



**City Of Kingston
Planning Committee
Meeting Number 08-2019
Agenda
Thursday March 21, 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

Committee Composition

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

Planning Committee Meeting Number 08-2019 Agenda
Thursday March 21, 2019 at 6:30 p.m., City Hall, Council Chamber

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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Thursday March 21, 2019 at 6:30 p.m., City Hall, Council Chamber

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 IBI Group Incorporated on behalf of 809 Development Drive Inc., with respect to the subject lands located at 809 & 847 Development 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.

The applicant is proposing to rezone the subject property to support the redevelopment of the subject lands with a 4-storey residential apartment building comprised of one hundred and fifty eight (158) dwelling units, and six, 3-storey townhouses comprised of eighteen (18) dwelling units that are anticipated to be in condominium ownership. Access to the proposed development is to be via a 6.5 metre wide access aisle along the western property line that aligns directly with the Truedell Road/Development Drive intersection. Parking will be provided in the form of surface parking, consisting of 31 surface parking spaces for the townhouses and 218 surface parking spaces for the apartment building.

The subject property is designated 'Residential', 'Environmental Protection Area' and 'General Industrial' in the City of Kingston Official Plan and is located within a site-specific Residential Type 4 'R4-38', Open Space 'OS', site-specific Open Space 'OS-19' and site-specific Environmental Protection Area 'EPA-2' zones in the former Kingston Township Zoning By-Law Number 76-26, as amended. The area of proposed development on the subject property is within the portion of the site that is designated 'Residential' and 'Environmental Protection Area' and zoned site-specific Residential Type 4 'R4-38'. The applicant is seeking relief from specific performance standards from the 'R4-38' zone for both 809 & 847 Development Drive.

On the parcel known municipally as 847 Development Drive, the applicant is seeking relief from specific performance standards associated with the site-specific Residential Type 4 'R4-38' zone to facilitate the development of the 4-storey apartment building. The applicant is seeking relief from the maximum density, minimum lot frontage, and maximum building height requirements, and is also seeking to remove a provision relating to a children's play area and to permit front yard parking.

The applicant is proposing to rezone the property at 809 Development Drive to a unique site-specific Residential Type 4 'R4-45' zone to facilitate the development of the proposed 6, 3-storey townhouses that are to accommodate a total of 18 dwelling units. The applicant is seeking relief from the front yard depth, maximum building height, guest room area, maximum dwelling houses per lot and minimum privacy yard requirements.

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File Number: D14-034-2018
Address: 809 & 847 Development Drive
Application Type: Zoning By-Law Amendment
Owner: 809 Development Drive Inc.
Applicant: IBI Group Incorporated
(Schedule Pages 1 – 49)

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Planning Committee Meeting Number 08-2019

Meeting to Order

Approval of the Agenda

Confirmation of Minutes

- a) **That** the minutes of Planning Committee Meeting Number 07-2019, held Thursday March 7, 2019, be confirmed.

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

Adjournment

1. Approved Site Plan Items:

2. Applications Appealed To Local Planning Appeal Tribunal:

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. – Awaiting a decision

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

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 Progress

For detailed information about a particular file, please access to DASH at www.cityofkingston.ca/DASH and search for the file number.

| Address | File Number | Application Type | Application Status | Project Description | Assigned Planner | Planner's Email |
|-------------------------------------|--------------|-------------------------------|---------------------|--|------------------|----------------------------|
| 311 CONACHER DR, KINGSTON | D07-005-2017 | Final Plan of Condo | In Technical Review | <p>Application for Final Plan of Condominium at 311 Conacher Drive. The proposed common elements include play areas (parkettes), visitor parking, internal road network, stormwater management ponds and pathways shown as Block 260 on the Draft Plan of Condominium. There is also a Hydro easement shown on the Draft Plan of Condominium as Bock 259. The proposed development consists of 257 freehold townhouses which will be accessed by privately owned condominium roads connecting to Conacher Drive.</p> <p>Draft Plan of Condominium Approval was granted on May 9, 2017 (City File Number: D35-007-2016), subject to Draft Plan Conditions.</p> <p>A concurrent application for Final Plan of Subdivision has been submitted (D12-006-2017).</p> | Lindsay Lambert | llambert@cityofkingston.ca |
| 216 ONTARIO ST, KINGSTON K7L 2Z3 | D09-002-2017 | Official Plan Amendment (OPA) | Received | <p>Section 37 of the Planning Act allows municipalities to authorize increases in height and density of a development, in a by-law passed under Section 34 of the Planning Act, in return for the provision of facilities, services or other matters if the municipality has an Official Plan that contains provisions relating to the authorization of increases in height and density of development. The existing Official Plan contains policies to allow increases in height and/or density of development in exchange for Community Benefits through the provisions of Section 37 of the Planning Act.</p> <p>The City is about to undertake a city-initiated Official Plan Amendment and prepare Community Benefit Guidelines to improve clarity, consistency and transparency for the public, land owners, developers, City Staff and Council Members in the process related to negotiating and securing Community Benefits.</p> | | |

