



**City Of Kingston  
Planning Committee  
Meeting Number 12-2018  
Agenda  
Thursday June 7, 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

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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 Fotenn Consultants Inc. on behalf of Queen's University, with respect to the subject property located at 355 King Street West which is known as the former St. Mary's of the Lake Hospital site. 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 property is located within the Alwington neighbourhood and has frontage on Union Street, King Street West and Ellerbeck Street and is located west of Centre Street. The building is located on the southern half of the site facing King Street West. The existing building varies in height from one to three storeys with an approximate footprint of 7,852 square metres and a total gross floor area of approximately 22,880 square metres. The primary parking lot is located north of the building. A total of 420 parking spaces are provided on-site.

The subject property is designated 'Institutional' in the Official Plan and is within the Special Education and Medical Uses zone (E2) in Zoning By-Law Number 8499. Queen's University has recently purchased the subject property. The applicant is proposing to introduce university, college and medical clinic uses to the subject property, which are not permitted uses in the 'E2' zone in Zoning By-Law Number 8499. No changes to the building footprint are proposed at this time. Permission is also requested to allow a parking space size reduction in order to be consistent with the parking standards found in other university sites such as the Isabel Bader Centre for the Performing Arts. It has been identified that the location of the existing building does not meet the required front and side yard setbacks for the 'E2' zone. The applicant is proposing that all performance standards that are not met by the existing structure, which was constructed before the passage of Zoning By-Law Number 8499, are to remain legal non-complying to ensure that any future development of the property is required to meet the standards of the existing zoning by-law. Therefore, a zoning by-law amendment is required.

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

**File Number: D14-014-2018  
Address: 355 King Street West  
Application Type: Zoning By-Law Amendment  
Owner: Queen's University  
Applicant: Fotenn Consultants Inc.  
(See Report PC-18-040)  
(Schedule Pages 1 – 16)**

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## **Regular Planning Committee Meeting Number 12-2018**

### **Meeting to Order**

### **Approval of the Agenda**

### **Confirmation of Minutes**

- a) **That** the minutes of Planning Committee Meeting Number 11-2018 held Thursday May 17, 2018 be approved.

Distributed June 1, 2018

### **Disclosure of Pecuniary Interest**

### **Delegations**

### **Briefings**

- a) Peter Huigenbos, Director, Real Estate & Environmental Initiatives and Saru Bajwa, Land Development Manager, will be present and speak to the Committee regarding Highest and Best Land Use Study for the Kingston (Norman Rogers) Airport – Final Report.

### **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) **Highest and Best Land Use Study for the Kingston (Norman Rogers) Airport – Final Report**

The Report of the Commissioner of Community Services (PC-18-014) is attached.

Schedule Pages 17 – 331

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**Note:** Pages 36 – 327, Exhibit A, Highest and Best Land Use Study for Kingston (Norman Rogers) Airport, to Report PC-18-014 can be found on the City website at the following link: <https://www.cityofkingston.ca/planningcommittee>

**Recommendation:**

**That** the Planning Committee recommend that Council endorse, in principle, the Highest and Best Land Use Study for Kingston (Norman Rogers) Airport (YGK) Final Report, dated April 2018, as amended by City of Kingston staff, attached as Exhibit A to Report Number PC-18-014; and

**That** Council direct staff to proceed with the implementation of the Highest and Best Land Use Study and commence work on the interim action plan activities that can be completed with existing resources in accordance with the approved budgets; and

**That** further implementation projects be brought forward to Council in future budgets for consideration and approval.

- b) **File Number: D14-007-2018**  
**Application Type: Zoning By-Law Amendment**  
**Address: 294 Rideau Street**  
**Owner: Jordan and Angela McGregor**  
**Applicant: Jordan McGregor**

The Report of the Commissioner of Community Services (PC-18-039) is attached.

Schedule Pages 332 – 373

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 D14-007-2018) submitted by Jordan McGregor, on behalf of Jordan and Angela McGregor, for the property municipally known as 294 Rideau 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-18-039; and

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**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.

- c) **File Number: D35-005-2016**  
**Application Type: Official Plan & Zoning By-Law Amendment**  
**Address: 575-611 Princess Street & 510 Frontenac Street**  
**Owner: 605 Princess Street Ltd.**  
**Agent: Fotenn Consultants Inc.**  
**Applicant: Podium Developments**

The Report of the Commissioner of Community Services (PC-18-041) is attached.

Schedule Pages 374 – 567

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 Official Plan and zoning by-law amendment (File Number D35-005-2016) submitted by Fotenn Consultants Inc., on behalf of Podium Developments, for the property municipally known as 575-611 Princess Street & 510 Frontenac Street, be approved; and

**That** the City of Kingston Official Plan, as amended, be further amended, amendment number 61, as per Exhibit A (Draft By-Law and Schedule A to Amend the Official Plan) to Report Number PC-18-041; 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 B (Draft By-Law and Schedule A to Amend Zoning By-Law Number 8499) to Report Number PC-18-041; 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; and

**That** Council approves the Community Benefits being sought under Section 37 of the *Planning Act* and authorizes the Mayor and Clerk to enter into an agreement, following the review and recommendation by staff, in a form satisfactory to the Director of Legal Services, to execute a Community Benefits agreement with the applicant.

