



**CITY OF KINGSTON
PLANNING COMMITTEE
MEETING NO. 02-2012
AGENDA**

**Thursday, January 19th, 2012, 6:30 p.m.
In the Council Chamber at City Hall**

Please provide regrets to Jannette Amini, Committee Clerk at 613-546-4291, Ext. 1219; jamini@cityofkingston.ca

COMMITTEE COMPOSITION

Councillor Berg	Councillor Paterson
Councillor George	Councillor Reitzel
Councillor Hector	Councillor Scott

**PUBLIC MEETING
HELD PURSUANT TO THE PLANNING ACT
6:30 p.m.
APPLICATION FOR ZONING BY-LAW AMENDMENT**

The following is a report to provide general information regarding an application for Zoning By-Law Amendment which has been submitted by Southwinds Enterprises Inc. with respect to a portion of the property at 3567 Genge Road.

The applicant is proposing to construct a multi-sport recreational facility. The development will consist of an air supported dome and ancillary building for waiting/meeting area, office, equipment storage, vending machine areas and change rooms. Amendments to the Zoning By-law are requested to add the multi-sport recreational facility as a permitted use, increase the building height and reduce the parking requirement.

**(File No.: D14-225-2011)
Zoning By-Law Amendment
3567 Genge Road
Applicant – Southwinds Enterprises Inc.**

**(See Report PC-12-008)
(Schedule Pages 1-14)**

**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 for a Zoning By-Law Amendment for the property municipally known as 148 Nelson Street.

The subject property is proposed to be redeveloped and is an existing single detached dwelling. The applicant is requesting permission to construct a rear addition to create a second dwelling unit. The second dwelling unit would not comply with the provision requiring a minimum lot area of 370 square metres per dwelling unit in the One and Two Family Dwelling 'A' Zone applied to the subject lands. Additional provisions that need to be amended include the minimum side yard setback, minimum aggregate side yard setback and minimum rear yard parking area.

**(File No.: D14-224-2011)
Zoning By-Law Amendment
148 Nelson Street
Applicant – Bruce Patry, Aimee Patry,
Chad Parslow, Michelle Parslow
Agent – S. Clark Homes Ltd.**

**(See Report PC-12-009)
(Schedule Pages 15-31)**

**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 for a Zoning By-Law Amendment application for the property municipally known as 278-280 Frontenac Street.

The subject property is an existing 282 square metre two unit dwelling house consisting of 3 bedrooms per unit. The applicant is requesting permission to construct a 445 square metre rear addition to convert the existing building to a three unit dwelling house with 4 bedrooms per unit and a total gross floor area of 710 square metres (7642 square feet).

**(File No.: D14-227-2011)
Zoning By-Law Amendment
278-280 Frontenac Street
Applicant – William Lee
Agent – IBI Group**

**(See Report PC-12-010)
(Schedule Pages 32-55)**

**PUBLIC MEETING
HELD PURSUANT TO THE PLANNING ACT
6:30 p.m.**

**APPLICATION FOR ZONING BY-LAW AMENDMENT & OFFICIAL PLAN
AMENDMENT**

The purpose of this report is to provide general information regarding applications for Official Plan Amendment and Zoning By-Law Amendment with respect to 1138 – 1200 Highway 15.

The applicant is requesting to permit a 6,700 square metre commercial plaza. The application is proposing to amend the Official Plan and Zoning By-Law in order to retain existing Medium Density Residential permissions or to permit the development of a commercial plaza. Amendments are requested to permit the commercial use, add a bank or financial institution and a clinic as permitted uses, and reduce the required size of a parking area.

