



**City of Kingston
Report to Planning Committee
Report Number PC-16-058**

To: Chair and Members of Planning Committee
From: Lanie Hurdle, Commissioner, Community Services
Resource Staff: Paige Agnew, Director, Planning, Building & Licensing Services
Date of Meeting: June 16, 2016
Subject: Public Meeting Report
File Number: D14-017-2016
Address: 92 Cataraqui Street
Application Type: Zoning By-Law Amendment
Owner/Applicant: Hugh Roberts

Executive Summary:

The following is a Public Meeting report to the Planning Committee regarding an application for a zoning by-law amendment with respect to the subject site located at 92 Cataraqui 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 'Residential' in the Official Plan, and zoned One-Family Dwelling and Two-Family Dwelling 'A' Zone in Zoning By-Law Number 8499.

The applicant is proposing to amend the zoning by-law to facilitate the creation of a new lot fronting on James Street for a new single family dwelling. To accommodate the new lot the applicant is requesting amendments to the zoning by-law including a reduction in the minimum lot area, minimum front yard, minimum side yard, and aggregate side yard; increase in the maximum percentage of lot coverage; increase in the maximum height; reduction in the minimum rear yard; permit a projection into the front yard setback; and to reduce the setbacks for an accessory building.

June 16, 2016

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Authorizing Signatures:

ORIGINAL SIGNED BY COMMISSIONER

Lanie Hurdle, Commissioner, Community Services

ORIGINAL SIGNED BY CHIEF ADMINISTRATIVE OFFICER

Gerard Hunt, Chief Administrative Officer

Consultation with the following Members of the Corporate Management Team:

Cynthia Beach, Corporate & Strategic Initiatives	Not required
Denis Leger, Transportation, Facilities & Emergency Services	Not required
Jim Keech, President and CEO, Utilities Kingston	Not required
Desiree Kennedy, Chief Financial Officer & City Treasurer	Not required

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Options/Discussion:**Public Meeting Process**

Anyone who attends a Planning Committee Public Meeting may present an oral submission, and/or provide a written submission on the proposed application. 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 an oral submission at a Public Meeting, or does not make a written submission before the application has been approved 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.

The Planning Committee will consider a comprehensive report and recommendation from the Planning Division, 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 the Planning Committee at which the subject application will be considered. Anyone wishing to be notified of Council's decision on the subject application must submit a written request to:

Alex Adams, Senior Planner
The Corporation of the City of Kingston
Planning, Building & Licensing Services
216 Ontario Street
Kingston, ON K7L 2Z3
613-546-4291 extension 3219
aadams@cityofkingston.ca

Application and Submission

This report provides information on a proposed amendment to the former City of Kingston Zoning By-Law Number 8499, which is the subject of this Public Meeting.

In accordance with By-Law Number 2007-43, a pre-application meeting was held on November 17, 2014. On April 18, 2016 a zoning by-law amendment application was submitted by Hugh Roberts. On April 20, 2016 the zoning by-law amendment application was deemed complete, in accordance with the *Planning Act*.

The applicant is proposing to amend the zoning by-law to facilitate the creation of a new lot fronting on James Street for a new single family dwelling. To accommodate the new lot the applicant is requesting amendments to the zoning by-law including a reduction in the minimum lot area, minimum front yard, minimum side yard, and aggregate side yard; increase in the maximum percentage of lot coverage; increase in the maximum height; reduction in the

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minimum rear yard; permit a projection into the front yard setback; and to reduce the setbacks for an accessory building.

In support of the application, the applicant has submitted the following:

- Planning Justification, prepared by FoTenn
- Concept Site Plan (Exhibit E)
- Concept Renderings – 15 James Street (Exhibit F)
- Concept Elevations
- Archaeological Assessment, prepared by Abacus Archaeological Services

All submission materials are available online at www.cityofkingston.ca/dash, using 'Look-Up a Specific Address', and searching '92 Cataraqui Street'.

Site Characteristics

The subject property is approximately 449 square metres in area and has frontage on both Cataraqui Street and James Street, between Rideau Street and Bagot Street (Exhibit A - Key Map) in the Inner Harbour neighbourhood (*City of Kingston Neighbourhood Profiles 2011*). The Inner Harbour neighbourhood contains a mix of apartment dwelling units (54%), single detached dwellings (19%), row houses (11%); parks (including McBurney Park, Friendship Park and Douglas R. Fluhrer Park); schools (including Central Public School, Frontenac Public School and Regiopolis-Notre Dame Secondary School) and various places of worship. Both Cataraqui Street and James Street are local roads.

