvendran, for the property municipally known as 358 Victoria Street, be approved; and

That it be recommended to Council that the application for zoning by-law amendment (File Number D14-073-2015) for the lands municipally known as 358 Victoria Street, be approved; and

That By-Law Number 8499 of The Corporation of the City of Kingston, entitled “A By-Law to Regulate the Use of Lands and the Character, Location and Use of Buildings and Structures in the Township 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-16-036; 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.

Motions

Notices of Motion

Other Business

Correspondence

Date and Time of Next Meeting

The next meeting of the Planning Committee is scheduled for Thursday May 5, 2016 at 6:30 p.m.

Adjournment

1. Approved Site Plan Items:

D11-047-2014 - 847 Gardiners Road – Wendy’s Restaurant

2. Applications Appealed To Ontario Municipal Board:

D11-322-2010 – 495-513 Frontenac Street & 563-567 Princess Street – Awaiting decision from the Board

D14-188-2010 – 630 Princess Street – Hearing date pending

D09-017-2014, D14-075-2014 & D14-076-2014- PRK Developments- Princess Street and University Avenue- Appeals Submitted to OMB

3. Links to Land Use Planning Documents:

Planning Act: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90p13_e.htm

Provincial Policy Statement: <http://www.mah.gov.on.ca/Page1485.aspx>

City of Kingston Official Plan: <http://www.cityofkingston.ca/business/planning-and-development/official-plan>

City of Kingston Zoning By-Laws: <https://www.cityofkingston.ca/business/planning-and-development/zoning>

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
1	ZBA Amendment	1126497 Ontario Inc.	346 University Avenue.	D14-172-2009	increase the number of dwelling units from 8 to 10	Deemed complete 06-Jan-10	Public Meeting held Mar 4/10 Inactive file	Stacey Forfar extension 3253
2	ZBA	Jay Patry Enterprises Inc.	630 Princess Street	D09-053-2010 D14-188-2010	21 residential dwelling units and 2 commercial units	Deemed complete 23-June-2010	Appealed to OMB Regular Meeting held on Dec 3/15 2nd Regular Meeting held on January 21/16	Marnie Venditti extension 3256
3	ZBA	Jay Patry	203 Colborne Street.	D14-195-2010	To permit 5 dwelling units with a reduction in parking, amenity space and play space and an increase in maximum occupancy.	Deemed complete 29-Dec-2010	Public Meeting on Mar 1/12	Lindsay Lambert extension 2176
4	OPA & ZBA	Homestead Land Holdings	50 Newcourt Place.	D09-067-2012 & D14-248-2012	13 Storey apartment building with 99 dwelling units	Deemed complete 7-June-2012	Public Meeting held on Aug 2/12. Waiting for revised submission since Aug 17/12.	Stacey Forfar extension 3253
5	OPA/ZBA	Homestead Land Holdings Ltd.	48A Point St. Mark Drive.	D09-005-2013 & D14-012-2013	8 storey, 95 unit building	Deemed complete 4-Mar-2013	Public Meeting held on May 2/13	Stacey Forfar extension 3253
6	ZBA/Draft Plan	Braebury Homes	2939 Creekeford Rd.	D14-073-2014 & D12-019-2014	To permit a new subdivision consisting of 84 townhouse units, 8 semi-detached units, and 30 single detached dwellings		Public Meeting held on May 15/14. Waiting for revised submission from the applicant since February 3, 2015. Going to Regular meeting on Mar 31/16 Going to Council on April 19/16	Alex Adams extension 3219