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- d) **File Number: D14-037-2017**  
**Application Type: Zoning By-Law Amendment**  
**Address: 2666 Princess Street & 1027 Midland Avenue**  
**Owner: All Seniors Care Living Centres**  
**Applicant: Fotenn Consultants Inc.**

The Report of the Commissioner of Community Services (PC-18-042) is attached.

Schedule Pages 568 – 591

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 D14-037-2017) submitted by Fotenn Consultants Inc., on behalf of All Seniors Care Living Centres, for the property municipally known as 2666 Princess Street & 1027 Midland Avenue, be approved; and

**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 and Schedule 'A' to Amend Zoning By-Law Number 76-26) to Report Number PC-18-042; 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**

**Correspondence**

**Date and Time of Next Meeting**

The next meeting of the Planning Committee is scheduled for June 21, 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 – Awaiting  
decision from the Board

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. Hearing Scheduled for April 15-18 & 23-25,  
2019

**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	<b>LPAT Hearing scheduled for April 15-18 &amp; 23-25, 2019</b>	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
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

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
7	ZBA	PRK Developments	460-468 & 480 Princess Street.	D14-076-2014	The applicant is proposing to demolish the existing buildings on the properties to construct a 10-storey, 222-unit apartment building with commercial uses on the ground floor. The dwelling units are proposed to be a mix of bachelor, one-bedroom, two-bedroom, and three-bedroom dwelling units. The applicant is proposing 67 parking spaces on-site, 49 off-site parking spaces, and 125 bicycle parking spaces.	Deemed complete 12-Mar-2014	Public Meeting held on May 15, 2014 Regular Meeting held on Mar 5/15 Went to Council on Mar 24/15 Under OMB Appeal	Marnie Venditti extension 3256
8	OPA/ZBA	Cruickshank Properties Corp.	Unity Road, Elginburg	D09-025-2014 D14-102-2014	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

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
11	ZBA	IN8 (The Capitol) Developments Inc.	223 Princess Street	D14-122-2015	To permit a mixed use development with 16 storeys, 212 residential units and parking in a parking structure located along Queen Street frontage, below and above grade. The proposed development includes the conservation of the Princess Street façade of the former theatre.	Deemed complete on May 26/15	Awaiting Decision from LPAT	Lindsay Lambert extension 2176
12	OPA/ZBA	Homestead Land Holding Limited	51-57 Queen St. & 18 Queen St. & 282 Ontario St.	D09-039-2015 D14-146-2015	Two 21 storey buildings, both with a podium and tower design, containing a total of 380 residential units, a municipal parking garage and commercial space	Deemed complete on Nov 27/15	Public Meeting held on Feb 18/16 2nd Public Meeting Non-Statutory held on Aug 3/17 Appealed to the OMB	Jason Sands extension 3277
13	OPA	City of Kingston	City-wide	D09-037-2015	Five Year Review of the Official Plan		Approved by the Ministry of Municipal Affairs on Aug 8/17. Appealed to the OMB. Prehearing Nov 23/17	Greg Newman extension 3289
14	ZBA	McIntosh Perry Consultants	3697 Hwy 2 E.	D14-015-2016	Proposed Zoning By-Law Amendment to permit 6 lots (3 existing lots, 3 new lots) serviced by private well and septic systems	Deemed complete on April 13/16	Public Meeting held on June 9/16	Sajid Sifat extension 3126
15	OPA/ZBA	Podium Developments	575-611 Princess St, 505-513 Albert St., 510 Frontenac St., 576-600 Princess St. & 465 Albert St.	D35-005-2016	11 storey mixed use (456 dwelling unit and 1,500 m2 commercial) and surface parking lot south of Princess St.		Public Meeting held on Oct 6/16 2nd Public Meeting held on Sept 7/17 Going to Regular Meeting on June 7/18	Jason Sands extension 3277

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
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 Going to Regular meeting on June	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
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 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

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
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 Going to Regular Meeting on June 7/18	Lindsay Lambert extension 2176
24	OPA/ZBA/DPS CIP Amendment	Jay Patry Enterprises	2 River Street & 50 Orchard Street	D35-009-2017 & D09-005-2018	To subdivide the subject lands and 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 Brownfields CIP that will allow eligibility for additional financial incentives and to extend time frames to accept applications.	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 Going to Regular Meeting on June 7/18	Amy Didrikson extension 3288

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
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/Comp Meeting held on May 17, 2018. Going to Council on June 12, 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	Application withdrawn	Amy Didrikson extension 3288
30	ZBA	FoTenn Consultants Inc.	434 Johnson Street	D14-008-2018			Public/Comp Meeting held on May 17, 2018.	Tim Fisher extension 3215
31	ZBA	FoTenn Consultants Inc.	355 King Street W.	D14-014-2018			Going to Public Meeting on June 7, 2018	Annemarie Eusebio extension 3183
32	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	Public Meeting held on May 17, 2018	Jason Sands extension 3277
33	ZBA/DPS	Greg Murphy and Fotenn Consultants Inc.	800 John Marks Avenue	D35-002-2018	ZBA/DPS to create twelve lots around individual buildings forming part of a medical campus, where each lot will have frontage on a	Deemed complete on May 17, 2018	Public Meeting to be held on June 21, 2018	Amy Didrikson extension 3288