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| 1350 GARDINERS RD, KINGSTON K7P 0E5 | D14-028-2017 | Zoning ByLaw Amendment (ZBA) | In Technical Review | Application for a City initiated Zoning By-Law Amendment for five municipally-owned properties. The purpose of the Zoning By-Law Amendment is to permit trade shows and specific day retail sales as an accessory use at the Invista Centre (1350 Gardiners Road), Centre 70 Arena (100 Days Road), Cataraqui Community Centre (1030 Sunnyside Road), and Kingston Memorial Centre (303 York Street), and to permit trade shows, exhibition events and ancillary sales as an accessory use at Portsmouth Olympic Harbour (53 Yonge Street). | Annemarie Eusebio | aeusebio@cityofkingston.ca |
| 268 VICTORIA ST, KINGSTON K7L3Y8 | D14-032-2017 | Zoning ByLaw Amendment (ZBA) | Decision Appealed | <p>A Zoning By-law Amendment application has been submitted by Samantha Wasserman and Jacqueline Shinfield with respect to the property located at 268 Victoria Street. The property is designated 'Residential' in the City of Kingston Official Plan, and is zoned One and Two-Family Dwelling 'A4' zone in Zoning By-law Number 8499.</p> <p>The subject property is approximately 771 square metres in area with approximately 38 metres of road frontage on Earl Street and 20 metres of road frontage on Victoria Street. 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. The proposed development is not subject to Site Plan Control, however, an application for consent to sever the subject property is anticipated to be submitted in the near future.</p> | Jason Sands | jwsands@cityofkingston.ca |

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| 276 KINGSDALE AVE, UNIT 101, KINGSTON K7M8R8 | D07-006-2017 | Final Plan of Condo | Recommendation to Committee | <p>An application for Final Plan of Condominium has been submitted by IBI Group on behalf of the Kinsmen Club of Kingston Foundation with respect to the property located at 276-284 Kingsdale Avenue. The property is designated 'Residential' in the City of Kingston Official Plan, and is zoned site-specific Residential Type 4 'R4-41' zone in Zoning By-law Number 76-26, as amended.</p> <p>The existing site is approximately 1.23 hectares in area with approximately 115 metres of road frontage on Kingsdale Avenue. The site is located directly north of the Frontenac Mall, the CN rail line and is currently developed with two, 3.5 storey buildings. The building located at 276 Kingsdale Avenue contains 62 dwelling units and the building located at 284 Kingsdale Avenue contains 55 dwelling units, all 117 dwelling units are similarly sized 2 bedroom units. The applicant recently rezoned the subject property to recognize the existing on-site development and support a consent application to sever the parcel into two separately conveyable parcels. The applicant is not proposing to amend the built form, rather condominiumize the existing dwelling units from the rental tenure.</p> <p>Applications for Consent (D10-040-2017) and Site Plan Modification (D11-035-2017) are being processed concurrent with the Final Plan of Condominium application (D07-006-2017).</p> | Jason Sands | jwsands@cityofkingston.ca |
| 1485 WESTBROOK RD, KINGSTON K7P3A2 | D14-041-2017 | Zoning ByLaw Amendment (ZBA) | Incomplete | | Sajid Sifat | ssifat@cityofkingston.ca |

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| 305 RIDEAU ST, KINGSTON K7K3A9 | D35-008-2017 | OPA, ZBA, DPC, DPS | In Technical Review | A Official Plan & Zoning By-law Amendment application has been submitted by RAW Factory Inc. to facilitate the redevelopment of the site known municipally as 305-323 Rideau Street. The applicant is proposing to adaptively reuse the former Bailey Broom Factory structure to accommodate a mix of commercial uses and develop nine (9) residential townhouse units on the vacant parcel. The Official Plan Amendment seeks to re-designate the southern portion of the site to a 'Main Street Commercial' designation to permit the proposed commercial uses. The proposed Zoning By-law Amendment application seeks to rezone the southern portion of the site to a site specific 'C4' zone and rezone the northern portion of the site to a site-specific Multiple Family Dwelling 'B1' zone. | Jason Sands | jwsands@cityofkingston.ca |
| 143 BEVERLEY ST, KINGSTON K7L3Y7 | D14-042-2017 | Zoning ByLaw Amendment (ZBA) | Recommendation to Council | The proposal involves the construction of a secondary unit on the property to be located on the 2nd floor and a rear addition. The property is designated as residential in the Official Plan and is located within the One Family and Two Family A zone in Zoning By-law 8499. A Zoning By-law Amendment is required. | Annemarie Eusebio | aeusebio@cityofkingston.ca |

