



**City Of Kingston
Planning Committee
Meeting Number 11-2018
Agenda
Thursday May 17, 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 11-2018 Agenda
Thursday May 17, 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 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.

Planning Committee Meeting Number 11-2018 Agenda
Thursday May 17, 2018 at 6:30 p.m., Council Chamber, City Hall

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

The following is a Public Meeting report to the Planning Committee regarding applications for Official Plan & zoning by-law amendments submitted by RAW Design Inc. on behalf of RAW Factory Inc. & 2521909 Ontario Inc., with respect to the subject site located at 305 & 323 Rideau Street. 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 applicant is proposing to redevelop the lands located at 305 & 323 Rideau Street, the former Bailey Broom Factory. The applicant is proposing to adaptively reuse the former Bailey Broom Factory structure to accommodate a range of commercial uses and develop nine (9) residential townhomes on the vacant parcel known municipally as 323 Rideau Street.

The applicant is proposing two vehicular access points from Rideau Street to access the proposed site. The access lane is to be located east of the proposed townhome units and north of the former Bailey Broom Factory building. No vehicular access to Cataraqui Street is proposed.

To accommodate the proposed redevelopment, the applicant is requesting to amend the Official Plan to re-designate the southern portion of the site from 'Residential' to 'Main Street Commercial' to accommodate the mix of commercial uses that are proposed within the existing Bailey Broom Factory structure. The proposed 'Main Street Commercial' designation would permit the following proposed commercial uses: office space and co-working office/meeting space along with a café. Additional uses such as event space, performance space, artisan workshops, food-based start-ups, market and education space are considered and contemplated to be located within the adaptively repurposed heritage building. The former Bailey Broom Factory building is designated under Part IV of the *Ontario Heritage Act* and is subject to a Heritage Conservation Easement Agreement. The existing 'Residential' designation is not required to be amended for the northern vacant parcel to accommodate the proposed nine (9) townhome units. As part of the proposed Official Plan amendment, the applicant is proposing to remove the entire site from Site-Specific Policy Area (SSPA) Number 8. The SSPA Number 8 applies to lands within the Inner Harbour Area, which was completed in 1984. The SSPA includes the following specific policies:

- The maximum permitted density is fifty (50) residential units per net hectare; however, an increased density may be permitted pursuant to Section 37 of the *Planning Act* following:
 - a. The establishment of assisted housing for special needs groups, in which case a maximum density increase of 15% or 7.5 residential units per hectare may be granted;

Planning Committee Meeting Number 11-2018 Agenda
Thursday May 17, 2018 at 6:30 p.m., Council Chamber, City Hall

- b. Dedication of parkland in excess of the required dedication, in which case a maximum density increase of 15% or 7.5 residential units per hectare may be granted;
- c. Dedication of lands required for the provision of a new road allowance in which case a maximum density increase of 15% or 7.5 residential units per hectare may be granted.

To accommodate the proposed development, the applicant is proposing a zoning by-law amendment to rezone the parcels to two unique site-specific zones. The parcels are currently located in a site-specific Three to Six-Family Dwelling 'B1.207' zone in Zoning By-Law Number 8499, as amended, which permits: multiple family dwellings, group dwellings, row dwellings, senior citizen apartments, group homes, community halls, bachelor apartments, churches and church halls. The existing site-specific zone restricts the maximum permitted density to 50 dwelling units per net hectare and includes provisions for increased densities. The northern parcel is proposed to be rezoned to a site-specific Multiple Family 'B1-xx' zone to accommodate the proposed townhome units and a site-specific Neighbourhood Commercial 'C1-xx' zone to accommodate the adaptive reuse of the former Bailey Broom Factory structure is proposed for the southern portion of the site.

The component of the zoning by-law amendment application proposing to rezone the northern portion of the subject property to a site-specific 'B1-xx' zone to accommodate the proposed townhome units is seeking relief from: the minimum front yard, side yard and rear yard requirements, permitting habitable space in a cellar, minimum access aisle width, yard projections and lot coverage for the proposed accessory structures.

