



**City Of Kingston
Planning Committee
Meeting Number 10-2019
Minutes
Thursday April 18, 2019 at 6:30 p.m.
Council Chamber, City Hall**

Committee Members Present

Councillor Neill; Chair
Councillor Hutchison
Councillor Kiley
Councillor Osanic

Regrets

Councillor Chapelle
Councillor Hill

Staff Members Present

Sukriti, Agarwal, Acting Project Manager
Paige Agnew, Director, Planning, Building & Licensing
James Bar, Senior Planner
Andrea Furniss, Senior Planner
Lanie Hurdle, Acting CAO
Sheldon Laidman, Director, Housing & Social Services
Laura MacCormick, Deputy Director, Planning, Building & Licensing
Greg Newman, Manager, Policy Planning
Jason Sands, Senior Planner
James Thompson, Committee Clerk

Others Present

Members of the public were present

Introduction by Committee Chair

Councillor Neill, Chair, explained the purpose of the meeting and read the rights and obligations afforded to the Committee members and members of the public during public meetings.

**Public Meeting
Held Pursuant to the Planning Act
6:30 p.m.**

Official Plan & Zoning By-Law Amendment & Draft Plan of Subdivision

The following is a Public Meeting report to the Planning Committee regarding applications for an Official Plan & zoning by-law amendment & draft plan of subdivision submitted by City of Kingston, with respect to the subject site located at 199, 215, 227 and a portion of 183 Weller Avenue, 16, 33, 40, 41, 51, 61, 70, 71, 81, 94, 100, 106, 110 and 140 Compton Street, 190, 200, 210 and 220 Wilson Street (Rideau Heights). 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 subject property is designated 'Residential' and 'Open Space' in the City of Kingston Official Plan and is zoned with a site-specific Multiple-Family Dwelling 'B1.65' zone and the General Recreation 'P' zone in the former City of Kingston Zoning By-Law Number 8499, as amended.

The applicant is proposing an Official Plan amendment, zoning by-law amendment, and draft plan of subdivision to support the redevelopment of the subject lands as part of the Rideau Heights Regeneration Strategy, Phase 2. The overall development plan for Phase 2 proposes the demolition of 13 existing townhouse units, the renovation of 233 existing townhouse units, and the construction of a total of 195 new units to achieve a total of 306 affordable units owned by Kingston Frontenac Housing Corporation (KFHC) and 122 units that will have a market rent for a total of 428 units. Additionally, Headway Park is proposed to be redesigned to accommodate a new east-west connection between Wilson Street and Compton Street. The application proposes to upgrade the existing east-west connection (i.e. fire lane) to become a municipal road. In total, 342 parking spaces will be incorporated as part of this development.

To accommodate the overall development plan, the applicant is proposing to amend the Official Plan through adjusting the boundaries of the 'Residential' and 'Open Space' designations and changing the implementing zoning to permit certain non-residential uses on the ground floor of a multiple-family dwelling and to provide relief from various performance standards of the Multiple-Family Dwelling 'B1' zone.

The applicant has also submitted a draft plan of subdivision consisting of 8 blocks and one proposed municipal right-of-way in support of the proposed development in order to create the proposed municipal road and to reconfigure the existing parcels as necessary to accommodate the redevelopment (Exhibit H – Proposed Plan of Subdivision).

File Number: D35-004-2018

Address: 199, 215, 227 and a portion of 183 Weller Avenue, 16, 33, 40, 41, 51, 61, 70, 71, 81, 94, 100, 106, 110 and 140 Compton Street, 190, 200, 210 and 220 Wilson Street (Rideau Heights)

Application Type: Official Plan & Zoning By-Law Amendment & Draft Plan of Subdivision
Owner/Applicant: City of Kingston

Councillor Neill, Chair, called the public meeting regarding an Application for Official Plan & Zoning By-Law Amendment & Draft Plan of Subdivision – 199, 215, 227 and a portion of 183 Weller Avenue, 16, 33, 40, 41, 51, 61, 70, 71, 81, 94, 100, 106, 110 and 140 Compton Street, 190, 200, 210 and 220 Wilson Street to order at 6:31 p.m.

The agent conducted a PowerPoint presentation regarding Application for Official Plan & Zoning By-Law Amendment & Draft Plan of Subdivision – 199, 215, 227 and a portion of 183 Weller Avenue, 16, 33, 40, 41, 51, 61, 70, 71, 81, 94, 100, 106, 110 and 140 Compton Street, 190, 200, 210 and 220 Wilson Street. A copy of the PowerPoint presentation is attached to the original set of minutes located in the City Clerk's Department.

