



**City Of Kingston
Planning Committee
Meeting Number 13-2016
Agenda**

**Thursday, June 16, 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

Planning Committee Meeting Number 13-2016 Agenda
Thursday June 16, 2016 at 6:30 p.m., Council Chamber, City Hall

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.

Planning Committee Meeting Number 13-2016 Agenda
Thursday June 16, 2016 at 6:30 p.m., Council Chamber, City Hall

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 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.

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

Application for Zoning By-Law Amendment
92 Cataraqui Street
File Number: D14-017-2016
Owner/Applicant: Hugh Roberts
(See Report PC-16-058)
(Schedule Pages 1 - 14)

Planning Committee Meeting Number 13-2016 Agenda
Thursday June 16, 2016 at 6:30 p.m., Council Chamber, City Hall

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 zoning by-law amendment submitted by Peter Radley, on behalf of Donald Wright King, with respect to the subject site located at 469, 471 and 473 Earl Street.

The requested amendment is consistent with the general intent of the Official Plan and the Provincial Policy Statement. Three site-specific amendments are proposed for 469, 471 and 473 Earl Street to address the performance standards of three existing single-detached dwellings. The properties at 469 and 471 Earl Street have merged on title with 473 Earl Street as a result of being under the ownership of a single land owner. The amendments are required prior to the approval of technical consent to sever applications to re-establish one previously existing lot (473 Earl Street), and to establish two lots for 471 and 469 Earl Street, for a total of three lots. There is no proposal to change the existing built form or land use of the one-and-a-half storey single-detached dwellings, which each contain separately serviced, single dwelling units.

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

Application for Zoning By-Law Amendment
469, 471 and 473 Earl Street
File Number: D14-016-2016
Owner: Donald Wright King
Applicant: Peter Radley
(See Report PC-16-061)
(Schedule Pages 15 - 41)

Planning Committee Meeting Number 13-2016 Agenda
Thursday June 16, 2016 at 6:30 p.m., Council Chamber, City Hall

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 zoning by-law amendment with respect to the subject site located at 297 Gore Road submitted by the City's Real Estate & Land Development Department. 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 property is located on the southwest corner of Gore Road and Rose Abbey Drive. The property is designated 'Low Density Residential' in the Rideau Community Secondary Plan and is zoned within the 'A1' Restricted Rural Zone in Zoning By-Law Number 32-74.

The applicant is proposing site-specific zoning to permit three separate and distinct land uses: 0.9 acres (0.36 hectares) of public park space adjacent to Buckingham Park, a public road allowance widening on Gore Road, and residential development (up to four townhouse dwellings) on a 0.25 acre (0.1 hectare) parcel fronting onto Rose Abbey Drive. The residential development parcel is the location of a former water standpipe which was recently removed in 2015. As described in Report Number 15-354 to Council on August 11, 2015, the residential parcel is intended to be sold by the City for future development.

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

Application for Zoning By-Law Amendment
297 Gore Road
File Number: D14-014-2016
Owner: City of Kingston
Applicant: Real Estate & Land Development, City of Kingston
(See Report PC-16-057)
(Schedule Pages 42 - 64)

Planning Committee Meeting Number 13-2016 Agenda
Thursday June 16, 2016 at 6:30 p.m., Council Chamber, City Hall

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

The following is a Public Meeting report to the Planning Committee regarding applications for zoning by-law amendment and Community Improvement Plan Amendment with respect to the subject site located at 223 Princess Street. This report describes the proposed applications and includes an overview of the relevant policies and regulations that will be evaluated as part of a future comprehensive report.

A previous statutory Public Meeting was held for the subject applications on July 2, 2015. In response to a peer review report and technical comments on the submitted Urban Design Study and Heritage Impact Statement, the applicant has revised the details of the proposal, including the addition of some abutting lands that are intended to be consolidated into the overall site. The purpose of this Public Meeting is to provide an opportunity for the public to receive details and to provide comments regarding the proposed revisions to the development.

The revised submission proposal consists of a request to rezone the subject site for the construction of a 17-storey mixed use building with 213 residential units and 750 square metres of commercial floor area. The submission includes an additional interior parcel of approximately 141 square metres, which is proposed to be consolidated with the overall site. The site known as 223 Princess Street is the location of the former Capitol Theatre and later Empire Theatre.

