



**City Of Kingston  
Planning Committee  
Meeting Number 09-2018  
Agenda  
Thursday April 19, 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 09-2018 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 and Development.

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.

An exception to this rule is combined reports, which consolidates the Public Meeting & Comprehensive Reports. These applications are deemed by staff as straight forward and routine. This business practice has been in place for a number of years and is received by the applicants as efficient customer service and effective use of committee time. Please note that staff 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 and Development 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. If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of Kingston to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Kingston before the by-law is passed, the person or public body is not entitled to appeal the decision.

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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 Jordan McGregor, co-owner with Angela McGregor, with respect to the subject site located at 294 Rideau 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 One-Family Dwelling and Two-Family Dwelling (A) Zone in Zoning By-Law Number 8499, as amended.

The applicant is requesting an amendment to the zoning by-law to facilitate the severance of the property to create two, 262 square metre lots, each with 15.7 metres of frontage on James Street. The existing dwelling and garage on the subject property are proposed to be demolished. The retained and severed lots are each proposed to be developed with a two-and-a-half-storey single family dwelling with elevated basements. Secondary suites are proposed in the basement level of both of the single-detached dwellings. A zoning by-law amendment is required to permit a reduced minimum lot size for the severed and retained lots, to permit second residential units, and to allow the proposed height, setbacks and projections (i.e. front porch and rear balcony) of the proposed single-detached dwellings as well as the proposed tandem parking arrangement.

A consent application for the proposed severance has been submitted concurrently (File Number D10-007-2018), and will proceed under delegated authority should the zoning by-law amendment be approved.

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

**File Number: D14-007-2018  
Address: 294 Rideau Street  
Application Type: Zoning By-Law Amendment  
Owner: Jordan and Angela McGregor  
Applicant: Jordan McGregor  
(See Report PC-18-029)  
(Schedule Pages 1 – 24)**

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## **Regular Planning Committee Meeting Number 09-2018**

### **Meeting to Order**

### **Approval of the Agenda**

### **Confirmation of Minutes**

- a) **That** the minutes of Planning Committee Meeting Number 08-2018 held Thursday April 5, 2018 be approved.

Distributed April 13, 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**  
**Subject: Supplementary Report (to Report Number PC-18-022)**  
**Address: 143 Beverley Street**  
**Owner: Kathlen Investments Inc.**  
**Applicant: Mac Gervan and Associates Ltd.**

The Report of the Commissioner of Community Services (PC-18-033) 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:**

This report is for information purposes only.

- b) **File Number: D14-042-2017**  
**Application Type: Zoning By-Law Amendment**  
**Address: 143 Beverley Street**  
**Owner: Kathleen Investments Inc.**  
**Applicant: Mac Gervan and Associates Ltd.**

**Note:** The Planning Committee at its meeting on March 22, 2018, deferred consideration of the application for a Zoning By-Law Amendment for 143 Beverley Street to allow staff to address public comments received at the public meeting and through correspondence. Staff have addressed public comments in Report Number PC-18-033 listed as Business Item a) on the agenda.

The Report of the Commissioner of Community Services (PC-18-022) is attached as Exhibit A to Supplementary Report PC-18-033 (Business Item 'a').

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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 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.

**Motions**

**Notices of Motion**

**Other Business**

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**Correspondence**

- a) Correspondence received from Helga and Jim Elliott, dated March 29, 2018, regarding 2357 Unity Road and 2489-2505 Unity Road.

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- b) Correspondence received from Barbara Kelsey, dated April 3, 2018, regarding 2357 Unity Road and 2489-2505 Unity Road.

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- c) Correspondence received from Mary Norris Rahmel, dated April 3, 2018, regarding 2357 Unity Road and 2489-2505 Unity Road.

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- d) Correspondence received from Ronald and Sandra Murphy, dated April 5, 2018, regarding 2357 Unity Road and 2489-2505 Unity Road.

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- e) Correspondence received from Mary Norris Rahmel, dated April 4, 2018, regarding 2357 Unity Road and 2489-2505 Unity Road.

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- f) Correspondence received from Peter Rubens, dated April 10, 2018, regarding 143 Beverley Street.

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**Date and Time of Next Meeting**

The next meeting of the Planning Committee is scheduled for May 3, 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 held on 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



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

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#	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  Appealed to OMB	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 held scheduled for March 22, 2018 <b>Went to Council on April 3/18</b> <b>Denied by Council</b>	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	(Gardiners) Corp., Tamarack (Cataraqi West) Corp. & Tamarack (Cataraqi West 2) Corp. & Fotenn	700 Gardiners Road, 965 Cataraqi Woods Drive, 1215 Woodhaven Drive and 1301 Woodhaven Drive	D14-039-2017 & D14-040-2017	general provision within Zoning By-Law Number 76-26 (Section 5(13)(c)) that applies to a number of Site-Specific Residential Zones within draft approved portions of the Woodhaven and West Village	Deemed complete on Nov. 24/17	Public Meeting held on Jan 18/18 Regular meeting held on April 5/18	Lindsay Lambert extension 2176
23	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

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
24	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
25	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
26	ZBA	Barriefield 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	Public Meeting held on April 5/18	Andrea Furniss extension 3219
27	ZBA	Jordan McGregor	294 Rideau Street	D14-007-2018	ZBA to permit the creation of a new residential lot and to construct a new single-detached dwelling, with secondary suite in the basement, on both the severed and retained lots.	Deemed complete on March 5, 2018	Going to Public Meeting on April 19/18	Amy Didrikson extension 3288
28	ZBA	Nicholas Kyriacopoulos and FOTENN Consultants	311 Conacher Drive	D14-011-2018	ZBA to permit a reduced minimum lot area requirement for an approved draft plan of subdivision to address a rounding error.	Deemed complete on March 26, 2018	Public Meeting date to be determined	Amy Didrikson extension 3288
29	ZBA	Alfredo Montelongo	31 Gretna Green	D14-012-2018	ZBA to permit a second residential unit in the basement level of an existing single-detached dwelling.	Deemed complete on April 11, 2018	Public Meeting date to be determined	Amy Didrikson extension 3288
30	OPA/ZBA	RAW Design Inc.	305 & 323 Rideau Street	D35-008-2017	OPA/ZBA to facilitate the redevelopment of the former Bailey Broom Factory structure and construct 9 residential townhomes on	Deemed complete on April 9, 2018	Going to Public Meeting on May 17, 2018	Jason Sands extension 3277