



**City Of Kingston
Planning Committee
Meeting Number 07-2018
Agenda
Thursday March 22, 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

Planning Committee Meeting Number 07-2018 Agenda
Thursday March 22, 2018 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 07-2018 Agenda
Thursday March 22, 2018 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 and Draft Plan of Subdivision

The following is a Public Meeting report to the Planning Committee regarding an application for a zoning by-law amendment and draft plan of subdivision submitted by Barry Smith on behalf of Tamarack (Cataraqi West 2), with respect to the subject site located at 950 Cataraqi Woods Drive. 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 a zoning by-law amendment and a draft plan of subdivision to develop Phase 4 of the Woodhaven Subdivision in Kingston's Cataraqi West neighbourhood. The proposed subdivision includes the creation of 116 residential lots for single detached dwellings, semi-detached dwellings, duplex dwellings and linked dwellings and 25 blocks containing a total of 112 row house units, two school blocks, one parkland block and one commercial block, as well as road and pedestrian pathways. A small area consisting of 2.8 hectares located at the northeast portion of the subject lands is excluded from the proposed subdivision and will be included in the development of future phases of the subdivision.

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

File Number: D35-001-2018
Address: 950 Cataraqi Woods Drive
Application Type: Zoning By-Law Amendment and Draft Plan of Subdivision
Owner: Tamarack (Cataraqi West 2)
Applicant: Barry Smith
(See Report PC-18-027)
(Schedule Pages 1 – 13)

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Thursday March 22, 2018 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 Mark Touw on behalf of Chris Boot & Mark McKercher, with respect to the subject site located at 43 Crerar Boulevard. 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 reduce the minimum required lot frontage in order to create three new lots. The existing single family dwelling will be demolished to facilitate the redevelopment of the site with 3 new single detached dwellings. The subject property is designated 'Residential' in the Official Plan and zoned 'Residential Type 1 – R1-3' in Zoning By-Law Number 76-26. A Part Lot Control application is required to create the lots subsequent to the approval of the zoning by-law amendment application.

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

File Number: D14-001-2018
Address: 43 Crerar Boulevard
Application Type: Zoning By-Law Amendment
Owner: Chris Boot & Mark McKercher
Applicant: Mark Touw
(See Report PC-18-025)
(Schedule Pages 14 – 26)

Planning Committee Meeting Number 07-2018 Agenda
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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 Mac Gervan and Associates Ltd., on behalf of Kathleen Investments Inc., with respect to the subject site located at 143 Beverley Street.

The property is designated 'Residential' in the City of Kingston Official Plan and zoned 'A' (One and Two-Family Zone) in Zoning By-Law Number 8499. The applicant is requesting a zoning by-law amendment to permit the creation of a second unit on the subject property. The proposal also involves the construction of a 24 square metre one-storey rear addition. This zone requires a minimum lot area of 370 square metres per dwelling unit. The total lot area of the subject property is 482 square metres which does not meet the minimum lot area of 740 square metres that is required for the two proposed dwelling units. Therefore, a zoning by-law amendment is required.

The proposal will accommodate a four bedroom unit and a five bedroom unit. Both residential units will have entrances which front onto Beverley Street. A driveway from Beverley Street will provide access to two proposed parking spaces at the rear of the property. A large amenity area will be provided in the rear yard of the property, in addition to an existing covered front porch.

The proposal is compatible with the surrounding land uses. It is consistent with the applicable policies of the Provincial Policy Statement and complies with the general intent of the City of Kingston Official Plan. The requested zoning by-law amendment represents good land use planning which proposes to permit a two unit dwelling on the subject property on a residential lot within the serviced urban boundary.

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

File Number: D14-042-2017
Address: 143 Beverley Street
Application Type: Zoning By-Law Amendment
Owner: Kathleen Investments Inc.
Applicant: Mac Gervan and Associates Ltd.
(See Report PC-18-022)
(Schedule Pages 27 – 53)

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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 IBI Group Incorporated on behalf of Cruickshank Construction Ltd, with respect to the properties located at 2357 Unity Road and 2489-2505 Unity Road. Previous Public Meetings were held with respect to this application on February 19, 2015 and June 18, 2015. An additional Public Meeting is required for this application because of the time that has lapsed since the original application, the submission of revised materials to support the application and the modification of the area subject to amendment of the Official Plan.