**(File No. D09-062-2011 and D14-226-2011)
Zoning By-Law Amendment & Official Plan Amendment
1138 – 1200 Highway 15
Applicant – Tamarack (Rideau) Corporation**

**(See Report PC-12-011)
(Schedule Pages 56-65)**

**PUBLIC MEETING
HELD PURSUANT TO THE PLANNING ACT
6:30 p.m.**

APPLICATION FOR ZONING BY-LAW AMENDMENT

The applicant is requesting to amalgamate the site specific Restricted General Industrial (M6-23) and site specific General Industrial (M1-12 and M1-13) zones, reduce the parking requirements for a manufacturing and warehouse use, retain business and professional office uses along the Resource Road frontage, permit a maximum of 25% of the total floor area of a permitted use for the purposes of a showroom, display area and retail sales for products that are manufactured, processed, fabricated or assembled on the premises, permit parking in the front and exterior yards and loading in the exterior yards and to relocate the open space zone.

**(File No. D14-230-2011)
Zoning By-Law Amendment
Cataraqui Estates business Park
Lands bounded by Resource Road, Venture Drive and Centennial Drive
Applicant – City of Kingston Real Estate & Construction
Services Department**

**(See Report PC-12-014)
(Schedule Pages 66-87)**

Regular Planning Committee Meeting No. 02-2012

1. **MEETING TO ORDER**
2. **CONFIRMATION OF AGENDA**
3. **CONFIRMATION OF MINUTES**

THAT the minutes of the Planning Committee Meeting No.01-2012 held December 1st, 2011 be approved.

Distributed Separately

4. **DISCLOSURE OF PECUNIARY INTEREST**
5. **DELEGATIONS / BRIEFING**
6. **BUSINESS**
- i. **PUBLIC MEETING AND COMPREHENSIVE REPORT**

(File No. D14-230-2011)

Application for Zoning By-Law Amendment

City of Kingston

Cataraqui Estates Business Park

Lands bounded by Resource Road, Venture Drive and Centennial Drive

The Report of the Commissioner of Sustainability and Growth (PC-12-014) is attached.

(See Pages 66-87)

Recommendation:

THAT it be recommended to Council that the application for Zoning By-Law Amendment (Our File No. D14-230-2011) submitted by the City of Kingston's Real Estate & Construction Services Department, for the lands within the Cataraqui Estates Business Park and bounded by Resource Road, Venture Drive and Centennial Drive, **BE APPROVED**; and,

THAT the Township of Kingston Zoning By-Law No. 76-26, as amended, be further amended as follows:

1. Map 3 of Schedule "A", as amended, is hereby further amended by changing the zone symbol of the subject lands from 'M6-23', 'M1-12', 'M1-13' and 'OS' to 'M1-13' and from 'BP-2' to 'OS' as shown on Schedule "A" attached hereto and forming part of amending By-Law No. 2012-____.
2. By **deleting** subsection 24(3)(m) in its entirety and replacing it with the following:
“(m) **Cataraqui Estates Business Park (bounded by Resource Road,**

Venture Drive and Centennial Drive)

On the approximately 11.9 hectare parcel of land bounded by Resource Road, Venture Drive and Centennial Drive and zoned 'M1-13', the following regulations shall apply to the entire area zoned 'M1-13':

- (a) Notwithstanding any provisions of Sections 4 or 5 hereof to the contrary, for the lands zoned 'M1-13' on Schedule "A" hereto, the Venture Road frontage will be considered the front yard.

- (b) Notwithstanding any provisions of Sections 5 or 24 (1) hereof to the contrary, the lands zoned 'M1-13' on Schedule "A" hereto, may be used in accordance with the provisions of Sections 5 and 24 except that:
 - (i) **ONLY PERMITTED USES:**
Manufacturing, assembling, fabricating, and processing operations;
Construction and transportation activities and facility;
Storage, warehousing and wholesale trade activities;
Communications and utilities facility;
Institutional uses with General Industrial characteristics, such as a trade school;
Business and professional office provided that such use is located within 90 metres of the Resource Road frontage; and,
Public use in accordance with Section 5(18) of By-Law No. 76-26.