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| 190 RESOURCE RD, KINGSTON | D14-043-2017 | Zoning ByLaw Amendment (ZBA) | In Technical Review | <p>A Zoning By-law Amendment has been submitted by IBI Group with respect to the lands known municipally as 190 and 198 Resource Road. The lands are located within the Cataraqui Estates Business Park. The property is designated General Industrial in the City of Kingston Official Plan and is currently zoned 'M1-13' in Zoning By-law Number 76-26, as amended.</p> <p>Cumulatively, the lands are approximately 1.6 hectares in area with approximately 470 metres of road frontage on Resource Road and Centennial Drive. The site is currently vacant and heavily treed. The applicant is proposing to construct three (3) buildings which will accommodate a range of employment uses, including business park uses and professional office space.</p> <p>To facilitate the proposed development plan, the applicant is seeking relief to the existing site-specific zoning to ensure the proposed business and professional office uses align and are complementary to the uses contained within the broader Business Park. Specifically, the applicant is proposing that a maximum of 50% of the gross floor area of all buildings be permitted for business and professional offices. Further, relief is requested to permit on-site parking be located a minimum of 3.0 metres from any street line.</p> <p>The proposed development is subject to Site Plan Control (D11-039-2017), which is being processed concurrently with the Zoning By-law Amendment application.</p> | Jason Sands | jwsands@cityofkingston.ca |
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| <p>2 RIVER ST, KINGSTON, ON K7K 2A1</p> | <p>D35-009-2017</p> | <p>OPA, ZBA, DPC, DPS</p> | <p>Technical Review Complete</p> | <p>Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications have been received for lands known municipally as 2 River Street (the former Davis Tannery site) and 50 Orchard Street to permit the redevelopment of the lands. The subject lands consist of approximately 13 hectares with approximately 9 hectares proposed for redevelopment. A low-density residential use is currently located at 50 Orchard Street and is proposed to be demolished. The lands located at 2 River Street are vacant and require remediation due to the previous industrial uses on the property. The subject lands are located north of River Street, south of Belle Park and east of both the path alignment of the Wellington Street extension as shown in the current Official Plan and the Urban K & P Trail. The lands are located within the study area of the North King's Town Secondary Plan and are within the Inner Harbour neighbourhood (Neighbourhood Profiles, 2011). The site is adjacent to the Great Cataraqui River and is located adjacent to the Rideau Canal, which is designated as a National Historic Site and a UNESCO World Heritage Site.</p> <p>The applications consist of a proposal to divide the subject lands into a number of blocks, with the primary development being on four parcels that contain four (4) six-storey buildings, which includes a total of 1509 residential units and 4,961 square metres of ground floor commercial area. The proposed buildings consist of a "wrap" style design with a parking structure wrapped with each building. The application is also proposing three new public roads and an extension to Orchard Street, as well</p> | <p>Andrea Furniss</p> | <p>afurniss@cityofkingston.ca</p> |
| <p>43 CRERAR BLVD, KINGSTON K7M3P7</p> | <p>D14-001-2018</p> | <p>Zoning ByLaw Amendment (ZBA)</p> | <p>In Technical Review</p> | <p>Zoning amendment application proposes to sever existing lot into 3 new lots. This proposal requires zoning relief from minimum lot frontage requirements to allow the creation of 3 new lots. Subsequent to zoning amendment approval, a part lot control application will be processed to create the new lots. The subject property is designated 'Residential' in the Official Plan and zoned 'R1-3' in zoning by-law 76-26.</p> | <p>Sajid Sifat</p> | <p>ssifat@cityofkingston.ca</p> |

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| 411 WELLINGTON ST, KINGSTON K7K5R5 | D14-003-2018 | Zoning ByLaw Amendment (ZBA) | In Technical Review | <p>A Zoning By-law Amendment application has been received for lands known municipally as 411 Wellington Street to permit the redevelopment of the lands. The subject lands are located in the Village of Barriefield and consist of approximately 2.5 hectares with 150 metres of frontage on Wellington Street. The subject lands are located north of Wellington Street between Highway 15 and Main Street. The site is currently vacant and was previously occupied by a school (J.E. Horton Public School). The subject lands are included in the Barriefield Heritage Conservation District. The application consists of a proposal to permit residential uses on the site to facilitate the development of a three-storey retirement residence with 145 residential units and terraced townhouses fronting on Wellington Street that are proposed to contain an additional 16 units. The lands are currently designated Residential in the Official Plan and are zoned Special Institutional (I-8) Zone in Zoning By-law 32-74. The applicant is requesting to amend Zoning By-law 32-74 in order to create a new Special Residential Type 3 (R3) Zone for the site which would permit the following uses: Single-detached dwelling house, Semi-detached dwelling house, Row dwelling house, Stacked row dwelling house, Retirement residence, Accessory medical, personal service, retail and recreational uses related to a retirement home, to be utilized exclusively by the retirement home residents, staff and visitors, A public use. Relief is also being requested to various zone provisions including: Minimum lot area, Minimum lot frontage, Minimum front yard depth, Minimum interior side yard setback, Dwelling unit area, Maximum height of building, Dwelling houses</p> | Andrea Furniss | afurniss@cityofkingston.ca |
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| 2 RIVER ST, KINGSTON, ON K7K2A1 | D09-005-2018 | Official Plan Amendment (OPA) | In Technical Review | A Community Improvement Plan Amendment has been received to create a special project area within the Brownfields Community Improvement Plan (CIP) affecting lands located at 2 River Street (former Davis Tannery site) and 50 Orchard Street. This application is being processed concurrently with applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision (File No. D35-009-2017), which have been submitted to facilitate the redevelopment of the site. The subject lands are currently included within Project Area 1A in the Brownfields CIP. The CIP amendment application is proposing that the subject lands be placed in a special project area to assist in environmental remediation costs by allowing the lands to be eligible for additional financial incentives that are not included in the current CIP. Such financial incentives are proposed to include exempting development charges under the Development Charges Act and the waiving or rebating of impost fees. The amendment is also proposing to extend the CIP's current time frame of December 31, 2025 to accept applications for grants and funding. | Andrea Furniss | afurniss@cityofkingston.ca |
| 3868 PRINCESS ST, KINGSTON K7P0K6 | D14-005-2018 | Zoning ByLaw Amendment (ZBA) | Incomplete | | Amy Didrikson | adidrikson@cityofkingston.ca |
| 950 CATARAQUI WOODS DR, KINGSTON K7P2Z3 | D35-001-2018 | OPA, ZBA, DPC, DPS | In Technical Review | The applicant is proposing a zoning by-law amendment and a draft plan of subdivision to develop Phase 4 of the Woodhaven Subdivision that includes the creation of 116 lots residential lots for single detached dwellings, semi-detached dwellings, duplex dwellings and linked dwellings and 25 blocks containing a total of 112 rowhouse units, two school blocks, one parkland block, and one commercial block, as well as road and pedestrian pathways. | Sajid Sifat | ssifat@cityofkingston.ca |