This report describes the proposed application, identifies changes to the proposed amendments since the last Public Meeting, and includes an overview of the relevant policies and regulations that will be evaluated as part of a future comprehensive report.

The applicant is seeking permission to amend the Official Plan and rezone the subject properties to recognize the existing quarry and to permit new quarry operations to the west of the existing Elginburg quarry. The part of the subject property where the existing quarry is located was previously referred to as 2357 and 2363 Unity Road, but as this is currently a single lot, the municipal address will now be referred to as 2357 Unity Road.

The subject properties have a combined area of approximately 144 hectares with an approximate 500 metres of frontage on Unity Road.

The subject properties that constitute the proposed quarry operations to the west are at 2489- 2505 Unity Road and have an area of approximately 74 hectares with 208 metres of frontage on Unity Road. Currently, the subject properties at 2489-2505 Unity Road are undeveloped and designated as 'Rural' and 'Environmental Protection Area' within the City of Kingston Official Plan. The properties are within the General Rural 'A2' Zone of the former Township of Kingston Zoning By-Law Number 76-26.

The subject property at 2357 Unity Road has a lot area of approximately 57 hectares and has 292 metres of frontage on Unity Road. The property is accessed from Unity Road. It contains the existing quarry and the associated asphalt and concrete plants. The existing quarry has multiple land use designations. The majority of the property is designated 'Mineral Resource Area – Quarry'. However, the portion of the licensed quarry that is east of Lot 15 is designated 'Rural' and 'Environmental Protection Area' (Exhibit C - Existing Official Plan Designation).

The applicant is proposing to amend the Official Plan designation of the subject lands at 2357 and 2489-2505 Unity Road to 'Mineral Resource - Quarry'; to amend Schedule 7-B - Natural Heritage Area 'A' of the Official Plan to remove 'Riparian

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Habitat' from the subject lands and amend Schedule 8-B - Natural Heritage Area 'B' of the Official Plan to remove 'Significant Woodland', 'Contributory Woodland' and 'Unevaluated Wetland'. Since the initial Public Meeting, it was determined that Schedule 5 of the City of Kingston Official Plan incorrectly identifies the current location of the Rideau Trail. The applicant is also proposing to amend Schedule 5 of the Official Plan to correctly identify the current location of the Rideau Trail. As this is a mapping error, this amendment to the Official Plan could be corrected as an administrative change.

The applicant is also proposing to amend the zoning of the subject property at 2489-2505 Unity Road from the General Rural 'A2' Zone to a Special Extractive Industrial 'M5' Zone and a Special Open Space 'OS' Zone within the former Township of Kingston Zoning By-Law Number 76-26. The applicant is further proposing to amend the zoning of the existing quarry at 2357 Unity Road to permit the expansion of the existing quarry by reducing the minimum side yard to 0 metres where the existing quarry will abut 2489-2505 Unity Road, the lands intended to be the location of the proposed quarry operations. As well, the applicant is seeking to reduce the front, rear and interior side yard provisions of the existing quarry on lands that do not abut the proposed expansion area to be aligned with the extents of the permissions issued by the Ministry of Natural Resources and Forestry License for the existing quarry (i.e. 15 and 30 metre setbacks), which is consistent with current standards as set out in the Aggregate Resources of Ontario, Provincial Standards Version 1.0.

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

File Numbers: D09-025-2014 and D14-104-2014
Address: 2357 Unity Road and 2489-2505 Unity Road
Application Type: Official Plan & Zoning By-Law Amendment
Owner: Cruickshank Construction Ltd.
Applicant: IBI Group Incorporated
(See Report PC-18-026)
(Schedule Pages 54 – 72)

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Regular Planning Committee Meeting Number 07-2018

Meeting to Order

Approval of the Agenda

Confirmation of Minutes

- a) **That** the minutes of Planning Committee Meeting Number 06-2018 held Thursday March 8, 2018 be approved.

Distributed March 16, 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: D14-042-2017**
Application Type: Zoning By-Law Amendment
Address: 143 Beverley Street
Owner: Kathlen Investments Inc.
Applicant: Mac Gervan and Associates Ltd.