Mr. Sands noted that pursuant to the requirements of the Planning Act, a notice of the Statutory Public Meeting was provided by advertisement in the form of signs posted on the subject site 20 days in advance of the Public Meeting. In addition, notices were sent by mail to all 130 property owners (according to the latest Assessment Rolls) within 120 metres of the subject property. A courtesy notice was also placed in The Kingston Whig-Standard on March 26, 2019.

Councillor Hutchison sought clarification regarding the total number of units proposed for the development. The agent referenced the Proposed Unit Summary Slide and provided further clarification.

Councillor Hutchison requested further information regarding the ownership structure of the market units. The agent responded that these details have yet to be finalized and noted that it is anticipated that the market units will be composed of RGI units, units operated by KFHC and private units. Ms. Hurdle reiterated that the ownership details have not been finalized. She stated that staff wanted to ensure that the Committee was aware that private market units are being considered due to the need for a mix of housing in the neighbourhood.

Councillor Hutchison asked staff if the funding that Council set aside for affordable housing could be used for this project. Ms. Hurdle responded that while a portion of the funding could be used to construct some of the units there may be other projects that are shovel ready. She referenced the process outlined in the Report and indicated that the City will work with KFHC on this project.

In response to a question from Councillor Kiley, the agent provided additional explanation regarding the design of the park.

Councillor Kiley referenced page 44 of the Report and sought further information regarding the permeable materials. The agent responded that the details will be determined via the site plan process.

Councillor Kiley sought further explanation regarding the front yard setbacks. The agent provided additional information regarding setbacks. Councillor Kiley questioned if the units will be impacted by either noise or dust due to the proposed setbacks. The agent spoke to the design of the road in relation to the proximity of the property lines. He mentioned that traffic and noise studies were conducted.

Councillor Neill requested that Councillor Kiley assume the role of Chair.

Councillor Neill stated that he is pleased that permeable surfaces are being considered.

Councillor Neill suggested that a pathway across the site should be considered. The agent responded that the general intent is that residents will use the private laneways to navigate the site. Councillor Neill stated that it will be a missed opportunity if multi-use pathways are not constructed.

Councillor Neill questioned if some of the units will be sold as either condo or rental units. The agent responded that it is anticipated that some of the units will be private market housing and commented that the specific details have yet to be determined. He commented that this matter is not related to land use planning.

Councillor Neill suggested that a parkette be considered for Compton Street or Weller Avenue. The agent commented that it may be possible to place some amenities on the corner of Wilson Street and Compton Street and indicated that this matter would be examined further during the site plan process.

Councillor Neill questioned if the applicant is seeking relief from the bike parking requirements. The agent responded that the applicant has asked that the width of the bike parking space be reduced but will meet requirements.

Councillor Neill resumed the role of Chair.

The Chair afforded members of the public with an opportunity to provide comment.

Ms. McNeil, Wilson Street stated that it is positive that the City is making an investment in this area of the city. She mentioned that parking lots may not be ideal as most people in this neighbourhood park in front of their house due to safety and security reasons. She commented that additional paths are a great idea. She questioned if the laneways are too close to the homes and expressed concern that snow removal may be

an issue. She suggested that the grade of the site should be examined as runoff is currently an issue in the neighbourhood. She indicated that there is a need for a crosswalk on Wilson Street near the park. She spoke to the importance of neighbourhood sports teams being organized for the local community.

Mr. Martin, 961 Lynwood Drive questioned if the Parking Study examined that the development would be composed of market and affordable units. He questioned if any design drawings are available. He asked staff if consideration was given to high rise units as opposed to stacked townhouses. He stated that the townhouse units will not be accessible and commented that more and more people require accessible housing. He sought further information regarding the construction materials.

The agent commented that the goal of the parking lots is to provide safe parking and indicated that crime prevention and security lighting will be examined further. He noted that the laneways are intended to provide a safe pathway which can accommodate snow removal. He stated that runoff will be examined further by Engineering Services. He mentioned that the suggestion of a crosswalk will be considered. He indicated that the Parking Study examined the projected uses of the site and stated that the proposed amount of parking is felt to be appropriate. He indicated that the design of the new units will be similar to the townhouses that are currently in place and referenced design renderings.

Ms. Hurdle noted that income levels are never considered during a parking study.

Councillor Kiley sought further information regarding the location of bus stops. The agent responded that three bus routes service Compton Street. He indicated that express routes can be reached from Montreal Street and Division Street. Ms. Agnew indicated that this information will be included in the comprehensive report.

