



**City Of Kingston
Planning Committee
Meeting Number 01-2018
Agenda
Thursday December 7, 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

Committee Composition

Councillor Hutchison
Councillor M^cLaren
Councillor Neill
Councillor Oosterhof
Councillor Osanic
Councillor Turner

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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.

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Thursday December 7, 2017 at 6:30 p.m., Council Chamber, City Hall

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

The following is a Public Meeting report to the Planning Committee regarding an application for an Official Plan & zoning by-law amendment submitted by Homestead Land Holdings Limited on behalf of Sisters of Providence of St. Vincent de Paul, with respect to the subject sites located at 1200 Princess Street, 27-33 Elmwood Street & 670 Sir John A. MacDonald Boulevard and 217- 247 Bath Road. 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 develop the southernmost 1.6 hectare portion of the property known municipally as 1200 Princess Street. The overall development is to sever a 1.6 hectare parcel of the subject property and construct 3, multi-unit, high density residential buildings. The applicant is proposing to construct a total of 412 dwelling units in 3 buildings on the proposed severed parcels. The proposed buildings to be located on the westernmost parcel and the middle parcel are to be 13 stories in height (39 metres) and each contain 153 dwelling units. The proposed building located on the easternmost parcel is to be 12 stories in height (32 metres) and contain 106 dwelling units.

Vehicular access is proposed from the eastern portion of Elmwood Street via the future construction of a cul-de-sac. The proposed cul-de-sac is to provide municipal road frontage for the eastern most parcel. The other two parcels are not proposed to have direct access on a municipal road. Internal roadways will provide traffic circulation between the proposed buildings.

To accommodate the proposed development, the applicant is requesting to amend the Official Plan to establish a new site-specific policy area for the subject lands to re-designate the lands at the southern portion of 1200 Princess Street from 'Institutional' to 'Residential', permit the creation of two parcels without frontage on a municipal road and permit the creation of 4 lots to advance through consent. With respect to zoning, the applicant is requesting a new site-specific Multiple Family 'B3-X' zone for the lands located at the southernmost portion of 1200 Princess Street which incorporates relief from the following provisions: reduced side yard requirement, reduced aggregate side yard requirement, reduced rear yard requirement, increased maximum lot occupancy, increased maximum density, reduced on-site parking, reduced bicycle parking spaces, reduced minimum bicycle parking space width, reduced barrier free parking space requirement, reduced barrier free vertical clearance requirement, amended parking location on the lot, location of the accessory structure, not require residential structures to front onto a municipal road, reduction in the minimum required amenity area and minimum aggregate amenity area requirement.

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To accommodate the overall development plan the applicant is also proposing to rezone the adjacent properties (217 – 243 Bath Road and 27 - 33 Elmwood Street & 670 Sir John A. MacDonald Boulevard) from their existing site-specific Multiple Family zones to recognize the existing on-site development. No internal or external changes are proposed on the subject properties; however, the proposed cul-de-sac at the terminus of Elmwood Street will reduce the existing minimum lot area requirement. As such, multiple performance standards are required to be amended to recognize the existing situation following the conveyance of land associated with the proposed cul-de-sac.

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

File Number: D35-005-2017
Address: 1200 Princess Street, 27-33 Elmwood Street & 670 Sir John A. Macdonald Boulevard and 217-247 Bath Road
Application Type: Official Plan & Zoning By-Law Amendment
Owner: Sisters of Providence of St. Vincent de Paul
Applicant: Homestead Land Holdings Limited
(See Report PC-18-004)
(Schedule Pages 1 – 32)

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Public Meeting
Held Pursuant to the Planning Act
6:30 p.m.
Community Improvement Plan Amendment

The following is a Public Meeting and comprehensive report to the Planning Committee regarding a proposed amendment to the city's Brownfields Community Improvement Plan (CIP). This report describes the proposed amendment and includes an overview of the relevant policies and regulations that have been evaluated as part of the preparation of this report.

The City of Kingston's Brownfields CIP provides tax assistance and grants to eligible properties located within designated Community Improvement Project Areas, in order to continue to assist with the rehabilitation and redevelopment of brownfield sites and support infill development. The Brownfields CIP has been in place since 2005 and has allowed the city to provide tax increment- based financial assistance to developers who rehabilitate and redevelop contaminated brownfield sites. The Brownfields Program has been very successful, resulting in 16 brownfield site redevelopments being supported to date.

On September 20, 2016, Council received an update on the status of the Kingston's Brownfields Program and was informed that staff were examining revisions to the CIP. A review of the Brownfields Program has indicated a need to update the CIP so that it can continue to provide incentives to brownfield redevelopment, while being reflective of the current state of brownfields within the city, as well as balancing the ability of the city to afford the incentives offered. The objectives of the revisions being recommended were:

1. **Applicability:** Maintain an incentive for properties where environmental challenges are significant and focus benefits on the most disadvantaged properties with the greatest benefit to the community.
2. **Efficiency:** Improve the clarity and predictability of the Brownfields Program and simplify implementation.
3. **Affordability:** Decrease the short-term financial impact on the municipality from future brownfield financial incentive payments while maintaining an effective incentive level.

