



**CITY OF KINGSTON
PLANNING COMMITTEE
MEETING NO. 06-2012
MINUTES**

**Thursday, March 29th, 2012, 6:30 p.m.
in the Council Chamber at City Hall**

Present:

Councillor George, Chair
Councillor Berg
Councillor Hector
Councillor Paterson
Councillor Scott

Regrets:

Councillor Reitzel, Vice Chair

Other Councillors:

Councillor Neill

Staff Present:

Ms. Jannette Amini, Committee Clerk
Mr. Grant Bain, Director of Planning
Ms. Lanie Hurdle, Commissioner, Community Services
Ms. Cherie Mills, Manager, Policy Planning
Ms. Susan Powley, Committee Clerk
Ms. Marnie Venditti, Manager, Development Approvals

Also Present:

Approximately 3 members of the public

THIS IS NOT A VERBATIM REPORT

MEETING TO ORDER

Councillor George, Chair, called the regular portion of the meeting to order at 6:30 p.m.

APPROVAL OF THE AGENDA

Moved by Councillor Berg
Seconded by Councillor Hector

THAT the agenda be approved.

CARRIED

CONFIRMATION OF MINUTES

Moved by Councillor Paterson
Seconded by Councillor Berg

THAT the minutes of the Planning Committee Meeting No. 05-2012 held March 1st, 2012 be approved.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

There was none.

DELEGATIONS

BRIEFINGS

BUSINESS

- i. **COMPREHENSIVE REPORT**
Application for Final Plan of Condominium
CaraCo Development Corporation
Blocks 213, 214 and 215, 13M-58
File No. D07-016-2012

The Report of the Commissioner of Sustainability and Growth (PC-12-031) was attached to the agenda as pages 1-15.

Moved by Councillor Paterson
Seconded by Councillor Scott

THAT the application for Final Approval of a Plan of Condominium (Our File No. D07-016-2012) submitted by CaraCo Development Corporation, for an 8.0 metre wide rear lane on Blocks 213, 214 and 215, Registered Plan 13M-58, **BE APPROVED**; and,

THAT Final Approval be granted to the Plan of Condominium submitted by CaraCo Development Corporation, with respect to a common element condominium consisting of an 8.0 metre wide rear lane on Blocks 213, 214 and 215, Registered Plan 13M-58, subject to the Owner entering into a Condominium Agreement with the City, which Agreement shall provide further notice to the Condominium Corporation and present and future purchasers of the conditions contained within the registered Subdivision Agreement and that the Condominium Corporation will be responsible for maintaining the approved subdivision works and fulfilling any conditions of the Agreement; and,

THAT following the execution of the Condominium Agreement, the Director of Legal Services be authorized to forward the necessary signed and stamped originals and required copies of the Final Plan of Condominium to the Land Registry Office for registration.

CARRIED

ii. COMPREHENSIVE REPORT
Application for Zoning By-Law Amendment
1 Mack Street Ltd.
1, 11 & 15 Mack Street and 318 & 320 Alfred Street
File No. D14-211-2011

The Recommendation Report of the Commissioner of Sustainability and Growth (PC-12-032) was attached to the agenda as pages 16-47.

This item was requested to be withdrawn on the addendum.

iii. Secondary Suite Implementation

The Report of the Commissioner of Community Services (PC-12-030) was attached to the agenda as pages 48-87.

Councillor Hector noted that cellars addressed within current by-laws have not been included in the report, and there are no window limitations specified as they would relate to secondary suites. She highlighted safety concerns regarding egress. Mr. Laidman responded that the background report has been provided by FoTenn Consultants Inc., and that it is anticipated that the Housing and Planning Departments will prepare the final Official Plan and Zoning By-law amendments. Cellars have been addressed in recent discussions with the Home Builders Association and will be considered within the final by-law. Mr. Bain added that there are Ontario Building Code requirements for basement egress, which will be built into by-law amendments as required.