The Report of the Commissioner of Community Services (PC-18-022) is attached.

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

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Recommendation:

That it be recommended to Council that the application for a zoning by-law amendment (File Number D14-042-2017) submitted by Mac Gervan and Associates Ltd., on behalf of Kathleen Investments Inc., for the property municipally known as 143 Beverley 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-18-022; 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.

- b) File Number: D14-032-2017**
Application Type: Zoning By-Law Amendment
Address: 268 Victoria Street
Owner/Applicant: Samantha Wasserman & Jacqueline Shinfield

The Report of the Commissioner of Community Services (PC-18-024) is attached.

Schedule Pages 73 – 167

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

Recommendation:

That the following recommendation be approved and forwarded to Council on April 3, 2018 for consideration; and

That it be recommended to Council that the application for a zoning by-law amendment (File Number D14-032-2017) submitted by Samantha Wasserman & Jacqueline Shinfield, for the property municipally known as 268 Victoria 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-18-024; 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

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That the amending by-law be presented to Council for all three readings; and

That the proposed development be subject to Site Plan Control.

c) Planning Advisory Working Group Report

Schedule Pages 168 – 170

Motions

Notices of Motion

Other Business

Correspondence

- a) Correspondence received from Elia Anagnostopoulos, dated March 6, 2018, regarding 495-513 Frontenac Street.

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- b) Correspondence received from Fr. Bob Masters, dated March 16, 2018, regarding 495-513 Frontenac Street.

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- c) Correspondence received from George Wiens, dated March 3, 2018, regarding 43 Crerar Boulevard

Schedule Page 173

- d) Correspondence received from Sandy Berg, dated March 8, 2018, regarding 2 River Street and 50 Orchard Street.

Schedule Pages 174 – 175

- e) Correspondence received from Laura Murray, dated March 8, 2018, regarding 2 River Street and 50 Orchard Street.

Schedule Pages 176 – 183

- f) Correspondence received from Betty Hammer, dated March 8, 2018, regarding 2 River Street and 50 Orchard Street.

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- g)** Correspondence received from Mike Johnson, dated March 8, 2018, regarding 2 River Street and 50 Orchard Street.
- h)** Correspondence received from Robert Watering, dated March 8, 2018, regarding 2 River Street and 50 Orchard Street.

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- i)** Correspondence received from Allen Bergeron, dated March 9, 2018, regarding 2 River Street and 50 Orchard Street.

Schedule Pages 186 – 187
- j)** Correspondence received from Mary Farrar, dated March 9, 2018, regarding 2 River Street and 50 Orchard Street.

Schedule Pages 188 – 189
- k)** Correspondence received from Dorothy Farr, dated March 11, 2018, regarding 2 River Street and 50 Orchard Street.

Schedule Pages 190 – 196
- l)** Correspondence received from Paul Sylvestre, dated March 14, 2018, regarding 2 River Street and 50 Orchard Street.

Schedule Pages 197 – 199
- m)** Correspondence received from Victoria Robertson, dated March 14, 2018, regarding 2 River Street and 50 Orchard Street.

Schedule Pages 200 – 201
- n)** Correspondence received from Anne Lougheed, dated March 15, 2018, regarding 2 River Street and 50 Orchard Street.

Schedule Page 202
- o)** Correspondence received from Rosemary Thoms, dated March 15, 2018, regarding 2 River Street and 50 Orchard Street.

Schedule Page 203
- p)** Correspondence received from Rosemary Thoms, dated March 15, 2018, regarding 2 River Street and 50 Orchard Street.

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- p) Correspondence received from Jeff Scott, dated March 8, 2018, regarding 2 River Street and 50 Orchard Street.

Schedule Pages 205 - 209

- q) Correspondence received from Michael J. B. Evans, dated March 13, 2018, regarding 2357 Unity Road and 2489-2505 Unity Road.

Schedule Pages 210 – 211

- r) Correspondence received from Anna Bona, dated March 7, 2018, regarding 143 Beverley Street.

Schedule Page 212

- s) Correspondence received from Dr. Mark Bona, dated March 7, 2018, regarding 143 Beverley Street.