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| 2880 PRINCESS ST, KINGSTON K7L4V2 | D14-013-2018 | Zoning ByLaw Amendment (ZBA) | In Technical Review | <p>The applicant is proposing to permit the development of 10, 12 storey (36.6 metres) residential apartment buildings on the site known municipally as 2880 Princess Street. The approximate 14 hectare site is a through lot with road frontage on Princess Street (south) and Cataraqui Woods Drive (north) currently developed with single-storey, self-storage buildings located in the central area of the site. Four (4) of the proposed 12 storey residential apartment buildings are to be located on the southern portion of the site, between Princess Street and the existing self-storage buildings. The remaining six (6) 12 storey, residential apartment buildings are proposed to be located on the northern portion of the site, between Cataraqui Woods Drive and the existing self-storage buildings. In total, the 10 residential apartment buildings are proposing to accommodate 1180 residential dwelling units.</p> <p>As part of the overall development plan, the applicant is proposing to sever the existing single land holding into three individual parcels. Consent application to facilitate the land division are required, it is anticipated that the application will be submitted following the completion of the Zoning By-law Amendment application.</p> <p>The northern parcel that is proposed to accommodate 6, 12 storey residential apartment buildings is proposed to accommodate a total of 708 residential dwelling units. The proposed density of the northern parcel is 142.7 units per net hectare, with a lot coverage of 13.8%. An underground parking garage is proposed to accommodate 772 parking spaces, which will be accessed via an internal road</p> | Jason Sands | jwsands@cityofkingston.ca |
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| 216 ONTARIO STREET, KINGSTON K7L 2Z3 | D35-003-2018 | OPA, ZBA, DPC, DPS | In Technical Review | <p>The City of Kingston has prepared a city-initiated amendment to the Official Plan and the five principal zoning by-laws (By-laws 8499, 96-259, 97-102, 76-26 and 32-74) as well as by-laws 3077 and 8402 in order to broaden permissions with respect to second residential units. The intent is to permit second residential units with accompanying regulations within single-detached, semi-detached, linked and row house dwelling units, as well as in accessory structures across the municipality, while also addressing areas with known or potential servicing constraints for second residential units and for new residential units subject to a planning application.</p> <p>Revisions to the proposed amendments and associated schedules have been revised in response to the July 5, 2018 Public Meeting, public online survey and the previous technical review process. Updated documents include the following:</p> <ul style="list-style-type: none"> -Revised Proposed Zoning Amendments -Revised Proposed Draft Official Plan Amendment -Revised Proposed Official Plan Schedule 11-C -Revised Proposed Zoning Constraint Overlay | Andrea Furniss | afurniss@cityofkingston.ca |
| 1163 CENTENNIAL DR, KINGSTON | D07-001-2018 | Final Plan of Condo | In Technical Review | <p>An application for final plan of condominium for 22 stacked townhouses intended to be developed as a common elements condominium.</p> <p>The property is the subject of a final plan of subdivision application that was approved by the municipality in 2018 (D12-002-2016) and registered as 13M-114. A site plan application was approved for the subject property in 2018 (D11-008-2017).</p> | Lindsay Lambert | llambert@cityofkingston.ca |

