



**City Of Kingston  
Planning Committee  
Meeting Number 04-2019  
Agenda  
Thursday January 24, 2019 at 6:30 p.m.  
Council Chamber, City Hall**

Please provide regrets to James Thompson, Committee Clerk at 613-546-4291, extension 1268 or [jcthompson@cityofkingston.ca](mailto:jcthompson@cityofkingston.ca)

**Committee Composition**

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

Planning Committee Meeting Number 04-2019 Agenda  
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**Planning Committee Meeting Number 04-2019**

**Meeting to Order**

**Approval of the Agenda**

**Confirmation of Minutes**

- a) **That** the minutes of Planning Committee Meeting Number 02-2019, held Thursday January 10, 2019, be confirmed.
  
- b) **That** the minutes of Planning Committee Meeting Number 03-2019, held Thursday January 10, 2019, be confirmed.

**Disclosure of Pecuniary Interest**

**Delegations**

**Briefings**

**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.

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- a) **File Number: D14-195-2010**  
**Address: 203-205 Colborne Street**  
**Application Type: Zoning By-Law Amendment**  
**Owner: Jay Patry**  
**Applicant: IBI Group Incorporated**  
The Report of the Commissioner of Community Services (PC-19-002) is attached.

Schedule Pages 1 – 53

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 D14-195-2010) submitted by IBI Group Incorporated, on behalf of Jay Patry, for the property municipally known as 203-205 Colborne 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 Schedules A and B to Amend Zoning By-Law Number 8499) to Report Number PC-19-002; 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.

- b) **File Number: D09-007-2018**  
**Address: 40 Sir John A Macdonald Boulevard**  
**Application Type: Brownfields Community Improvement Plan Amendment – New Project Area**  
**Owner: Siderius Developments Ltd.**  
**Applicant: Fotenn Consultants Inc.**  
The Report of the Commissioner of Community Services (PC-19-006) is attached.

Schedule Pages 54 – 87

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 an amendment to create a new Community Improvement Project Area in the City of Kingston Brownfields

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Community Improvement Plan (File Number D09-007-2018) submitted by Fotenn Consultants Inc., on behalf of Siderius Developments Ltd., for the property municipally known as 40 Sir John A Macdonald Boulevard, be approved; and

**That** it be recommended to Council that By-Law Number 2005-40 “A By-Law to Designate Brownfields Project Areas 1A, 1B, 2, 3 and 4 as Community Improvement Project Areas”, as amended, be further amended as per Exhibit A (Draft By-Law and Schedule A to Amend By- Law Number 2005-40) to Report Number PC-19-006; and

**That** it be recommended to Council that By-Law Number 2005-41 “A By-Law to Adopt the Community Improvement Plan for Brownfields Project Areas 1A, 1B, 2, 3 and 4”, as amended, be further amended as per Exhibit B (Draft By-Law and Schedule A to Amend By-Law Number 2005-41) to Report Number PC-19-006; and

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

**c) Discussion regarding commencing Planning Committee Meetings at 6:00 p.m.**

At the request of the Chair, a discussion will occur regarding commencing Planning Committee meeting at 6:00 p.m. rather than 6:30 p.m.

**Motions**

**Notices of Motion**

**Other Business**

**Correspondence**

**Date and Time of Next Meeting**

The next meeting of the Planning Committee is scheduled for February 7, 2019 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 – Hearing scheduled January 10, 2019.

D14-122-2015 – IN8 (The Capitol) Development Inc. - 223 Princess Street – Decision Issued. Subject to Leave to Appeal to the Divisional Court. 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 – Hearing deferred

D35-005-2016 – 605 Princess Street Ltd. – 575-611 Princess Street & 510 Frontenac Street – Awaiting decision on motion regarding validity of appeal

**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 Regular meeting to be held on Jan 24/19	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.	Laura MacCormick 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

**Applications Received/In Process**

#	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  <b>Appealed to OMB</b>	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	<b>Awaiting Decision from LPAT</b>	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
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 <b>Appealed to the OMB</b>	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. <b>Appealed to the OMB. Prehearing Nov 23/17</b>	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 <b>Appealed to LPAT</b>	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
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 <b>Went to Council on Aug 7th and was Denied at Council.</b> <b>Appealed to LPAT</b>	Chris Wicke extension 3242
15	OPA/ZBA	IBI Group	5 Lower Union Street & 55 Ontario Street	D35-003-2017			Public Meeting held on Sept 21/17 <b>Appealed to LPAT.</b>	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 <b>Went to Council on April 3/18</b> <b>Denied by Council</b> <b>Appealed to LPAT</b>	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
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
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

**Applications Received/In Process**

#	Application Type	Applicant	Civic Address	File Numbers	Proposal	Date that Application was deemed complete	Status	Planner/Contact
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 Cataraqui 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
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



**Applications Requested to be Bumped Up to Planning Committee for Site Plan Control/or Final Subdivision Approval**

<b>#</b>	<b>Applicant</b>	<b>Civic Address</b>	<b>Related File Numbers</b>	<b>Proposal</b>	<b>Bump-Up Request</b>	<b>Details</b>
1	7116381 Canada Ltd.	630 Princess Street	D09-053-2010 & D14-188-2010	21 residential dwelling units and 2 commercial units	Public Meeting held on Sept 2/10	Bumped-up at Planning Committee – Site Plan Control application in process
2	Jay Patry	203-205 Colborne Street	D14-195-2010	5 dwelling units with a reduction in vehicular parking and bicycle parking space dimensions and location	Councillor Jim Neill	Bumped-up
3	Homestead Land Holdings Ltd	735 & 745 Highway 15	D09-001-2013 & D14-002-2013	two 14-storey apartment buildings, each with 180 dwelling units	Motion at May 7, 2013 Council Meeting	Bumped-up at Council – Site Plan Control application not submitted to date
4	Admiral's Walk Residences Inc.	1102, 1106 and 1110 King St. West	D14-092-2007		Motion by Councillor Glover at Sept 6/2007 Planning Committee Meeting	Bumped-up at Planning Committee – Site Plan Control application not submitted to date
5	Tomlinson Environmental	1660-1674 Sydenham Road	D14-247-2012		Motion by Councillor Allen at November 17, 2015 Council Meeting	Bumped-up at Council – Site Plan Control application not submitted to date
6	Fort Henry Investments Incorporated	1122 John Counter Boulevard	D14-093-2014	Commercial/Business Park development	Motion by Councillor Holland at May 5, 2015 Council Meeting	Bumped-up at Council – Site Plan Control application not submitted to date

**Applications Requested to be Bumped Up to Planning Committee for Site Plan Control/or Final Subdivision Approval**

#	Applicant	Civic Address	Related File Numbers	Proposal	Bump-Up Request	Details
7	Tamarack (Rideau) Corporation	1200 Hwy 15	D11-024-2016	Commercial development	Motion by Councillor Boehme on March 1, 2016	
8	Kingston Frontenac Housing Corp.	671 Brock St.	D14-038-2016	29 dwelling units with 15 on-site parking spaces	Motion by Councillor Neill on Feb 21/17	Bumped-up at Council – Site Plan Control application not submitted to date