The property presently contains a single family dwelling.

Official Plan Considerations

The subject property is designated 'Residential' in the City of Kingston Official Plan (Exhibit C). The proposed zoning by-law amendment complies with the general intent of the City of Kingston Official Plan, and therefore no Official Plan amendment is required.

The predominant use within the 'Residential' designation is residential dwellings, including detached, semi-detached or duplex dwellings, townhouses, and apartments of various types, tenure, and density that respond to a wide range of housing needs. In addition to the various forms of housing, community facilities such as schools and places of worship are also permitted. Small-scale, convenience commercial uses which support residential neighbourhoods and are compatible with the residential setting may also be permitted in the designation.

Section 2.2 of the Official Plan states that the City is divided into broad, structural elements which are intended to remain stable for the duration of the Plan. The subject property is within a Housing District. Housing Districts are generally planned to remain stable, but it is stated that they will continue to mature and adapt as the City evolves (Section 2.2.5). Re-investment and upgrading are encouraged through minor infilling and development that compatibly integrate with the prevailing built form found in the neighbourhood.

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New residential development created by consent is encouraged to locate in areas designated for growth such as lands within the Urban Boundary, the Hamlets and the Country Areas where infill residential development is permitted (Section 9.6.12).

Zoning By-Law Considerations

The subject property is zoned One-Family Dwelling and Two-Family Dwelling 'A' Zone in Zoning By-Law Number 8499, as amended (Exhibit D). The uses permitted in the One-Family Dwelling and Two-Family Dwelling 'A' Zone include one-family dwellings, two-family dwellings, and various institutional uses such as libraries and churches. The proposed new single family dwelling would be permitted within the zone; however, various zone provisions are required to be amended to permit the creation of the lot along with reductions in yard requirements to create a buildable lot.

Previous & Current Applications

There are no other current or previous planning applications on the subject property.

Technical Circulation Process

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

Existing Policy/By-Law:

The proposed amendment will be reviewed against the policies of the Province of Ontario and City of Kingston to ensure that the changes are consistent with the Province's and the City's vision of development. The following documents will be assessed:

Provincial

Planning Act

Provincial Policy Statement, 2014

Municipal

City of Kingston Official Plan

Zoning By-Law Number 8499

Notice Provisions:

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 83 property owners (according to the latest Assessment Rolls) within 120 metres of the subject property (Exhibit G). A courtesy notice was also placed in the *Kingston Whig-Standard*.

Accessibility Considerations:

Not applicable

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Financial Considerations:

Not applicable

Contacts:

Paige Agnew, Director, Planning, Building & Licensing Services 613-546-4291 extension 3252

Stacey Forfar, Manager, Development Approvals 613-546-4291 extension 3252

Alex Adams, Senior Planner 613-546-4291 extension 3219

Other City of Kingston Staff Consulted:

Not applicable

Exhibits Attached:

Exhibit A Key Map

Exhibit B Neighbourhood Context (2015)

