



**City Of Kingston  
Planning Committee  
Meeting Number 23-2017  
Agenda  
Thursday November 16, 2017 at 6:30 p.m.  
Council Chamber, City Hall**

Please provide regrets to Derek Ochej, Committee Clerk at 613-546-4291, extension 1219 or [dochej@cityofkingston.ca](mailto:dochej@cityofkingston.ca)

**Committee Composition**

Councillor Schell; Chair

Councillor Holland

Councillor M<sup>c</sup>Laren

Councillor Neill

Councillor Osanic

Councillor Turner

Planning Committee Meeting Number 23-2017 Agenda  
Thursday November 16, 2017 at 6:30 p.m., Council Chamber, City Hall

**Public Meeting Introduction**

**“NOTICE OF COLLECTION** – Personal information collected as a result of this public hearing and on the forms provided at the back of the room is collected under the authority of the *Planning Act* and will be used to assist in making a decision on this matter. All names, addresses, opinions and comments may be collected and may form part of the minutes which will be available to the public. Questions regarding this collection should be forwarded to the Director of Planning, Building & Licensing Services.

The purpose of public meetings is to present planning applications in a public forum as required by The Planning Act. Following presentations by the applicant, Committee members will be afforded an opportunity to ask questions for clarification or further information. The meeting will then be opened to the public for comments and questions. Interested persons are requested to give their name and address for recording in the minutes. There is also a sign in sheet for interested members of the public at the back of the room.

No decisions are made at public meetings concerning applications, unless otherwise noted. The public meeting is held to gather public opinion.

Exemption to this rule is outlined in By-Law Number 2006-75 to *Delegate Various Planning Approvals to Staff and to Adopt Certain Procedures for the Processing Of Planning Applications Subject to Delegated Authority*. Council has authorized staff to use discretion in determining if an application can be a **Combined Public Meeting/Comprehensive Report** to expedite the approval process.

Public meeting reports are provided to inform the public of all relevant information. Information gathered is then referred back to Planning, Building & Licensing Services Staff for the preparation of a comprehensive report and recommendation to Planning Committee. This means that after the meeting tonight, staff will be considering the comments made by the public in their further review of the applications.

When this review is completed, a report will be prepared making a recommendation for action to this Committee. The recommendation is typically to approve (with conditions) or to deny. This Committee then makes a recommendation on the applications to City Council. **City Council has the final say on the applications from the City’s perspective.**

Following Council decision notice will be circulated in accordance with the Planning Act, and anyone with an interest in the matter may file an appeal. Interested persons are advised that if a person or public body does not make oral submissions at a public meeting or make written submissions before the By-Law is passed, the person or public body is not entitled to appeal the decision of Council to the Ontario Municipal Board, unless, in the opinion of the Board, there are reasonable grounds to do so.

Planning Committee Meeting Number 23-2017 Agenda  
Thursday November 16, 2017 at 6:30 p.m., Council Chamber, City Hall

**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 Samantha Wasserman & Jacqueline Shinfield on behalf of Samantha Wasserman & Jacqueline Shinfield, with respect to the subject site located at 268 Victoria 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 applicant is proposing to rezone the subject property to support a consent application that proposes to sever the parcel into two separately conveyable parcels. The overall development plan proposes to retain the existing single family dwelling and detached accessory structure on the proposed retained parcel while constructing a two-family, semi-detached dwelling on the proposed severed parcel. Access to the proposed retained parcel is to remain from Victoria Street; the proposed severed parcel is to be accessed via Earl Street by two driveways. Two on-site parking spaces will be provided for the proposed semi-detached dwelling.

The subject property is located in a One-Family Dwelling and Two-Family Dwelling 'A4' Zone. Both one-family and two-family dwellings are permitted within the 'A4' zone; the applicant is seeking relief from specific performance standards for both the proposed retained and severed parcels.

On the proposed retained parcel, the applicant is seeking relief from the minimum lot area, minimum front yard setback, minimum exterior side yard setback, minimum landscaped open space requirement and maximum front yard porch projections to recognize the existing single family dwelling.

On the proposed severed parcel, the applicant is seeking relief from the minimum lot area, minimum front yard setback and maximum front yard porch projection to facilitate the construction of the proposed semi-detached dwelling.