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| <p>1020 LANCASTER DR, KINGSTON K7P2R7</p> | <p>D14-024-2018</p> | <p>Zoning ByLaw Amendment (ZBA)</p> | <p>In Technical Review</p> | <p>This is a Zoning By-law Amendment Application jointly submitted by the Limestone District School Board (LDSB) and the Algonquin and Lakeshore Catholic District School Board (ALCDSB). The purpose and effect of the application is to rezone the lands to allow different performance standards for each school. The proposed zoning by-law amendment will reduce the setback from the front lot line for permitted visitor parking and will allow non-visitor, front yard parking at the Mother Teresa C.E.S. The zoning by-law amendment will also allow a reduced angle of intersection for the existing driveway at Lancaster Drive P.S.</p> <p>This will allow the reconfiguration of the existing drive aisles, bus loading and parking areas on site to streamline and improve traffic circulation between the Lancaster Drive Public School and the Mother Teresa Catholic Elementary School, and on Lancaster Drive. The proposed Zoning By-law Amendment would result in each site having its own Special Open Space (OS-X) Zone to reflect the site specific provisions.</p> <p>The subject lands are designated Residential in the City's Official Plan, and zoned the Special Open Space (OS-3) Zone in By-law 76-26.</p> <p>Approved amending Site Plan Control Modification applications will be required for each school site prior to the commencement of works. The shared drive aisles and accesses will be formalized through the establishments of easements. A future consent application is anticipated.</p> | <p>James Bar</p> | <p>jbar@cityofkingston.ca</p> |
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| 501 FRONTENAC ST, KINGSTON K7K4L9 | D14-025-2018 | Zoning ByLaw Amendment (ZBA) | In Technical Review | <p>The applicant is proposing to rezone the properties known municipally as 495 – 513 Frontenac Street. The subject properties were previously rezoned (D14-055-2013) to accommodate a multi-unit residential building containing 71 dwelling units and 243 bedrooms. The current development plan proposes to increase the number of dwelling units from 71 to 99 units and decrease the number of bedrooms from 243 to 222 bedrooms. Further, with respect to the existing site-specific zone, the applicant is seeking relief to reduce the minimum on-site amenity area and amend the on-site vehicular and bicycle parking ratios.</p> <p>The consolidated parcels have approximately 71.5 metres of road frontage on Frontenac Street with an approximate lot area of 0.364 hectares. The subject site is currently designated 'Residential' in the City of Kingston Official Plan and is zoned site-specific multiple family dwelling 'B3.452' zone. All existing buildings on the site will be removed to accommodate the proposed development.</p> | Jason Sands | jwsands@cityofkingston.ca |
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| 15 GRENADIER DR, KINGSTON K7K0G5 | D14-026-2018 | Zoning ByLaw Amendment (ZBA) | In Technical Review | <p>City of Kingston (Recreation and Leisure Services Department) and Ventin Group Architects has submitted a zoning by-law amendment application to construct a new, one-storey community centre (the “Kingston East Community Centre”) at 15 Grenadier Drive, approximately 1865 square metres in area. The proposal also includes outdoor amenities such as a new patio and splash pad, and an outdoor rink location, in addition to the existing skate park and tennis courts. The interior of the community centre will include the following accessory uses: fitness studio, washroom and changeroom facilities, a gymnasium and storage space, an indoor walking track, common lounge space, a kitchen and server, multi-purpose room, drop-in child care centre, multi-purpose rooms, reception area and staff room, four office spaces, and a waiting and lounge area. Vehicular access to the site is proposed to be provided through the existing driving aisle leading to the rear parking area at La Salle Secondary School, which is accessed from Highway 15. Fifty two (52) parking spaces are available on-site for the proposed community centre, and overflow parking for special events is proposed to be provided through a shared arrangement with Lasalle Secondary School.</p> <p>The subject property is currently designated ‘Open Space’ on Schedule RC-1 of the Rideau Community Secondary Plan Area in the Official Plan. The subject property is located in a parcel with a Development (‘D’) Zone and an Institutional (‘I’) Zone in Zoning By-law Number 32-74, as amended. The subject property is currently developed with a skate park and tennis courts, however the majority of the</p> | Lindsay Lambert | llambert@cityofkingston.ca |
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Applications Received/In Progress

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| 152 GREENLEES DR, KINGSTON K7K6P4 | D14-028-2018 | Zoning ByLaw Amendment (ZBA) | In Technical Review | <p>The proposed Zoning By-Law Amendment is for 11 vacant lots on Greenlees Drive. Once lot (152 Greenless Drive) currently has a Building Permit issued with a Single family dwelling under construction. The Zoning By-Law Amendment has been requested to increase the maximum lot coverage from 33% as required under By-Law 32-74, to 50%, and to exclude from the lot coverage definition, any reference to uncovered porches, uncovered patios, uncovered decks, and pool aprons with a vertical height greater than 0.5 metre from finished grade. The applicant has also requested to decrease the rear yard setback from 7.5 metres to 6.75 metres.</p> <p>The property is currently zoned Residential R1-13 in the Zoning By-Law number 32-74, and is designated 'Lowe Density Residential' in the Official Plan.</p> | Sajid Sifat | ssifat@cityofkingston.ca |
| 330 DIVISION ST, KINGSTON K7K3Z9 | D14-029-2018 | Zoning ByLaw Amendment (ZBA) | In Technical Review | <p>The purpose of this application is to convert the ground floor commercial unit to a residential use and construct a second storey addition above an existing one-storey addition. The application will have the effect of converting the existing building, which includes one commercial ground floor unit and one residential unit above, to a two-unit residential building.</p> | Chris Wicke | cwicke@cityofkingston.ca |
| 630 PRINCESS ST, KINGSTON K7L1E3 | D07-002-2018 | Final Plan of Condo | In Technical Review | <p>Final Plan of Condominium application proposes to condominiumize an existing 5 storey building located at 630 Princess Street which includes 31 residential units and 2 commercial units with parking located underground and amenity space located on the roof-top. The subject property is designated 'Neighbourhood Commercial' and zoned site specific 'C.397' in zoning by-law 8499. Site plan approval was granted for this development in August 2018. No physical alterations are being proposed to this development through this application.</p> | Sajid Sifat | ssifat@cityofkingston.ca |

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| 40 COMPTON ST, KINGSTON K7K5V3 | D35-004-2018 | OPA, ZBA, DPC, DPS | In Technical Review | <p>Applications for Official Plan Amendment, Zoning By-law Amendment & Draft Plan of Subdivision have been submitted by Fotenn Consultants Inc. on behalf of the City of Kingston and Kingston and Frontenac Housing (KFHC) with respect to the lands located in the Rideau Heights neighbourhood. The subject lands consist of 8 parcels of land and are located in the immediate vicinity of Headway Park. The applications apply to the properties known municipally as 199, 215 & 227 Weller Avenue, 16, 33, 40, 41, 51, 61, 71, 81, 70, 94, 100, 106, 110 & 140 Compton Street, 190, 200, 210 and 220 Wilson Street as well as a portion of 183 Weller Avenue. The lands are currently designated 'Residential' & 'Open Space' in the City of Kingston Official Plan and are located in a site-specific Multiple Family Dwelling 'B1.65' zone as well as a General Recreation 'P' zone in Zoning By-law Number 8499, as amended. Consistent with the Rideau Heights Regeneration neighbourhood plan, in Phase 2 the applicant is proposing to: upgrade the existing fire access lane that bisects Headway Park to a municipal street, increase the residential density through new infill development, strategically renovate or demolish existing townhouse units to create better neighbourhood block configurations and preserve existing units for the longer term, introduce new private lanes to allow vehicle access to the interior of blocks, and reconfigure Headway Park to provide a suitably sized and located neighbourhood park. The proposed applications are intended to support the redevelopment of the neighbourhood to include a mix of social, affordable, and market housing opportunities while addressing existing neighbourhood design challenges.</p> | Jason Sands | jwsands@cityofkingston.ca |
| 339 SELECT DR, KINGSTON K7M8R1 | D35-005-2018 | OPA, ZBA, DPC, DPS | In Technical Review | <p>Proposed application for a Zoning By-Law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium for a 51 Unit townhouse development at the subject property. The proposed development is accessed by a private roadway. The proposed built form will be 3 storeys in height with front attached garages. The subject property is designated 'Arterial Commercial' in the Official Plan and zoned site specific ' General Commercial - C2-1'</p> | Sajid Sifat | ssifat@cityofkingston.ca |