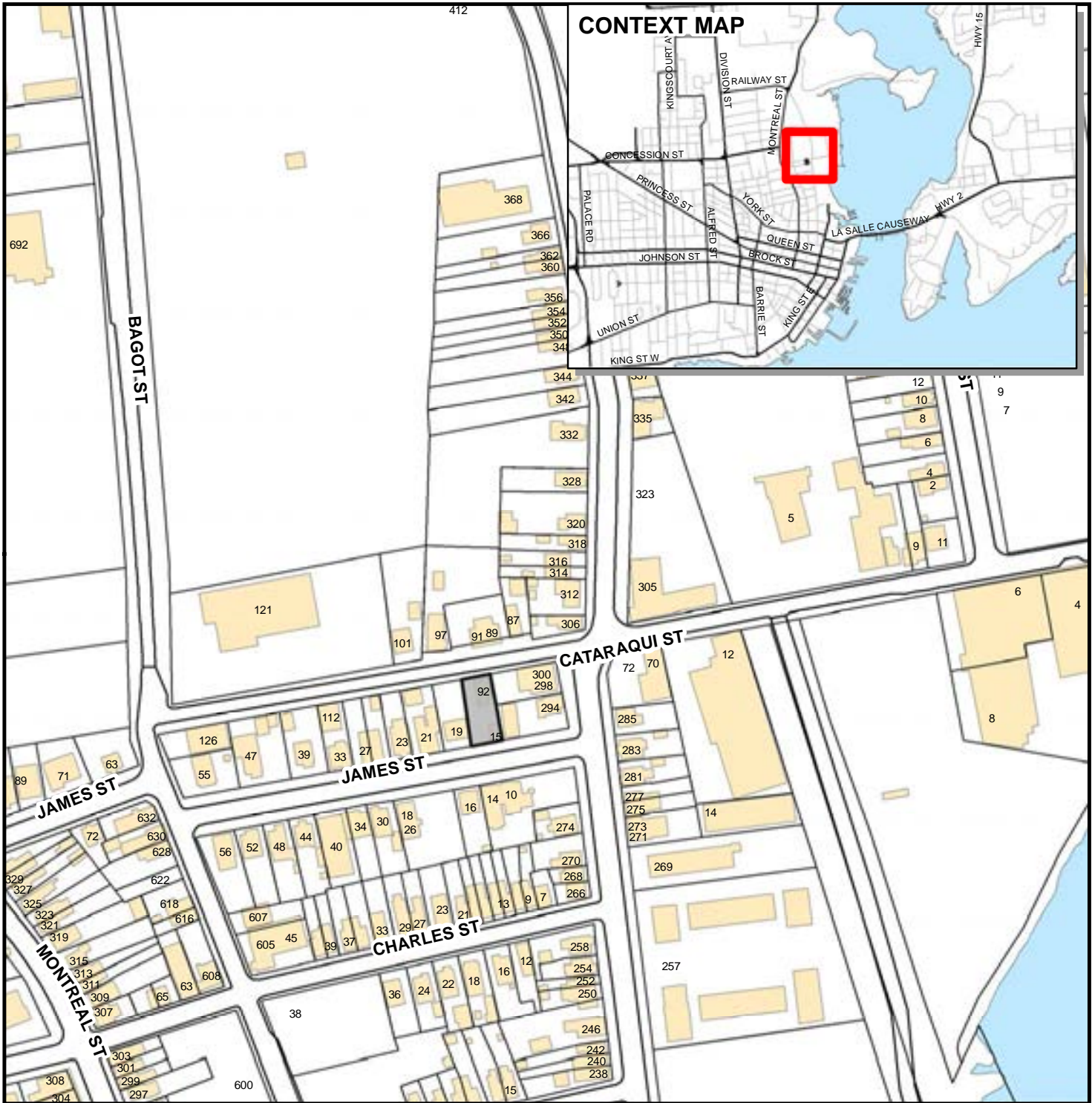
Exhibit C Official Plan, Land Use

Exhibit D Zoning By-Law Number 8499, Map 17

Exhibit E Concept Site Plan

Exhibit F Concept Renderings - 15 James Street

Exhibit G Public Notice Notification Map





CONTEXT MAP

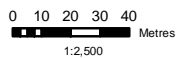
PLANNING COMMITTEE

KEY MAP

Applicant: Hugh Roberts
 File Number: D14-017-2016
 Address: 92 Cataraqui Street
 Legal Description: PLAN D21 PT LOT 36 B 79

LEGEND

-  Subject Property
-  Property Boundaries



Planning, Building & Licensing Services
 a department of
 Community Services

PREPARED BY: J. Partridge
 DATE: 4/26/2016

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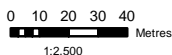


Planning, Building & Licensing Services



a department of Community Services

PLANNING COMMITTEE
NEIGHBOURHOOD CONTEXT (2015)

Applicant: Hugh Roberts
 File Number: D14-017-2016
 Address: 92 Cataraqui Street
 Legal Description: PLAN D21 PT LOT 36 B 79