An application for Consent has also been submitted in support of the proposed development.

Planning Committee Meeting Number 23-2017 Agenda  
Thursday November 16, 2017 at 6:30 p.m., Council Chamber, City Hall

The subject property is designated 'Residential' in the City of Kingston Official Plan and is zoned One-Family and Two-Family Dwelling 'A4' zone in the former City of Kingston Zoning By-Law Number 8499, as amended.

To learn more about this application, visit the [DASH](#) page.

**File Number: D14-032-2017**  
**Address: 268 Victoria Street**  
**Application Type: Zoning By-Law Amendment**  
**Owner/Applicant: Samantha Wasserman and Jacqueline Shinfield**  
**(See Report PC-17-104)**  
**(Schedule Pages 1 – 20)**

Planning Committee Meeting Number 23-2017 Agenda  
Thursday November 16, 2017 at 6:30 p.m., Council Chamber, City Hall

**Public Meeting**  
**Held Pursuant to the Planning Act**  
**6:30 p.m.**  
**Zoning By-Law Amendment**

The following is a Public Meeting and comprehensive report recommending approval to the Planning Committee regarding an application for a zoning by-law amendment submitted by IBI Group Incorporated, on behalf of the Kinsmen Club of Kingston, with respect to the subject site located at 276-284 Kingsdale Avenue.

The subject property is approximately 1.2 hectares in area with 115 metres of road frontage on Kingsdale Avenue. The site is developed with two, 3.5 storey multi-unit residential buildings, a total of 117 dwelling units. All 117 dwelling units are similarly sized, two bedroom apartments.

The Kinsmen Club of Kingston is a service organization of volunteers who works to meet the needs of the local community by providing affordable housing opportunities. The Club proposes to convert the existing rental units to condominium units with the intent to provide an affordable home ownership option. The Club plans to provide a 20% second mortgage at 0% interest for a period of 5 years, following this term the Club will forgo the second mortgage. The remaining 80% from the sale of each unit is proposed to be allocated to other local affordable housing ownership projects.

The applicant is proposing to convert the existing dwelling units from rental to condominium. Utilities Kingston restricts service connections to one per property; therefore, the applicant is required to sever the parcel to facilitate separate individual services.

The requested zoning by-law amendment is to facilitate a Consent application that proposes to sever the existing parcel into two separately conveyable parcels. The amendment is required to recognize the existing development located on two separate parcels. No new additions, increase in number of dwelling units or enlargement of the existing buildings are proposed to accommodate the proposal. External changes, limited to minor modifications to the existing parking area, are required to ensure compliance with the barrier free parking space requirements.

Applications for Consent (File Number D10-040-2017), Site Plan Control Modification (File Number D11-035-2017) and Final Plan of Condominium (File Number D07-006-2017) have been submitted and are being processed concurrently with the zoning by-law amendment (File Number D14-032-2017) application.

A Public Meeting with respect to this application is being held concurrent with the regular Public Meeting and recommendation to the Planning Committee. The application conforms to and is consistent with the applicable policies in the Provincial

Planning Committee Meeting Number 23-2017 Agenda  
Thursday November 16, 2017 at 6:30 p.m., Council Chamber, City Hall

Policy Statement and complies with the general intent of the City of Kingston Official Plan. No specific concerns were raised by external or internal agencies with respect to the zoning by-law amendment application.

To learn more about this application, visit the [DASH](#) page.

**File Number: D14-034-2017**  
**Address: 276-284 Kingsdale Avenue**  
**Application Type: Zoning By-Law Amendment**  
**Owner: Kinsmen Club of Kingston**  
**Applicant: IBI Group Incorporated**  
**(See Report PC-17-105)**  
**(Schedule Pages 21 – 46)**

Planning Committee Meeting Number 23-2017 Agenda  
Thursday November 16, 2017 at 6:30 p.m., Council Chamber, City Hall

## **Regular Planning Committee Meeting Number 23-2017**

### **Meeting to Order**

### **Approval of the Agenda**

### **Confirmation of Minutes**

- a) **That** the Minutes of Planning Committee Meeting Number 22-2017 held Thursday, November 2, 2017 be approved.