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
7	ZBA	Lawrence VanWyngaarden	15 Markland Street.	D14-014-2013	To create two new residential lots	Deemed complete 15-Mar-2013	Public Meeting held on May 16/13. Waiting for revised submission from applicant since June 2013	Stacey Forfar extension 3253
8	ZBA	Doreta Apparel Shop Limited	394-396 Princess St. & 155 Division Street.	D14-027-2013	To permit additional storeys and additional residential units.	Deemed complete 7-May-2013	Public Meeting held on June 20/13. Application placed on hold by applicant.	Lindsay Lambert extension 2176
9	Draft Plan of Sub / ZBA/OPA	Creekside Valley Development Ltd.	1350-1370 Woodfield Crescent.	D12-008-2013 D14-035-2013 D09-013-2014	Subdivision with 330 single family units, 71 townhouse units, parkland, open space, stormwater management facility and environmental protection areas.	Deemed complete 30-Jul-13 ZBA & Draft Plan of Sub. 10-Jan-14 for OPA	Went to Council on Oct 6/15 Last day for Appeals October 29/15 Appealed to the OMB	Lindsay Lambert extension 2176
10	OPA/ZBA	ABNA Investments	23 Soccer Lane	D09-008-2013 D14-045-2013	commercial development with approximately 20,000 m ² of commercial space consisting of a large format retail outlet and four smaller commercial buildings	Deemed complete 01-Oct-13	Public Meeting held on Dec 5/13 Regular meeting to be held on April 21/16	Lindsay Lambert extension 2176 & Marnie Venditti extension 3256
11	ZBA/ Draft Plan	1829871 Ontario Limited	655 Graceland Avenue.	D12-010-2013 D14-041-2013	construct a residential subdivision consisting of 53 single detached dwelling lots, one park block, one walkway and one storm water management pond.	Deemed complete 12-Sept-13	Public Meeting held on Nov 21/13	Lindsay Lambert extension 2176
12	Final Plan	Tamarack (Catarqui West 2) Corp.	51 Holden Street	D12-011-2013	The subdivision consists of a mix of single detached dwelling lots, semi-detached dwelling lots and townhouse lots and blocks. The subdivision also includes 6 local roads, storm water easements and a walkway block.			Lindsay Lambert extension 2176
13	Amended Final Plan	Lynlea Fine Homes	Westgate Village Subdivision	D12-013-2013				

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#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
14	ZBA	Jason Eade	256 Elmwood Street	D14-054-2013	to permit three existing residential units in the building	Deemed complete 05-Dec-13		Stacey Forfar extension 3253
16	OPA/ZBA	PRK Developments	493-497 Princess Street	D09-017-2014 D14-075-2014	The applicant is proposing to demolish the existing buildings on the properties to construct a 10-storey, 190-unit apartment building with commercial uses on the ground floor. The residential dwellings along Chatham Street and at 10 Creighton Street will be maintained. The dwelling units are proposed to be a mix of bachelor, one-bedroom, two-bedroom, and three-bedroom dwelling units. The applicant is proposing 50 parking spaces on-site, 53 off-site parking spaces, and 169 bicycle parking spaces	Deemed complete 12-Mar-2014	Public Meeting held on May 15/14 Regular Meeting held on Mar 5/15 Went to Council on Mar 24/15 Under OMB Appeal	Marnie Venditti extension 3256
17	ZBA	PRK Developments	460-468 & 480 Princess Street.	D14-076-2014	The applicant is proposing to demolish the existing buildings on the properties to construct a 10-storey, 222-unit apartment building with commercial uses on the ground floor. The dwelling units are proposed to be a mix of bachelor, one-bedroom, two-bedroom, and three-bedroom dwelling units. The applicant is proposing 67 parking spaces on-site, 49 off-site parking spaces, and 125 bicycle parking spaces.	Deemed complete 12-Mar-2014	Public Meeting held on May 15, 2014 Regular Meeting held on Mar 5/15 Went to Council on Mar 24/15 Under OMB Appeal	Marnie Venditti extension 3256
18	OPA/ZBA	G. Williams Paving	1138 Sunnyside Rd. & 1398 Sydenham Rd.	D09-024-2014 D14-102-2014	To permit the existing contractor's yard use with a proposed building expansion.	Deemed complete 5-Dec-2014	Public Meeting held on Mar 5/15	Lindsay Lambert extension 2176

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
19	OPA/ZBA	Cruickshank Properties Corp.	Unity Road, Elginburg	D09-025-2014 D14-102-2014		Deemed complete 10-Dec-2014	Public Meeting held on Feb 19/15 2nd Public Meeting Held on June 18/15	Stacey Forfar extension 3253
20	ZBA	McAdoo's Auto Parts and Neal Ritchie	1145 McAdoo's Lane	D09-026-2014 D14-105-2014	To permit the development of the site with a light industrial use.	Deemed complete Dec 19/14	Public Meeting held on Mar 5/15	Lindsay Lambert extension 3180
21	ZBA	Oosterhof Electrical Services Limited	1110-1112 Sunnyside Rd.	D14-095-2014	The applicant is requesting a rezoning to a site specific 'M2' zone to permit the existing contractor's yard with a proposed building expansion and to permit the four existing residential units.	Deemed complete Nov 24/14	Public Meeting held on Mar 5/15	Lindsay Lambert extension 2176
23	OPA/ZBA	Kingston Creekford Holdings	2685 Creekford Road	D09-029-2015 D14-117-2015	To permit the development of a gas station and a Business Park.	Deemed complete Mar 30/15	Public Meeting held on May 21/15	Lindsay Lambert extension 2176
24	Draft Plan/ZBA	SSB Associates Inc,	3566 Princess Street	D12-012-2013 D14-049-2013			1st Public Meeting held on Jan 14/14 2nd Public Meeting held on Oct 1/15 Regular Meeting held on Dec 3/15 Appealed to OMB	Lindsay Lambert extension 2176

