City Of Kingston
Planning Committee
Meeting Number 04-2018
Agenda
Thursday February 1, 2018 at 6:30 p.m.
Council Chamber, City Hall

Please provide regrets to Derek Ochej, Committee Clerk at 613-546-4291, extension 1219 or dochej@cityofkingston.ca

Committee Composition

Councillor Neill; Chair
Councillor McLaren
Councillor Oosterhof
Councillor Osanic
Councillor Turner
“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 Number 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.
The following is a Public Meeting and comprehensive report recommending approval to the Planning Committee regarding an application for a zoning by-law amendment submitted by Jennifer Foster, on behalf of Mary Loewen, with respect to the subject site located at 14 North Bartlett and 644 Victoria Street.

The applicant is proposing a zoning by-law amendment to permit a consent to re-establish two lots that have merged on title into one land holding and recognize the resulting lot area for 14 North Bartlett Street and any deficient setbacks for the existing structures on each resulting lot. The subject property at 644 Victoria Street and 14 North Bartlett Street were two separate lots historically. A zoning by-law amendment is required to sever the properties into separate lots since the proposed lot to be severed (14 North Bartlett Street) does not meet the minimum lot area requirement of the zoning by-law. The applicant is proposing to reduce the minimum lot area for 14 North Bartlett Street and reduce the front yard setback for 644 Victoria Street to allow the re-establishment of one dwelling unit per lot. No physical alterations to the structures are proposed through this application.

A Public Meeting with respect to this application is being held concurrently with the presentation of a comprehensive report and recommendation to the Planning Committee.

To learn more about this application, visit the DASH page.

File Number: D14-036-2017
Address: 14 North Bartlett and 644 Victoria Street
Application Type: Zoning By-Law Amendment
Owner: Mary Loewen
Applicant: Jennifer Foster
(See Report PC-18-010)
(Schedule Pages 1 – 17)
Regular Planning Committee Meeting Number 04-2018

Meeting to Order

Approval of the Agenda

Confirmation of Minutes

a) That the minutes of Planning Committee Meeting Number 03-2018 held Thursday January 18, 2018 be approved.

Distributed January 26, 2018

Disclosure of Pecuniary Interest

Delegations

Briefings

Business

This portion of the meeting is open to the public. The City has initiated a new process in which members of the public will have the opportunity to speak, for up to five minutes, on comprehensive reports presented before the Planning Committee. Those wishing to provide oral comments at this meeting will be invited to do so. However, because this is not a Public Meeting pursuant to the requirements of the Planning Act, in order to retain appeal rights to the Ontario Municipal Board one must have provided oral comments during the Statutory Public Meeting and/or provide written comments in advance of a final decision by Council.

a) File Number: D14-036-2017
Subject: Comprehensive Report
Address: 14 North Bartlett and 644 Victoria Street
Application Type: Zoning By-Law Amendment
Owner: Mary Loewen
Applicant: Jennifer Foster

The Report of the Commissioner of Community Services (PC-18-010) is attached.

Schedule Pages 1 – 17

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 D14-036-2017) submitted by Jennifer Foster, on behalf of Mary Loewen, for the property municipally known as 14 North Bartlett and 644 Victoria Street, 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-18-010; and

That Council determines that in accordance with Section 34(17) of the Planning Act, no further notice is required prior to the passage of the by-law; and

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

Motions

Notices of Motion

Other Business

Correspondence

Date and Time of Next Meeting

The next meeting of the Planning Committee is scheduled for February 15, 2018 at 6:30 p.m.

Adjournment
1. Approved Site Plan Items:

D11-005-2017 – 213-219 Princess Street – Colbourne & Kembel Architects – interior & exterior renovations commercial space on ground floor and residential on upper floors
D11-004-2017 – 755 Burnett Street – Forefront Engineering – addition for auto body shop
D11-003-2017 – 292 Dalton Avenue – Forefront Engineering – new warehouse showroom for REP Windows and Doors
D11-019-2017 – 35 Lyons Street - AMHS-KFLA – 4 storey, 49 unit housing development

2. Applications Appealed To Ontario Municipal Board:

D11-322-2010 – 495-513 Frontenac Street & 563-567 Princess Street
D09-017-2014, D14-075-2014 & D14-076-2014- PRK Developments- Princess Street and University Avenue- Awaiting decision from the Board
D14-122-2015 – IN8 (The Capitol) Development Inc. - 223 Princess Street – Appeal Submitted to OMB – Hearing begins March 26, 2018

