



**City Of Kingston
Planning Committee
Meeting Number 12-2019
Minutes
Thursday May 16, 2019 at 6:30 p.m.
Council Chamber, City Hall**

Committee Members Present

Councillor Neill; Chair
Councillor Chapelle
Councillor Hill
Councillor Hutchison
Councillor Kiley

Regrets

Councillor Osanic

Staff Members Present

Paige Agnew, Director, Planning, Building & Licensing
Jason Budd, Senior Planner
Lisa Capener-Hunt, Chief Building Official
Anne Marie Eusebio, Intermediate Planer
Lanie Hurdle, Acting CAO
Alan McLeod, Acting City Solicitor
Greg Newman, Manager, Policy Planning
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.
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 Mike Laframboise on behalf of SBLP Gardiners Road Inc., with respect to the subject site located at 677-691 Gardiners Road. 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 site is located on the western side of Gardiners Road, between Progress Avenue and Development Drive. The subject site contains five existing buildings which are currently occupied by an automotive service shop, a retail plaza building, a two-storey office building, a warehouse and a vehicle/equipment storage building. The applicant is proposing to add an automobile body shop, workshop and accessory vehicle storage (both indoor and outdoor vehicle storage) as permitted uses on the subject property within the existing commercial buildings on-site.

The applicant proposes to enact a new site-specific General Commercial 'C2' zone to allow the proposed uses. The applicant is seeking to add permitted uses to the existing site-specific 'C2- 51' zone such as automobile body shop use, workshop use, and accessory vehicle storage use to allow for both indoor and outdoor vehicle storage. The applicant is also seeking relief from several zone provisions including interior side yard setback (Speedy Auto Service building) and general provisions such as interior side yard setbacks for accessory buildings (vehicle storage building) of Zoning By-Law Number 76-26 to allow these existing buildings to be brought into compliance with the zoning by-law. The draft proposed zoning by-law also includes relief from general provisions for site layout such as reduced minimum driveway width, allowing location of parking on all yards in a commercial zone and reduced required separation distance from driveways on the subject property to the nearest intersection.

File Number: D14-004-2019
Address: 677-691 Gardiners Road
Application Type: Zoning By-Law Amendment
Owner: SBLP Gardiners Road Inc.
Applicant: Mike Laframboise

Councillor Neill, Chair, called the public meeting regarding an Application for Zoning By-Law Amendment – 677-691 Gardiners Road to order at 6:31 p.m.

The agent conducted a PowerPoint presentation regarding Application for Zoning By-Law Amendment – 677-691 Gardiners Road. A copy of the PowerPoint presentation is attached to the original set of minutes located in the City Clerk's Department.

Mr. Budd 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 21 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 April 30, 2019.

In response to a question from Councillor Kiley, the agent referenced a map to demonstrate the requested relief between the parking lot and road allowance. He noted that a parking lot currently exists in the space in question.

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

Councillor Neill asked whether any of the existing businesses will be displaced. The agent confirmed that none of the existing businesses will be displaced. He mentioned that some of the buildings are not currently occupied and stated that the intention is to renovate the site.

Councillor Neill resumed the role of Chair.

Councillor Hutchison sought further information regarding the design of the driveway. The agent referenced pictures of the driveway and spoke to the setback requirements between the driveway and intersection. He noted that the design of the intersection will reflect the design of the intersection currently in place.

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

Mr. Dixon, 495 Alfred Street requested further information regarding snow removal and storm water management.

The agent indicated that due to the large lot there is ample space for snow storage and stated that a storm water management plan has been prepared. He mentioned that drainage will occur at the rear of the site and noted that pollution controls will be in place.

The public meeting regarding an Application for a Zoning By-Law Amendment – 677-691 Gardiners Road adjourned at 6:49 p.m.

Regular Planning Committee Meeting Number 12-2019

Meeting to Order

Councillor Neill, Chair, called the regular meeting to order at 6:50 p.m.

Approval of the Agenda

Moved by Councillor Hutchison
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 Hutchison

That the minutes of Planning Committee Meeting Number 11-2019, held Thursday May 2, 2019, be confirmed.

Carried

Disclosure of Pecuniary Interest

Councillor Kiley declared a pecuniary interest regarding File Number D14-028-2017 as he owns property adjacent to 303 York Street.

Delegations

There were none.

Briefings

There were none.

Business

- a) **Subject: Comprehensive Report - Special Events in City-Owned Facilities**
File Number: D14-028-2017
Address: 1030 Sunnyside Road, 303 York Street, 100 Days Road, 1350 Gardiners Road and 53 Yonge Street
Application Type: Zoning By-Law Amendment
Owner/Applicant: City of Kingston

Councillor Kiley withdrew from the meeting due to a pecuniary interest.

Ms. Eusebio conducted a PowerPoint Presentation regarding 1030 Sunnyside Road, 303 York Street, 100 Days Road, 1350 Gardiners Road and 53 Yonge Street. A copy of the PowerPoint presentation is available in the City Clerk's Department.

Councillor Hill sought confirmation that the provisions apply to the farmers market occurring outside of the facilities. Ms. Eusebio explained that the Memorial Centre farmers market is an appropriate use of the fairgrounds and indicated that staff are examining other facilities. Mr. Newman added that exterior use would still require a license and demonstrate that there is enough parking.

Councillor Hill questioned if there is enough parking at Centre 70 arena to accommodate the various uses. Mr. Newman referenced page 39 of the Report and indicated that he does not anticipate issues at Centre 70 arena as there is an oversupply of parking spaces.

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

Councillor Neill asked staff whether a fire inspection is required. Mr. Newman responded that the Chief Building Official has examined this matter from a building code and fire suppression standpoint.

Councillor Neill noted that food trucks should be properly regulated. Ms. Agnew spoke to the Special Events Policy and noted that vendors must be properly licensed.

Councillor Neill resumed the role of Chair.

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

Mr. Dixon stated that he is supportive of the application. He suggested that the zoning provisions be extended to Artillery Park and eventually the Community Centre in Kingston east. He referenced page 62 of the Report and commented that a better map of Centre 70 is required. He stated that waste disposal at functions could be improved.

Mr. Newman reiterated that the purpose of the amendment is to provide clarity. He noted that a farmers market is a permitted use at Centre 70. He stated that Artillery Park and the new community centre would be looked at as part of the creation of the new zoning by-law.

Moved by Councillor Hill
Seconded by Councillor Chapelle

That it be recommended to Council that the application for a zoning by-law amendment (File Number D14-028-2017) submitted by the City of Kingston, for the properties municipally known as 1030 Sunnyside Road, 303 York Street, 100 Days Road, 1350 Gardiners Road and 53 Yonge Street, 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, Schedule A and Schedule B to Amend Zoning By-Law Number 76-26 to Report Number PC-19-008; 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-19-008; 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-laws; and

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

Carried

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 June 6, 2019 at 6:30 p.m. at City Hall.

Adjournment

Moved by Councillor Hill
Seconded by Councillor Chapelle

That the meeting of the Planning Committee adjourn at 7:24 p.m.

Carried