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City of Kingston planning committee

Notice of a public meeting: Proposed amendment to Zoning Bylaw Number 8499

A Public Meeting will be held on Thursday, October 5, 2017 at 6:30 p.m. in Council Chambers, City Hall, 216 Ontario Street

Address of property: All lands zoned C4 in Williamsville
Applicant: The Corporation of the City of Kingston
City File Number: D14-033-2017

Purpose and effect of the proposed amendment: To revise the Williamsville Main Street Commercial “C4” Zone to ensure that an angular plane is applied in the appropriate circumstances by better defining the rear lot line.

This amendment applies to the entire Williamsville Main Street Commercial “C4” Zone; a key map has been provided with this notice. The City of Kingston proposes an amendment to the Williamsville Main Street Commercial “C4” Zone in *Zoning Bylaw 8499* to ensure that an angular plane is applied in the appropriate circumstances by better defining the rear lot line. Some lots in Williamsville are configured so that there is no defined rear lot line, and as such, no rear angular plane has been applied to the property. The proposed amendment will ensure that zoning is consistent with the recently adopted *Official Plan (2017)*, which has policies intended to ensure that an angular plane is applied when development is proposed on a property which abuts a residential area.

Key map: Please see attached key map.

Other applications: There are no other applications related to this proposed *Zoning Bylaw* amendment.

Additional information about the proposed amendment can be viewed at the planning division at 1211 John Counter Blvd., between 8:30 a.m. and 4:30 p.m., Monday to Friday, or the Development and Services Hub (DASH) at www.CityofKingston.ca/DASH. Questions? Call Chris Wicke, senior planner, 613-546-4291, ext. 3242.

For more information, including information about preserving your appeal rights, contact the planning division via:

Mail: 216 Ontario Street, Kingston, ON K7L 2Z3

Fax: 613-542-9965

Email: cwicke@cityofkingston.ca

Phone: 613-546-4291, extension 3242.

Written comments for or against this change may also be sent to the planning division using the mail, fax or email information above.

Public consultation

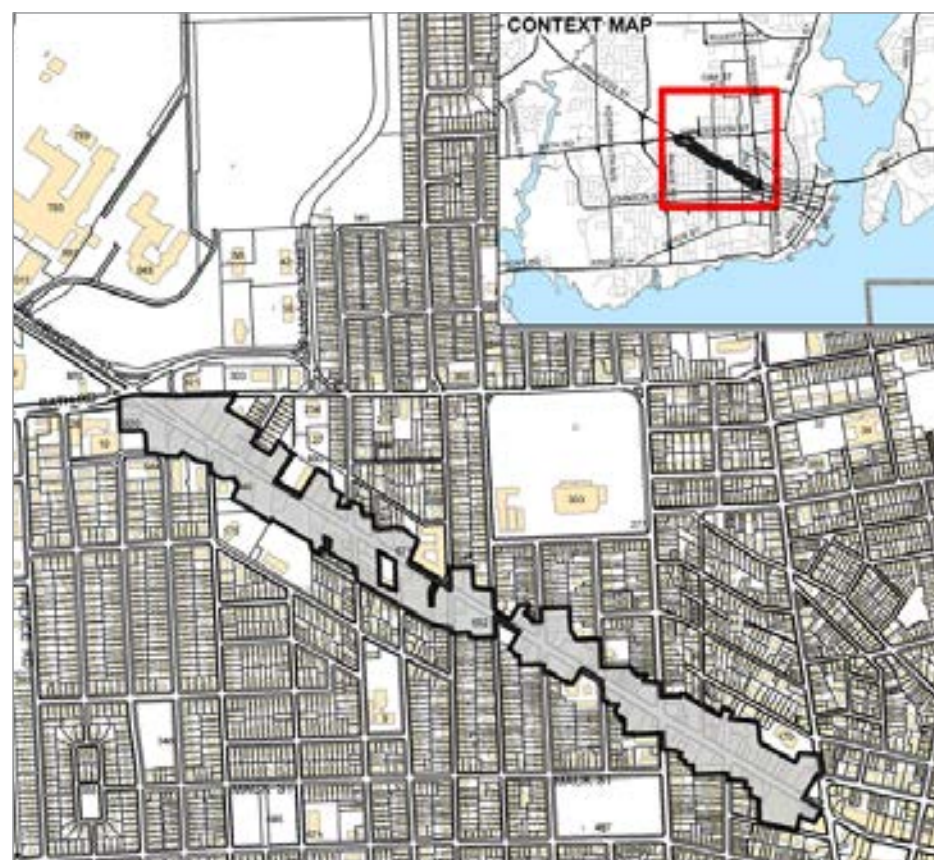
Anyone may attend the public meeting and make a verbal statement, and/or submit comments in writing, either in support of or in opposition to the proposed *Zoning Bylaw* amendment. The planning committee will receive a preliminary information report on the proposed amendment at the public meeting, which will be available on the City of Kingston’s website at www.CityofKingston.ca/PlanningCommittee on Sept. 30. A comprehensive report will be presented at a future meeting of the planning committee, at which time a recommendation will be made to council regarding the amendment.