Distributed November 10, 2017

### **Disclosure of Pecuniary Interest**

### **Delegations**

### **Briefings**

### **Business**

- a) **File Number: D14-034-2017**  
**Address: 276-284 Kingsdale Avenue**  
**Application Type: Zoning By-Law Amendment**  
**Owner: Kinsmen Club of Kingston**  
**Applicant: IBI Group Incorporated**

The Report of the Commissioner of Community Services (PC-17-105) is attached.

Schedule Pages 21 – 46

To learn more about this application, visit the [DASH](#) page.

### **Recommendation:**

**That** it be recommended to Council that the application for a zoning by-law amendment (File Number D14-034-2017) submitted by IBI Group Incorporated, on behalf of Kinsmen Club of Kingston, for the property municipally known as 276-284 Kingsdale Avenue, 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-17-105; and

Planning Committee Meeting Number 23-2017 Agenda  
Thursday November 16, 2017 at 6:30 p.m., Council Chamber, City Hall

**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.

- b) File Number: D14-013-2017**  
**Address: 102 and 104 Park Street**  
**Application Type: Zoning By-Law Amendment**  
**Owner: Robert Blasko and Benjamin James Blasko**  
**Applicant: Robert Blasko, Sutton Masters-Group Realty Inc. and Nancy Cornish, IBI Group Incorporated**

The Report of the Commissioner of Community Services (PC-17-106) is attached.

Schedule Pages 47 – 87

To learn more about this application, visit the [DASH](#) page.

**Recommendation:**

**That** it be recommended to Council that the application for a zoning by-law amendment (File Number D14-013-2017) submitted by Robert Blasko, Sutton Group-Masters Realty Inc. and Nancy Cornish, IBI Group Incorporated, on behalf of Robert Blasko and Benjamin James Blasko, for the properties municipally known as 102 and 104 Park Street, be approved; and

**That** By-Law Number 8499, entitled "Restricted Area (Zoning) By-Law of the Corporation of the City of Kingston", as amended, be further amended, as per Exhibit A (Draft By-Law and Schedule A to Amend Zoning By-Law Number 8499) to Report Number PC-17-106; 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.



Planning Committee Meeting Number 23-2017 Agenda  
Thursday November 16, 2017 at 6:30 p.m., Council Chamber, City Hall

- c) **File Number: D14-027-2017**  
**Address: 194 Mack Street**  
**Application Type: Zoning By-Law Amendment**  
**Owner: 1923800 Ontario Inc**  
**Applicant: 1923800 Ontario Inc and Fotenn Consultants Inc.**

The Report of the Commissioner of Community Services (PC-17-107) is attached.

Schedule Pages 88 – 129

To learn more about this application, visit the [DASH](#) page.

**Recommendation:**

**That** it be recommended to Council that the application for a zoning by-law amendment (File Number D14-027-2017) submitted by Fotenn Consultants Inc. on behalf of 1923800 Ontario Inc., for the property municipally known as 194 Mack Street, be approved; and

**That** By-Law Number 8499, entitled "Restricted Area (Zoning) By-Law of the Corporation of the City of Kingston", as amended, be further amended, as per Exhibit A (Draft By-Law and Schedule A to Amend Zoning By-Law Number 8499) to Report Number PC-17-107; 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.

**Motions**

**Notices of Motion**

**Other Business**

**Correspondence**

- a) Correspondence received from Raymond Co, dated October 30, 2017, regarding 268 Victoria Street.

Schedule Page 130

- b) Correspondence received from Kim Connelly, dated October 2, 2017, regarding 268 Victoria Street.

Schedule Page 131

Planning Committee Meeting Number 23-2017 Agenda  
Thursday November 16, 2017 at 6:30 p.m., Council Chamber, City Hall