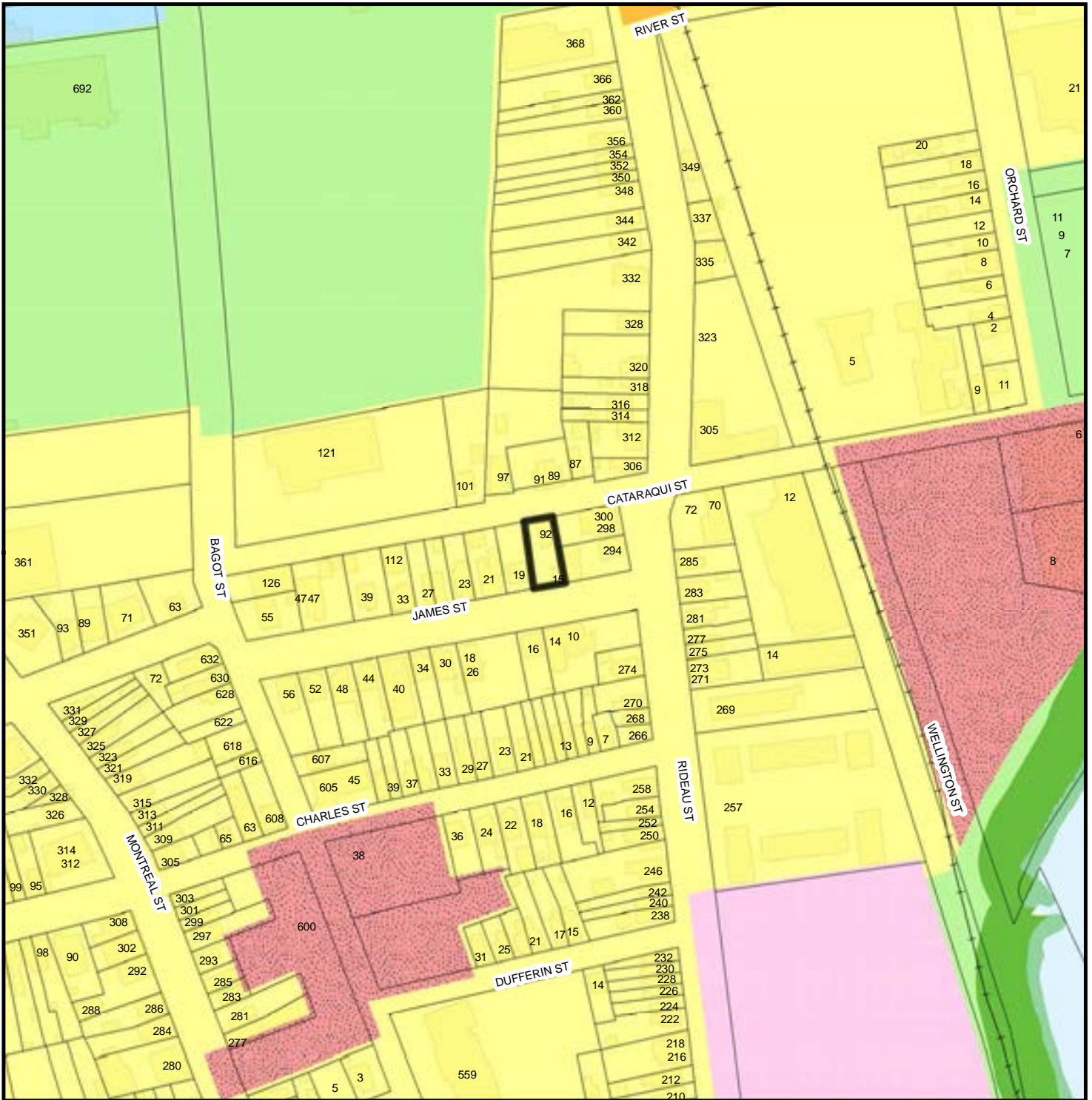
LEGEND

-  Subject Property
-  Property Boundaries



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 DATE: 4/26/2016

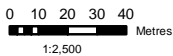
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PLANNING COMMITTEE
OFFICIAL PLAN, Land Use

Applicant: Hugh Roberts
File Number: D14-017-2016
Address: 92 Catalarqui Street
Legal Description: PLAN D21 PT LOT 36 B 79