Councillor Hutchison asked staff if it would be possible to change the configuration of the street design. Ms. Hurdle stated that currently not all of the units have street frontage which is an issue. She indicated that the intent is to create laneways to increase frontage. She stated that the intention is to create a better balance of ownership. Mr. Laidman spoke to the importance of access to infrastructure. He indicated that higher density development is being considered for the third phase and will be located along Montreal Street.

Councillor Neill indicated that he is supportive of the scale of the development. He stated that he is in agreement that Montreal Street can accommodate additional density.

Councillor Neill sought further information regarding the proposed height of the townhouses. The agent replied that the townhouses and triplexes will be two or three storeys. He mentioned that the apartment buildings will be four storeys tall.

Councillor Neill resumed the role of Chair.

The public meeting regarding an Application for Official Plan & Zoning By-Law Amendment & Draft Plan of Subdivision – 199, 215, 227 and a portion of 183 Weller Avenue, 16, 33, 40, 41, 51, 61, 70, 71, 81, 94, 100, 106, 110 and 140 Compton Street, 190, 200, 210 and 220 Wilson Street adjourned at 7:34 p.m.

Planning Committee Meeting Number 10-2019

Meeting to Order

Councillor Neill, Chair, called the meeting to order at 7:35 p.m.

Approval of the Agenda

Moved by Councillor Osanic

Seconded by Councillor Kiley

That the agenda be amended to include the addendum, and as amended, be approved.

Carried

Confirmation of Minutes

Moved by Councillor Kiley

Seconded by Councillor Osanic

That the minutes of Planning Committee Meeting Number 09-2019, held Thursday April 4, 2019, be confirmed.

Carried

Disclosure of Pecuniary Interest

There were none.

Delegations

There were none.

Briefings

- a) Representatives from Planning, Building & Licensing Services and Mr. Cook, Watson & Associates Economists Ltd. were present to speak to the Population, Housing and Employment Forecast Study.

Representatives from Planning, Building & Licensing Services and Mr. Cook, Watson & Associates Economists Ltd. Conducted a PowerPoint presentation regarding the Population, Housing and Employment Forecast Study. A copy of the PowerPoint presentation is available in the City Clerk's Department.

In response to a question from Councillor Kiley, Mr. Cook provided clarification regarding the number of units which will be required for students over the next 30 years.

Councillor Kiley questioned if more students are retained will they offset the net migration loss as they are not included in population figures. Mr. Cook spoke to the limitations of the student population data currently available. Councillor Kiley referenced the Long Term Housing Outlook Slide and commented that the numbers appear to be somewhat offsetting. Ms. Hurdle stated that students form part of the migration targets. She mentioned that the City is attempting to retain Queen's University students in Kingston after graduation.

In response to a question from Councillor Hutchison regarding the 'base case' scenario, Mr. Cook provided additional information regarding the employment activity rate and spoke to the Base Case Kingston C.M.A. Slide. He noted that Kingston has a high percentage of people who are working and noted that people come to Kingston to work rather than leave Kingston to work in other communities.

Councillor Hutchison questioned if the commercial sector is over supplied in Kingston. Mr. Newman responded that 2/3rds of Kingston's employment is in the commercial or institutional sector. He explained that the commercial sector is very broad and noted that it is just not limited to retail. He stated that there is more balance between the commercial, industrial and institutional sectors than there was before.

Councillor Hutchison questioned if the study is making the same projections as the draft report. Mr. Cook replied that the forecast is essentially the same as the information that was presented at the December, 2018 public meeting.

Councillor Hutchison asked whether it is fair to state that Kingston is growing very modestly. Mr. Cook responded that growth rate is relative. He indicated that relative to eastern Ontario, the growth rate in Kingston is moderate. Ms. Hurdle referenced page 11 of the Report and spoke to the Statistics Canada data. She commented that Kingston is experiencing higher growth rates than were anticipated based on available data. Mr. Cook noted that the presented growth forecasts should be considered as conservative projections.

Councillor Hutchison questioned if the projections are realistic and included that it is not possible to assume that in migration residents all want to work. Ms. Hurdle provided the

Committee with additional information regarding workforce development in relation to quality of life.

Councillor Kiley asked staff if the figures will be benchmarked and compared to data in the future. Mr. Newman responded that this study is conducted every five years. He stated that staff conduct analysis of the data. He reiterated that census data misses key components of Kingston's population.

Councillor Kiley questioned if staff is taking steps to ensure that the City receives better data from academic institutions. Ms. Furniss responded that data is provided every three years and indicated that the academic institutions do not produce long term forecasts.

