



**City Of Kingston  
Planning Committee  
Meeting Number 19-2016  
Agenda**

**Thursday October 20, 2016 at 6:30 p.m.  
Council Chamber, City Hall**

Please provide regrets to Derek Ochej, Committee Clerk at 613-546-4291, ext. 1219  
or [dochej@cityofkingston.ca](mailto:dochej@cityofkingston.ca)

**Committee Composition**

Councillor Schell, Chair  
Councillor Neill, Vice-Chair  
Councillor Allen  
Councillor M<sup>c</sup>Laren  
Councillor Osanic  
Councillor Turner

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<b>Public Meeting Introduction</b>
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**“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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**Note:** This public meeting will be held in Memorial Hall, Kingston City Hall  
(216 Ontario Street).

**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.

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

**Application for Zoning By-Law Amendment  
Provincial Accessible Parking Standards  
File Number: D14-032-2016  
Applicant: The City of Kingston  
(See Report PC-16-097)  
(Schedule Pages 1 – 15)**

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**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.

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

**Application for Official Plan and Zoning By-Law Amendment  
1645 Sydenham Road and 1456 Aley Street  
File Number: D35-006-2016  
Applicant: IBI Group Incorporated  
(See Report PC-16-099)  
(Schedule Pages 16 - 31)**

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## **Regular Planning Committee Meeting Number 19-2016**

### **Meeting to Order**

### **Approval of the Agenda**

### **Confirmation of Minutes**

**That** the minutes of the Planning Committee Meeting Number 18-2016 held on Thursday October 6, 2016 be approved.

Distributed on October 14, 2016

### **Disclosure of Pecuniary Interest**

### **Delegations**

### **Briefings**

### **Business**

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

The Report of the Commissioner of Community Services (PC-16-093) is attached.

Schedule Pages 32 – 77

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

#### **Recommendation:**

**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.

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**b) Application for Official Plan and Zoning By-Law Amendment 1572 Sunnyside Road**

The Report of the Commissioner of Community Services (PC-16-100) is attached.

Schedule Pages 78 – 108

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

**Recommendation:**

**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.

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

The Report of the Commissioner of Community Services (PC-16-094) is attached.

Schedule Pages 109 – 126

**Recommendation:**

This report is for information purposes only.

**Motions**

**Notices of Motion**

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**Other Business**

**Correspondence**

- a) Correspondence received from J. Bowie, dated October 6, 2016 regarding  
Application for Official Plan and Zoning By-Law Amendment  
575-611 Princess Street, 505-513 Albert Street, 510 Frontenac Street, 576-600  
Princess Street and 465 Albert Street

Schedule Pages 127 – 128

- b) Correspondence received from J. Patry, dated October 6, 2016 regarding  
Application for Official Plan and Zoning By-Law Amendment  
575-611 Princess Street, 505-513 Albert Street, 510 Frontenac Street, 576-600  
Princess Street and 465 Albert Street

Schedule Pages 129 – 130

**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**

**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

D14-009-2016 – 965 Milford Drive – Dawn House Women’s Shelter – Appeal withdrawn

D14-122-2015, D18-001-2015 – IN8 (The Capitol) Development Inc. – Appeal 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](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	Council Oct 4/16 Last day for Appeals Oct 27/16	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	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
9	Amended Final Plan	Lynlea Fine Homes	Westgate Village Subdivision	D12-013-2013				
10	ZBA	Jason Eade	256 Elmwood Street	D14-054-2013	A zoning by-law amendment to legalize the 3 existing residential units in the existing building.	Deemed complete 05-Dec-13	Public Meeting/Regular Meeting held on October 6/16	Jason Sands extension 3277
11	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

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
12	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
13	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
14	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
15	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
16	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

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
17	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
18	OPA/ZBA	Podium Developments	575-111 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	Going to Public Meeting on Oct 6/16	Alex Adams extension 3219
19	OPA/ZBA/Draft Plan of Subdivision/CIP	Taggart (Gardiners) Corporation	700 Gardiners Road	D09-030-2015 D14-120-2015 D12-022-2015	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	Alex Adams extension 3219
20	ZBA/CIP		A' Zone Parking Provisions for By-Law 8499	D14-129-2015				Steven Chew extension 3273
21	ZBA/CIP	IN8 (The Capitol) Developments 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	Went to Council on September 20/16 Last day for Appeals Oct 13/16 <b>Appealed to OMB</b>	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
22	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
23	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
24	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 Going to Regular Meeting on Oct 20/16	Lindsay Lambert extension 2176
25	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
26	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
27	Final Plan	Murray Josselyn	1201 Woodhaven Drive	D12-002-2016	A final plan of subdivision consisting of 25 residential lots.			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
28	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
29	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	Went to Council on June 23/16 Last day for Appeals July 14/16 <b>Appeal withdrawn</b>	Sukriti Agarwal extension 3217
30	OPA/ZBA	IBI Group	556 Princess Street	D35-004-2016	Official Plan amendment and Zoning By-law amendment application to permit a three storey addition to the rear of the existing three storey structure, intended to accommodate three (3), five-bedroom dwelling units, and to permit off-site parking beyond 60 metres of the property.	Deemed complete on March 3/16	Public Meeting held on May 5/16	Amy Didrikson extension 3288
31	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
32	ZBA	Sonneveld Farms Ltd.	3955 Pine Grove Road	D14-013-2016	Proposed rezoning to support a consent application	Deemed complete on April 21/16	Went to Council Sept 20/16. Last day for appeals Oct 13/16	Sukriti Agarwal extension 3217