Please note that council has delegated to the planning committee the authority to hold the public meeting instead of council. All representations, both verbal and written, will be considered **only** by the planning committee, which will submit a committee report with its recommendations to council for a decision.

Notice of collection: Personal information collected as a result of this public meeting is collected under the authority of the *Municipal Act*, the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA), the *Planning Act*, and all other relevant legislation, and will be used to assist in making a decision. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will be made available for public disclosure to members of the public, at the meeting, through requests, and through the website of The Corporation of the City of Kingston. Questions regarding the collection, use, and disclosure of this personal information may be directed to the director of the planning, building and licensing Services, 216 Ontario St., Kingston, Ontario, K7L 2Z3.

DATED: at Kingston Ontario
this 12th day of **September, 2017.**

John Bolognone
City Clerk



Planning committee courtesy public notice

Thursday, Sept. 21, 2017 at 6:30 p.m. Council Chambers, City Hall, 216 Ontario St.

The City of Kingston planning committee will meet to discuss the matters listed below at 6:30 p.m.

Public Meeting

55 Ontario St. – IBI Group – D35-003-2017

Applications for *Official Plan* and *Zoning Bylaw* amendments propose the adaptive re-use of the Dry Dock and Pump House Complex located at 55 Ontario St. and construction of a 20-storey residential building with 292 dwelling units at 5 Lower Union St. The applications propose an increase in existing height and density provisions for the subject properties. Through this public meeting process, staff is also seeking community input on potential community benefits related to the proposed development that might be requested from the applicant.

2917 Princess St. – Luis Martin – D35-003-2016

Applications for *Official Plan* and *Zoning Bylaw* amendments to change the land-use designation of a portion of the site from ‘Residential’ to ‘Arterial Commercial’. The applicant also requests to change the existing zoning to a Special Highway Commercial ‘C3-X’ Zone to permit a commercial use consisting of the on-site sale of pre-fabricated sheds and landscaping supplies. The requested amendments also include permitting an accessory residential unit within an existing dwelling. Zoning relief from provisions related to parking and open storage is also proposed.

1010-1028 Portsmouth Ave. – Jim Baldwin – D14-029-2017

Application for *Zoning Bylaw* amendment to permit three dwelling units in each of the existing two-storey structures on the subject properties. The properties each contain two dwelling units on the first and second floors and a third non-conforming unit in the basement. Relief is required from the *Zoning Bylaw* to permit dwelling units in the cellar level, and three total dwelling units on each property. The applicant also requests an exemption from the play-space requirement (6.9 square metres) for each property. At 1028 Portsmouth Ave., relief is requested to permit three parking spaces behind the front wall of the main building (the *Zoning Bylaw* requires parking to be behind a point mid-way between the front and rear walls).

235 Montreal St. – Bernard Fitzgerald – D14-025-2017

Application for *Zoning Bylaw* amendment to change the permitted use of a unit in an existing four-unit commercial building from retail to medical-office. The property is now zoned site specific ‘A.144’ in *Zoning Bylaw Number 8499* which allows for a neighbourhood-stores use (retail and restaurant use), but does not permit a medical office use. The existing site-specific zone is required to be amended to include medical-office as a permitted use. The applicant also seeks relief from parking requirements.

Business (items for discussion/recommendation):

672 Division St. – Stephen Kraus– D14-022-2017

Application for *Zoning Bylaw* amendment to permit a third dwelling unit in the cellar of the existing two-unit dwelling. The third unit exceeds the maximum permitted number of dwelling units, which is limited to two. The new dwelling unit would be located in a cellar which is now prohibited. No change to the exterior of the building is proposed. The applicant proposes three parking spaces on-site to be located in the backyard. This requires an amendment to increase the area in a backyard that may be used for parking.

Public Participation in the Planning Process – City of Kingston – D00-001-2017

A public meeting was held on July 6, 2017 to seek public input on the planning process and related service standards, public notice signage tied to statutory public meetings, and alternative options for participation at planning committee, including the way in which comments are provided regarding a proposal’s land-use merits. This report provides a recommendation on enhancing public participation within the City’s planning approvals process.

For additional planning applications, complete notices and agendas visit:

CityofKingston.ca/PlanningCommittee

To see the status of development applications in Kingston see CityofKingston.ca/DASH

Information regarding the above can be viewed at planning, building and licensing services, 1211 John Counter Blvd., during normal office hours, 8:30 a.m. to 4:30 p.m., Monday to Friday.

