



**City Of Kingston
Planning Committee
Meeting Number 11-2019
Minutes
Thursday May 2, 2019 at 6:30 p.m.
Council Chamber, City Hall**

Committee Members Present

Councillor Neill; Chair
Councillor Kiley
Councillor Hutchison
Councillor Osanic

Regrets

Councillor Chapelle
Councillor Hill

Staff Members Present

James Bar, Senior Planner
Steve Chew, Senior Planner
Laura MacCormick, Deputy Director, Planning, Building & Licensing
James Thompson, Committee Clerk

Others Present

Members of the public were present

Introduction by Committee Chair

Councillor Neill, Chair, explained the purpose of the meeting and read the rights and obligations afforded to the Committee members and members of the public during public meetings.

Public Meeting
Held Pursuant to the Planning Act
6:30 p.m.
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 AAP Developments, with respect to the subject site located at 16 Grange 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 was previously occupied by a 2-storey multi-residential brick building with 3 dwelling units, which has been demolished. This zoning by-law amendment application proposes to develop the now vacant property with a 2-storey building containing a total of 5 dwelling units. Two 2 bedroom units are proposed on each level of the building, except for the basement, which is proposed to contain one dwelling unit plus amenity space. A driveway is provided along the east property line to access the parking spaces located in the rear yard. A total of five parking spaces are provided at the rear of the property, including one accessible parking space. Both indoor and outdoor communal amenity spaces are also provided on-site. Subsequent to the proposed zoning by-law amendment, a Site Plan Control application is required to review compliance against the approved zoning. The subject property is designated 'Residential' in the Official Plan and zoned 'One-Family Dwelling and Two-Family Dwelling Zone - A5' in Zoning By-Law Number 8499.

File Number: D14-039-2018
Address:16 Grange Street
Application Type: Zoning By-Law Amendment
Owner/Applicant: AAP Developments

Councillor Neill, Chair, called the public meeting regarding an Application for Zoning By-Law Amendment – 16 Grange Street to order at 6:31 p.m.

The agent conducted a PowerPoint presentation regarding Application for Zoning By-Law Amendment – 116 Grange Street. A copy of the PowerPoint presentation is attached to the original set of minutes located in the City Clerk's Department.

Ms. MacCormick noted that pursuant to the requirements of the Planning Act, a notice of the Statutory Public Meeting was provided by advertisement in the form of signs posted on the subject site 20 days in advance of the Public Meeting. In addition, notices were sent by mail to all 96 property owners (according to the latest Assessment Rolls) within 120 metres of the subject property. A courtesy notice was also placed in The Kingston Whig-Standard on April 25, 2019. She indicated that two items of correspondence regarding this matter were included in the addendum.

Councillor Hutchison questioned if consideration was given to moving the parking lot closer to the rear property boundary so that the lawn would be closer to the house. The agent responded that the current design permits the construction of a swale and indicated that the proposed design is the best use of the space.

Councillor Neill requested that Councillor Kiley assume the role of Chair.

Councillor Neill suggested that a permeable surface be considered for the parking lot.

Councillor Neill resumed the role of Chair.

The Chair afforded members of the public with an opportunity to provide comment.

Mr. Dixon, 495 Alfred Street stated that he is supportive of the design and commented that the proposal appears to be an efficient use of the space. He stated that the relief requests are not excessive. He questioned if there is sufficient room for cars to turn around in the parking lot when it is full. He asked whether the bike storage would be covered. He referenced the letter in the addendum regarding constructing a sidewalk and suggested that constructing a sidewalk be considered.

Ms. Sandaluk, 15 Grange Street noted that the design is in keeping with other homes in the area. She commended the applicant for proposing that the parking lot be placed in the rear of the property. She expressed concern regarding the front yard setback and indicated that the building may impose on the streetscape.

The agent provided further information regarding the design of the parking lot. He noted that the bicycle storage is covered by a balcony. He indicated that a walkway has been proposed for the front of the dwelling. He explained that there are significant challenges associated with building a sidewalk on Grange Street due to the grade. He mentioned that the proposed building will be situated closer to the street than some of the building on Grange Street but would have the same front yard setback as the building next door. He noted that both trees located in the front yard will be removed and commented that two trees would be planted on the property.