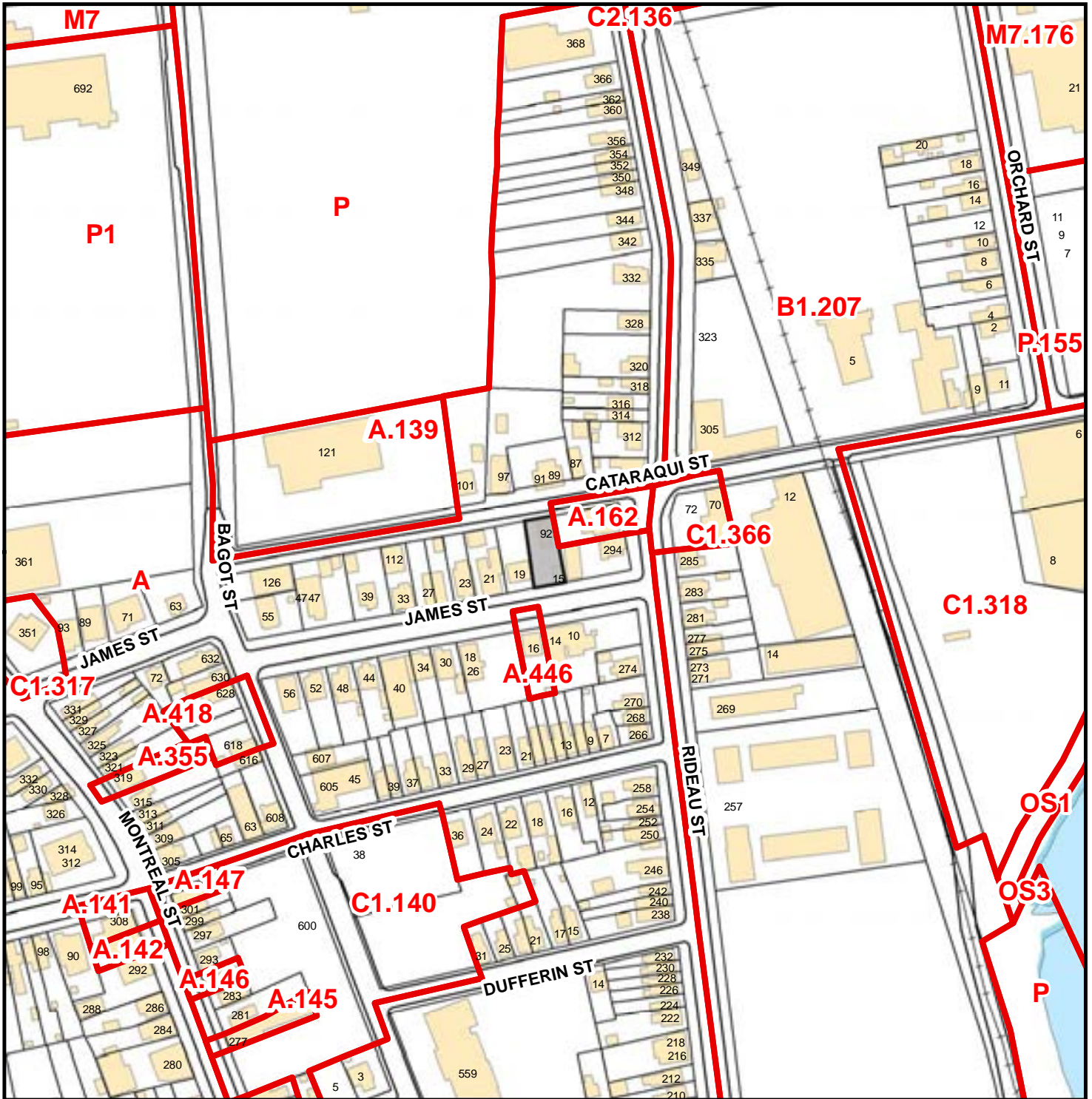
LEGEND

- Subject Property
- Residential
- General Industrial
- District Commercial
- Arterial Commercial
- Institution
- Open Space
- Environmental Protection Area



PREPARED BY: J.Partridge
DATE: 4/26/2016

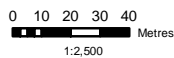
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
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Community Services

PLANNING COMMITTEE
ZONING BY-LAW 8499, Map 17

Applicant: Hugh Roberts
File Number: D14-017-2016
Address: 92 Cataraqi Street
Legal Description: PLAN D21 PT LOT 36 B 79