 - (ii) A maximum of 25% of the total floor area of a permitted use may be used for the purposes of a showroom, display area and retail sales for products that are manufactured, processed, fabricated or assembled on the premises.

 - (iii) **ONLY COMPLEMENTARY PERMITTED USES:**
Office and business services such as printing and equipment repair intended to serve the General Industrial area;
Restaurant;
Financial institution;
Personal services and convenience commercial;
Automotive, heavy equipment or truck repair facility;
Public and private parks and recreation facilities; and,
Parking lots and parking structure.

- (iv) MINIMUM FRONT YARD DEPTH : 10 metres
- (v) MINIMUM EXTERIOR SIDE YARD WIDTH : 10 metres
- (vi) MINIMUM INTERIOR SIDE YARD WIDTH: 3 metres
- (vii) MINIMUM REAR YARD DEPTH : 7.6 metres
- (viii) MAXIMUM BUILDING HEIGHT: 20 metres
- (ix) MINIMUM PARKING REQUIREMENT FOR MANUFACTURING OR WAREHOUSE USE: 1 space per 100m² of gross floor area
- (x) YARD IN WHICH REQUIRED PARKING AREA PERMITTED: Parking area may be permitted in the front yard, exterior side yard and rear yard provided that no part of any parking area, other than a driveway, is located closer than 7.6 metres to any street line
- (xi) YARD IN WHICH LOADING SPACES ARE PERMITTED: Loading spaces shall be located in the exterior side yard or rear yard only provided that such loading space is located no closer than 18.3 metres to any street line”

THAT the Amending By-Law be presented to City Council for all three readings.

7. OTHER BUSINESS

8. CORRESPONDENCE / DOCUMENTS

- i. Correspondence received from the Gilian Ward, Marketing & Research Co-Ordinator, DTZ Barnicke The Royal Block, responding on behalf of Peter Kostogiannis of George Alexander Realty, regarding Zoning By-Law Amendment for property located at 148 Nelson Street.
(Schedule Page 88)
- ii. Correspondence received from Jim and Dianna Lancaster, responding in regards to the Zoning By-Law Amendment for property located at 3567 Genge Road.
(Schedule Pages 89-90)

- iii. Correspondence received from Marilyn Freeman, responding in regards to the Zoning By-Law Amendment for property located at 148 Nelson Street.
(Schedule Page 91)

9. DATE OF NEXT MEETING

The next meeting of the Planning Committee is scheduled to be held on Thursday, February 2nd, 2012 at 6:30 p.m. in the Council Chamber.

10. APPLICATIONS RECEIVED /IN PROCESS

	Application Type	Applicant	Civic Address	File No(s).	Proposal	Status
i	ZBA	Elevator Bay Development Ltd	1102,1106 & 1110 King St. West	D14-164-2009	To increase the amount of units from 343 dwelling units to 363	Public Meeting held Dec 3/09
ii	ZBA	1126497 Ontario Inc.	346 University Ave.	D14-172-2009	increase the number of dwelling units from 8 to 10	Public Meeting held Mar 4/10
iii	OPA/ZBA/ Draft plan of Sub	1278804 Ontario Corp.	3480 Princess St.	D09-051-2010, D14-182-2010 & D12-055-2010	Applications for development of a commercial block and 20 townhouse dwelling units	Public Meeting held May 20/10
iv	ZBA	Peter Splinter Family Holdings	2435 Princess St.	D14-179-2010	increase maximum GFA, height and units, decrease amenity space	Last Day for Appeals Jan 19/12
v	ZBA	Jay Patry Enterprises Inc.	630 Princess Street	D09-053-2010 & D14-188-2010	21 residential dwelling units and 2 commercial units	Appealed to OMB
vi	OPA/ZBA	LaFarge Canada Inc.	1338-1362 McAdoo's Lane	D09-056-2011 D14-200-2011	expand the existing stone quarry operation.	Public Meeting held on April 7/11
vii	ZBA/Draft Plan of Subdivision	Green Homes	2803 Creekford Rd.	D14-202-2011 & D12-058-2011	102 unit subdivision and future residential blocks	Public Meeting held on April 7/11
viii	ZBA	Kingston Co-Operative Homes	1338 Princess Street	D14-175-2010	8 New co-op housing units	Last day for Appeals Jan 19/12
ix	ZBA	Theadine Bobb	234 Briceland Street	D14-207-2011	To allow for a second residential unit within this half of the semi-detached building	Appealed to OMB
x	ZBA	Anna Lane Co-operative Development Corp	326 Bagot Street	D14-208-2011	9 storey 120 condo units with underground parking	Appealed to OMB