- c) Correspondence received from Marianne Hunter, dated October 25, 2017, regarding 268 Victoria Street.  
Schedule Pages 132 – 134
- d) Correspondence received from Laura Knap, dated October 24, 2017, regarding 268 Victoria Street.  
Schedule Pages 135 – 142
- e) Correspondence received from Jane Marynissen, dated October 16, 2017, regarding Special Events at City-Owned Facilities.  
Schedule Page 143
- f) Correspondence received from Meredith McDonnell, dated October 18, 2017, regarding 268 Victoria Street  
Schedule Page 144
- g) Correspondence received from Ken Ohtake, dated November 1, 2017, regarding 268 Victoria Street  
Schedule Page 145
- h) Correspondence received from Diane Provan, dated November 2, 2017, regarding 268 Victoria Street  
Schedule Page 146
- i) Correspondence received from Daniel Weisberg, dated October 27, 2017, regarding 268 Victoria Street  
Schedule Page 147
- j) Correspondence received from Eugene Zaremba, dated October 24, 2017, regarding 268 Victoria Street  
Schedule Pages 148 – 150
- k) Correspondence received from Tara Sharkey, dated November 10, 2017, regarding 268 Victoria Street  
Schedule Page 151

**Date and Time of Next Meeting**

The next meeting of the Planning Committee is scheduled for Thursday December 7, 2017 at 6:30 p.m.

**Adjournment**

**1. Approved Site Plan Items:**

**2. Applications Appealed To Ontario Municipal Board:**

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

D09-017-2014, D14-075-2014 & D14-076-2014- PRK Developments- Princess Street and University Avenue-  
Awaiting decision from the Board

D14-122-2015 – IN8 (The Capitol) Development Inc. - 223 Princess Street – Appeal Submitted to OMB – Hearing  
begins March 26, 2018

D09-039-2015 & D14-146-2015 – Homestead Land Holding Limited –51-57 Queen St. & 18 Queen St. & 282  
Ontario Street - Appeals Submitted to the OMB. Pre-Hearing Scheduled for November 22, 2017.

D09-005-2013 & D14-248-2013 – Homestead Land Holding Limited – 48A Point St. Mark Drive – Appeals  
Submitted to the OMB. Pre-Hearing Scheduled for November 22, 2017.

**3. Links to Land Use Planning Documents:**

**Planning Act:** [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)

**Provincial Policy Statement:** <http://www.mah.gov.on.ca/Page1485.aspx>

**City of Kingston Official Plan:** <http://www.cityofkingston.ca/business/planning-and-development/official-plan>

**City of Kingston Zoning By-Laws:** <https://www.cityofkingston.ca/business/planning-and-development/zoning>

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
1	ZBA	Jay Patry	203-205 Colborne Street.	D14-195-2010	To permit 5 existing dwelling units with a reduction in parking, amenity space and play space and an increase in maximum occupancy.	Deemed complete 29-Dec-2010	Public Meeting on Mar 1/12 2nd Public held on Meeting on Aug 29/17	Lindsay Lambert extension 2176
2	OPA & ZBA	Homestead Land Holdings	50 Newcourt Place.	D09-067-2012 & D14-248-2012	13 Storey apartment building with 99 dwelling units	Deemed complete 7-June-2012	Waiting for revised submission since Aug 17/12.	Marnie Venditti extension 3256
3	OPA/ZBA	Homestead Land Holdings Ltd.	48A Point St. Mark Drive.	D09-005-2013 & D14-012-2013	7 storey, 95 unit building	Deemed complete 4-Mar-2013	Public Meeting held on May 2/13 <b>Appealed to the OMB</b> 2nd Public Meeting held on Oct 19/17	Lindsay Lambert extension 2176
4	ZBA	Doreta Apparel Shop Limited	394-396 Princess St. & 155 Division Street.	D14-027-2013	To permit additional storeys and additional residential units.	Deemed complete 7-May-2013	Public Meeting held on June 20/13. Application placed on hold by applicant.	Lindsay Lambert extension 2176
5	ZBA/ Draft Plan	1829871 Ontario Limited	655 Graceland Avenue.	D12-010-2013 & D14-041-2013	A proposed residential subdivision consisting of 45 single detached dwelling lots, one park block, one walkway and one storm water management pond.	Deemed complete 12-Sept-13	2nd Public Meeting held on April 6/17	Lindsay Lambert extension 2176

