



**CITY OF KINGSTON  
PLANNING COMMITTEE  
MEETING NO. 07-2012  
AGENDA**

**Thursday, April 19<sup>th</sup>, 2012, 5:00 p.m.  
in the Council Chamber at City Hall**

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*Please provide regrets to Susan Powley, Committee Clerk at 613-546-4291, ext. 1204 or  
spowley@cityofkingston.ca*

**Committee Composition**

Councillor Kevin George, Chair  
Councillor Sandy Berg  
Councillor Bryan Paterson

Councillor Brian Reitzel, Vice-Chair  
Councillor Dorothy Hector  
Councillor Jeff Scott

**PRESENTATION  
5:00 P.M.**

**The Consulting Team from MMM Group** will address the Committee regarding the Zoning Issues and Strategy Study – Committee comments from 5:00 p.m. to 6:30 p.m.

**PUBLIC MEETING  
HELD PURSUANT TO THE PLANNING ACT  
6:30 p.m.  
APPLICATION FOR OFFICIAL PLAN AMENDMENT,  
ZONING BY-LAW AMENDMENT AND SITE PLAN CONTROL**

The following is a report to provide information for Official Plan Amendment, Zoning By-Law Amendment and Site Plan Control for the property municipally known as 351 Select Drive.

The subject property is being developed by Braebury Development Corporation and is developed with an existing commercial building within a commercial area on the south side of Princess Street. The applicant is requesting permission to introduce a self-storage use on the subject property. The proposed development will be accessed from Princess Street, an arterial road and Select Drive, a local road.

**File No. D09-066-2012, D14-237-2012, D11-374-2012  
Official Plan Amendment, Zoning By-law Amendment  
and Site Plan Control  
351 Select Drive**

**Applicant – Braebury Development Corporation  
Agent – Braebury Development Corporation**

**(See Report PC-12-034)  
(Schedule Pages 1-37)**

**PUBLIC MEETING  
HELD PURSUANT TO THE PLANNING ACT  
6:30 p.m.  
APPLICATION FOR OFFICIAL PLAN AMENDMENT,  
ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION**

The following is a report to provide information for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision for the property municipally known as 2611 Isle of Man Road.

The applicant is requesting permission to develop a 31 estate residential lot subdivision including 2 public roads and 1 open space block. The proposed development will be accessed from 2611 Isle of Man Road, a local road.

**File No. D09-064-2012, D14-235-2012 & D12-067-2012  
Official Plan Amendment, Zoning By-Law Amendment and  
Draft Plan of Subdivision  
2611 Isle of Man Road  
Applicant – 0862506 B.C. Ltd.  
Agent – IBI Group**

**(See Report PC-12-027)  
(Schedule Pages 38-87)**

**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 information for a Zoning By-Law Amendment for the property municipally known as 363, 365 & 367 Johnson Street.

The applicant is requesting permission to apply a special site specific zone to permit the construction of a three storey, six unit dwelling consisting of 15 bedrooms at 363-365 Johnson Street and the construction of a three storey, 4 unit dwelling consisting of 17 bedrooms at 367 Johnson Street, as well as requesting permission to reduce the total number of required parking spaces from 10 parking spaces to 6 parking spaces, reduce required amenity space and eliminate required play space.

**File No. D14-238-2012  
Zoning By-Law Amendment  
363, 365 & 367 Johnson Street  
Applicant – Highpoint Developments Inc.  
Agent – FoTenn Consultants**

**(See Report PC-12-035)  
(Schedule Pages 88-134)**

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

The following is a report to provide information for a Zoning By-Law Amendment and Amending Condominium Agreement for the property municipally known as 358 Queen Mary Road.

The subject property is an existing multiple family residential apartment building consisting of 81 legally established residential units and 6 illegal residential units located in the cellar of the apartment building. The applicant is requesting permission to recognize the 6 illegal units and amend the Zone to permit the units, increase maximum density and permitting the dwelling units in a cellar. The proposed development will be accessed from Queen Mary Road, a local road on the north of Bath Road.

**File No. D14-233-2012 & D07-015-2012  
Zoning By-Law Amendment & Amending Condominium Agreement  
358 Queen Mary Road  
Applicant – 358 Queen Mary Inc. & FCC #12  
Agent – Cunningham Swan Carty Little & Bonham LLP**

**(See Report PC-12-036)  
(Schedule Pages 135-149)**

**Regular Planning Committee Meeting No. 07-2012**

1. MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CONFIRMATION OF MINUTES

**THAT** the minutes of the Planning Committee Meeting No. 06-2012 held March 29<sup>th</sup>, 2012 be approved.

*Distributed Separately*

4. DISCLOSURE OF PECUNIARY INTEREST
5. DELEGATIONS
6. BRIEFINGS

- i. MMM Group Consulting Team will address the Committee regarding the Zoning Issues and Strategy Study – Committee comments.