3. Links to Land Use Planning Documents:

Planning Act: https://www.ontario.ca/laws/statute/90p13
City of Kingston Zoning By-Laws: https://www.cityofkingston.ca/business/planning-and-development/zoning
<table>
<thead>
<tr>
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<th>Planner/Contact</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>ZBA</td>
<td>Jay Patry</td>
<td>203-205 Colborne Street.</td>
<td>D14-195-2010</td>
<td>To permit 5 existing dwelling units with a reduction in parking, amenity space and play space and an increase in maximum occupancy.</td>
<td>Deemed complete 29-Dec-2010</td>
<td>Public Meeting on Mar 1/12 2nd Public held on Meeting on Aug 29/17</td>
<td>Lindsay Lambert extension 2176</td>
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<td>2</td>
<td>OPA &amp; ZBA</td>
<td>Homestead Land Holdings</td>
<td>50 Newcourt Place.</td>
<td>D09-067-2012 &amp; D14-248-2012</td>
<td>13 Storey apartment building with 99 dwelling units</td>
<td>Deemed complete 7-June-2012</td>
<td>Waiting for revised submission since Aug 17/12.</td>
<td>Marnie Venditti extension 3256</td>
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<td>3</td>
<td>OPA/ZBA</td>
<td>Homestead Land Holdings Ltd.</td>
<td>48A Point St. Mark Drive.</td>
<td>D09-005-2013 &amp; D14-012-2013</td>
<td>7 storey, 95 unit building</td>
<td>Deemed complete 4-Mar-2013</td>
<td>Public Meeting held on May 2/13. Appealed to the OMB. Pre-Hearing Nov. 23/17. Second Pre-Hearing Teleconference Scheduled for Feb. 2/18. 2nd Public Meeting (Non-Statutory) held on Oct 19/17</td>
<td>Lindsay Lambert extension 2176</td>
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<td>4</td>
<td>ZBA</td>
<td>Doreta Apparel Shop Limited</td>
<td>394-396 Princess St. &amp; 155 Division Street</td>
<td>D14-027-2013</td>
<td>To permit additional storeys and additional residential units.</td>
<td>Deemed complete 7-May-2013</td>
<td>Public Meeting held on June 20/13. Application placed on hold by applicant.</td>
<td>Lindsay Lambert extension 2176</td>
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<td>5</td>
<td>ZBA/ Draft Plan</td>
<td>1829871 Ontario Limited</td>
<td>655 Graceland Avenue.</td>
<td>D12-010-2013 &amp; D14-041-2013</td>
<td>A proposed residential subdivision consisting of 45 single detached dwelling lots, one park block, one walkway and one storm water management pond.</td>
<td>Deemed complete 12-Sept-13</td>
<td>2nd Public Meeting held on April 6/17</td>
<td>Lindsay Lambert extension 2176</td>
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<td>6</td>
<td>OPA/ZBA</td>
<td>PRK Developments</td>
<td>493-497 Princess Street</td>
<td>D09-017-2014 D14-075-2014</td>
<td>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.</td>
<td>Deemed complete 12-Mar-2014</td>
<td>Waiting for OMB Order</td>
<td>Marnie Venditti extension 3256</td>
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<td>7</td>
<td>ZBA</td>
<td>PRK Developments</td>
<td>460-468 &amp; 480 Princess Street</td>
<td>D14-076-2014</td>
<td>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.</td>
<td>Deemed complete 12-Mar-2014</td>
<td>Public Meeting held on May 15, 2014 Regular Meeting held on Mar 5/15 Went to Council on Mar 24/15 Under OMB Appeal</td>
<td>Marnie Venditti extension 3256</td>
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<td>8</td>
<td>OPA/ZBA</td>
<td>Cruickshank Properties Corp.</td>
<td>Unity Road, Elginburg</td>
<td>D09-025-2014 D14-102-2014</td>
<td></td>
<td>Deemed complete 10-Dec-2014</td>
<td>2nd Public Meeting Held on June 18/15</td>
<td>Chris Wicke extension 3242</td>
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<td>9</td>
<td>OPA/ZBA</td>
<td>Kingston Creekford Holdings</td>
<td>2685 Creekford Road</td>
<td>D09-029-2015 D14-117-2015</td>
<td>To permit the development of a gas station and Business Park uses.</td>
<td>Deemed complete Mar 30/15</td>
<td>Public Meeting held on May 21/15</td>
<td>Lindsay Lambert extension 2176</td>
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<td>10</td>
<td>ZBA</td>
<td>Podium Developments</td>
<td>235, 243 Colborne Street, 60 and 62 Elm Street</td>
<td>D14-114-2015</td>
<td>To permit the development of two multiple family dwellings, with 8 and 16 units respectively. Zoning relief is requested.</td>