Following consultation with the community, and further analysis by staff, the city has decided to retain the ability to provide up to 100% of the eligible remediation costs as outlined in the Brownfields CIP, and to continue to rebate 80% of the difference between the pre and post- rehabilitation and development municipal property taxes as part of the Rehabilitation Grant. It was determined that reducing these percentages would have a negative impact on the redevelopment of individual brownfield sites, while the short-term benefit to the municipality would be minor. There have been other

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revisions to the Brownfields CIP that will help mitigate the financial impact to the city and the Brownfields Program, namely: placing a hold on all new applications for Community Improvement Project Area 2 (i.e. Williamsville Main Street); no longer allowing exemptions for development charges and impost fees; and excluding federal and provincial properties from receiving financial incentives. The administration of the Brownfields Program, through the continued use of the sliding scale approach which was approved by Council in 2014, also enables the city to adjust the financial incentives for each application based on demonstrated need.

At the second Public Meeting for this file on October 5, 2017, a written submission was received from the owner of 55 Rideau Street and 292 Wellington Street that requested the property at 55 Rideau Street be included in Community Improvement Project Area (CIPA) 1A. The existing CIPA boundary runs along the former property line that divided 55 Rideau Street (outside the boundary) and 292 Wellington Street (inside the boundary). In 2009, the owner successfully applied to the Land Registrar to consolidate the two properties into one property. Following the Public Meeting, the Committee deferred the comprehensive report and directed staff to mitigate any boundary issues raised by the public. Recognizing the configuration of the consolidated parcel, being only partially included within CIPA 1A, and based on a review of environmental information provided by the property owner after the Public Meeting, staff recommend inclusion of the 55 Rideau Street portion of the consolidated parcel in CIPA 1A.

As identified at the first and second Public Meetings, the block of land bounded by Queen, King, Princess and Wellington Streets is also recommended for inclusion in CIPA 1A. These lands were identified as an area that should be part of CIPA 1A through a review that was done in 2013, but their inclusion was inadvertently omitted from the mapping.

Staff recommend approval of the proposed amendment to the Brownfields CIP. The proposed amendment is appropriate as it is consistent with the Provincial Policy Statement and City of Kingston Official Plan. The amendment will allow for the continued success of the Brownfields Program in a way that is financially responsible for the municipality.

File Number: D18-001-2017
Project: Brownfields Community Improvement Plan
Application Type: Community Improvement Plan Amendment
Applicant: City of Kingston
(See Report PC-18-001)
(Schedule Pages 33 – 137)

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Regular Planning Committee Meeting Number 01-2018

Election of Officers

Please Note: The Election of Officers will occur prior to the Public Meetings.

Meeting to Order

Approval of the Agenda

Confirmation of Minutes

- a) **That** the Minutes of Planning Committee Meeting Number 23-2017 held Thursday, November 16, 2017 be approved.

Distributed December 1, 2017

Disclosure of Pecuniary Interest

Delegations

Briefings

- a) Annemarie Eusebio, Intermediate Planner, will be present to speak to the Committee regarding the Revisions to the City of Kingston Tree By-Law.

Business

- a) **File Number: D18-001-2017**
Project: Brownfields Community Improvement Plan
Application Type: Community Improvement Plan Amendment
Applicant: City of Kingston

The Report of the Commissioner of Community Services (PC-18-001) is attached.

Schedule Pages 33 – 137

Recommendation:

That it be recommended to Council that the amendment to the Brownfields Community Improvement Plan be approved; and

That By-Law Number 2005-40, as amended, be further amended to expand Community Improvement Project Area 1A, as per Exhibit A (Draft By-Law and Schedule A to Amend By-Law Number 2005-40) to Report Number PC-18-001; and

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That By-Law Number 2005-40, as amended, be further amended to renumber Community Improvement Project Areas 1C, 1D and 2 to be Community Improvement Project Areas 2, 3 and 4 respectively, as per Exhibit A (Draft By-Law and Schedule B to Amend By-Law Number 2005- 40) to Report Number PC-18-001; and

That By-Law Number 2005-40, as amended, be re-titled "A By-Law Designating Community Improvement Project Areas for the Brownfields Community Improvement Plan"; and

That By-Law Number 2005-41, as amended, which adopted the 2005 Brownfields Community Improvement Plan, be repealed and replaced with the new by-law attached as Exhibit B to Report Number PC-18-001; and

That the amending by-laws be presented to Council for all three readings.