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| 168 DIVISION ST, KINGSTON K7L3M6 | D14-031-2018 | Zoning ByLaw Amendment (ZBA) | In Technical Review | <p>The applicant intends to remove the existing mixed use, two storey building on the subject property to facilitate the redevelopment of the site known municipally as 168 Division Street. The applicant is proposing to construct a mixed use (commercial & residential) building that is 6 storeys in height on the site. With respect to commercial uses, the applicant proposes to incorporate a 272 square metre area at grade for commercial uses which wraps the corner and has frontage on both Division Street and Garrett Street. With respect to residential uses, the applicant proposes to develop 35 dwelling units with a total of 100 bedrooms dispersed between floors 2 through 6. The proposal includes 14 on-site vehicular parking spaces and 36 bicycle parking spaces located within the western side yard and rear yard. On-site parking spaces are proposed at a ratio of 0.49 spaces per dwelling unit and a commercial parking ratio of 1 / 150 square metres of gross leasable area. Access to the site is proposed from Garrett Street via a 6.2 metre wide covered access aisle.</p> <p>The applicant is proposing 5 off-site parking spaces located at 227 Brock Street. Through this Zoning By-law Amendment application, the property known municipally as 227 Brock Street is to be rezoned to permit the proposed off-site parking spaces.</p> <p>The subject property is approximately 0.12 hectares in area with approximately 11 metres of frontage on Division Street and 48 metres of frontage on Garrett Street. The site is designated 'Main Street Commercial' in the City of Kingston Official Plan and is located in a Central Business</p> | James Bar | jbar@cityofkingston.ca |
| 2267 PRINCESS ST, KINGSTON K7M3G1 | D14-032-2018 | Zoning ByLaw Amendment (ZBA) | In Technical Review | Zoning by-law amendment application proposes the demolition of a 2 single detached dwellings on site and proposes the development of a 4 storey hotel with 91 hotel rooms. The subject property is designated 'Arterial Commercial' in the City of Kingston Official Plan which permits a hotel use. | Sajid Sifat | ssifat@cityofkingston.ca |

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| 218 ALBERT ST, KINGSTON K7L3V3 | D14-033-2018 | Zoning ByLaw Amendment (ZBA) | In Technical Review | <p>The applicant intends to demolish the existing single family dwelling to facilitate the construction of a 3 dwelling unit, 3 storey residential building containing a total of 12 bedrooms on the subject property. Each dwelling unit is proposed to have external access, one via the front façade along Albert Street and the other two units from the southern façade adjacent to the proposed driveway. Access to the proposed 2 parking spaces at the rear of the building are proposed to be accessed via a driveway along the southern property line.</p> <p>The subject property has an area of approximately 665 square metres and approximately 16.5 metres of road frontage on Albert Street. The property is currently designated Residential in the Official Plan and is zoned 'A' One-Family Dwelling and Two-Family Dwelling zone in Zoning By-law Number 8499, as amended.</p> | Jason Sands | jwsands@cityofkingston.ca |
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| <p>809 DEVELOPMENT DR, KINGSTON K7M4W6</p> | <p>D14-034-2018</p> | <p>Zoning ByLaw Amendment (ZBA)</p> | <p>In Technical Review</p> | <p>A Zoning By-law Amendment application has been submitted by IBI Group on behalf of 809 Development Drive Inc. to facilitate the redevelopment of the properties known municipally as 809 and 847 Development Drive. The subject property was rezoned through Zoning By-law Number D14-046-2013 to permit the construction of a multi-unit residential building with a maximum density of 75 units / net hectare. Since such approval, the ownership of the of the lands has changed as well as the overall development plan.</p> <p>The applicant is proposing to construct a 4 storey, multi-unit residential apartment building containing a total of 153 dwelling units. The building is proposed to be located on the lands known municipally as 847 Development Drive with access from Development Drive via a 6.0 metre wide drive aisle. Surface parking is proposed to be located west of the proposed multi-unit apartment building. The maximum building height proposed in 23.9 metres and the proposed density is 84 dwelling units per net hectare.</p> <p>The existing single family dwelling located on the lands known municipally as 809 Development Drive is to be removed to accommodate the development of 6 townhouses that front directly onto Development Drive. Access to the proposed townhouses is from the rear which will utilize a shared 6.0 metre wide access aisle opposite Truedell Road at Development Drive.</p> <p>The subject lands are currently subject to multiple zones 'OS-19', 'OS', 'R4-38', 'EPA-2' within Zoning By-law</p> | <p>Jason Sands</p> | <p>jwsands@cityofkingston.ca</p> |
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| 189 MONTREAL ST, KINGSTON K7K3G5 | D14-035-2018 | Zoning ByLaw Amendment (ZBA) | In Technical Review | Zoning By-Law Amendment application proposes to demolish the exiting single detached dwelling and develop the site with two separate lots. The proposal includes a 2.5 storey, 3 dwelling unit building on each lot for a total of 6 dwelling units on the subject property. A shared vehicular access is proposed between the two proposed building to access parking spaces located the rear of the building. Amenity space. In addition to the zoning by-law amendment application, this proposal will also be subject to site plan control application and a consent application. The subject property is designated 'Residential' in the City of Kingston Official Plan and zoned 'One and Two Family Dwelling zone - A' in zoning by-law 8499. | Sajid Sifat | ssifat@cityofkingston.ca |
| 480 ALBERT ST, KINGSTON K7L3W3 | D14-036-2018 | Zoning ByLaw Amendment (ZBA) | In Technical Review | The subject property is designated Residential on Schedule 3-A Land Use of the City of Kingston Official Plan and is in the One-Family and Two-Family Dwelling 'A' Zone in the City of Kingston Zoning By-law 8499. The purpose of the proposed applications is to permit a second residential unit in the basement of one of 480 Albert Street and to facilitate a severance along the common party wall for the existing semi-detached dwelling. | Annemarie Eusebio | aeusebio@cityofkingston.ca |