Councillor Neill requested that Councillor Kiley assume the role of Chair.

Councillor Neill stated that he is pleased that the student population figures were examined properly. He questioned how the student population numbers were determined. Mr. Cook responded that the student population is growing at approximately three percent per year and provided additional information regarding the methodology.

Councillor Neill asked staff if the 0.6 percent vacancy rate is accurate. Mr. Cook stated that staff is at the whim of CMHC data. Ms. Hurdle mentioned that CMHC data does not include secondary suites. She stated that Kingston is examined the same way as other municipalities and commented that municipalities are compared against the same data.

Councillor Neill resumed the role of Chair.

Business

- a) **File Number: D14-026-2018**
Address: 15 Grenadier Drive
Application Type: Zoning By-Law Amendment
Owner: City of Kingston
Applicant: City of Kingston Recreation & Leisure Services Department and Ventin Group Architects

Mr. Bar conducted a PowerPoint presentation regarding 15 Grenadier Drive. A copy of the PowerPoint presentation is available in the City Clerk's Department.

Councillor Kiley questioned if the third crossing will impact traffic on the site. Mr. Bar responded that it is not anticipated that site will be impacted by the widening of Highway 15 or the construction of the third crossing.

Councillor Osanic asked staff whether the track surrounds the gym. Ms. Hurdle responded that the track surrounds the gym and indicated that this design was requested by the Seniors Association.

Councillor Hutchison questioned if the facility will be large enough to accommodate further growth in Kingston east. Ms. Hurdle responded that currently there are no facilities in Kingston east and indicated that this facility will serve an identified need. She spoke to the consultation which occurred regarding programming and services.

Councillor Osanic sought further information regarding the landscaping plan. Mr. Bar provided additional information regarding the landscaping plan.

Moved by Councillor Osanic
Seconded by Councillor Kiley

That it be recommended to Council that the application for a zoning by-law amendment (File Number D14-026-2018) submitted by the City of Kingston Recreation & Leisure Services Department and Ventin Group Architects, on behalf of the City of Kingston, for the property municipally known as 15 Grenadier Drive, be approved; and

That By-Law Number 32-74, entitled "Township of Pittsburgh Zoning By-Law", as amended, be further amended, as per Exhibit A (Draft By-Law and Schedule A to amend Zoning By-Law Number 32-74) to Report Number PC-19-026; 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.

Carried

b) Population, Housing and Employment Forecast Study

The Chair afforded members of the public with an opportunity to provide comment.

Mr. Martin, 961 Lynwood Drive indicated that the data suggests that an increase in multi density units is required. He asked what would Council like to see in terms of growth and questioned if the City is happy with the current growth projections. He stated that the Report indicates that the service sector is growing and mentioned that several companies are relocating their employees to Kingston. Mr. Cook responded that this matter is being taken into consideration. He stated that consideration was given to a forecast for major employment sectors and sub sectors. He indicated that the City's employment land strategy was also examined. Ms. Hurdle stated that the City is not sitting back and waiting for the growth to occur. She indicated that the City has

indicated that in order to achieve our goals there must be focus on migration and workforce migration. She noted that both effort and capital is being committed to this goal. She stated that people require housing in order to move to Kingston. She mentioned that the City is waiting for 3,000 approved units to be built. She indicated that there is a need for more housing options. Ms. Agnew commented that staff are looking at all scenarios at a high level to attract and retain people. She stated that staff are looking at making fundamental shifts regarding shaping the community.

Moved by Councillor Kiley

Seconded by Councillor Hutchison

That it be recommended to Council that the Population, Housing and Employment Growth Forecast, 2016 to 2046 Final Report, dated March 5, 2019, be endorsed for planning purposes.

Carried

c) Supplementary Report (to Report Number PC-19-004), Additional Opportunities for Public Participation in the Planning Approvals Process

Ms. Agnew provided the Committee with an overview of the Report.

Ms. Agarwal conducted a PowerPoint presentation regarding Supplementary Report (to Report Number PC-19-004), Additional Opportunities for Public Participation in the Planning Approvals Process. A copy of the PowerPoint presentation is available in the City Clerk's Department.

Councillor Kiley noted that he is concerned that projects will be treated one way or the other and questioned if it would be possible to provide a rationale regarding what is considered a complex file. He requested that the reason for providing an open house be publicly stated. Ms. Agarwal responded that staff can undertake this request.