- b) **File Number: D14-029-2017**
Address: 1010 & 1028 Portsmouth Avenue
Application Type: Zoning By-Law Amendment
Owner: Jim Baldwin
Applicant: Jim Baldwin and IBI Group Incorporated

The Report of the Commissioner of Community Services (PC-18-003) is attached.

Schedule Pages 138 – 179

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 D14-029-2017) submitted by Jim Baldwin and IBI Group Incorporated, on behalf of Jim Baldwin, for the property municipally known as 1010 & 1028 Portsmouth Avenue, 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-18-003; 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.

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c) Revisions to the City of Kingston Tree By-Law

The Report of the Commissioner of Community Services (PC-18-002) is attached.

Schedule Pages 180 – 221

Recommendation:

That it be recommended to Council that By-Law Number 2007-170, entitled “A By-Law to Prohibit and Regulate the Destruction or Injury of Trees in the City of Kingston”, as amended, be repealed and replaced with Exhibit A (Draft By-Law to Prohibit and Regulate the Destruction or Injuring of Trees in the City of Kingston) to Report Number PC-18-002; 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 Janet and Tim Bryant, dated November 20, 2017, regarding 268 Victoria Street.

Schedule Pages 222 – 223

- b) Correspondence received from Doug Boulter, dated November 3, 2017, regarding 1200 Princess Street.

Schedule Page 224

- c) Correspondence received from Robert Coe, President, Frontenac Condominium Corporation 21, dated November 20, 2017, regarding 1200 Princess Street.

Schedule Pages 225 – 227

- d) Correspondence received from Garry Delves, dated November 7, 2017, regarding 1200 Princess Street.

Schedule Pages 228 – 229

- e) Correspondence received from Jean Gower, dated November 6, 2017, regarding 1200 Princess Street.

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- f) Correspondence received from Christina Kelly, dated November 18, 2017,
regarding 48A Point St. Mark Drive.
Schedule Page 231
- g) Correspondence received from Matthew Bishop, dated November 18, 2017,
regarding 48A Point St. Mark Drive.
Schedule Page 232
- h) Correspondence received from E. Bacon, dated November 20, 2017, regarding
48A Point St. Mark Drive.
Schedule Page 233
- i) Correspondence received from Mia Simpson, dated November 20, 2017,
regarding 48A Point St. Mark Drive.
Schedule Page 234
- j) Correspondence received from Arnold Gaudet, dated November 26, 2017,
regarding 48A Point St. Mark Drive.
Schedule Pages 235 – 239

Date and Time of Next Meeting

The next meeting of the Planning Committee is scheduled for Thursday December 14, 2017 at 6:30 p.m.

Adjournment

1. Approved Site Plan Items:

- D11-010-2017-1917 Bath Road – Lexus Dealership – addition to the rear south side
- D11-026-2017-1525 Robinson Court – Robinson Properties – to permit two warehouse buildings
- D11-030-2017- 401 Bath Road – Kingston Hyundai – to permit two additions

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. 2nd Pre-Hearing Scheduled for February 2, 2018.
- 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. 2nd Pre-Hearing Scheduled for February 2, 2018.

3. Links to Land Use Planning Documents:

Planning Act: 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. Appealed to the OMB. Pre-Hearing Nov. 23/17. Second Pre-Hearing Teleconference Scheduled for Feb. 2/18. 2nd Public Meeting (Non-Statutory) 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	Appealed to the OMB. Hearing begins March 26/18	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 Appealed to the OMB	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. Appealed to the OMB. Prehearing Nov 23/17	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	Went to Council on Nov 7/17 Last day for Appeals Nov 30/17	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	Went to Council on Nov 7/17 Last day for Appeals Nov 30/17	Amy Didrikson extension 3288
19	ZBA	Robert Blasko	102-104 Park Street	D14-013-2017			Public Meeting held on Aug 29/17 Regular Meeting held on Nov 16/17 Going to Council on Dec 5/17	Sonya Bolton extension 3237
20	OPA/ZBA	Frontenac Club Inn Inc.	225 King Street East	D35-004-2017			Went to Council on Nov 7/17 Last day for Appeals Nov 30/17	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 Regular Meeting held on Nov 16/17 Going to Council on Dec 5/17	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			Went to Council on Nov 7/17 Last day for Appeals Nov 30/17	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 Going to Council on Dec 5/17	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	Public Meeting held 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
29	ZBA	All Seniors Care Living Centres	2666 Princess Street & 1027 Midland Avenue	D14-036-2017		Deemed complete on Nov 13/17	Going to Public Meeting on December 14/17	Lindsay Lambert extension 2176
30	ZBA	Robert Melo	153-154 Brock Street	D14--030-2017		Deemed complete on Nov 9/17	Going to Public Meeting on December 14/17	Golsa Kheir-Moghadam extension 3287