The component of the zoning by-law amendment application proposing to rezone the southern portion of the subject property to a site-specific Neighbourhood Commercial 'C1-xx' zone to facilitate the adaptive reuse of the former Bailey Broom Factory structure is seeking relief from: permitted uses, minimum number of parking spaces, minimum parking space dimensions and required number of loading facilities.

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

File Number: D35-008-2017
Address: 305 & 323 Rideau Street
Application Type: Official Plan & Zoning By-Law Amendment
Owner: RAW Factory Inc. & 2521909 Ontario Inc.
Applicant: RAW Design Inc.
(See Report PC-18-035)
(Schedule Pages 1 – 35)

Planning Committee Meeting Number 11-2018 Agenda
Thursday May 17, 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 and comprehensive report recommending approval to the Planning Committee regarding an application for a zoning by-law amendment submitted by Nicholas Kyriacopoulos and Fotenn Consultants Inc., on behalf of Conacher Kingston Holdings Inc., with respect to the subject site located at 311 Conacher Drive.

The lands are designated Residential in the City of Kingston Official Plan. The lands are currently zoned 'A8' (Row Dwelling Zone) with two applicable site-specific 'A8.429' and 'A8.430' zones in Zoning By-Law Number 8499, as amended.

The applicant is requesting a zoning by-law amendment to the applicable 'A8' zone to permit a reduced lot area for residential lots in a draft plan of subdivision which was approved in May of 2017 (File Number D35-007-2016). It has been determined through a detailed engineering design and the process of fulfilling the draft plan approval conditions that, due to a previous rounding error, the proposed lots will not meet the minimum lot area specified in the site-specific zoning for the subdivision (158 square metres). The application requests relief to permit the lots, which include one 155 square metre lot, and over one hundred 157 metre lots.

The property is also the subject of an active application for Final Plan of Subdivision (File Number D12-006-2017) and Final Plan of Condominium (File Number D07-005-2017) under the *Planning Act*. A Pre-Servicing application has also been submitted (File Number D36-001-2018).

The requested zoning by-law amendment is appropriate, as it is consistent with the Provincial Policy Statement and conforms to the policies of the City of Kingston Official Plan. The approved draft plan of subdivision, which is unchanged by the proposed technical amendment, represents appropriate residential development of an underutilized site. It is recommended that 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: D14-011-2018
Address: 311 Conacher Drive
Application Type: Zoning By-Law Amendment
Owner: Conacher Kingston Holdings Inc.
Applicant: Nicholas Kyriacopoulos and Fotenn Consultants Inc.
(See Report PC-18-036)
(Schedule Pages 36 – 58)

Planning Committee Meeting Number 11-2018 Agenda
Thursday May 17, 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 and comprehensive report recommending approval to the Planning Committee regarding an application for a zoning by-law amendment submitted by Youko Leclerc-Desjardins, on behalf of Walter McNinch, with respect to the subject site located at 434 and 438 Johnson Street which were two lots that have merged on title into one land holding.

The applicant is proposing a zoning by-law amendment to permit a consent to re-establish two lots with mutual access easements for a shared driveway and recognize the resulting lot area and deficient setbacks for the existing structures on each resulting lot. The subject property at 434 Johnson Street and 438 Johnson Street were two separate lots historically. A zoning by-law amendment is required to sever the properties onto separate lots since the resulting lots do not meet the minimum lot area requirement of the zoning by-law. The applicant is proposing to reduce the minimum lot area, reduce the front yard setback, reduce the front lot line setback for a front porch and reduce the side and rear setbacks for a detached garage for 434 Johnson Street. The applicant is also proposing to reduce the minimum lot area; reduce the front, side and aggregate side yard setbacks; reduce the front lot line setback for a front porch; and increase the maximum percentage of lot coverage for 438 Johnson Street. The amendments will allow the re-establishment of one dwelling unit per lot. No physical alterations to the existing structures are proposed through this application.

A Public Meeting with respect to this application is being held concurrently with the presentation of a comprehensive report and recommendation to the Planning Committee.