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| 6675 15 HWY, KINGSTON KOH2N0 | D14-038-2018 | Zoning ByLaw Amendment (ZBA) | In Technical Review | <p>Application for zoning by-law amendment received from IBI Group Inc. on behalf of Robert & Jeannine Vasily. The applicant is proposing a zoning by-law amendment to facilitate the expansion of their existing Wollastonite mining operation located in the Township of Leeds and the Thousand Islands to lands that they also own within the City of Kingston. Wollastonite is a high-grade calcium silicate material that has a number of uses within the sectors of horticulture, agriculture, steel manufacturing and environmental operations.</p> <p>The lands proposed for the expansion are designated Mineral Resource (Wollastonite) in the City of Kingston Official Plan and are presently zoned General Rural 'A2' zone in Zoning By-Law Number 32-74, as amended. A Special Extractive Industrial zone is proposed to accommodate the proposal. Should the proposed zone change be approved, an amendment to the Closure Plan would be required to be filed with the Ministry of Energy, Northern Development and Mines to expand the Closure Plan boundaries.</p> | Lindsay Lambert | llambert@cityofkingston.ca |
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| 800 JOHN MARKS AVE, KINGSTON K7K0C4 | D07-003-2018 | Final Plan of Condo | In Technical Review | <p>The applicant is seeking Final Plan of Condominium approval for the lands known municipally as 800 John Marks Avenue, located in the St. Lawrence Business Park. Recently processed Zoning By-law Amendment and Draft Plan of Subdivision applications (D35-002-2018) were approved to facilitate the proposed development of the medical campus on the subject lands. Site Plan Control (File Number: D11-001-2017) was completed in December of 2017.</p> <p>The Final Plan of Subdivision Application (D12-005-2018) was submitted to create twelve (12) lots, or "Parcels of Tied Land" (POTLs) to be created around individual buildings forming part of a medical campus to be established on the subject property.</p> <p>A Final Plan of Condominium has been submitted to establish the Common Elements Condominium Corporation for the associated internal roads, parking, servicing and stormwater infrastructure.</p> <p>The subject property is designated 'Business Park Industrial' according to Schedule RC-1 of the Official Plan, as part of the Rideau Community Secondary Plan. The site is currently located in a 'BP-2' & 'OS' zone in Zoning By-law Number 32-74, as amended.</p> | Jason Sands | jwsands@cityofkingston.ca |
| 16 GRANGE ST, KINGSTON K7M2J4 | D14-039-2018 | Zoning ByLaw Amendment (ZBA) | In Technical Review | <p>Zoning By-Law amendment application proposes to demolish the existing residential building on site and develop the site with a 2 storey building that consists of 5 dwelling units in total. Two 2 bedroom units are proposed on each level of the building except for the basement that only contains one dwelling unit. A driveway is provided to the west side of the building to access the parking spaces located in the rear yard. Both indoor and outdoor communal amenity spaces are also provided on-site.</p> | Sajid Sifat | ssifat@cityofkingston.ca |
| 130 DAYS RD, KINGSTON K7M9G4 | D14-040-2018 | Zoning ByLaw Amendment (ZBA) | Received | | Annemarie Eusebio | aeusebio@cityofkingston.ca |