Dated at Kingston, Ontario
This 12th day of
September, 2017

Paige Agnew, director
Planning, building and
licensing services



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City of Kingston planning committee

Notice of a public meeting: Proposed amendment to the Brownfields Community Improvement Plan (CIP)

A public meeting will be held on Thursday, Oct. 5, 2017 at 6:30 p.m. in Council Chambers, City Hall, 216 Ontario St.

Address of property: Brownfields Community Improvement Project Areas

Applicant: The Corporation of the City of Kingston

City File Number: D18-001-2017

Purpose and effect of the proposed amendment: To revise the existing Brownfields Community Improvement Plan (CIP) and include some additional properties in Community Improvement Project Area 1A.

This notice is in addition to the public meeting notice that was published on June 16, 2017, which outlined the City's proposed changes to the financial incentives in the Brownfields Program and CIP for the rehabilitation and redevelopment of brownfield sites. Since the first public meeting, held on July 6, 2017, some of the Brownfields CIP proposed changes have been revised based on input received from the public and analysis by staff, including:

1. The proposed reduction in remediation expenses eligible for rebate from 100 per cent to 85 per cent of costs incurred has been removed and the original eligibility of up to 100 per cent has been retained; and
2. The proposed reduction in the portion of incremental tax available for rebate from 80 per cent to 70 per cent has been removed and the original 80 per cent allocation retained.

One additional proposed change would amend Community Improvement Project Area 1A by including additional properties in the downtown (refer to the key map). The addition of these properties is to account for the likely presence of environmental conditions similar to those already found in Community Improvement Project Area 1A, and would allow the property owners to be eligible for the Brownfields Program.

Key map and description of subject lands: The proposed amendment applies to the entire Brownfields CIP, with the addition of lands to Community Improvement Project Area 1A, which includes the block bounded by Queen, King, Princess and Wellington streets.

The lands identified in the key map that are part of this proposed amendment are not currently the subject of any other applications under the *Planning Act*.

Additional information about the proposed amendment to Community Improvement Project Area 1A, as well as the other proposed amendments that were the subject of the public meeting notice dated June 16, 2017, can be viewed at the office of the planning division at 1211 John Counter Blvd., between 8:30 a.m. and 4:30 p.m., Monday to Friday. Questions? Call Sonya Bolton, senior planner, (613) 546-4291, ext. 3237. A draft of the revised Brownfields CIP can also be found at www.CityofKingston.ca/Brownfields.

For more information, including information about preserving your appeal rights, contact the planning division via:

Mail: 216 Ontario St., Kingston, ON K7L 2Z3

Fax: 613-542-9965

Email: sbolton@cityofkingston.ca

Phone: 613-546-4291, ext. 3237

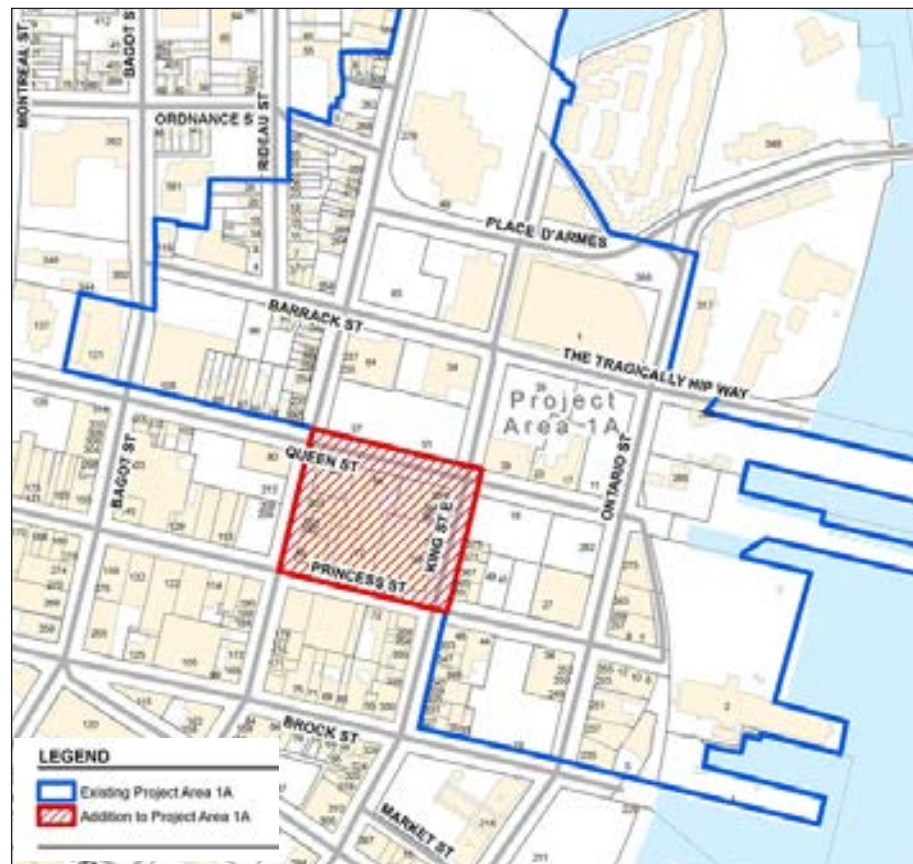
Written comments for or against this change may also be sent to the planning division using the mail, fax or email information above.