7. BUSINESS

- i. **COMPREHENSIVE REPORT**  
**Application for Zoning By-Law Amendment**  
**David V. Craig**  
**1264 Channelview Road**  
**File No. D14-222-2011**

The Report of the Commissioner of Sustainability and Growth (PC-12-033) is attached.

(See Pages 150-174)

Recommendation:

**THAT** it be recommended to Council that the application for Zoning By-Law Amendment (Our File No. D14-222-2011) submitted by David V. Craig, for the property located at 1264 Channelview Road), **BE APPROVED**; and,

**THAT** the Township of Pittsburgh Zoning By-Law No. 32-74, as amended, be further amended as follows:

1. That Zoning Schedule “A”, Map 2 of Zoning By-Law No. 32-74, as amended, is hereby further amended by changing the zone symbol to ‘ER-10’ and ER-11’ of the lands shown as “Subject Lands Rezoned from A1 to ER-10 and ER-11” on Schedule “A” attached hereto and forming part of amending By-Law No. 2012-\_\_.

2. That the following be added as Section 7(3)(j) of the By-Law:

“7(3)(j) **1264 Channelview Road**

Notwithstanding any provisions of Section 5 and 7 hereof to the contrary, on the lands zoned ‘ER-10’ on Schedule “A” attached hereto, the following provisions shall apply:

- a) PERMITTED USE: detached single family dwelling house
- b) MAXIMUM NUMBER OF DWELLINGS PER LOT: 1
- c) LOT FRONTAGE (minimum): 19.2 metres
- d) WATER SETBACK:
  - (i) The required setback for all buildings or structures is 75 metres from the high water mark or 15 metres from the regulatory flood plain elevation of 76.3m GSC, whichever is the greater
  - (ii) The required setback for septic systems is 45 metres from the high water mark or 15 metres from the regulatory flood plain elevation of 76.3m GSC, whichever is the greater
  - (iii) The natural vegetation within 30 metres of the shoreline of the St. Lawrence River must be maintained in order to dissipate waves, filter runoff, prevent soil erosion and provide wildlife habitat. Selective trimming or removal of vegetation and creation of a walking path (not hardened or paved) to the shoreline would be acceptable in this area.
- e) REAR YARD DEPTH (minimum): 6.0 metres”

3. That the following be added as Section 7(3)(k) of the By-Law:

“7(3)(k) **1264 Channelview Road**

Notwithstanding any provisions of Section 5 and 7 hereof to the contrary, on the lands zoned ‘ER-11’ on Schedule “A” attached hereto, the following provisions shall apply:

- a) PERMITTED USE: detached single family dwelling house
- b) MAXIMUM NUMBER OF DWELLINGS PER LOT: 1
- c) LOT FRONTAGE (minimum): 19.2 metres
- d) WATER SETBACK:
  - (i) The required setback for all buildings or structures is 75 metres from the high water mark or 15 metres from the regulatory flood plain elevation of 76.3m GSC, whichever is the greater
  - (ii) The required setback for septic systems is 45 metres from the high water mark or 15 metres from the regulatory flood plain elevation of 76.3m GSC, whichever is the greater

- (iii) The natural vegetation within 30 metres of the shoreline of the St. Lawrence River must be maintained in order to dissipate waves, filter runoff, prevent soil erosion and provide wildlife habitat. Selective trimming or removal of vegetation and creation of a walking path (not hardened or paved) to the shoreline would be acceptable in this area”;  
and,

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

**8. MOTIONS**

**9. NOTICES OF MOTION**

**10. OTHER BUSINESS**

**11. CORRESPONDENCE**

**12. DATE OF NEXT MEETING**

The following schedule of meetings has been established for 2012 with meetings to be held in the Council Chamber to begin at 6:30 p.m. Meetings are scheduled to be held on the first and third Thursdays of each month, with the exceptions of the July, August and December meetings when one meeting is scheduled to be held on the first Thursday of the month.