Councillor Kiley questioned if members of the public could request that staff hold an open house. Ms. Agarwal responded that the Report indicates that staff are to make the determination whether there would be public benefit in holding an open house.

Councillor Kiley asked staff whether the statutory public meeting signs would include information regarding an open house. Ms. Agarwal responded that staff can examine whether notice can be provided on the statutory public meeting signs.

Councillor Hutchison stated that he is not concerned whether staff makes the decision regarding what files require an open house. He questioned how other municipalities determine if an open house is required. Ms. Agarwal spoke to the Review of Other

Municipalities Slide. Councillor Hutchison noted that the information does not indicate that councillors in other municipalities are unable to request that an open house be held. Ms. Agnew responded that staff did not receive clear information regarding how other municipalities determine whether an open house is held. She mentioned that in some instances it is at the discretion of the district councillor. She explained that staff have proposed that they make the decision which would include receiving input from the district councillor. She stated that it is anticipated that the decision to hold an open house would be made during the pre-application process. She noted that some developers already arrange their own open house. Ms. Agarwal stated that it will be possible to revise the process in the future.

Councillor Hutchison suggested that the open house process be handled similarly to the site plan bump up process.

The Chair afforded members of the public with an opportunity to provide comment.

Mr. Paul Martin, 961 Lynwood Drive stated that the statutory public meeting already serves as an opportunity for the public to provide comment and receive information. He sought further information regarding the cost of the open house. He mentioned that all of the documents are available on the internet. He stated that the public can speak to either staff or a councillor before a public meeting. He expressed concern that this process will lead to more meetings. He indicated that generally the public is negative and stated that Council must make their decision based on planning principles. He noted that he has issues with community benefits. He was of the opinion that there is such a thing as too much public input and Council just needs to make their decision. He stated that there is a need for increased density due to high construction costs. He commented that the aforementioned 3,000 approved units are likely not being built due to financing issues.

Councillor Kiley asked staff whether there is evidence to suggest that opinions change following an open house. Ms. Agnew replied that in general most of the issues are related to communication or understanding the process. She commented that staff have also heard that not everyone wants to participate in a formal meeting. She indicated that she does not believe that the process requires a motion from a member of council to request an open house.

Moved by Councillor Kiley
Seconded by Councillor Osanic

That the recommendation contained in [Report Number PC-19-004](#), presented at the December 13, 2018 City Council meeting, be replaced with the following recommendation:

That it be recommended to Council that an open house event be added to the public consultation process for complex *Planning Act* applications that are presented at Planning Committee meetings, to be determined by Planning Division staff on a case by case basis; and

That the open house approach for complex *Planning Act* applications, as described in Exhibit A of Report Number PC-19-030, take effect on July 1, 2019.

Carried

d) Additional Opportunities for Public Participation in the Planning Approvals Process

Councillor Hutchison stated that he believes that the district councillor should be able to request that Council direct staff to hold an open house. Ms. Hurdle responded that staff anticipated that the proposed process would accelerate the approval process. She stated that any councillor could bring forward a motion requesting an open house and reiterated that there is not a need to amend the proposed process. Councillor Hutchison suggested that the process state that a member of council can present a recommendation to Council requesting an open house.

Councillor Neill requested that Councillor Kiley assume the role of Chair.

Councillor Neill stated that he is in agreement with Councillor Hutchison and indicated that the process should be similar to the site plan bump up process.

Councillor Neill indicated that a councillor should only request that an open house be held sparingly. He mentioned that the public is now able to speak as well during the comprehensive report stage.

Ms. Agnew spoke to the importance of moving away from the development community versus the public tension. She commented that it is important for both groups to have conversations. Ms. Hurdle added that the applicant needs to build relationships with the community.

Councillor Neill resumed the role of Chair.

Moved by Councillor Kiley
Seconded by Councillor Osanic

That it be recommended to Council that an open house event be added to the public consultation process for complex *Planning Act* applications that are presented at Planning Committee meetings, to be determined by Planning Division staff on a case by case basis; and

That the open house approach for complex *Planning Act* applications, as described in Exhibit A of Report Number PC-19-030, take effect on July 1, 2019.

**Carried As Mended
See Business Item "c"**

Motions

There were none.

Notices of Motion

There were none.

Other Business

There was none.

Correspondence

There was none.

Date and Time of Next Meeting

The next meeting of the Planning Committee is scheduled for May 2, 2019 at 6:30 p.m. at City Hall.

Adjournment

Moved by Councillor Kiley

Seconded by Councillor Osanic

That the meeting of the Planning Committee adjourn at 10:08 p.m.

Carried