



**City Of Kingston
Planning Committee
Meeting Number 21-2016
Agenda**

**Thursday November 17, 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

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 Report
6:30 p.m.
Official Plan Update

The following is a Public Meeting report to the Planning Committee regarding a comprehensive update to the 2010 Official Plan (OP). The OP update began in early 2015 and was supported by a program of public consultation and stakeholder engagement. A report regarding the OP Update was presented to the Planning Committee on September 1, 2016, recommending that Council adopt proposed amendments to the OP. On September 20, 2016 a motion was passed by Council to defer making a decision on the OP so that staff could undertake an additional round of public consultation. Accordingly, a Public Meeting is being held to receive feedback on the Fifth Draft of the OP. An open house was held on October 26, 2016 during which time proposed changes to the OP were presented.

The Fifth Draft of the OP Update was released on the City's website on September 27, 2016 and copies were made available at City Hall, 1211 John Counter Boulevard and branches of the Kingston Frontenac Public Library. Revisions made to the OP include: changes to address the *Smart Growth for Our Communities Act*, 2015 (Bill 73) amendments to the *Planning Act* (i.e. acknowledging alternative standards for cash-in-lieu of parkland; addition of public consultation policies); strengthening of policies associated with the "ribbon of life"; revisions to the complementary service commercial policies within the Airport designation; refinement of locational criteria for high density residential uses; revisions to the commercial policies to implement the recommendations of the Commercial Land Review Final Report; refinement of narrative throughout the plan and removal of duplication and redundant policy directives; and modifications to the proposed boundaries of the Near Campus Neighbourhoods Future Planning Study Area on Schedule 13 to include a broader area of analysis.

Following the Public Meeting on November 17, 2016, City staff will begin to finalize revisions to the OP. It is anticipated that a final version of the OP and an implementing by-law will be presented to the Planning Committee in December 2016 and to Council in January 2017. The recommendation to Council will be that the Official Plan be adopted and that the Official Plan Update and amending by-law be submitted to the Ministry of Municipal Affairs for the Minister's approval. Pursuant to the requirements of the *Planning Act*, upon receipt of the Official Plan, the Ministry has 180 days to render a decision on the proposed amendments.

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

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Official Plan Update
File Number: D09-037-2015
(See Report PC-16-105)
(Schedule Pages 1 – 24)

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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 submitted by Kingston & Frontenac Housing Corporation on behalf of the City of Kingston, with respect to the subject site located at 671 Brock 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 and Two-Family Dwelling 'A' zone in Zoning By-Law Number 8499.

The applicant is proposing to divide the existing site into three parcels: a 3,372 square metre park parcel (55%); a 1,467 square metre housing parcel (24%); and a 1,269 square metre future housing parcel (21%) (Exhibit A – Key Map). The future parcel is not proposed to be rezoned at this time. Future applications will be required when more details are known about what the use of the parcel will be. The existing school structure is being demolished by the City and a new multi-unit residential building is proposed to be constructed on a 1,467 square metre portion of the subject property. The proposed apartment building is four (4) storeys in height, contains a total of 32 dwelling units and has a total gross floor area of 2,008 square metres. The proposal includes a mixture of affordable and market housing. The proposed units will be a mix of one and two bedroom units. An amendment to the zoning by-law is requested to accommodate the increased density, maximum height, parking and location of the proposed structure. Further amendments are proposed to accommodate the overall development plan.

The proposed rezoning application is to facilitate the construction of a 4 storey multi-unit residential building adjacent to the future housing parcel.

An application for Site Plan Control has also been submitted (File Number D11-050-2016).

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

Application for Zoning By-Law Amendment
671 Brock Street
File Number: D14-038-2016
Applicant: Kingston & Frontenac Housing Corporation
(See Report PC-16-104)
(Schedule Pages 25 - 42)

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Regular Planning Committee Meeting Number 21-2016

Meeting to Order

Approval of the Agenda

Confirmation of Minutes

That the minutes of the Planning Committee Meeting Number 20-2016 held on Thursday November 3, 2016 be approved.