To a question by Councillor Scott regarding supplying amenity space outdoors, Mr. Bain explained that amenity space requirements will be considered when the amendments are prepared. Councillor Scott flagged a question regarding ancillary units to owner occupied residential units and how this would be addressed. He further noted a requirement for second accesses to buildings, and asked how these would be provided for houses with narrow facades. Mr. Bain said that appropriate amendments would be made in order to ensure that properties can handle the required capacity.

Councillor Hector queried the narrow field for the project which is specified for the west end, and noted that legal and illegal secondary suites already exist in the east end of the City. She expressed concern with the time lag as opportunities could be missed for appropriate subdivision design. Ms. Hurdle explained the process of setting up a working group with various representatives and home builders. It was recognized that there are new suites in the east end of the City; however it was determined that this was

the best area to start with, with possible consideration of other areas in the future. She noted that servicing and parking concerns have been heard. Ms. Hurdle advised no timeline has yet been set as they wish to determine what interest there will be for secondary suites.

Councillor Scott said that apartment buildings are not being built in his district, and urged moving the pilot project along. He noted that secondary suites are the best way to provide small apartments and more affordable units in his district.

Councillor Neill recalled legal basements that were transformed into illegal apartments and expressed concern that certain Ontario Building Code requirements eg. fire, were not being met. In making homes more affordable through the addition of a secondary suite, not adhering to code requirements would encourage illegal secondary suites. He queried standards for an unfinished basement in comparison with an ancillary unit. Mr. Bain advised that the Ontario Building Code is applicable law in all cases. Ms. Venditti added that there are different standards for fire separation which will be something for new home builders to take into consideration. A finished house can be converted once a policy is in place; however, Ontario Building Code requirements such as fire separation standards will need to be followed.

Councillor Hector acknowledged the caution being taken with the pilot project, and highlighted her concern that opportunities could be missed, particularly in the east end of the city where there is pressure for basement rental units and no plan for secondary suites. She noted a future economic period where it will be more common and more affordable for extended family and others to live together. She said there will be no more green space available in the City, and cautioned against thinking too small.

Councillor George requested that Councillor Paterson assume the Chair.

Councillor George commended this step. He noted that any changes are subject to the Ontario Building Code, and there are opportunities for those who live outside the area of the pilot project to request site specific zoning. Affordable housing issues were addressed within the strategic issues which were discussed and supported a year ago; the province encourages affordable housing.

Councillor George resumed the Chair.

To a question by Councillor Paterson regarding staff expectations, Ms. Hurdle noted that this project is in green field development, so some builders will include secondary suites in their development and make them available as a product. She said the response from the community to date has been minimal.

Moved by Councillor Hector
Seconded by Councillor Berg

THAT Council direct staff to develop and process the required Official Plan Amendment and Zoning Bylaw Amendment to implement the Second Residential Unit Research Report prepared by FoTenn Consultants Inc.

CARRIED

iv. Update regarding Zoning Issues and Strategy Study

This item of business was requested to be added on the addendum.

Ms. Cherie Mills, Manager, Policy Planning, noted a request from the Planning Committee last year for verbal staff updates. She advised that staff are proposing a Zoning Issues and Strategy Study working session on April 19th from 5:00 – 6:30 p.m., for consultants to hear views of the committee. She noted similar meetings in the past which were held while working on the Official Plan project.

Councillors Hector and George noted other meetings that will be taking place that afternoon and evening. Ms. Mills recognized the full Council calendar; however, she noted that she had worked with the Clerk's Department to find the date as the study has a tight timeline for completion which is targeted for the fall.

MOTIONS

NOTICES OF MOTION

OTHER BUSINESS

CORRESPONDENCE

The following item of correspondence was added on the addendum:

- i. **Correspondence received from Mr. Gord McCrady, President, Kingston Home Builders Association regarding Secondary Suites.**

(Schedule Page 88)

DATE OF NEXT MEETING

The next meeting of the Planning Committee was scheduled to be held on Thursday, April 19th, 2012 to begin at 5:00 p.m. in the Council Chamber in order to hear committee views in regard to zoning issues and the strategy study in addition to the regular business of the meeting.

ADJOURNMENT

Moved by Councillor Berg
Seconded by Councillor Scott

THAT the meeting adjourn at 6:58 p.m.

CARRIED