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| 1316 PRINCESS ST, KINGSTON K7M3E2 | D14-001-2019 | Zoning ByLaw Amendment (ZBA) | In Technical Review | <p>This is an application for Zoning By-law Amendment, submitted by the City of Kingston, for the lands known municipally as 1316 and 1318 Princess Street, to permit one 11 storey mixed use building and one 4 storey residential dwelling. The subject lands are partially within a Corridor and partially within a Housing District on Schedule 2 - City Structure, designated Arterial Commercial on Schedule 3-A - Land Use, along an Arterial Road on Schedule 4 - Transportation, and are split zoned the C2 and site specific C2.305 Zone. The subject lands are currently vacant.</p> <p>The application proposes to develop the site with an 11 storey mixed-use residential and commercial building located along Princess Street, and a 4 storey residential building located behind the 11 storey building nearest the rear of the property. The commercial uses in the 11 storey building would front along Princess Street. Parking is proposed on site with a mix of at grade and underground parking. Amenity space is provided on site in a combination of indoor and outdoor uses.</p> <p>The applicant has proposed two possible development scenarios. Both propose an 11 storey mixed use residential and commercial building with a 4 storey residential building, with parking above and below grade and on site amenity space. The two possible development scenarios propose slightly different building orientations and access configurations.</p> <p>Scenario 1 proposes that the 11 storey building fronts</p> | James Bar | jbar@cityofkingston.ca |
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| 216 ONTARIO ST, KINGSTON K7L 2Z3 | D14-003-2019 | Zoning ByLaw Amendment (ZBA) | In Technical Review | <p>City-initiated zoning by-law amendment in response to a Council motion from December 19, 2017 which directed staff to advise Council on the feasibility of developing a planning framework that is specific to addressing infill development pressures in the Reddendale neighbourhood, to ensure that infill development is context appropriate and compatible with the physical character of the existing built form. The proposed zoning by-law amendment is also intended to implement Official Plan policies related to the ribbon of life and Environmental Protection Areas. The Reddendale neighbourhood is generally bounded by Front Road to the north, Sunny Acres Road to the east and Lake Ontario to the south and west. The proposed zoning by-law amendment will replace the special Residential Type (R1-3) Zone with new special R1-X Zones and an EPA-X Zone to update the residential zoning standards applied within the Reddendale neighbourhood. The zoning by-law amendment is proposed to address specific provisions such as minimum yard widths, maximum height, maximum floor space index, maximum lot coverage, minimum landscaped open space and minimum setback from the normal high-water mark of Lake Ontario.</p> | Sukriti Agarwal | sagarwal@cityofkingston.ca |
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| 525 PRINCESS ST, KINGSTON K7L1C6 | D35-001-2019 | OPA, ZBA, DPC, DPS | In Technical Review | <p>This is an application for Official Plan Amendment and Zoning By-law Amendment, submitted by Fotenn Consultants Inc. on behalf of Ashcroft Homes. The applications propose to develop two 10 storey buildings with one building located at 525 Princes Street, and the second building located at 555 Princess Street, 557 Princess Street, and 559 Princes Street. The lands are currently developed with commercial buildings and large expanses of surface parking areas. The lands are designated Main Street Commercial, are within the Williamsville Main Street Special Policy Area, located on Green Streets, and is zoned the Williamsville Main Street Commercial C4-H(T1) Holding Zone.</p> <p>The applicants propose to develop a 10 storey mixed use building on a 0.39 hectare lot at 525 Princess Street (known as the east site), that will have 20 metres frontage onto Creighton Street, 55 metres on Chatham Street, 84 metres on Princess Street, and 40 metres on Alfred Street. In total there would be 347 units, with 233 underground vehicular parking spaces and 347 bicycle parking spaces. The proposal ranges from 4 storeys (along Creighton Street and Chatham Street), to 10 storeys (Along Chatham Street, Princess Street, and Alfred Street). Vehicular access to three levels of underground parking is proposed off Alfred Street. Loading is proposed at the end of Creighton Street. At street level, commercial uses are proposed along Princess Street and part of Alfred Street with residential uses along Creighton and Chatham. The lands are within the Gateway character area of Williamsville Main Street.</p> | James Bar | jbar@cityofkingston.ca |
| 685 GARDINERS RD, KINGSTON K7M3Y4 | D14-004-2019 | Zoning ByLaw Amendment (ZBA) | Received | | Sajid Sifat | ssifat@cityofkingston.ca |
| 2305 ISLE OF MAN RD, KINGSTON | D35-002-2019 | OPA, ZBA, DPC, DPS | Received | | Sajid Sifat | ssifat@cityofkingston.ca |
| 738 FORTUNE CRES, KINGSTON K7P2T3 | D07-001-2019 | Final Plan of Condo | Received | | Annemarie Eusebio | aeusebio@cityofkingston.ca |

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| 1381 NEWPORT AVE, KINGSTON | D14-006-2019 | Zoning ByLaw Amendment (ZBA) | Received | <p>This Zoning By-law Amendment has been submitted by CECCE and Paquette Planning on behalf of the French Catholic and French Public School Boards. The amendment proposes to increase the maximum height in the Institutional Zone, reduce the number of parking spaces on site through reduced ratios, and proposes that some parking be located off site on the adjacent park block. The amendments have been submitted to facilitate the construction of a combined secondary school that would house both the French Catholic and French Public high schools, a theatre, daycare, and cultural centre.</p> <p>The site is designated residential, is within Special Policy Area 58 in the Official Plan, and is zoned the Institutional (I) Zone in Zoning By-law 76-26. The block of land for the school was recently created as part of Phase 1 of the West Village Subdivision (700 Gardiners Road - Old Nortel Site). The lands currently have frontage onto a small portion of Wheathil Street, but will eventually have full frontage onto Newport Avenue and Wheathill Street with the approval of Phase 3 of the West Village Subdivision (currently submitted and under review). There is an active monitoring program for a Record of Site Condition underway that involves the subject parcel. Once the report is complete it will be circulated for review.</p> | James Bar | jbar@cityofkingston.ca |
| 235 BROCK ST, KINGSTON K7L1S3 | D14-007-2019 | Zoning ByLaw Amendment (ZBA) | Received | | Lindsay Lambert | llambert@cityofkingston.ca |