xi	ZBA	1 Mack Street Ltd.	1-15 Mack St. & 318-320 Alfred St.	D14-211-2011	To construct a 15 unit dwelling	Public Meeting held July 7/11
xii	ZBA	John & Brenda Cooke	522 524 Johnson St.	D14-214-2011	New 6 unit residential building	Public Meeting held August 4/11
xiii	ZBA	Metrus (Terra) Properties Inc.	2666 Princess St. & 1027 Midland Ave.	D14-215-2011	To permit the establishment of additional commercial uses	Public meeting on August 4/11
xiv	ZBA	3313476 Canada Inc.	797 Princess St.	D14-218-2011	to permit a commercial school in existing building	Last day for Appeals Jan 19/12
xv	OPA/ZBA	Homestead Land Holdings Ltd.	725 Hwy 15	D09-061-2011 & D14-221-2011	To permit 3,800 square metres of commercial space and a 19 storey apt. building with 180 units.	Public Meeting held on Nov 3/11
xvi	ZBA/ Draft Plan of Subdivision	Homestead Land Holdings Ltd.	999 Purdy's Mill Road	D14-219-2011 D12-064-2011	1575 dwelling units 6 high-rise residential buildings and 172 dwelling units are proposed	Public Meeting held on Nov 3/11
xvii	ZBA	David V. Craig	1264 Channelview Rd.	D14-222-2011	To permit two single family residential lots reduce the lot frontage.	Public Meeting to be held Dec 1/11
xviii	Draft Plan of Subdivision	Tamarack (Catarauqui North) Corp.	1380 Crossfield Ave.	D12-030-2007	vacant land that is being held as a potential school location by the Limestone District Public School Board	Public Meeting to be held on Dec 1/11
xix	OPA/ZBA	Tamarack (Rideau) Corporation	1156-1200 Hwy 15	D09-062-2011 & D14-226-2011	To permit the commercial use, add a bank or financial institution and a clinic as permitted uses, and reduce the required parking area	Going to Planning Committee on January 19/12

xx	ZBA	William Lee	278-280 Frontenac St.	D14-227-2011	To create three dwelling units consisting of 4 bedrooms per unit and a total gross floor area of 710 square metres.	Going to Planning Committee for public meeting on January 19/12
xxi	ZBA	Province of Ontario	566 Cataraqui Woods Dr.	D14-228-2011	To allow this portion of the corridor to be used as a gravel parking lot with internal access from 566 Cataraqui Woods Drive as part of Hydro One and Infrastructure Ontario's Provincial Secondary Land Use Program.	Going to Planning Committee on Feb 2/12
xxii	ZBA	4434668 Canada Inc.	471 Cataraqui Woods Dr.	D14-229-2011	The requested zone modification is to treat all parcels within the MU1*1 Zone as a single parcel for the purpose of zone interpretation.	Going to Planning Committee for public meeting and comprehensive report on Feb 2/12
xxiii	ZBA	City of Kingston	Cataraqui Estates Business Park	D14-230-2011	Permit a maximum of 25% of the total floor area of a permitted use for the purposes of a showroom, display area and retail sales for products that are manufactured, processed, fabricated or assembled on the premises, permit parking in the front and exterior yards and loading in the exterior yards and to relocate the open space zone.	Going to Planning Committee on January 19/12