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
25	ZBA	Podium Developments	235, 243 Colborne Street, 60 and 62 Elm Street	D14-114-2015	To permit the development of two multiple family dwellings, with 8 and 16 units respectively. Zoning relief is requested.	Deemed complete Mar 20/15	Public Meeting held on May 21/15	Jason Sands extension 3277
26	OPA/ZBA	Podium Developments	575-511 Princess St, 510 Frontenac St & 505-513 Albert St	D09-031-2015 D14-123-2015	To permit a 10 storey building containing 258 residential units and 1,500 m2 of commercial space	Deemed complete on June 4, 2015		Alex Adams extension 3219
27	OPA/ZBA/Draft Plan of Subdivision/CIP	Taggart (Gardiners) Corporation	700 Gardiners Road	D09-030-2015 D14-120-2015 D12-022-2015 D18-002-2015	To permit a subdivision with a mix of uses including high, medium and low density residential uses (total 1,075 residential units), a 5 hectare commercial area, a 0.72 hectare business park area and open space areas	Deemed complete	Public Meeting held on July 2/15 Public Meeting held for CIP on Nov 5/15	Alex Adams extension 3219
29	ZBA	City of Kingston	A' Zone Parking Provisions for By-Law 8499	D14-129-2015				Steven Chew extension 3273
30	ZBA	Raymond Mak	241 University Avenue	D14-130-2015		Deemed complete on July 14/15	Public Meeting held on Sept 3, 2015	Jason Sands extension 3277
31	ZBA	IN8 the Capitol Development Inc.	223 Princess Street	D14-122-2015		Deemed complete on May 26/15	Public Meeting held on July 2/15	Lindsay Lambert extension 2176

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
32	Final Plan	976653 Ontario Inc.	2700 Delmar Street	D12-025-2015				Lindsay Lambert extension 2176
33	OPA/ZBA	Homestead Land Holding Limited	51-57 Queen St. & 18 Queen St. & 282 Ontario St.	D09-039-2015 D14-146-2015	Two 21 storey buildings, both with a podium and tower design, containing a total of 380 residential units, a municipal parking garage and commercial space	Deemed complete on Nov 27/15	Public Meeting held on Feb 18/16	Alex Adams extension 3219
34	ZBA	1652748 Ontario Inc.	169 Union St.	D14-145-2015		Deemed complete on Nov 16/15	Public Meeting held on Feb 18/16 Regular meeting held on Mar 31/16 Going to Council on April 19/16	Lindsay Lambert extension 2176
35	ZBA	HMD Drafting & Design	358 Victoria Street	D14-073-2015	Proposing to establish a second dwelling unit within the cellar of the existing single-family dwelling.	Deemed complete on Dec 15/15	Public Meeting held on Feb 18/16 going to Regular Meeting on April 21/16	Jason Sands extension 3277
36	ZBA	Anne-Marie Lee	462 Barrie Street	D14-074-2015	Proposing to convert the existing two (2) unit residential building containing five (5) bedrooms to a three (3) unit residential building containing a total of three (3) bedrooms.	Deemed complete on Dec 23/15	Public Meeting held on Feb 18/16 Regular meeting held on Mar 31/16 Going to Council on April 19/16	Jason Sands extension 3277
37	ZBA	FoTenn Consultants	14 Garrett Street	D14-002-2016	Application for Zoning By-Law Amendment to permit a two storey/three level parking structure, to accommodate 53 vehicles with an additional seven surface spaces, for a total of 60 parking spaces on the site	Deemed complete on Jan 28/16	Public Meeting held on March 3/16 Regular meeting held on April 7/16 Going to Council on April 19/16	Alex Adams extension 3219

