



**City Of Kingston  
Planning Committee  
Meeting Number 14-2019  
Minutes  
Thursday June 20, 2019 at 6:30 p.m.  
Council Chamber, City Hall**

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**Committee Members Present**

Councillor Neill; Chair  
Councillor Chapelle  
Councillor Hill  
Councillor Hutchison  
Councillor Osanic

**Regrets**

Councillor Kiley

**Staff Members Present**

Sukriti Agarwal, Acting Project Manager  
Sonya Bolton, 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.**  
**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 Podium Developments on behalf of 235 Colborne Street Ltd. and 243 Colborne Street Ltd., with respect to the subject properties located at 235 and 243 Colborne Street and 60, 62, and 64 Elm Street. 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 rezone the subject properties to permit the consolidation of the lands into two parcels. Each resulting lot is proposed to be redeveloped with a multiple unit building. The total number of residential units for the proposed development is 24 to be located within two stacked townhouse buildings. The proposed unit size for all 24 units is three bedrooms per unit, for a total of 72 bedrooms. The properties are currently occupied by a number of existing buildings that are proposed to be demolished. This is the second Public Meeting for this application. The first Public Meeting was held on May 21, 2015. A number of changes have been made to the proposal to address technical review comments and public comments.

**File Number: D14-114-2015**  
**Address: 235 and 243 Colborne Street and 60, 62, and 64 Elm Street**  
**Application Type: Zoning By-Law Amendment**  
**Owner: 235 Colborne Street Ltd. and 243 Colborne Street Ltd.**  
**Applicant: Podium Developments**

Councillor Neill, Chair, called the public meeting regarding an Application for Zoning By-Law Amendment – 235 and 243 Colborne Street and 60, 62, and 64 Elm Street to order at 6:31 p.m.

The applicant conducted a PowerPoint presentation regarding Application for Zoning By-Law Amendment – 235 and 243 Colborne Street and 60, 62, and 64 Elm Street. A copy of the PowerPoint presentation is attached to the original set of minutes located in the City Clerk's Department.

Ms. Bolton 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 176 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 June 11, 2019.

Councillor Neill noted that Councillor Osanic would serve as the Vice-Chair for the duration of the meeting.

Councillor Chapelle thanked the applicant for providing a clear presentation. He questioned if the site will be equipped with electric vehicle charging stations. The applicant responded that it is anticipated that electric vehicle charging stations will be available and indicated that further consideration will occur during the site plan process.

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

Councillor Neill requested that permeable surfaces be considered for the parking lot. He sought further information regarding the bicycle parking plans. The applicant indicated that the proposed number of bicycle parking spaces meets the zoning by-laws requirements. He stated that this matter can be examined further during the site plan process.

Councillor Neill resumed the role of Chair.

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

Mr. Dixon, 495 Alfred Street commented that it would have been helpful to include the PowerPoint presentation in the agenda package. He questioned if the buildings will be equipped with elevators. He noted that Elm Street is narrower than Colborne Street and suggested that the main entrance be located on Colborne Street due to the design of the street. He questioned how many bedrooms are currently in place on the site. He sought further information regarding storm water management. He questioned if the property is of heritage significance.

Mr. Zentile, 59 Stanley Street sought clarification regarding whether the property in question is located within the Williamsville Main Street Zoning By-Law. He requested additional information regarding the requested relief related to the frontage along Colborne Street. He suggested that materials should be utilized which complement the heritage character of Kingston.

The applicant indicated that the proposed design for the stacked townhouses does not include elevators.

The applicant noted that the Traffic Study determined that it is appropriate for the entrance to be located on Elm Street.

The applicant indicated that there are currently 20 bedrooms located on the site.

The applicant indicated that storm water management will be dealt with further as part of the site plan process. He stated that the site is not significant from a heritage standpoint.

In response to a question from Councillor Neill, Ms. Bolton indicated that the site is not within the Williamsville Main Street Zoning By-Law.

Councillor Hutchison sought further explanation regarding the bicycle parking design. Ms. Bolton responded that this matter will be examined further in the comprehensive report.

Councillor Osanic assumed the role of Chair

Councillor Neill requested additional information regarding the construction schedule. The applicant responded that the proposal represents a relatively small development and commented that the timing of construction can be discussed during the site plan process.

Councillor Neill referenced storm water management and noted that considerable green space will become a hard surface. Ms. Bolton responded that staff have received the storm water management report and indicated that this matter will be examined further as part of the site plan process.

The public meeting regarding an Application for a Zoning By-Law Amendment – 235 and 243 Colborne Street and 60, 62, and 64 Elm Street adjourned at 7:08 p.m.

### **Regular Planning Committee Meeting Number 14-2019**

#### **Meeting to Order**

Councillor Neill, Chair, called the regular meeting to order at 7:09 p.m.

#### **Approval of the Agenda**

Moved by Councillor Osanic

Seconded by Councillor Chapelle

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

**Carried**

**Confirmation of Minutes**

Moved by Councillor Chapelle

Seconded by Councillor Hutchison

**That** the minutes of Planning Committee Meeting Number 13-2019, held Thursday June 6, 2019, be confirmed.

**Carried**

**Disclosure of Pecuniary Interest**

There were none.

**Delegations**

There were none.

**Briefings**

There were none.

**Business**

There was none.

**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 July 4, 2019 at 6:30 p.m. at City Hall.

**Adjournment**

Moved by Councillor Chapelle

Seconded by Councillor Osanic

**That** the meeting of the Planning Committee adjourn at 7:10 p.m.

**Carried**