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
6	OPA/ZBA	PRK Developments	493-497 Princess Street	D09-017-2014 D14-075-2014	The applicant is proposing to demolish the existing buildings on the properties to construct a 10-storey, 190-unit apartment building with commercial uses on the ground floor. The residential dwellings along Chatham Street and at 10 Creighton Street will be maintained. The dwelling units are proposed to be a mix of bachelor, one-bedroom, two-bedroom, and three-bedroom dwelling units. The applicant is proposing 50 parking spaces on-site, 53 off-site parking spaces, and 169 bicycle parking spaces	Deemed complete 12-Mar-2014	Waiting for OMB Order	Marnie Venditti extension 3256
7	ZBA	PRK Developments	460-468 & 480 Princess Street.	D14-076-2014	The applicant is proposing to demolish the existing buildings on the properties to construct a 10-storey, 222-unit apartment building with commercial uses on the ground floor. The dwelling units are proposed to be a mix of bachelor, one-bedroom, two-bedroom, and three-bedroom dwelling units. The applicant is proposing 67 parking spaces on-site, 49 off-site parking spaces, and 125 bicycle parking spaces.	Deemed complete 12-Mar-2014	Public Meeting held on May 15, 2014 Regular Meeting held on Mar 5/15 Went to Council on Mar 24/15 Under OMB Appeal	Marnie Venditti extension 3256
8	OPA/ZBA	Cruickshank Properties Corp.	Unity Road, Elginburg	D09-025-2014 D14-102-2014		Deemed complete 10-Dec-2014	2nd Public Meeting Held on June 18/15	Chris Wicke extension 3242
9	OPA/ZBA	Kingston Creekford Holdings	2685 Creekford Road	D09-029-2015 D14-117-2015	To permit the development of a gas station and Business Park uses.	Deemed complete Mar 30/15	Public Meeting held on May 21/15	Lindsay Lambert extension 2176
10	ZBA	Podium Developments	235, 243 Colborne Street, 60 and 62 Elm Street	D14-114-2015	To permit the development of two multiple family dwellings, with 8 and 16 units respectively. Zoning relief is requested.	Deemed complete Mar 20/15	Public Meeting held on May 21/15	Jason Sands extension 3277

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
11	ZBA	IN8 (The Capitol) Developments Inc.	223 Princess Street	D14-122-2015	To permit a mixed use development with 16 storeys, 212 residential units and parking in a parking structure located along Queen Street frontage, below and above grade. The proposed development includes the conservation of the Princess Street façade of the former theatre.	Deemed complete on May 26/15	<b>Appealed to the OMB. Hearing begins March 26/18</b>	Lindsay Lambert extension 2176
12	OPA/ZBA	Homestead Land Holding Limited	51-57 Queen St. & 18 Queen St. & 282 Ontario St.	D09-039-2015 D14-146-2015	Two 21 storey buildings, both with a podium and tower design, containing a total of 380 residential units, a municipal parking garage and commercial space	Deemed complete on Nov 27/15	Public Meeting held on Feb 18/16 2nd Public Meeting Non-Statutory held on Aug 3/17 <b>Appealed to the OMB</b>	Jason Sands extension 3277
13	OPA	City of Kingston	City-wide	D09-037-2015	Five Year Review of the Official Plan		Approved by the Ministry of Municipal Affairs on Aug 8/17. <b>Appealed to the OMB. Prehearing Nov 23/17</b>	Greg Newman extension 3289
14	ZBA	McIntosh Perry Consultants	3697 Hwy 2 E.	D14-015-2016	Proposed Zoning By-Law Amendment to permit 6 lots (3 existing lots, 3 new lots) serviced by private well and septic systems	Deemed complete on April 13/16	Public Meeting held on June 9/16	Sajid Sifat extension 3126
15	OPA/ZBA	Podium Developments	575-611 Princess St, 505-513 Albert St., 510 Frontenac St., 576-600 Princess St. & 465 Albert St.	D35-005-2016	11 storey mixed use (456 dwelling unit and 1,500 m2 commercial) and surface parking lot south of Princess St.		Public Meeting held on Oct 6/16 2nd Public Meeting held on Sept 7/17	Jason Sands extension 3277
16	ZBA	Clark Consulting Services	1821 Bur Brook Rd.	D14-037-2016			Public Meeting held on Dec 1/16 2nd Public Meeting held on Oct 5/17	Chris Wicke extension 3242