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

Application for Zoning By-Law Amendment & Community Improvement Plan
Amendment

223 Princess Street

File Numbers: D14-122-2015 & D18-001-2015

Owner: IN8 (The Capitol) Developments Incorporated

Applicant: FOTENN Consultants Incorporated

(See Report PC-16-053)

(Schedule Pages 65 - 142)

Planning Committee Meeting Number 13-2016 Agenda
Thursday June 16, 2016 at 6:30 p.m., Council Chamber, City Hall

Public Meeting
Held Pursuant to the Planning Act
6:30 p.m.
Application for Official Plan & Zoning By-Law Amendment and Draft Plan of
Subdivision

The following is a Public Meeting report to the Planning Committee regarding an application for Official Plan, zoning by-law amendment and Draft Plan of Subdivision with respect to the subject site located at 700 Gardiners Road. 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 property is located in a 'Business District' and designated 'General Industrial' in the City of Kingston Official Plan and is zoned site specific Light Industrial Zone 'M2-31' in Zoning By-Law Number 76-26.

The applicant is proposing to develop a subdivision with a mix of uses including high, medium and low density residential uses (total 1,018 residential units); commercial uses; a school and two public parks. To accommodate the proposal the applicant is proposing to amend the Official Plan to locate the property within a 'Housing District' and to change the designations to 'Residential'; 'District Commercial'; 'Open Space'; and 'Institutional'; and to change the zoning to permit high density residential; medium density residential; low density residential; general shopping centre uses; institutional uses; and open space uses.

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

Application for Official Plan & Zoning By-Law Amendment and Draft Plan of
Subdivision

700 Gardiners Road

File Numbers: D09-030-2015, D14-120-2015 & D12-022-2015

Owner: Taggart (Gardiners) Corporation

Applicant: FOTENN Consultants Incorporated

(See Report PC-16-062)

(Schedule Pages 143 - 158)

Planning Committee Meeting Number 13-2016 Agenda
Thursday June 16, 2016 at 6:30 p.m., Council Chamber, City Hall

Public Meeting
Held Pursuant to the Planning Act
6:30 p.m.
Application for Proposed Amendment to the Brownfields Community
Improvement Plan

The following is a combined Public Meeting and comprehensive report recommending approval to the Planning Committee regarding an application for an amendment to the Brownfields Community Improvement Plan submitted by FoTenn Consultants Inc., on behalf of Taggart (Gardiners) Corporation, with respect to the subject site located at 700 Gardiners Road.

The subject property is within the boundaries of Kingston's Brownfield Community Improvement Plan (CIP) but is not within a designated Project Area. The addition of this new Project Area will allow the property owner to apply to the City for financial assistance through the Brownfields CIP Program. A decision regarding financial assistance for the subject property through the Brownfields CIP Program will be entirely at the discretion of Council, and will be the subject of a separate report.

The current proposal on the property is for 1,018 dwelling units, which equates to a net residential density of 54.4 units per net hectare, on the residential portion of the proposal. Through the ongoing review of the applications for Official Plan amendment, zoning by-law amendment and Draft Plan of Subdivision, staff have advised the applicant that minimum density provisions will be included with any possible future recommendation to approve the proposal.

Application for Proposed Amendment to the Brownfields Community
Improvement Plan
700 Gardiners Road
File Number: D18-002-2015
Owner: Taggart (Gardiners) Corporation
Applicant: FOTENN Consultants Incorporated
(See Report PC-16-063)
(Schedule Pages 159- 185)

Planning Committee Meeting Number 13-2016 Agenda
Thursday June 16, 2016 at 6:30 p.m., Council Chamber, City Hall

Regular Planning Committee Meeting Number 13-2016

Meeting to Order

Approval of the Agenda

Confirmation of Minutes

That the minutes of the Planning Committee Meeting Number 12-2016 held on Thursday June 9, 2016 be approved.

Disclosure of Pecuniary Interest

Delegations

Briefings

Business

a) Application for Zoning By-Law Amendment 469, 471 and 473 Earl Street

The Report of the Commissioner of Community Services (PC-16-061) is attached.

Schedule Pages 15 - 41

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

Recommendation:

That the following application be approved and forwarded to Council on June 21, 2016 for consideration:

That it be recommended to Council that the application for a zoning by-law amendment (File Number D14-016-2016) submitted by Peter Radley, on behalf of Donald Wright King, for the property municipally known as 469, 471 and 473 Earl 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-16-061; 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

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

b) Application for Proposed Amendment to the Brownfields Community Improvement Plan

The Report of the Commissioner of Community Services (PC-16-063) is attached.