xxiv	ZBA	Southwinds Enterprises Inc.	3651 Genge Rd.	D14-225-2011	To permit the multi-sport recreational facility, increase the building height and reduce the parking requirement.	Going to Planning Committee on January 19/12
xxv	ZBA	B. Patry, C. Parslow, A. Patry, M. Parslow	148 Nelson St.	D14-224-2011	The purpose of permitting the construction of a rear addition to an existing single detached dwelling to create a second dwelling unit.	Going to Planning Committee for Public Meeting on January 19/12

11. Applications Requested To Be Bumped Up To Planning Committee For Site Plan Control / or Final Subdivision Approval:

	Applicant	Civic Address	Related File No(s).	Proposal	Bump Up Request	Details
i.	Admiral Walk Residences Inc	1102, 1106 & 110 King Street	D14-092-2007	Senior Citizen Apartment	Planning Committee	Application not submitted
ii	Rock Bottom Holdings	Marker Crescent & Conacher Dr.	D14-053-2006 D11-318-2010	Townhouses/Condo Development	Planning Committee	Application submitted on December 2, 2010
iii	Barr Homes	1 Potter Street	D12-053-2009	Residential Subdivision	Lisa Osanic	Application Being Processed
iv	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 at planning committee – application for Site Plan Control not submitted, to date
v	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	Jim Neill	Bumped up
vi	City of Kingston	62 King St. West	D11-360-2011	King St. Sewage Pumping Station Upgrades	Councillor Glover	Bumped up

12. Approved Site Plan Items:

D11-332-2011 - 555 O'Connor Dr.

D11-337-2011 - 83 Stadium Lane - Queen's University West Campus Athletic Field

D11-340-2011-M - 27 Princess Street - Redevelopment of Ext. Bldg. - Abna Investments

D11-320-2010-M – 1350 Gardiners Rd. – Invista Centre Track & Field Complex

D11-334-2011 - 115 Joyce St. – Kingdom Hall of Jehovah's Witnesses

D11-348-2011 – 1065 Midland Dr. – Cataraqui Woods Dentistry Inc.

13. Applications Appealed To Ontario Municipal Board:

D09-035-2008 – 495 – 513 Frontenac Street – Phase 2 of hearing, date pending

D11-322-2010 – 495-513 Frontenac Street & 563-567 Princess Street – Hearing date pending

D14-188-2010 – 630 Princess Street – Hearing date pending

D14-207-2011 – 234 Briceland Street – Hearing date pending

D14-208-2011 - 326 Bagot Street – Hearing date pending

14. ADJOURNMENT

ABEYANCE ITEMS

	Date placed in Abeyance	Description of Item	Deadline for Response	Status	Priority Matrix
1	August 16/11	<p>Delegated Authority for Planning Approvals</p> <p>Staff review By-Law No. 2006-75 “A By-Law To Delegate Various Planning Approvals To Staff And To Adopt Certain Procedures For The Processing Of Planning Applications Subject To Delegated Authority”, regarding the process for referral of Subdivision and Site Plan approvals to Council and Planning Committee including a review of delegation of authority by-laws of other municipalities and the associated processes and report back with an overview of this information and any other options back to Planning Committee.</p>			

Links to Land Use Planning Documents	
Planning Act	http://www.search.e-laws.gov.on.ca/en/isysquery/0170b0e3-a5b6-4bd1-a81e-696ec513a239/7/doc/?search=browseStatutes&context=#hit1
Provincial Policy Statement	http://www.mah.gov.on.ca/Page1485.aspx
City of Kingston Official Plan	http://www.cityofkingston.ca/business/development/officialplan/index.asp
City of Kingston Zoning By-Laws	http://www.cityofkingston.ca/business/development/zoning/index.asp