LEGEND

-  Subject Property
-  Consolidated Zoning
-  Property Boundaries



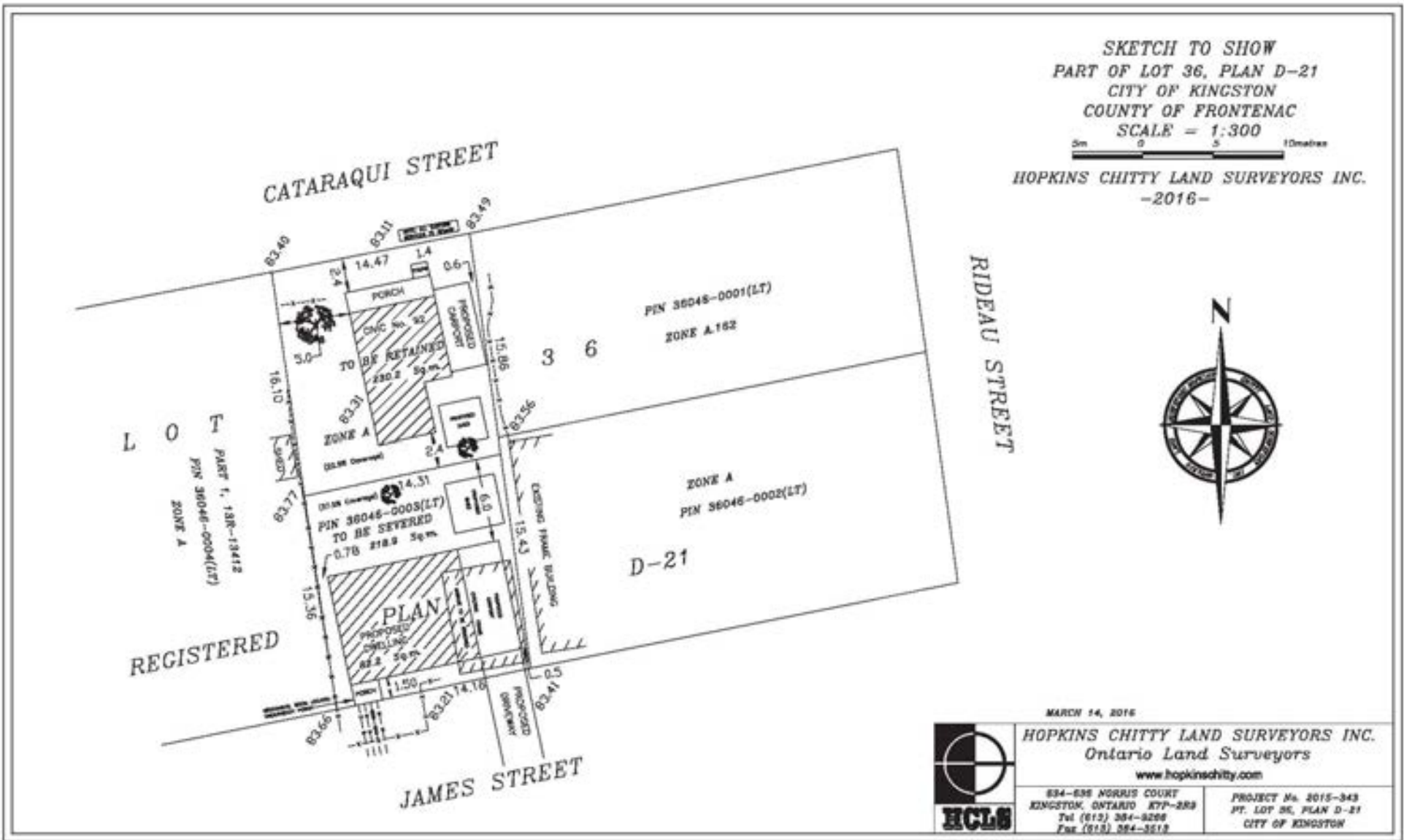
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SKETCH TO SHOW
 PART OF LOT 36, PLAN D-21
 CITY OF KINGSTON
 COUNTY OF FRONTENAC
 SCALE = 1:300



HOPKINS CHITTY LAND SURVEYORS INC.
 -2016-



MARCH 14, 2016



HOPKINS CHITTY LAND SURVEYORS INC.
 Ontario Land Surveyors
 www.hopkinschitty.com