<td>Deemed complete Mar 20/15</td>
<td>Public Meeting held on May 21/15</td>
<td>Jason Sands extension 3277</td>
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<td>11</td>
<td>ZBA</td>
<td>IN8 (The Capitol) Developments Inc.</td>
<td>223 Princess Street</td>
<td>D14-122-2015</td>
<td>To permit a mixed use development with 16 storeys, 212 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.</td>
<td>Deemed complete on May 26/15</td>
<td>Appealed to the OMB. Hearing begins March 26/18</td>
<td>Lindsay Lambert extension 2176</td>
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<td>12</td>
<td>OPA/ZBA</td>
<td>Homestead Land Holding Limited</td>
<td>51-57 Queen St. &amp; 282 Ontario St.</td>
<td>D09-039-2015 D14-146-2015</td>
<td>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</td>
<td>Deemed complete on Nov 27/15</td>
<td>Appealed to the OMB</td>
<td>Jason Sands extension 3277</td>
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<td>14</td>
<td>ZBA</td>
<td>McIntosh Perry Consultants</td>
<td>3697 Hwy 2 E.</td>
<td>D14-015-2016</td>
<td>Proposed Zoning By-Law Amendment to permit 6 lots (3 existing lots, 3 new lots) serviced by private well and septic systems</td>
<td>Deemed complete on April 13/16</td>
<td>Public Meeting held on June 9/16</td>
<td>Sajid Sifat extension 3126</td>
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<td>15</td>
<td>OPA/ZBA</td>
<td>Podium Developments</td>
<td>575-611 Princess St, 505-513 Albert St., 510 Frontenac St., 576-600 Princess St. &amp; 465 Albert St.</td>
<td>D35-005-2016</td>
<td>11 storey mixed use (456 dwelling unit and 1,500 m2 commercial) and surface parking lot south of Princess St.</td>
<td>Public Meeting held on Oct 6/16 2nd Public Meeting held on Sept 7/17</td>
<td>Jason Sands extension 3277</td>
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<td>16</td>
<td>ZBA</td>
<td>Clark Consulting Services</td>
<td>1821 Bur Brook Rd.</td>
<td>D14-037-2016</td>
<td></td>
<td>Public Meeting held on Dec 1/16 2nd Public Meeting held on Oct 5/17</td>
<td>Chris Wicke extension 3242</td>
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<td>17</td>
<td>OPA/ZBA</td>
<td>IBI Group</td>
<td>5 Lower Union Street &amp; 55 Ontario Street</td>
<td>D35-003-2017</td>
<td>The site is currently developed with a 2.5 storey, single detached dwelling and a detached garage. The overall development plan includes severing the subject property, maintaining the existing dwelling and garage on the proposed retained parcel and develop a 2.5 storey, semi-detached dwelling on the proposed severed parcel. The proposed severed parcel would front onto Earl Street and be accessed with two driveways.</td>
<td>Deemed complete on September 13, 2017</td>
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<td>18</td>
<td>OPA/ZBA</td>
<td>Louis Martin</td>
<td>2917 Princess Street</td>
<td>D35-003-2016</td>
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<td>19</td>
<td>ZBA</td>
<td>Samantha Wasserman</td>
<td>268 Victoria Street</td>
<td>D14-032-2017</td>
<td>The applicant is proposing to sever a 1.6 hectare parcel off the subject property at the south to facilitate the construction of 3, multi-unit residential apartment buildings containing a total of 412 dwelling units. The proposed apartment buildings are to be 12 - 13 stories in height.</td>
<td>Deemed complete on October 17, 2017</td>
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<td>20</td>
<td>OPA &amp;ZBA</td>
<td>Homestead Land Holdings Ltd.</td>
<td>1200 Princess Street</td>
<td>D35-005-2017</td>
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<td>21</td>
<td>ZBA</td>
<td>All Seniors Care Living Centres</td>
<td>2666 Princess Street &amp; 1027 Midland Avenue</td>
<td>D14-037-2017</td>
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<td>22</td>
<td>ZBA</td>
<td>Robert Melo</td>
<td>153-154 Brock Street</td>
<td>D14-030-2017</td>
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<td>23</td>
<td>OPA/ZBA</td>
<td>Martian Properties Inc.</td>
<td>1201 McAdoos Lane</td>
<td>D35-007-2017</td>
<td></td>
<td>Deemed complete on Nov 3/17</td>
<td>Public Meeting held on December 14/17</td>
<td>Andrea Furniss extension 3219</td>
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