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
33	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	Public Meeting held on June 9/16 Going to Regular Meeting on Oct 20/16	Jason Sands extension 3277
34	ZBA	McIntosh Perry Consultants	3697 Hwy 2 E.	D14--015-2016	Proposed Zoning By-Law Amendment to permit 6 lots (3 existing lots, 3 new lots) serviced by private well and septic systems	Deemed complete on April 13/16	Public Meeting held on June 9/16	Alex Adams extension 3219
35	ZBA	IBI Group	271/273 Earl St.	D14-022-2016	A zoning by-law amendment to support the demolition of the existing semi-detached dwelling and reconstruct a 3.5 storey, 8-unit residential building containing a total of 32 bedrooms.	Deemed Complete on June 9/16	Public Meeting held on Aug 4/16	Jason Sands extension 3277
36	ZBA	Stephen Sorensen	85 King St. E.	D14-021-2016		Deemed complete on May 20/16	Went to Council on Oct 4/16 Last day for Appeals Nov 3/16	Sonya Bolton extension 3237
37	ZBA	David Richardson	113 Raglan Rd.	D14-020-2016			Regular Meeting held on Sept 15/16 Last day for Appeals on Oct 13/16	Amy Didrikson extension 3288
38	ZBA	Chris Boot & Mark McKercher	40 Crescent Dr.	D14--027-2016	A zoning by-law amendment to recognize the existing semi-detached dwelling and facilitate a future consent application.	Deemed Complete on June 14/16	Went to Council on Sept 20/16 Last day for Appeals Oct 13/16	Jason Sands extension 3277
39	ZBA	Choice Properties	1100 Princess Street	D14-029-2016	A zoning by-law amendment to permit a 372 square metre restaurant with a drive-through facility and to recognize previously granted variances	Deemend Complete on July 20/16	Public Meeting held on Sept 1/16	Sukriti Agarwal extension 3217

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
40	ZBA	Mason Laframbois	99 Chatham Street	D14-026-2016	Rezone to allow for a secondary suite to be established within the existing home		Public Meeting & Regular Meeting held on Oct 6/16	Sajid Sifat extension 3126
41	ZBA	Braebury Development	1024 Catarauqui Woods Dr.	D14-031-2016	to permit a 5 unit row house building		Public /Regular Meeting held on October 6/16	Alex Adams extension 3219
42	ZBA	FoTenn Consultants	1200 Highway 15	D14-033-2016	to accommodate a drive-thru setback and a parking stall length reduction		Went to Council on Oct 4/16 Last day Appeals Oct 27/16	Alex Adams extension 3219
43	OPA/ZBA	Podium Developments	575-611 Princess St, 505-513 Albert St., 510 Frontenac St., 576-600 Princess St. & 465 Albert St.	D35-005-2016	11 storey mixed use vyuksubf (456 dwelling unit and 1,500 m2 commercial) and surface parking lot south of Princess St.		Going to Public Meeting on Oct 6/16	Alex Adams extension 3219
44	OPA	City of Kingston	N/A	D09-002-2016	City-initiated Official Plan amendment to implement the recommendations of the Commercial Land Review Final Report dated March 2016.		Public Meeting held on Oct 6/16	Sukriti Agarwal extension 3217
45	ZBA	Cameron MacDougall	27 Pine Street	D14-036-2016	Proposed zoning by-law amendment to permit a second dwelling unit on the subject property	Deemed Complete September 16/16	Going to Public Meeting/Regular Meeting on November 3/16	Jason Sands extension 3277
46	OPA/ZBA	Anchor Concrete	1645 Sydenham Rd & 1456 Aley St/	D35-006-2016			Going to Public Meeting on Oct 20/16	Lindsay Lambert extension 2176
47	ZBA	Kingston Frontenac Housing Corporation	671 Brock St.	D14-038-2016				Jason Sands extension 3277