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
38	ZBA	Walter Holsgrove	1575 Westbrook Road	D14-004-216	The applicant is proposing to change the Zoning By-law to expand the permitted uses of the M1-6 zone to include: a contractors yard, business office, transport and cartage yard, soil processing facility and service garage. The site is currently the subject of a Site Plan Control application (D11-004-2016) that is being processed concurrently with the Zoning By-Law Amendment.	Deemed complete on Feb 1/16	Public Meeting held on March 31/16	Jason Sands extension 3277
39	OPA/ZBA	McIntosh Perry	1572 Sunnyside Road	D35-001-2016			Public Meeting held on March 31/16	Lindsay Lambert extension 2176
40	Final Plan	Forefront Engineering Inc.	530 Maple Lawn Drive	D12-026-2015				Lindsay Lambert extension 2176
41	Final Plan	Forefront Engineering Inc.	2611 Isle of Man Road	D12-086-2015				Lindsay Lambert extension 2176
42	Final Plan	Murray Josselyn	1201 Woodhaven Drive	D12-002-2016				Lindsay Lambert extension 2176

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
43	Final Plan	CaraCo Development	1374 Andersen Drive	D12-001-2016	A final plan of subdivision application to develop the lands in five stages, which will consist of a total of 191 lots (126 single family dwellings; 54 semi-detached dwelling units and 11 town house dwelling units). A 0.8 hectare park is proposed to the east of Andersen Drive, and a commercial block is located south of the proposed Catarauqui Woods Drive extension.			Alex Adams extension 3219
44	ZBA	Dawn House	965 Milford Drive	D14-007-2016	The applicant proposes to renovate the interior of the existing vacant building to accommodate the Dawn House Women's Shelter including nine (9) affordable apartment units, one (1) safe/transitional dwelling unit with seven (7) beds, shared washrooms and common area, and office space for the Dawn House organization.	Deemend complete on March 30/16	Going to Public Meeting on May 5/16	Sukriti Agarwal extension 3217
45	ZBA	IBI Group	556 Princess Street	D14-010-2016		Deemed complete on March 3/16		Amy Didrikson extension 3288
46	ZBA	IBI Group	5059 Leo Lake Road	D14-007-2016	rezoning to support two consent applications	Deemed complete on March 3/16	Going to Public Meeting on April 21/16	Jason Sands extension 3277

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
47	ZBA	Dr. Edmund Anthony O'Neill	484 Days Road	D14-011-2016		Deemed complete on March 4/16	Going to Public Meeting on May 5/16	Amy Didrikson extension 3288
48	ZBA	Martin Group of Companies	1471-1479 John Counter Blvd. and 16 Terry Fox Drive	D14-012-2016		Deemed complete on March 18/16		Sukriti Agarwal extension 3217
49	OPA	City of Kingston	5 Year Review - 2015	D09-037-2015			Public Meeting held on November 5, 2015	Greg Newman extension 3289

Applications Requested to be Bumped Up to Planning Committee for Site Plan Control/or Final Subdivision Approval						
#	Applicant	Civic Address	Related File Numbers	Proposal	Bump-Up Request	Details
1	7116381 Canada Ltd.	630 Princess Street	D09-053-2010 & D14-188-2010	21 residential dwelling units and 2 commercial units	Public Meeting held on Sept 2/10	Bumped-up at Planning Committee – Site Plan Control application in process
2	Jay Patry	203 Colborne Street	D14-195-2010	5 dwelling units with a reduction in parking, a reduction in amenity space and a reduction in play space and an increase in maximum lot occupancy	Councillor Jim Neill	Bumped-up
3	Homestead Land Holdings Ltd	735 & 745 Highway 15	D09-001-2013 & D14-002-2013	two 14-storey apartment buildings, each with 180 dwelling units	Motion at May 7, 2013 Council Meeting	Bumped-up at Council – Site Plan Control application not submitted to date
4	Admiral's Walk Residences Inc.	1102,1106 and 1110 King St. West	D14-092-2007		Motion by Councillor Glover at Sept 6/2007 Planning Committee	Bumped-up at Planning Committee – Site Plan Control application not submitted to date
5	Tomlinson Environmental	1660-1674 Sydenham Road	D14-247-2012		Motion by Councillor Allen at November 17, 2015 Council Meeting	Bumped-up at Council – Site Plan Control application not submitted to date