



**City Of Kingston  
Planning Committee  
Meeting Number 08-2018  
Agenda  
Thursday April 5, 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](mailto:dochej@cityofkingston.ca)

**Committee Composition**

Councillor Neill; Chair

Councillor M<sup>c</sup>Laren

Councillor Oosterhof

Councillor Osanic

Councillor Turner

Planning Committee Meeting Number 08-2018 Agenda  
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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.  
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 Barriefield Limited Partnership & Fotenn Consultants Inc. on behalf of Barriefield Facility Inc., with respect to the subject site located at 411 Wellington 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 subject lands are designated 'Residential' in the Official Plan and are zoned Special Institutional (I-8) Zone in Zoning By-Law Number 32-74, as amended.

The applicant is proposing to permit residential and accessory uses on the site as well as to obtain relief from various zone provisions in order to facilitate the development of a three-storey retirement residence with 145 residential units and stacked row dwelling houses fronting on Wellington Street that are proposed to contain an additional 16 units.

This proposal will also be subject to a future Site Plan Control application. A Heritage Permit will also be required as the subject lands are included within the Village of Barriefield Heritage Conservation District (Part V Designation).

The application proposes an increase in the maximum height provisions for the subject site and therefore the City may be seeking possible Community Benefits if any increase in height or density is approved by Council. 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.

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

**File Number: D14-003-2018  
Address: 411 Wellington Street  
Application Type: Zoning By-Law Amendment  
Owner: Barriefield Facility Inc.  
Applicant: Barriefield Limited Partnership & Fotenn Consultants Inc.  
(See Report PC-18-028)  
(Schedule Pages 1 – 19)**

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## **Regular Planning Committee Meeting Number 08-2018**

### **Meeting to Order**

### **Approval of the Agenda**

### **Confirmation of Minutes**

- a) **That** the minutes of Planning Committee Meeting Number 06-2018 held Thursday March 22, 2018 be approved.

Distributed March 29, 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: D07-006-2017**  
**Application Type: Final Plan of Condominium**  
**Address: 276-284 Kingsdale Avenue**  
**Owner: Kinsmen Club of Kingston**  
**Applicant: IBI Group Incorporated**

The Report of the Commissioner of Community Services (PC-18-031) is attached.

Schedule Pages 20 – 34

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 Final Plan of Condominium (File Number D07-006-2017) submitted by IBI Group Incorporated, on behalf of the Kinsmen Club of Kingston, for the property municipally known as 276 – 284 Kingsdale Avenue, be approved; and

**That** final approval be subject to the Owner entering into a Condominium Agreement with the City, the agreement shall provide further notice to the Condominium Corporation and present and future purchasers, of the conditions contained within the registered Site Plan Control agreement(s) and that the Condominium Corporation will be responsible for maintaining the approved site works and fulfilling any conditions of the agreement; and

**That** subject to the satisfaction of the Director of Legal Services & City Solicitor, the Mayor and Clerk be authorized to execute the Condominium agreement, and the Director of Legal Services & City Solicitor be authorized to forward the necessary signed and stamped originals and required copies of the Final Plan of Condominium to the Land Registry Office for registration.

- b) **File Number: D14-039-2017 & D14-040-2017**  
**Application Type: Zoning By-Law Amendment**  
**Addresses: 700 Gardiners Road, 965 Cataraqui Woods Drive, 1215 Woodhaven Drive, 1301 Woodhaven Drive, 1138 Highway 15 & 1232 Highway 15**  
**Owner & Applicant: Taggart (Gardiners) Corp., Tamarack (Cataraqui West) Corp., Tamarack (Cataraqui West 2) Corp. & Tamarack (Rideau) Corp.**  
**Applicant: Fotenn Consultants Inc.**

The Report of the Commissioner of Community Services (PC-18-032) is attached.

Schedule Pages 35 – 64

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

**Recommendation:**

**That** it be recommended to Council that the applications for zoning by-law amendment (File Numbers D14-039-2017 & D14-040-2017) submitted by Fotenn Consultants Inc., on behalf of Taggart (Gardiners) Corp., Tamarack (Cataraqui West) Corp., Tamarack (Cataraqui West 2) Corp. & Tamarack (Rideau) Corp., for the properties municipally known as 700 Gardiners Road, 965 Cataraqui Woods Drive, 1215 Woodhaven Drive, 1301 Woodhaven Drive, 1138 Highway 15 & 1232 Highway 15, be approved; and

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**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 to Amend Zoning By-Law Number 76-26) to Report Number PC-18-032; and

**That** By-Law Number 32-74, Entitled "Township of Pittsburgh Zoning By-Law", as amended, be further amended, as per Exhibit B (Draft By-Law and Schedule A to Amend Zoning By-Law Number 32-74) to Report Number PC-18-032; 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-laws be presented to Council for all three readings.

**Motions**

**Notices of Motion**

**Other Business**

**Correspondence**

- a) Correspondence received from Mary Louise Adams, dated March 28, 2018, regarding 2 River Street and 50 Orchard Street.

Schedule Pages 65 – 66

- b) Correspondence received from Petra and Matthew McDowell, dated March 23, 2018, regarding 43 Crerar Boulevard.

Schedule Pages 67 – 68

- c) Correspondence received from Gary Mullen and Anne O’Riordan, dated March 23, 2018, regarding 43 Crerar Boulevard.

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- d) Correspondence received from Chris Scott, dated March 22, 2018, regarding 43 Crerar Boulevard

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- e) Correspondence received from Morag Coyne, dated March 22, 2018, regarding 43 Crerar Boulevard

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- f) Correspondence received from Terry and Nancy Turcotte, dated March 22, 2018, regarding 2357 Unity Road and 2489-2505 Unity Road.

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- g) Correspondence received from Neil B. Dukas, dated March 20, 2018, regarding 411 Wellington Street.

Schedule Pages 73 – 77

- h) Correspondence received from Dennis LaRocque and Marc Claege, dated March 5, 2018, regarding 411 Wellington Street.

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- i) Correspondence received from Christine Sypnowich, President, Barriefield Village Association, dated March 15, 2018, regarding 411 Wellington Street.

Schedule Pages 80 – 82

**Date and Time of Next Meeting**

The next meeting of the Planning Committee is scheduled for April 19, 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. 2<sup>nd</sup> 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. <b>Appealed to the OMB.</b> <b>Pre-Hearing Nov. 23/17. Third Pre-Hearing Teleconference Scheduled for Feb. 2/18.</b> 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

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#	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	Cruikshank 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 <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
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 <b>Last day for Appeals Mar 29/18</b>	Andrea Furniss extension 3219
23	ZBA	Tamarack (Gardiners) Corp., Tamarack (Catarqui West)	700 Gardiners Road, 965 Catarqui Woods Drive, 1215	D14-039-2017 & D14-040-2017	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 Going to Regular meeting on April	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	Joseph Payne	810 Middle Road	D14-035-2017			Went to Council on Mar 6/18 Last day for Appeals Mar 29/18	Steve Chew extension 3273
25	OPA/ZBA	Axion Development Corp.	133 Dalton Avenue	D35-006-2017			Went to Council on Mar 6/18 Last day for Appeals Mar 29/18	Annemarie Eusebio extension 3183
26	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
27	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
28	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
29	ZBA	Barriemfield Limited Partnership & Fotenn Consultants Inc.	411 Wellington Street	D14-003-2018	ZBA to permit residential and accessory uses as well as to obtain relief from various zone provisions to facilitate the development of a three-storey retirement residence and stacked row dwelling houses.	Deemed complete on February 13, 2018	Going to Public Meeting on April 5/18	Andrea Furniss extension 3219