Distributed on November 10, 2016

Disclosure of Pecuniary Interest

Delegations

Briefings

Business

a) Final Plan of Condominium

The Report of the Commissioner of Community Services (PC-16-106) is attached.

Schedule Pages 43 – 62

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

Recommendation:

That it be recommended to Council that the application for final approval of a Plan of Condominium (File Number D07-002-2016) submitted by Geertsma Homes Ltd. for the lands located at 740 Augusta Drive, be approved; and

That final approval be subject to the Owner entering into a Condominium agreement with the City, the agreement shall provide further notice to the Condominium Corporation and present and future purchasers, of the conditions contained within the registered Site Plan Control agreement and that the Condominium Corporation will be responsible for maintaining the approved site works and fulfilling any conditions of the agreement; and

That subject to the satisfaction of the Legal Services Department, the Mayor and Clerk be authorized to execute the Condominium agreement, and the Director of Legal Services be authorized to forward the necessary signed and stamped originals

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and required copies of the Final Plan of Condominium to the Land Registry Office for registration.

Motions

Notices of Motion

Other Business

Correspondence

- a) Correspondence received from E.M. Simard, dated November 6, 2016 regarding Application for Zoning By-Law Amendment 671 Brock Street

Schedule Page 63

Date and Time of Next Meeting

The next meeting of the Planning Committee is scheduled for Thursday December 1, 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

D14-122-2015, 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

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 | Council on Oct 18/16 Last day for Appeals Nov 10/16 | 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 |
| 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 |

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|----------------------------------|------------------|---------------------------------------|---|------------------------------|--|---|---|--------------------------------|
| # | Application Type | Applicant | Civic Address | File Numbers | Proposal | Date that Application was deemed complete | Status | Planner/Contact |
| 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 |
| 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 | Public Meeting held on Oct 6/16 | Alex Adams extension 3219 |

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|----------------------------------|---------------------------------------|-------------------------------------|--|--|---|---|---|--------------------------------|
| # | Application Type | Applicant | Civic Address | File Numbers | Proposal | Date that Application was deemed complete | Status | Planner/Contact |
| 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 | 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 Appealed to OMB | Lindsay Lambert extension 2176 |
| 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 |

| Applications Received/In Process | | | | | | | | |
|----------------------------------|------------------|----------------------------|-----------------------|--------------|---|---|---|-----------------------------------|
| # | Application Type | Applicant | Civic Address | File Numbers | Proposal | Date that Application was deemed complete | Status | Planner/Contact |
| 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. | | Went to Council on Nov 1/16 Last day for Appeals is November 24/16 | 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 |
| 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 |

| Applications Received/In Process | | | | | | | | |
|----------------------------------|------------------|----------------------------|----------------------|---------------|--|---|---|--------------------------------|
| # | Application Type | Applicant | Civic Address | File Numbers | Proposal | Date that Application was deemed complete | Status | Planner/Contact |
| 29 | 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 |
| 30 | 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 |
| 31 | 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 | Went to Council on Nov 1/16 Last day for Appeals is Nov 24/16 | Jason Sands extension 3277 |
| 32 | 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 |
| 33 | 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 |
| 34 | 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 |
| 35 | 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 Went to Council on Oct 18/16 Last day for Appeals Nov 10/16 | Sajid Sifat extension 3126 |
| 36 | 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 |
| 37 | 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. | | Public Meeting held on Oct 6/16 | Alex Adams extension 3219 |
| 38 | 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 |
| 39 | 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 | Public/Regular Meeting held on November 3/16 | Jason Sands extension 3277 |
| 40 | OPA/ZBA | Anchor Concrete | 1645 Sydenham Rd & 1456 Aley St. | D35-006-2016 | | | Public Meeting held on Oct 20/16 | Lindsay Lambert extension 2176 |
| 41 | ZBA | Kingston Frontenac Housing Corporation | 671 Brock St. | D14-038-2016 | Proposed zoning by-law amendment to permit the development of a 4 storey, 32 unit building in the southeast corner. The northern portion of the property is proposed to | Deemed Complete Oct 14/16 | Going to Public Meeting on Nov 17/16 | Jason Sands extension 3277 |
| | | | | | | | | |