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
17	ZBA	Paul Doherty	783 King Street West	D14-005-2017	Proposed Zoning By-law Amendment to facilitate a future consent application to construct two multi unit residential buildings. Each the retained and severed parcels are proposed to be developed with a three unit, 9 bedroom structure.	Deemed complete on March 7/17	Public Meeting held on May 4/17 Regular Meeting held on Oct 19/17 Going to Council on Nov 7/17	Jason Sands extension 3277
18	ZBA	Dennis Perrault and FOTENN Consultants	306-308 Montreal Street	D14-026-2017	Proposed Zoning By-law amendment to permit up to two residential dwelling units and to maintain permission for a 'Neighbourhood Store' on the first storey of the existing building. The proposal maintains two dwelling units on the second storey.	Deemed complete on July 25, 2017	Public Meeting held on Aug 29/17 Regular Meeting held on Oct 19/17 Going to Council on Nov 7/17	Amy Didrikson extension 3288
19	ZBA	Robert Blasko	102-104 Park Street	D14-013-2017			Public Meeting held on Aug 29/17 Going to Regular Meeting on Nov 16/17	Sonya Bolton extension 3237
20	OPA/ZBA	Frontenac Club Inn Inc.	225 King Street East	D35-004-2017			Public Meeting held on Aug 29/17 Regular Meeting held on Oct 19/17 Going to Council on Nov 7/17	Sonya Bolton extension 3237
21	ZBA	1923800 Ontario Inc. and FOTENN Consultants	194 Mack Street	D14-027-2017	To permit the development of a two storey triplex with an elevated basement to contain three, three-bedroom units. Four parking spaces are proposed on the west side of the property.	Deemed complete on August 4, 2017	Public Meeting held on Sept 7/17 Going to Regular Meeting on Nov 16/17	Amy Didrikson extension 3288

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
22	ZBA	Jim Baldwin and IBI Group	1010 and 1028 Portsmouth Avenue	D14-029-2017	To permit a dwelling unit in the cellar of each of the existing two-storey buildings at 1010 and 1028 Portsmouth Avenue, for a total of three dwelling units on each property, in addition to relief from parking location and play space requirements.	Deemed complete on August 8, 2017	Public Meeting held on Sept 21/17. Going to Regular Meeting on December 7.	Amy Didrikson extension 3288
23	ZBA	Trans Eastern Communications	299 Concession Street	D14-024-2017			Public Meeting held on Sept 7/17 Regular Meeting held on Oct 19/17 Going to Council on Nov 7/17	Sonya Bolton extension 3237
24	OPA/ZBA	IBI Group	5 Lower Union Street & 55 Ontario Street	D35-003-2017			Public Meeting held on Sept 21/17	Lindsay Lambert extension 2176
25	OPA/ZBA	Louis Martin	2917 Princess Street	D35-003-2016			Public Meeting held on Sept 21/17	Lindsay Lambert extension 2176
26	ZBA	IBI Group	276-284 Kingsdale Ave	D14-034-2017	The applicant is seeking a Zoning Amendment to recognize the existing development and support a future consent application to sever the subject property into two separately conveyable parcels. The applicant also proposes to convert the existing dwelling units from rental tenure to condominium units. The overall development plan does not seek to change the existing on-site conditions aside from modifications	Deemed complete on September 22, 2017	Combined PM/CR November 16, 2017	Jason Sands extension 3277



Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
27	ZBA	Samantha Wasserman	268 Victoria Street	D14-032-2017	The site is currently developed with a 2.5 storey, single detached dwelling and a detached garage. The overall development plan includes severing the subject property, maintaining the existing dwelling and garage on the proposed retained parcel and develop a 2.5 storey, semi-detached dwelling on the proposed severed parcel. The proposed severed parcel would front onto Earl Street and be accessed with two driveways.	Deemed complete on September 13, 2017	Going to Public Meeting on November 16, 2017	Jason Sands extension 3277

28	OPA & ZBA	Homestead Land Holdings Ltd.	1200 Princess Street	D35-005-2017	The applicant is proposing to sever a 1.6 hectare parcel off the subject property at the south to facilitate the construction of 3, multi-unit residential apartment buildings containing a total of 412 dwelling units. The proposed apartment buildings are to be 12 - 13 stories in height.	Deemed complete on October 17, 2017	Going to Public Meeting on December 7, 2017	Jason Sands extension 3277
----	-----------	------------------------------	----------------------	--------------	--	-------------------------------------	---	----------------------------