Public Consultation

Anyone may attend the public meeting and make a verbal statement, and/or submit comments in writing, either in support of or in opposition to the proposed amendment to the Community Improvement Plan. This is the second public notice related to this file. As such, the Planning Committee will receive a comprehensive report at the same meeting on October 5, 2017, subject to public comment, at which time a recommendation will be made to Council regarding the proposed amendment. The comprehensive report will be available to the public on the City of Kingston's website at <https://www.cityofkingston.ca/city-hall/committees-boards/planning-committee> on September 30, 2017.

Please note that City Council has delegated to the Planning Committee the authority to hold the public meeting instead of Council. All representations, both verbal and written, will be considered **only** by the Planning Committee, which will submit a Committee Report with its recommendations to Council for a decision on the matter.

Notice of Collection: Personal information collected as a result of this public meeting is collected under the authority of the *Municipal Act*, the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA), the *Planning Act*, and all other relevant legislation, and will be used to assist in making a decision on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will be made available for public disclosure to members of the public, at the meeting, through requests, and through the website of The Corporation of the City of Kingston. Questions regarding the collection, use, and disclosure of this personal information may be directed to the director of the planning, building and licensing services, 216 Ontario St., Kingston, Ontario, K7L 2Z3.



Key map of proposed amendment to Community Improvement Project Area 1A

DATED: at Kingston Ontario
this 12th day of September, 2017

John Bolognone
City Clerk

Tree Bylaw Update

The City of Kingston is updating the Tree Bylaw and invites the public to learn about changes being proposed and provide their input at open house.

Open House

Wednesday, September 20

6 to 8 p.m., presentation at 6:30 p.m. - Fairmount Home, 2069 Battersea Road

To learn more about the Tree Bylaw update visit: www.CityofKingston.ca/trees

Notice of passing a bylaw to designate 450, 506, 635 and 3737 Princess St., 911 Purdy's Mill Rd., and 2268 Sydenham Rd. to be of cultural heritage value and interest pursuant to the provisions of the Ontario Heritage Act (R.S.O. 1990, Chapter 0.18)

Take Notice that the Council of The Corporation of the City of Kingston on Sept. 5, 2017 passed Bylaw Numbers 2017-141, 2017-142, 2017-144, 2017-145, 2017-146 and 2017-147 under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, to designate the following lands to be of cultural heritage value and interest:

450 Princess St. (Lots 5-7, 10-13, Plan 134, Except Part 1 on Reference Plan 13R-2493; Part of Lot 4, Plan 134, Being Parts 2 & 3 on Reference Plan 13R-2493; Part Lane, Plan 134 closed by FR314282, Being Parts 4 & 5 pm Reference Plan 13R-2493; Part Block John Duff, Plan A12 as in CK52810 & CK52964, City of Kingston, County of Frontenac), known as the Bell Telephone Building.

506 Princess St. (Lot 752, Plan A12; Part Lots 742-743, 753, Plan A 12 as in FR577457, City of Kingston, County of Frontenac), known as the George Newlands House.

635 Princess St. (Part Lots 553-555, Plan A12, Being Parts 1 to 3 on Reference Plan 13R-15104; S/T FR706253; City of Kingston, County of Frontenac), known as Carter's Grocery.

3737 Princess St. (Part Lot 6, Concession 3, Western Addition as in FR358894; City of Kingston, County of Frontenac), known as Red Rock School.

911 Purdy's Mill Rd. (Part Lot 3 North of Road, 4 North of Road, Plan 60, Being Part 2 on Reference Plan 13R-8562, City of Kingston, County of Frontenac), known as Cataragui Public School.

2268 Sydenham Rd. (Part Lot 18, Concession 5, Being Part 6 on Reference Plan 13R-2182; City of Kingston), known as the Jesse Purdy House.

Additional information, including a full description of the reasons for designation, is available upon request from Ryan Leary, senior heritage planner, planning, building & licensing services at 613-546-4291, ext. 3233, or at rleary@cityofkingston.ca during regular business hours.

Dated at the City of Kingston
this 12th day of September, 2017

John Bolognone, City Clerk
City of Kingston



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