



**City Of Kingston
Planning Committee
Meeting Number 06-2018
Agenda
Thursday March 8, 2018 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 Neill; Chair

Councillor M^cLaren

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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Public Meeting
Held Pursuant to the Planning Act
6:30 p.m.
Official Plan & Zoning By-Law Amendment, Draft Plan of Subdivision & Community Improvement Plan Amendment

The following is a Public Meeting report to the Planning Committee regarding an application for an Official Plan & zoning by-law amendment, Draft Plan of Subdivision & Community Improvement Plan amendment submitted by IBI Group Incorporated on behalf of Jay Patry Enterprises Inc., with respect to the subject lands located at 2 River Street and 50 Orchard Street (former Davis Tannery). This report describes the proposed applications and includes an overview of the relevant policies and regulations that will be evaluated as part of a future comprehensive report.

The subject lands are designated 'Residential', 'Environmental Protection Area', 'Open Space' and 'Arterial Commercial' in the Official Plan and are zoned Site-Specific Multiple Family 'B3.135' Zone, General Recreational Park 'P' Zone, Water-Area 'P2' Zone, Industrial 'M6' Zone, Site-Specific Arterial Commercial 'C2.136' Zone and Environmental Protection Area 'EPA' Zone in Zoning By-Law Number 8499, as amended. The subject lands are also included within Project Area 1A in the Brownfields Community Improvement Plan (CIP).

The applicant is proposing to divide the subject lands into a number of blocks, with the primary development being on four blocks. The proposed redevelopment of the lands applies to a 9 hectare area of the site. It is proposed to develop the property with four (4) six-storey buildings with a total of 1,509 residential units and 4,961 square metres of ground floor commercial area. The applications are also proposing two new public roads and an extension to Orchard Street, as well as private and public park space. The water lot is proposed to be used for a boathouse for the Kingston Rowing Club.

An amendment is proposed to the Brownfields CIP to create a special project area that would enable the proposed development to be eligible for additional financial incentives as well as to extend the CIP's time frames to accept applications for grants and funding.

The applications propose an increase in the existing density provisions for the subject site. Staff are seeking input from the community through this Public Meeting process with respect to potential Community Benefits related to the proposed development that might be requested from the applicant.

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To learn more about this application, visit the [DASH](#) and search the property address or file number.

File Numbers: D35-009-2017 & D09-005-2018
Address: 2 River Street and 50 Orchard Street
Application Type: Official Plan & Zoning By-Law Amendment, Draft Plan of
Subdivision & Community Improvement Plan Amendment
Owner: Jay Patry Enterprises Inc.
Applicant: IBI Group Incorporated
(See Report PC-18-021)
(Schedule Pages 1 – 25)

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Regular Planning Committee Meeting Number 06-2018

Meeting to Order

Approval of the Agenda

Confirmation of Minutes

- a) **That** the minutes of Planning Committee Meeting Number 05-2018 held Thursday February 15, 2018 be approved.

Distributed March 2, 2018

Disclosure of Pecuniary Interest

Delegations

Briefings

Business

This portion of the meeting is open to the public. The City has initiated a new process in which members of the public will have the opportunity to speak, for up to five minutes, on comprehensive reports presented before the Planning Committee. Those wishing to provide oral comments at this meeting will be invited to do so. However, because this is not a Public Meeting pursuant to the requirements of the *Planning Act*, in order to retain appeal rights to the Ontario Municipal Board one must have provided oral comments during the Statutory Public Meeting and/or provide written comments in advance of a final decision by Council.

- a) **File Number: D11-058-2014**
Subject: Site Plan Control Application
Address: 495-513 Frontenac Street
Owner/Applicant: Patry Enterprises Inc.

The Report of the Commissioner of Community Services (PC-18-023) is attached.

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To learn more about this application, visit the [DASH](#) and search the property address or file number.

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Recommendation:

That the application for Site Plan Control approval (File Number D11-058-2014), submitted by Patry Enterprises Inc., with respect to 495-513 Frontenac Street requesting approval for the construction of a four-and-a-half-storey 71 unit residential building, be approved in principle; and

That the application be referred back to staff and that the Director of Planning, Building & Licensing Services be authorized to issue final approval subject to:

- a) All outstanding technical issues being resolved to the satisfaction of the City;
- b) The Owner entering into an encroachment agreement with the City regarding the use of Frontenac Street during construction;
- c) The Owner entering into a Site Plan Control agreement with the City which shall list the approved plans and any special municipal conditions pertaining to the development; and
- d) The Owner submitting the required parkland dedication; and
- e) The Owner submitting the required financial security.

Motions

Notices of Motion

Other Business

Correspondence

- a) Correspondence received from Ian McFarlane, dated February 26, 2018, regarding 2 River Street and 50 Orchard Street.

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- b) Correspondence received from Sarah Moore, dated February 28, 2018, regarding 2 River Street and 50 Orchard Street.

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Date and Time of Next Meeting

The next meeting of the Planning Committee is scheduled for March 22, 2018 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. Hearing Scheduled for February 4 – 8 & 11 – 15, 2019.

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: <https://www.ontario.ca/laws/statute/90p13>

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. Third 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	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
18	OPA/ZBA	Louis Martin	2917 Princess Street	D35-003-2016			Public Meeting held on Sept 21/17	Lindsay Lambert extension 2176
19	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	Regular Meeting scheduled for March 22, 2018	Jason Sands extension 3277
20	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	Application withdrawn	Jason Sands extension 3277
21	ZBA	All Seniors Care Living Centres	2666 Princess Street & 1027 Midland Avenue	D14-037-2017		Deemed complete on Nov 13/17	Public Meeting held on Dec 14/17	Lindsay Lambert extension 2176
22	ZBA	Robert Melo	153-154 Brock Street	D14-030-2017		Deemed complete on Nov 9/17	on Feb 6/18 Last day for Appeals March 1/18	Golsa Kheir-Moghadam extension 3287

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
23	OPA/ZBA	Martian Properties Inc.	1201 McAdoos Lane	D35-007-2017	To amend the Official Plan and zoning by-law to permit rural industrial uses and prohibit residential uses on the site in order to allow for the development of a logistics terminal. The Official Plan amendment application is also to facilitate a consent application to permit an engineered drinking water system to service the proposed use.	Deemed complete on Nov 3/17	Public Meeting held on December 14/17 Regular Meeting held on Feb 15/18 Going to Council on Mar 6/18	Andrea Furniss extension 3219