Schedule Page 213

- t) Correspondence received from TJ Kerr, dated March 12, 2018, regarding 143 Beverley Street.

Schedule Page 214

- u) Correspondence received from Roger Healey, dated March 13, 2018, regarding 143 Beverley Street.

Schedule Pages 215 – 216

Date and Time of Next Meeting

The next meeting of the Planning Committee is scheduled for April 5, 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

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
8	OPA/ZBA	Cruickshank Properties Corp.	Unity Road, Elginburg	D09-025-2014 D14-102-2014	OPA and ZBA to change the designation of the properties to 'Mineral Resource Area – Quarry' and Zoning By-law Amendment to rezone portions of the properties to Special Extractive Industrial 'M5' Zone and Special Open Space 'OS' Zone to permit new quarry operations at 2489-2505 Unity Road and to amend the existing 'Mineral Resource Area – Quarry' designation and the provisions of the existing Special Extractive Industrial 'M5-1' Zone in former Township of Kingston Zoning By-law Number 76-26 to reduce the setbacks for the existing quarry operation at 2357 Unity Road.	Deemed complete on January 9, 2015	2nd Public Meeting Held on June 18/15 Going to a 3rd Public Meeting on Thur Mar 22/18	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
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

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
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
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

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
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	Public Meeting held on Nov 2/17 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	OPA/ZBA	Martian Properties Inc.	1201 McAdoo's 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	Went to Council on Mar 6/18 Last day for Appeals Mar 29/18	Andrea Furniss extension 3219
23	ZBA	Tamarack (Gardiners) Corp., Tamarack (Catarqui West)	700 Gardiners Road, 965 Catarqui Woods Drive, 1215	D14-039-2017	ZBA to amend the zoning of a general provision within Zoning By-Law Number 76-26 (Section 5(13)(c)) that applies to a number of Site-	Deemed complete on Nov. 24/17	Public Meeting held on Jan 18/18	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
24	ZBA	Jennifer Foster	14 North Bartlett/644 Victoria Street	D14-036-2017			Went to Council on Mar 6/18 Last day for Appeals Mar 29/18	Sajid Sifat extension 3126
25	ZBA	Joseph Payne	810 Middle Road	D14-035-2017			Went to Council on Mar 6/18 Last day for	Steve Chew extension 3273
26	OPA/ZBA	Axion Development Corp.	133 Dalton Avenue	D35-006-2017			Went to Council on Mar 6/18 Last day for	Annemarie Eusebio extension 3183
27	ZBA	Tamarack (Rideau) Corp. & Fotenn Consultants Inc.	1138 & 1232 Highway 15	D14-040-2017	ZBA to amend the zoning of a general provision within Zoning By-Law Number 32-74 (Section 5(11)(d)) that applies to a number of Site-Specific Residential Zones within draft approved portions of the Riverview Subdivision lands.	Deemed complete on Nov. 24/17	Public Meeting held on Jan 18/18	Lindsay Lambert extension 2176
28	ZBA	Utilities Kingston	798 Riverview Way (previously known as 1232 Hwy 15)	D14-002-2018	ZBA to permit the construction of a sewage pumping station on the subejct property.		Meeting held on Feb 15/18 Went to Council on Feb 2/18 Last day for Appeals Mar 15/18	Jason Sands extension 3277
29	OPA/ZBA/DPS CIP Amendment	Jay Patry Enterprises	2 River Street & 50 Orchard Street	D35-009-2017 & D09-005-2018	develop four (4) six-storey buildings with a total of 1509 residential units and 4,961 square metres of ground floor commercial area with a boathouse located on the water lot. The CIP Amendment is to create a special project area in the	Deemed complete on January 22, 2018 (OPA/ZBA/DPS) and on February 5, 2018 (CIP amendment)	Public Meeting held on March 8/18	Andrea Furniss extension 3219
30	ZBA	IBI Group	190 / 198 Resource Road	D14-043-2017	ZBA to amend Zoning By-law Number 76-26 to permit the construction of 3 buildings that will accommodate a range of employment uses including business park uses and professional office space on the 1.6 hectare parcel.	Deemed complete on January 18, 2018		Jason Sands extension 3277

