



**City Of Kingston
Planning Committee
Meeting Number 21-2018
Agenda
Thursday November 15, 2018 at 6:30 p.m.
Press Lounge, Portsmouth Olympic Harbour**

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

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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.

Brownfields Community Improvement Plan Amendment (New Project Area)

The following is a Public Meeting report to the Planning Committee regarding an application for an amendment to the City's Brownfields Community Improvement Plan (CIP) submitted by Fotenn Consultants Inc. on behalf of Siderius Developments Limited, with respect to the former Prison for Women property, located at 40 Sir John A. Macdonald Boulevard. This report describes the proposed application and includes an overview of the relevant policies and regulations that will be evaluated as part of a future comprehensive report.

The applicant is proposing to amend the City's Brownfields CIP to add the subject property as a new project area, which if approved, would allow the property to apply for financial assistance towards environmental remediation costs under the City's Brownfields Program. Through initial discussions with respect to the possible future redevelopment of the site, the property owner has informed staff that the site and existing building contain environmental contamination. The proposed redevelopment does not include a change in land use that would be prohibited under Ontario Regulation 153; therefore, there is no Provincial requirement for remediation or a Record of Site Condition. However, from a practical perspective, some degree of environmental clean-up will be required as part of construction and building renovation, and also may be required as part of future municipal planning approvals.

On June 26, 2018, Council directed staff to consider the property as a new Project Area within the Brownfield CIP upon receipt of the requisite *Planning Act* application from the property owner to amend the Plan. Additional direction given by Council to staff at that time was the update of the existing *Ontario Heritage Act* designation by-law and the consideration of the conservation activities of the existing building (former prison) as part of the Community Benefits contribution that is required through the *Planning Act* approval process under Section 37 of the *Planning Act*.

At this time, the City is processing the subject application with respect to the subject property. Future redevelopment of the site would require separate applications under the *Planning Act* with the associated statutory opportunities for public input. Future redevelopment of the property would also trigger an application process under the *Heritage Act*.

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

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File Number: D09-007-2018

Address: 40 Sir John A. Macdonald Boulevard

**Application Type: Brownfields Community Improvement Plan Amendment
(New Project Area)**

Owner/Applicant: Siderius Developments Limited

Co-Applicant: Fotenn Consultants Inc.

(See Report PC-18-071)

(Schedule Pages 1 – 31)

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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 V. Marques Construction Limited on behalf of Greenwood Bros. Limited, with respect to the subject site located at 130-152 Greenlees Drive. This report describes the proposed application and includes an overview of the relevant policies and regulations that will be evaluated as part of a future comprehensive report.

This zoning by-law amendment applies to 11 vacant lots, 130, 132, 134, 136, 138, 142, 144, 146, 148, 150 and 152 Greenlees Drive, which back onto Highway 15 and were created through Registered Plan 1846. The subject lots are designated 'Residential' in the Official Plan and zoned site specific 'Type 1 Residential - R1-13' zone in Zoning By-Law Number 32-74. The existing zoning permits single and semi-detached dwellings and no changes are proposed to the permitted uses. The applicant is proposing to increase the maximum lot coverage and reduce the minimum rear yard setback. These amendments are being proposed to allow zone standards to be consistent with zone standards in newer subdivisions throughout the city.

File Number: D14-028-2018
Address: 130-152 Greenlees Drive
Application Type: Zoning By-Law Amendment
Owner: Greenwood Bros. Limited
Applicant: V. Marques Construction Limited
(See Report PC-18-072)
(Schedule Pages 32 – 51)

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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 a proposed temporary use by-law with respect to the properties located in the Williamsville Main Street Commercial Zone (C4 zone of Zoning By-Law Number 8499), including a number of site specific C4 zones. The Williamsville Main Street is located along Princess Street from Division Street to the Bath Road and Concession Street intersection. Exhibits B and C of this report show the location of the lands zoned C4, while Exhibits D and E identify the existing Official Plan designations and the existing zoning for the lands subject to this application. This report describes the purpose of the proposed temporary use provisions and includes an overview of the relevant policies and regulations that will be evaluated as part of a future comprehensive report.

On October 6, 2015, Council passed an Official Plan amendment and zoning by-law amendment for lands within the Williamsville Main Street Study area to correct a boundary error and to permit surface parking lots as short-term temporary uses within the C4 zone. The purpose of the temporary use provision was to allow surface parking lots for on-going redevelopment along the Williamsville Main Street and provided time for the City to complete a parking strategy for the area. The previous temporary use by-law was enacted for a period of 3 years, which expired on October 6, 2018.

Since this time, the City's Transportation Services Department completed an assessment of the areas available on-street parking supply and implemented, in the fall of 2017, an on-street parking program area in the areas north of Princess bounded by MacDonnell, Division and York Streets. This program was designed to discourage all-day parking by commuters and to ensure that there was sufficient supply available to residents and short-term parkers.

The City of Kingston is proposing that Council grant a new 3-year time period for surface parking lots to be permitted as a temporary use in the Williamsville Main Street Commercial Zone. Section 39 of the *Planning Act* allows municipalities to pass temporary use by-laws for a period of up to 3 years and Council may grant additional 3-year periods during which the temporary use is authorized. A number of site specific development applications have been approved in the last 3 years in the Williamsville Main Street area. The construction of a number of these projects has not yet begun and is expected to commence in the near future. The proposed temporary use by-law will allow surface parking lots to continue for the next 3 years while the on-going redevelopment along the Williamsville Main Street is constructed.