Schedule Pages 159 - 185

Recommendation:

That the following recommendation be approved and forwarded to Council on June 21, 2016 for consideration:

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 D18-002-2015), submitted by FoTenn Consultants Inc., on behalf of Taggart (Gardiners) Corporation, for the property municipally known as 700 Gardiners Road, be approved; and

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 C (Draft By-Law and Schedule A to add a new Community Improvement Project Area) to Report Number PC-16-063; and

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 D (Draft By-Law and Schedule A to add site-specific policies to the Brownfields CIP) to Report Number PC-16-063; and

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

c) Application for Official Plan & Zoning By-Law Amendment 1145 McAdoo’s Lane

The Report of the Commissioner of Community Services (PC-16-052) is attached.

Schedule Pages 186 - 209

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

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Recommendation:

That the following application be approved and forwarded to Council on June 21, 2016 for consideration:

That it be recommended to Council that the applications for Official Plan amendment and Zoning By-Law amendment (File Numbers D09-026-2014 and D14-105-2014) submitted by McIntosh Perry Consulting Engineers, on behalf of Hughson Group Incorporated, for the property municipally known as 1145 McAdoo's Lane, be approved; and

That the City of Kingston Official Plan, as amended, be further amended, amendment number 49, as per Exhibit A (Draft By-Law and Schedule A to amend the Official Plan) to Report Number PC-16-052; and

That By-Law Number 76-26 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 B (Draft By-Law and Schedule A to amend Zoning By-Law Number 76-26) to Report Number PC-16-052; 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.

d) Application for Zoning By-Law Amendment 965 Milford Drive

The Report of the Commissioner of Community Services (PC-16-055) is attached.

Schedule Pages 210 - 290

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

Recommendation:

That the following recommendation be approved and forwarded to Council on June 21, 2016 for consideration:

That it be recommended to Council that the application for a zoning by-law amendment (File Number D14-009-2016) submitted by IBI Group, on behalf of Dawn House Women's Shelter, for the property municipally known as 965 Milford Drive, be approved; and

That By-Law Number 76-26 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

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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 76-26) to Report Number PC-16-055; 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.

e) Application for Zoning By-Law Amendment 1471-1479 John Counter Boulevard and 16 Terry Fox Drive

The Report of the Commissioner of Community Services (PC-16-056) is attached.

Schedule Pages 291 - 312

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

Recommendation:

That the following recommendation be approved and forwarded to Council on June 21, 2016 for consideration:

That it be recommended to Council that the application for a zoning by-law amendment (File Number D14-012-2016) submitted by the Martin Group of Companies, on behalf of Bob Martin Construction Co. Ltd., for the property municipally known as 1471-1479 John Counter Boulevard and 16 Terry Fox Drive, 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-16-056; 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.

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Thursday June 16, 2016 at 6:30 p.m., Council Chamber, City Hall

Motions

Notices of Motion

Other Business

Correspondence

Date and Time of Next Meeting

The next meeting of the Planning Committee is scheduled for Thursday July 7, 2016 at 6:30 p.m.

Adjournment

1. Approved Site Plan Items:

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	Lindsay Lambert extension 2176
6	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
7	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

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
8	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 Appeal dismissed by OMB.	Lindsay Lambert extension 2176
9	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 five smaller commercial buildings	Deemed complete 01-Oct-13	held on Dec 5/13 Regular meeting held on May 19/16. Approved by Council on June 7/16	Lindsay Lambert extension 2176 & Marnie Venditti extension 3256
10	ZBA/ Draft Plan	1829871 Ontario Limited	655 Graceland Avenue.	D12-010-2013 D14-041-2013	A proposed 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
11	Amended Final Plan	Lynlea Fine Homes	Westgate Village Subdivision	D12-013-2013				
12	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