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

File Number: D14-008-2018
Address: 434 and 438 Johnson Street
Application Type: Zoning By-Law Amendment
Owner: Walter McNinch
Applicant: Youko Leclerc-Desjardins
(See Report PC-18-037)
(Schedule Pages 59 – 78)

Planning Committee Meeting Number 11-2018 Agenda
Thursday May 17, 2018 at 6:30 p.m., Council Chamber, City Hall

Regular Planning Committee Meeting Number 11-2018

Meeting to Order

Approval of the Agenda

Confirmation of Minutes

- a) **That** the minutes of Planning Committee Meeting Number 10-2018 held Thursday May 3, 2018 be approved.

Distributed May 11, 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. 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.

- a) **File Number: D14-011-2018**
Application Type: Zoning By-Law Amendment
Address: 311 Conacher Drive
Owner: Conacher Kingston Holdings Inc.
Applicant: Nicholas Kyriacopoulos and Fotenn Consultants Inc.

The Report of the Commissioner of Community Services (PC-18-036) is attached.

Schedule Pages 36 – 58

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

Planning Committee Meeting Number 11-2018 Agenda
Thursday May 17, 2018 at 6:30 p.m., Council Chamber, City Hall

Recommendation:

That it be recommended to Council that the application for a zoning by-law amendment (File Number D14-011-2018) submitted by Nicholas Kyriacopoulos and Fotenn Consultants Inc., on behalf of Conacher Kingston Holdings Inc., for the property municipally known as 311 Conacher Drive, 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-18-036; 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: D14-008-2018**
Application Type: Zoning By-Law Amendment
Address: 434 and 438 Johnson Street
Owner: Walter McNinch
Applicant: Youko Leclerc-Desjardins

The Report of the Commissioner of Community Services (PC-18-037) is attached.

Schedule Pages 59 – 78

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 D14-008-2018) submitted by Youko Leclerc-Desjardins, on behalf of Walter McNinch, for the property municipally known as 434 and 438 Johnson 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-18-037; 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

Planning Committee Meeting Number 11-2018 Agenda
Thursday May 17, 2018 at 6:30 p.m., Council Chamber, City Hall

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

- c) **File Number: D11-019-2018**
Subject: Site Plan Control Application
Address: 630 Princess Street
Owner: Stelmach Property Management
Applicant: Mark Touw, IBI Group Incorporated

The Report of the Commissioner of Community Services (PC-18-038) is attached.

Schedule Pages 79 – 100

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

Recommendation:

That the application for Site Plan Control Modification (File Number D11-019-2018), submitted by Mark Touw, IBI Group Incorporated on behalf of Stelmach Property Management with respect to 630 Princess Street requesting approval to amend the elevation and roof plan drawings 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) The owner entering into an amending Site Plan Control agreement with the City which shall list the approved plans and any special municipal conditions pertaining to the development.

Motions

Notices of Motion

Other Business

Correspondence

- a) Correspondence received from Annie H. Clifford, dated May 8, 2018, regarding 2 River Street and 50 Orchard Street.

Schedule Pages 101 – 105

Date and Time of Next Meeting

The next meeting of the Planning Committee is scheduled for June 7, 2018 at 6:30 p.m.

Planning Committee Meeting Number 11-2018 Agenda
Thursday May 17, 2018 at 6:30 p.m., Council Chamber, City Hall

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 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. 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 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 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 held scheduled for March 22, 2018 Went to Council on April 3/18 Denied by Council	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	Tamarack (Gardiners) Corp., Tamarack (Catarqui West) Corp. & Tamarack (Catarqui West 2) Corp. & Fotenn Consultants Inc.	700 Gardiners Road, 965 Catarqui Woods Drive, 1215 Woodhaven Drive and 1301 Woodhaven Drive	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-Specific Residential Zones within draft approved portions of the Woodhaven and West Village Subdivision lands.	Deemed complete on Nov. 24/17	Went to Council on April 17/18 Last day for Appeals May 11/18	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	Went to Council on April 17/18 Last day for Appeals May 11/18	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	Public Meeting held 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	Going to Public/Comp Meeting on May 17, 2018	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	ZBA		434 Johnson Street	D14-008-2018			Going to Public/Comp Meeting on May 17, 2018	Tim Fisher extension 3215

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
31	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