This permission will allow for greater flexibility for the parking of vehicles off-street, on private properties and the staging of construction equipment to be coordinated in the Princess Street corridor during the construction. The off-street, privately owned parking

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lots provide parking that is more suited to long-term parking, particularly overnight during the winter control period. Staff will be seeking input on the progress of the Williamsville Main Street Study, with public consultation, and providing an update with a recommendation report to Council in 2019. An updated Transportation Study will also be undertaken, which is anticipated to provide greater clarity around the overall traffic movements and active transportation. This will further inform the on-street parking strategies that have been implemented.

File Number: D14-030-2018

**Address: Temporary Use By-Law to Permit Surface Parking Facilities within the
Williamsville Main Street Commercial Zone**

Application Type: Zoning By-Law Amendment

Owner/Applicant: City of Kingston

(See Report PC-18-073)

(Schedule Pages 52 – 65)

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Regular Planning Committee Meeting Number 21-2018

Meeting to Order

Approval of the Agenda

Confirmation of Minutes

- a) **That** the minutes of Planning Committee Meeting Number 20-2018, held Thursday November 1, be confirmed.

(Distributed November 9, 2018)

Disclosure of Pecuniary Interest

Delegations

Briefings

Business

Motions

Notices of Motion

Other Business

Correspondence

Date and Time of Next Meeting

The next meeting of the Planning Committee is scheduled for December 6, 2018 at 6:30 p.m. at City Hall.

Adjournment

1. Approved Site Plan Items:

2. Applications Appealed To Local Planning Appeal Tribunal:

D11-322-2010 – 495-513 Frontenac Street.

D14-122-2015 – IN8 (The Capitol) Development Inc. - 223 Princess Street – Awaiting Decision.

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

D14-032-2017 – Samantha Wasserman & Jacqueline Shinfield – 268 Victoria Street – Appeal Submitted to the LPAT. Hearing Scheduled for November 21, 2018.

D35-005-2016 – 605 Princess Street Ltd. – 575-611 Princess Street & 510 Frontenac Street – Appeal received July 19, 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 through a reduction in vehicular parking and a reduction in bicycle parking dimensions and location.	Deemed complete 6-Feb-2012	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	LPAT Hearing scheduled for April 15-18 & 23-25, 2019	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	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
7	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
8	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
9	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

Applications Received/In Process								
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10	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
11	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
12	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
13	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.		Went to Council on June 26/18 Appealed to LPAT	Jason Sands extension 3277
14	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 Regular Meeting held on June 21/18 Went to Council on Aug 7th and was Denied at Council. Appealed to LPAT	Chris Wicke extension 3242

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
15	OPA/ZBA	IBI Group	5 Lower Union Street & 55 Ontario Street	D35-003-2017			Public Meeting held on Sept 21/17 Appealed to LPAT.	Lindsay Lambert extension 2176
16	OPA/ZBA	Louis Martin	2917 Princess Street	D35-003-2016			Public Meeting held on Sept 21/17	Lindsay Lambert extension 2176
17	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 Appealed to LPAT	Jason Sands extension 3277
18	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
19	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

Applications Received/In Process								
#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
20	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
21	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 the northern vacant parcel.	Deemed complete on April 9, 2018	Public Meeting held on May 17, 2018	Jason Sands extension 3277
22	OPA/ZBA	City of Kingston	City-wide	D35-003-2018	OPA and ZBA to broaden permissions related to second residential units. Second units are proposed to be permitted across the City within single-detached, semi-detached, linked and row house dwellings, as well as in accessory structures, with limitations in specifically identified servicing constraint areas. Associated policies and zone provisions are proposed to regulate second units.	Deemed complete on June 5, 2018.	Public Meeting held on July 5, 2018	Andrea Furniss extension 3219
23	ZBA	R. Paul Martin Construction	2880 Princess Street	D14-013-2018	The applicant is proposing to develop 10, 12 storey (36.6 metres) residential apartment buildings on the subject property. Four (4) of the proposed buildings are to be located on the southern portion of the site (between Princess Street and the existing self-storage buildings) while the other six (6) buildings are proposed to be located on the northern portion of the site (between Catarqui Woods Drive and the existing self-storage buildings). The existing self-storage buildings are to be retained. Each proposed residential building is to contain 118 dwelling units, a total of 1180 residential dwelling units are proposed on the subject property.	Deemed complete on June 15, 2018		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
24	ZBA	City of Kingston and Ventin Architects Group	15 Grenadier Drive	D14-026-2018	Proposed Zoning By-law Amendment to facilitate the Kingston East Community Centre on the subject property including the establishment of a use-specific parking rate and permission for accessory uses such as drop-in day care and fitness facilities.	Deemed complete on August 28, 2018	Public Meeting held on October 4, 2018	Lindsay Lambert extension 2176
25	ZBA	AECOM	1020-1044 Lancaster Drive	D14-024-2018			Public Meeting held on Nov 1/18	James Bar extension 3213
26	ZBA	V. Marques Construction	152 Greenlees Drive	D14-028-2018			Going to Public Meeting on Nov 15/18	Sajid Sifat extension 3126
27	CIP	Siderius Developments Ltd.	40 Sir John A. Macdonald Boulevard	D09-007-2018			Going to Public Meeting on Nov 15/18	Lindsay Lambert extension 2176