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
13	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
14	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
15	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
16	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
17	ZBA	Hughson Group Inc.	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
18	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
19	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
20	Draft Plan/ZBA	SSB Associates Inc,	3566 Princess Street	D12-012-2013 D14-049-2013	A zoning by-law amendment and draft plan of subdivision consisting of 37 single-detached lots, a stormwater management block and the extension of Sproule Street to Princess Street.		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
21	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
22	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
23	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
24	ZBA/CIP	f2685	A' Zone Parking Provisions for By-Law 8499	D14-129-2015				Steven Chew extension 3273
25	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
26	ZBA/CIP	IN8 the Capitol Development Inc.	223 Princess Street	D14-122-2015 D18-001-2015	To permit a mixed use development with 20 storeys, 223 residential units and parking in a parking structure located along Queen Street frontage, below and above grade. The proposed development includes the conservation of the Princess Street façade of the former theatre.	Deemed complete on May 26/15	Public Meeting held on July 2/15 2nd Public Meeting to be held on June 16/16	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
27	Final Plan	976653 Ontario Inc.	2700 Delmar Street	D12-025-2015	A final plan of subdivision consisting of 23 single-detached lots, 42 semi-detached dwelling lots and 2 residential blocks. A 0.15 hectare park is proposed at the southeast corner of Augusta Drive and Delmar Street.			Lindsay Lambert extension 2176
28	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
29	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 Going to Regular meeting on July 7/16	Jason Sands extension 3277
30	OPA/ZBA	McIntosh Perry	1572 Sunnyside Road	D35-001-2016	The applicant is proposing amendments to the Official Plan designation and zoning to facilitate a proposed severance of an approximately 2.8 hectare parcel with an existing dwelling and barn.		Public Meeting held on March 31/16	Lindsay Lambert extension 2176
31	Final Plan	Forefront Engineering Inc.	530 Maple Lawn Drive	D12-026-2015	A final plan of subdivision consisting of 5 lots on private services and access via the existing Maple Lawn Drive.			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	Forefront Engineering Inc.	2611 Isle of Man Road	D12-086-2015	A final plan of subdivision consisting of 29 residential lots on private services.			Lindsay Lambert extension 2176
33	Final Plan	Murray Josselyn	1201 Woodhaven Drive	D12-002-2016	A final plan of subdivision consisting of 25 residential lots.			Lindsay Lambert extension 2176
34	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 Cataraqi Woods Drive extension.			Alex Adams extension 3219
35	ZBA	Dawn House Women's Shelter	965 Milford Drive	D14-009-2016	The applicant proposes to renovate the interior of the existing vacant building to accommodate nine (9) affordable apartment units, one (1) transitional dwelling unit with seven (7) beds, shared washrooms and common area, and office space.	Deemend complete on March 30/16	Public Meeting held on May 5/16. Going to Regular Meeting on June 16/16	Sukriti Agarwal extension 3217
36	ZBA	IBI Group	556 Princess Street	D14-010-2016		Deemed complete on March 3/16	Public Meeting held on May 5/16	Amy Didrikson extension 3288
37	ZBA	IBI Group	5059 Leo Lake Road	D14-007-2016	rezoning to support two consent applications	Deemed complete on March 3/16	Public Meeting held on April 21/16 Going to Regular Meeting on June 9/16	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
38	ZBA	Dr. Edmund Anthony O'Neill	484 Days Road	D14-011-2016		Deemed complete on March 4/16	Public Meeting held on May 5/16	Amy Didrikson extension 3288
39	ZBA	Martin Group of Companies	1471-1479 John Counter Blvd. and 16 Terry Fox Drive	D14-012-2016	Proposed Zoning By-Law Amendment to establish a site-specific Business Park Zone 'M9.X' to expand the list of permitted uses	Deemed complete on April 8/16	Public Meeting held on May 5/16. Going to Regular Meeting on June 16/16	Sukriti Agarwal extension 3217
40	OPA	City of Kingston	5 Year Review - 2015	D09-037-2015			Public Meeting held on November 5, 2015 2nd Public Meeting held on May 19/16	Greg Newman extension 3289
41	ZBA	Sonneveld Farms Ltd.	3955 Pine Grove Road	D14-013-2016	Proposed rezoning to support a consent application	Deemed complete on April 21/16		Sukriti Agarwal extension 3217
42	ZBA	Mark Touw (IBI Group)	70 Barbara Ave.	D14-005-2016	Proposed rezoning to facilitate the development of 116 stacked townhome dwelling units distributed amongst 7 townhome blocks.	Deemed complete on April 20/16	Going to Public Meeting on June 9/16	Jason Sands extension 3277
43	ZBA	Cathryn Hendry and Kyle Botting	230 Victoria St.	D14-018-2016	Proposed rezoning to permit habitation within the cellar of the existing single-family dwelling.	Deemed complete on April 19/16	Going to Public & Regular Meeting on June 9/16	Jason Sands extension 3277
44	ZBA	McIntosh Perry Consultants	3697 Hwy 2 E.	D14--015-2016		Deemed complete on April 13/16	Going to Public Meeting on June 9/16	Alex Adams extension 3219
45	ZBA	Peter J. Radley Cunningham Swan	469 Earl St.	D14-016-2016		Deemed complete on April 14/16		Amy Didrikson extension 3288

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
46	ZBA	Upper Canada Veterinary Group	2165 Bath Rd.	D14-023-2016			Going to Public & Regular Meeting/on July 7/16	Jason Sands extension 3277
47	ZBA	David Worsley	271/273 Earl St.	D14-022-2016				Jason Sands extension 3277

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