634-636 AGRIS COURT
 KINGSTON, ONTARIO K7P-2R9
 Tel (613) 364-8266
 Fax (613) 364-3512

PROJECT No. 2015-343
 PT. LOT 36, PLAN D-21
 CITY OF KINGSTON

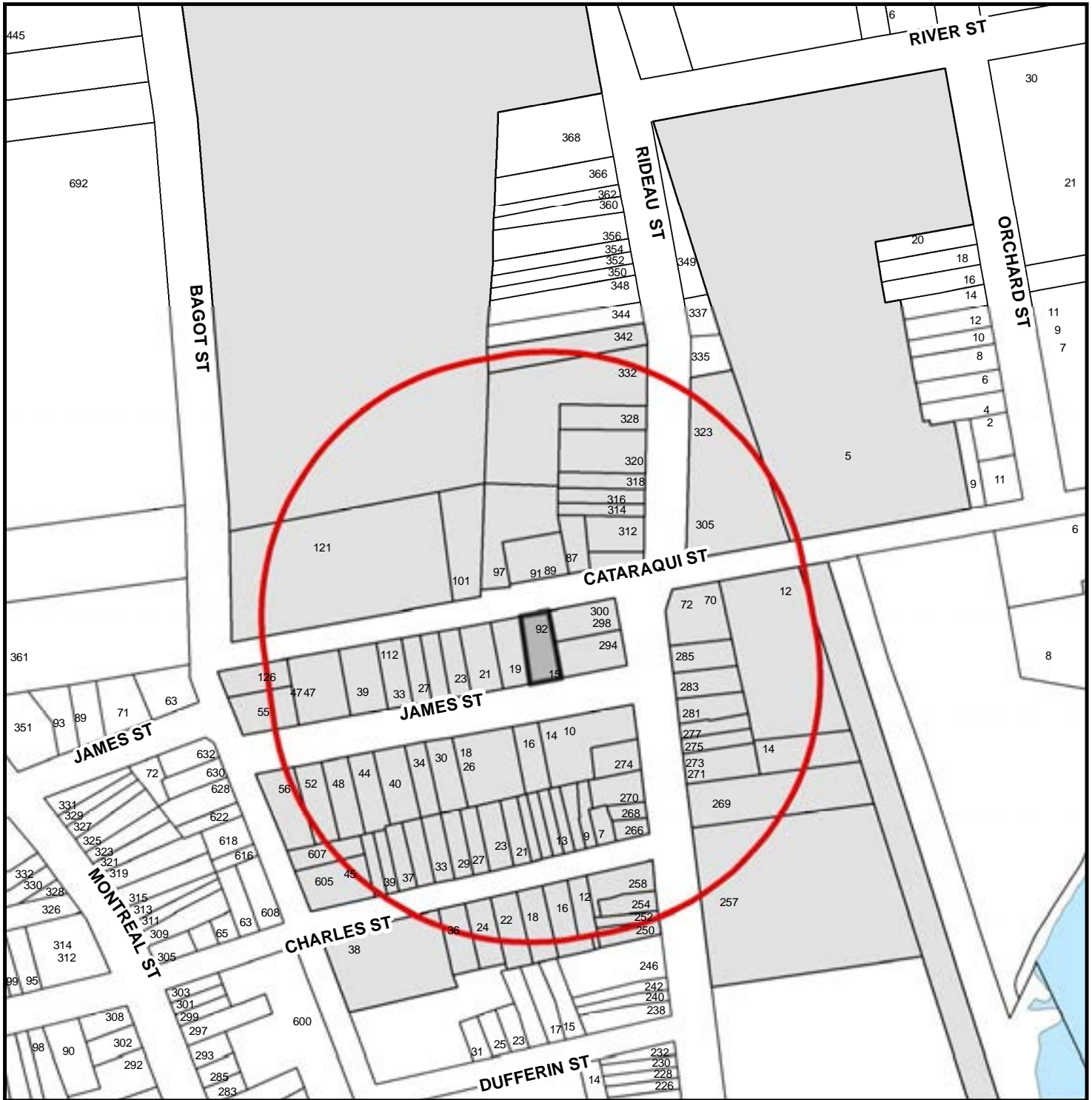
Exhibit E

**PROPOSED NEW HOME
15 JAMES ST.**





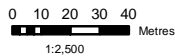
REAR VIEW 15 JAMES ST.







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PLANNING COMMITTEE
PUBLIC NOTICE BOUNDARY

Applicant: Hugh Roberts
 File Number: D14-017-2016
 Address: 92 Cataraqui Street
 Legal Description: PLAN D21 PT LOT 36 B 79



LEGEND

-  Subject Property
-  120m Public Notice Boundary
-  Property Boundaries
-  Properties Received Public Notification



PREPARED BY: K. Cruz
 DATE: 5/18/2016

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