<ul style="list-style-type: none"><li>• 03 May</li><li>• 17 May</li><li>• 07 June</li><li>• 21 June</li><li>• 05 July</li><li>• 02 August</li><li>• 06 September</li></ul>	<ul style="list-style-type: none"><li>• 20 September</li><li>• 04 October</li><li>• 18 October</li><li>• 01 November</li><li>• 15 November</li><li>• 06 December</li></ul>
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Any updates regarding the location, date and time will be noted on each meeting agenda and on the City meeting calendar at: <http://www.cityofkingston.ca/calendar/meetings/all/>.

**13. ADJOURNMENT**

## 1. ABEYANCE ITEMS

	Date placed in Abeyance	Description of Item	Deadline for Response	Status	Priority Matrix
i	August 16/11	<p><b>Delegated Authority for Planning Approvals</b></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>		On the March 1, 2012 agenda as report No. PC-12-029	

## 2. 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	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
iv	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
v	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

vi	ZBA	Anna Lane Co-operative Development Corp	326 Bagot Street	D14-208-2011	9 storey 120 condo units with underground parking	Appealed to OMB
vii	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
viii	ZBA	John & Brenda Cooke	522 524 Johnson St.	D14-214-2011	New 6 unit residential building	Public Meeting held August 4/11
ix	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
x	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
xi	Draft Plan of Subdivision	Tamarack (Cataraqui North) Corp.	1380 Crossfield Ave.	D12-030-2007	vacant land initially held by the Limestone District Public School Board, but has recently been released by the Board	Public Meeting to be held on Dec 1/11
xii	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	Public Meeting held January 19/12



xiii	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.	Went to Public meeting on January 19/12
xiv	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.	Public Meeting held January 19/12
xv	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.	Went to Public Meeting on January 19/12
xvi	OPA/ZBA/Draft Plan of Subdivision	2292922 Ontario Inc.	2130 Isle of Man Lane	D09-063-2012 D14-232-2012 D12-066-2012	To permit a 12 lot rural estate residential subdivision serviced by individual private well and septic systems.	Public Meeting on Mar 1/12
xvii	ZBA	V. Vigneswaran	1986 Hwy 15	D14-234-2012	To permit a take-out restaurant and drive-through use.	Public Meeting on Mar 1/12
xviii	OPA/ZBA/Draft Plan of Subdivision	0862506 B.C. Ltd.	2611 Isle of Man Rd.	D09-064-2012 D14-235-2012 D12-067-2012	To develop a 31 estate residential lot subdivision including of 2 roads and 1 open space block.	Public Meeting on April 19/12

xix	ZBA	Jay Patry	203 Colborne St.	D14-195-2010	permit the establishment of 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.	Went to Public Meeting on Mar 1/12
xx	ZBA	James C. Simmons	280 Regent St.	D14-236-2012	Permit the establishment of a second dwelling unit within an existing single detached dwelling house	Went to Public Meeting on Mar 1/12
xxi	OPA/ZBA	Braebury Development	351 Select Dr.	D09-066-2012/D14-237-2012/D11-374-2012	Request permission to introduce a self-storage use on the subject property.	Public Meeting on April 19/12
xxii	ZBA	Queen Mary Inc.	358 Queen Mary Rd.	D14-233-2012	Permit the establishment of 6 additional dwelling units in the cellar of an existing residential apartment building for a total of 87 dwelling units	Public Meeting on April 19/12
xxiii	ZBA	Highpoint Development	363,365 & 367 Johnson St.	D14-238-2012		Public Meeting on April 19/12

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

	<b>Applicant</b>	<b>Civic Address</b>	<b>Related File No(s).</b>	<b>Proposal</b>	<b>Bump Up Request</b>	<b>Details</b>
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. Currently inactive.
iii	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
iv	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

**4. Approved Site Plan Items:**

- D11-357-2011 – 676 Princess Street – Romeo Dipchand - Gas Station
- D11-367-2011 – 1181 John Counter Blvd. – Kingston Transit Bus Storage Building – Phase One

**5. 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
- D14-208-2011 - 326 Bagot Street – Hearing date pending

<b>Links to Land Use Planning Documents</b>	
<b>Planning Act</b>	<a href="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</a>
<b>Provincial Policy Statement</b>	<a href="http://www.mah.gov.on.ca/Page1485.aspx">http://www.mah.gov.on.ca/Page1485.aspx</a>
<b>City of Kingston Official Plan</b>	<a href="http://www.cityofkingston.ca/business/development/officialplan/index.asp">http://www.cityofkingston.ca/business/development/officialplan/index.asp</a>
<b>City of Kingston Zoning By-Laws</b>	<a href="http://www.cityofkingston.ca/business/development/zoning/index.asp">http://www.cityofkingston.ca/business/development/zoning/index.asp</a>