Ms. MacCormick stated that the sidewalk will be considered further during the site plan process.

Councillor Kiley expressed concern that two established trees will be removed from the property. He requested that additional trees be planted on the site. The agent responded that this matter can be examined further during the site plan process.

Councillor Neill requested that Councillor Kiley assume the role of Chair.

Councillor Neill asked staff whether the sidewalk could be funded through development fees. Ms. MacCormick responded that this matter will be reviewed with Engineering Services.

Councillor Neill requested that storm water management be reviewed during the site plan process.

The public meeting regarding an Application for a Zoning By-Law Amendment – 16 Grange Street adjourned at 7:00 p.m.

Regular Planning Committee Meeting Number 11-2019

Meeting to Order

Councillor Neill, Chair, called the regular meeting to order at 7:01 p.m.

Approval of the Agenda

Moved by Councillor Kiley
Seconded by Councillor Osanic

That the agenda be amended to include the addendum, and as amended, be approved.

Carried

Confirmation of Minutes

Moved by Councillor Kiley
Seconded by Councillor Osanic

That the minutes of Planning Committee Meeting Number 10-2019, held Thursday April 18, 2019, be confirmed.

Carried

Disclosure of Pecuniary Interest

There were none.

Delegations

There were none.

Briefings

There were none.

Business

- a) **File Number: D14-024-2018**
Address: 1020 and 1044 Lancaster Drive
Application Type: Zoning By-Law Amendment
Owner: Limestone District School Board (LDSB) and the Algonquin and Lakeshore Catholic District School Board (ALCDSB)
Applicant: AECOM

Mr. Bar conducted a PowerPoint presentation regarding 1020 and 1044 Lancaster Drive. A copy of the PowerPoint presentation is attached to the original set of minutes.

Councillor Osanic questioned if it is anticipated that the work will be completed before September, 2019. Mr. Bar responded that the work is scheduled to occur this summer.

Councillor Osanic sought further information regarding traffic calming. Mr. Bar provided the Committee with additional information regarding traffic calming.

Councillor Kiley questioned if vehicles park on both sides of Lancaster Drive. Mr. Bar replied that no-parking signs are installed on the north side of the street. He commented that a barrier curb will be installed as part of this application.

Councillor Neill requested that Councillor Kiley assume the role of Chair.

Councillor Neill suggested that planting trees on the north side of the street might encourage people to not park illegally.

Councillor Neill resumed the role of Chair.

The Chair afforded members of the public with an opportunity to provide comment.

Mr. Dixon, 495 Alfred Street stated that clear signage will be required. He questioned if the revised design will impact snow removal. He asked whether the project will be completed by September, 2019.

Mr. Bar indicated that the proposed signage will be reviewed during the site plan process. He noted that there are no concerns regarding snow removal. He provided additional information regarding traffic flow and pedestrian connectivity.

Moved by Councillor Osanic
Seconded by Councillor Hutchison

That the following recommendation be approved and forwarded to Council on May 8, 2019 for consideration:

That it be recommended to Council that the application for a zoning by-law amendment (File Number D14-024-2018) submitted by AECOM, on behalf of the Limestone District School Board (LDSB) and the Algonquin and Lakeshore Catholic District School Board (ALCDSB), for the property municipally known as 1020 and 1044 Lancaster Drive, be approved; and

That By-Law Number 76-26, entitled "Township of Kingston Restricted Area By-Law", 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-19-031; 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.

Carried

Motions

There were none.

Notices of Motion

There were none.

Other Business

There was none.

Correspondence

There was none.

Date and Time of Next Meeting

The next meeting of the Planning Committee is scheduled for May 16, 2019 at 6:30 p.m. at City Hall.

Adjournment

Moved by Councillor Hutchison
Seconded by Councillor Osanic

That the meeting of the Planning Committee adjourn at 7:25 p.m.

Carried